

AFFIDAVIT
RESIDENTIAL CONSTRUCTION
OFFICE OF THE JACKSON TOWNSHIP ZONING DEPARTMENT
P. O. BOX 517
GROVE CITY, OH 43123

STATE OF OHIO)
COUNTY OF FRANKLIN) ss

(Printed Name) _____ being first duly cautioned and sworn, according to law deposes that he/she plans to construct a new residence and/or make substantial renovations and/or additions to an existing residence more fully described as _____ (address or description of property)
Recorded as Franklin County, Jackson Township Tax Parcel Number #160-_____.

_____ **New Residence.** Affiant states he/she will construct a new residence as shown on the Certificate of Zoning Compliance and site plans and that all such renovations, modifications and construction will be in conformance with the building codes in effect in Jackson Township.

_____ **Room Addition.** Affiant states he/she will construct a room addition to an existing residence as shown on the Certificate of Zoning Compliance and that all such renovations, modifications and construction will be in conformance with the building codes in effect in Jackson Township.

_____ **Renovation Project.** Affiant states he/she will make renovations to an existing residence as shown on the Certificate of Zoning Compliance and that all such renovations, modifications and construction will be in conformance with the building codes in effect in Jackson Township.

“Affiant further states that he/she acknowledges that all such construction, modifications, improvements and renovations will be started within (6) six months from the date of issuance of the Certificate of Zoning Compliance and that all such construction, modification, improvement and/or renovation work will be substantially completed within (1) one year from the date of issuance of the Certificate of Zoning Compliance.”

Affiant:

_____ (signature)

Sworn to before me and signed in my presence this _____ day of _____ 20_____

Notary

(Seal)

ZONING COMPLIANCE CHECK LIST – New Home / Room Addition

New Home	Room Addition/ Renovation
<ul style="list-style-type: none"> <input type="checkbox"/> Site plan indicating dimensions of the lot, setbacks from lot lines, location of utilities including septic and well, electric service and gas or propane. <input type="checkbox"/> Complete house plans, including elevation details of the home. Must indicate final floor elevation over existing and final grade. <input type="checkbox"/> Size of home regulated by Table 2 (1,400 sq.ft. for single story or 1,600 sq.ft. for multi-story) unless otherwise controlled by deed restrictions. <input type="checkbox"/> Review property for any deed restrictions, covenants or easements existing. <input type="checkbox"/> Maximum lot coverage is 20% all residential zoning districts. <input type="checkbox"/> Minimum lot size as determined by zoning district, unless otherwise non-conforming lot of record. <input type="checkbox"/> Soil scientist review of property indicating location of property for on-site septic system and location of well. Refer also to illustration of model / typical layout. <input type="checkbox"/> Driveway spacing conforms to Sect. 305.05 table based on zoning district, roadway classification and speed limit. May require Variance by BZA prior to plan approval. <input type="checkbox"/> Disturbance greater than 1 acre of soil requires County NPDES review and approval prior to permit approval. <input type="checkbox"/> Building Permit approval by Franklin County Building Dept, contact at 525-3166 for fee schedule, inspections and all related building information. <input type="checkbox"/> Zoning Permit fee is \$35. 	<ul style="list-style-type: none"> <input type="checkbox"/> Setbacks from property line, will vary depending upon zoning district, generally no closer than 10' feet to a side lot line. <input type="checkbox"/> Setbacks from the well and septic, as required by the Board of Health, minimum setback is 10' feet; contact FCBH at 525-3160. <input type="checkbox"/> Compatibility to existing home, to include aesthetic and structural issues such as: color of siding, trim and roofing, compatibility and appearance of exterior materials, compatibility of roof-line, symmetry of home and scale of addition compared to existing structure. <input type="checkbox"/> Require detailed plans and site plan for room additions, include framing, electrical, plumbing and a side elevation to show how new addition complements the existing structure. <input type="checkbox"/> All room additions that include bathroom or plumbing changes will require review by the Board of Health, contact 525-3160. <input type="checkbox"/> All room additions, attached garages, etc. will require a Building Permit reviewed & approved by the Franklin County Building Dept, contact at 525-3166 for fee schedule, inspections and all related building information. <input type="checkbox"/> Zoning Permit fee is \$35, building permit fees vary for each project.