1361.03 LAND UNDER CONSIDERATION FOR ZONING CHANGE.

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ADOPTING ORDINANCE NO. 116-84
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CROSS REFERENCES
Permit fee for excavations - see S. & P. S. 901.02
Building permit defined - see P. & Z. 1111.04(i)
Plats to accompany applications for building permits - see P. & Z. 1113.10
Inspection and permit fee for moving buildings - see BLDG. 1356.03(d)
Sign permits and fees - see BLDG. 1371.03

1361.01 CHARGES FOR PUBLIC IMPROVEMENTS.
No building permit shall be issued to an owner of a lot or parcel of land, or his agent or the

architect, for the construction of a building or residence thereon if such lot or land abuts upon a public improvement, such as a storm sewer, sanitary sewer, water main or pavement, that the owner or his predecessor in title has not paid his proportionate share of the costs thereof either by special assessment or direct contribution, unless and until such owner pays his proportionate share to tap in and use the same by direct contribution as hereinafter provided.

The Engineer shall determine the amount to be paid by the owner if the costs of construction of the sanitary sewer, storm sewer, water main or pavement were paid directly and by private contract, by using the front foot charge first made, less any adjustments, and multiplying the same by the foot frontage. Such amount shall be paid to the Finance Director and deposited by such Finance Director in a particular improvement fund, if any, for distribution to all owners who previously paid their proportionate share, unless otherwise ordered by a majority thereof.

If the cost of the construction of such storm sewer, sanitary sewer, water main and pavement was or is being paid by special assessment, then this tap in and use charge shall be paid. (Ord. 14-59. Passed 2-24-59.)

1361.02 REGISTRATION WITH DEPARTMENT OF TAXATION.

(a) Any contractor applying for a permit to do building, reconstruction, construction or remodeling shall, when applying for such building permit, register his name, place of business and the person or persons to whom correspondence shall be directed with the Tax Administrator for the City.

(b) The Division of Building Inspection shall not issue any building permit until the contractor has registered his name with the Department of Taxation. The Building Inspector shall note upon the permit that the Department has been advised as to the name and address of the contractor for whom the building permit is being issued.

(c) The Tax Administrator shall note upon the building contractor’s application for a building permit that the contractor has registered with the Department in accordance with rules and regulations of the Department and transmit such information that the registration has been completed to the Division of Building Inspection. (Ord. 98-69. Passed 10-28-69.)

1361.03 LAND UNDER CONSIDERATION FOR ZONING CHANGE.

(a) No building permit shall be issued by the City for any purpose on land or an area under consideration for zoning change except that building permit may be issued on such land or area for the remodeling of an existing residence structure on land or an area in a residential zone within the City of Sheffield Lake, Ohio, and for the remodeling and/or construction of accessory buildings on such land or area located in a residential zone within the City.

(Ord. 62-83. Passed 5-24-83.)

(b) The Clerk of Council is hereby directed to deliver to the Building Inspector and any other officer of the City authorized to issue building permits, copies of any and all ordinances and resolutions passed by Council that place any land or area under consideration for a zoning change.

(c) As used in this section the term “land under consideration for a zoning change” or “area under consideration for a zoning change” means any land or area that is described in a resolution to amend or change the zoning map and plan, providing for a public hearing thereon and referring such change to the Municipal Planning Commission, until such time as the proposed change has been finally acted on by Council, whether affirmatively or negatively.

(Ord. 66-70. Passed 8-11-70.)

1361.04 GRADING; FEE.

(a) Any applicant for a building permit on property or land on which a grade has not been set shall pay with his building a grade fee of thirty-one dollars and twenty-five cents ($31.25).

(b) The Engineer shall, upon receipt from the Building Inspector of the application for the building permit and notice that the application has been accepted, shall set and establish a grade on the property in accordance with the proper engineering procedures.

(c) Upon completion of the setting of the grade, the Engineer shall submit a notice of completion to the City and upon receipt of such notice of completion by the City, the Engineer shall be paid a fee of thirty-one dollars and twenty-five cents ($31.25) per grade set.

(Ord. 3-75. Passed 1-7-75.)

1361.05 BUILDING PERMIT FEE SCHEDULE. (REPEALED)

(EDITOR'S NOTE: Former Section 1361.05 was repealed by Ordinance 10-07, passed April 10, 2007.)

1361.06 REVIEW OF BUILDING AND DEVELOPMENT PLANS.

No building permit for new construction in any district shall be issued until building or development plans have been reviewed by the Building Inspector. The Building Inspector shall refer such plans to the Board of Zoning and Building Appeals for all cases needing a variance.

(Ord. 42-83. Passed 4-12-83.)

1361.07 ACCESS FACILITIES REQUIRED.

(a) Any contractor or other person seeking to obtain a building permit in the City shall, before such permit is issued, present evidence to the City that adequate road or public way facilities are available adjacent to the site or location of the structure or new construction involved.

(b) The road or public way shall be constructed with a base course which is, in the opinion of the Director of Public Service, sufficiently stable to permit access to the site by City emergency and service vehicles under all conditions of weather.

(Ord. 76-71. Passed 10-12-71.)

1361.08 EXPIRATION OF PERMIT APPLICATIONS.

(a) Any building permit application made to the Division of Building Inspection shall expire and become null and void if the permit applied for is not received and paid for by the application within ninety days from the date on which the permit is approved and granted.

(b) The Building Inspector is hereby authorized to destroy any application or permit which is not received and paid for by the applicant in accordance with subsection (a) hereof.

(c) The Building Inspector shall keep a record of all applications destroyed pursuant to subsection (b) hereof.

(d) Building permits will expire after six months and are subject to renewal.

(Ord. 05-00. Passed 1-11-00.)

1361.09 CALL-BACK INSPECTIONS AND FEE.

(a) A fee of twenty-five dollars ($25.00) shall be charged by the Building Inspector for each call-back inspection he is required to make on any building or construction site or any construction work carried on within the jurisdiction of the City.

(b) No call-back inspection shall be made unless the fee provided for in subsection (a) hereof is paid in advance by the party requesting the call-back inspection.

(c) The fee for the call-back inspection shall be paid to the Building Inspector or his duly authorized representative. (Ord. 06-00. Passed 1-11-00.)

1361.10 AUTHORITY OF POLICE AND BUILDING PERSONNEL TO INSPECT VACANT PREMISES.

(a) The Police Division and representatives of the Division of Building Inspection shall have the right to enter on or into vacant, or apparently vacant, property or structures for inspection if such property or structures have been in an apparently vacant condition for a period of sixty days or more.

(b) If an owner or duly authorized tenant or occupant of a property or structure informs the Police Division that his property or structure will be vacant for a period in excess of sixty days and makes arrangements for the proper care and maintenance of such building or structure, the provisions of subsection (a) hereof shall not apply.

(c) No police officer or Building Inspection Division employee or representative shall have any personal liability for acting in accordance with this section.

(Ord. 68-74. Passed 9-10-74.)

1361.11 BUILDING PERMIT ISSUANCE; APPLICATION REFERRAL TO PLANNING COMMISSION.

(a) The Building Inspector shall issue building permits upon receipt by him of a properly prepared application for a building permit provided such application requests a building permit for a building that meets the requirements in all respects of City ordinances and regulations and Ohio statutes and regulations.

(b) Should the Building Inspector receive any application for a building permit which presents a land use proposal that he determines should be made known to the Planning Commission, he may, at his discretion, refer any such application to the Planning Commission for their review and recommendations. (Ord. 42-78. Passed 5-23-78.)

1361.12 COMPLETION TIME FOR NEW CONSTRUCTION; EXTERIOR REMODELING.

(a) Any individual, corporation or other entity of any type or kind who commences any new construction and/or exterior remodeling within the City pursuant to a building permit issued by the City shall complete or cause to be completed such new construction and/or exterior remodeling within twelve months from the date of the issuance of the building permit.

(Ord. 101-92. Passed 11-10-92.)

(b) Any individual, corporation or other entity of any type or kind whatsoever who violates the provisions of this section shall be guilty of a misdemeanor of the first degree.

(Ord. 44-91. Passed 6-11-91.)

(c) Each day in excess of twelve months in which the new construction and/or exterior remodeling is not completed, shall constitute a separate violation of this section.

(Ord. 101-92. Passed 11-10-92.)

1361.13 NEW CONSTRUCTION; UTILITY SERVICE REQUIRED.

No building permits for any new construction of any type or kind whatsoever shall be issued and/or authorized for any lots of real estate within the City that are not serviced by municipal water and/or sanitary sewer systems. (Ord. 76-91. Passed 7-30-91.)

1361.14 REIMBURSEMENT OF CITY EXPENSES; LIENS.

(a) Any property owner or contractor, within the City, who causes the City by any action or inaction on the part of such property owner or contractor, to expend any moneys for engineering services or other professional services as the result of the ownership of, building on, or development of any real estate within the City shall be obligated to reimburse the City for any moneys so expended by the City. Such reimbursement shall occur within and be paid within fifteen days from the date the City expends any such moneys.

(b) Any property owner and/or contractor who fails or refuses to reimburse to the City any moneys required to be reimbursed by the City pursuant to subsection (a) hereof, shall be unable to obtain an occupancy permit for the property the ownership of, building on or development of which cause the City to expend such moneys. Additionally, any property, the ownership of, building on or development of which results in the City expending any moneys as set forth in subsection (a) hereof, shall be subject to a lien in favor of the City in an amount equal to the moneys expended by the City pursuant to subsection (a) hereof. Such lien shall be a lien upon the property (real estate)

and shall be a lien against such real estate upon presentment of the lien to the County Auditor and County Treasurer and such lien shall be enforceable against such real estate and property in all manners provided for by law.

(c) Any property owner or contractor who causes, by action or inaction, the City to expend any moneys in accordance with subsection (a) hereof, who does not comply with the provisions of this section, shall be guilty of a misdemeanor of the fourth degree.

(Ord. 100-93. Passed 12-14-93.)

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