

## **Woodgate Farms Homeowners Association Shed Requirements**

- All sheds shall be classified as accessory buildings and shall meet all applicable requirements of the Olmsted Township Zoning and Building Codes. The intent of a shed is for use as a storage facility.
- Where there is a discrepancy between the requirements of the Olmsted Township regulations and the Woodgate Farms Homeowners' Association, the requirements of the Olmsted Township shall govern.
- The gross area of the shed, determined as the product of the outside dimensions of the building's footprint, shall not exceed 1 percent of the area of the homeowner's parcel
- The shed shall not exceed 15 feet in height as defined as the vertical distance measured from the surrounding natural grade to the top most element of the structure.
- The shed shall be constructed with vinyl siding or wood siding of T-111 type and the primary color of the shed shall match the primary color of the house. Trim of the shed shall match the trim color of the house.
- Vinyl trash can storage containers, defined as being the approximate height of trash cans, and no larger than 4' by 8' are not defined as sheds and are permitted but must be in the rear of the front of the house and be located adjacent to the house.
- The shed shall have roof shingles which shall match the color and type of the shingles on the house.
- The shed shall meet the setback requirements of the Olmsted Township zoning code of 5 feet from the rear and side lot lines and shall not be placed in a drainage easement.
- The shed shall not be placed in a front yard. Note that corner lots have two front yards and one back yard.
- The shed shall have a floor constructed of either concrete or wood.
- A site plan showing location and size of the proposed shed along with dimensions to the existing house and property lines shall be submitted to the Woodgate Farms Architectural Review Board (ARB) for approval. Upon acceptance by the ARB, the homeowner shall obtain all necessary permits from the Olmsted Township Building Department prior to the commencement of construction. Upon receipt of the building permits, they shall be displayed in a place where they are visible from the public sidewalk.
- There is no appeal process of the decision of the ARB as the approval or disapproval of the proposed shed is final.

### Application Process – Drawings to be Submitted (see samples)

- Site Plan – this diagram will indicate the size of the existing lot (length and width), size and location of the existing dwelling (including garage) and the size and location of the proposed shed. Scale for Site Plan is to be 1" = 20' and is to be signed by the property owner (2 copies)

## **Woodgate Farms Homeowners Association Shed Requirements**

- Elevation Views – this can be a photo, drawing, catalogue cut sheet, etc. that will illustrate the front, rear and side elevation views of the proposed shed. Indicate on an elevation view the height of the proposed shed. Suggested scale for drawings is  $\frac{1}{4}'' = 1'$ .
- Topographic map indicating placement of shed on property. Map is to show existing easements.

Submit information, including a check for \$25 made payable to: Woodgate Farms Homeowners Association, to:

Barnett Management Inc.  
3681 South Green Road, Suite #305  
Beachwood, Ohio 44122

Office # (216) 831-0165  
FAX # (216) 831-4168

**Woodgate Farms Homeowners Association  
Shed Permission Application**

Date of Submittal: \_\_\_\_\_

Project Address: \_\_\_\_\_

Property Owners Name: \_\_\_\_\_

Property Owners Phone: \_\_\_\_\_

Homeowner is acting as contractor

Contractor Name: \_\_\_\_\_

Contractor Address: \_\_\_\_\_

Contractor Phone Number: \_\_\_\_\_

**NOTE: A SEPARATE PERMIT APPLICATION IS REQUIRED TO BE SUBMITTED TO THE OLMSTED TOWNSHIP BUILDING DEPARTMENT. NO WORK IS TO BE STARTED UNTIL APPROVAL IS GIVEN BY THE WOODGATE FARMS HOMEOWNERS ASSOCIATION AND A PERMIT IS OBTAINED FROM THE OLMSTED TOWNSHIP BUILDING DEPARTMENT.**

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**REQUIREMENTS**

**Required to be submitted with this application:**

Site Plan – this diagram will indicate the size of the existing lot (length and width), size and location of the existing dwelling (including garage) and the size and location of the proposed shed. Scale for Site Plan is to be 1” = 20’ and is to be signed by the property owner (2 copies)

Topographic Map of the property indicating all existing easements.

Elevation Views – this can be a photo, drawing, catalogue cut sheet, etc. that illustrates the front, rear and side elevation views of the proposed shed. Indicate on an elevation view the height of the proposed shed. Suggested scale for drawings is ¼” = 1’.

Check in the amount of \$25 made payable to : **Woodgate Farms Homeowners Association.**  
This is the application fee and is non-refundable.

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**AUTHORIZATION**

The undersigned states that he/she is the owner of the property . This application is for the construction of a shed on the project address and its approval is subject to the observance of all bylaws of the Woodgate Farms Homeowners Association, resolutions of Olmsted Township, and the laws of the State of Ohio, and is subject to revocation if these are not observed.

\_\_\_\_\_  
**Signature of Property Owner**

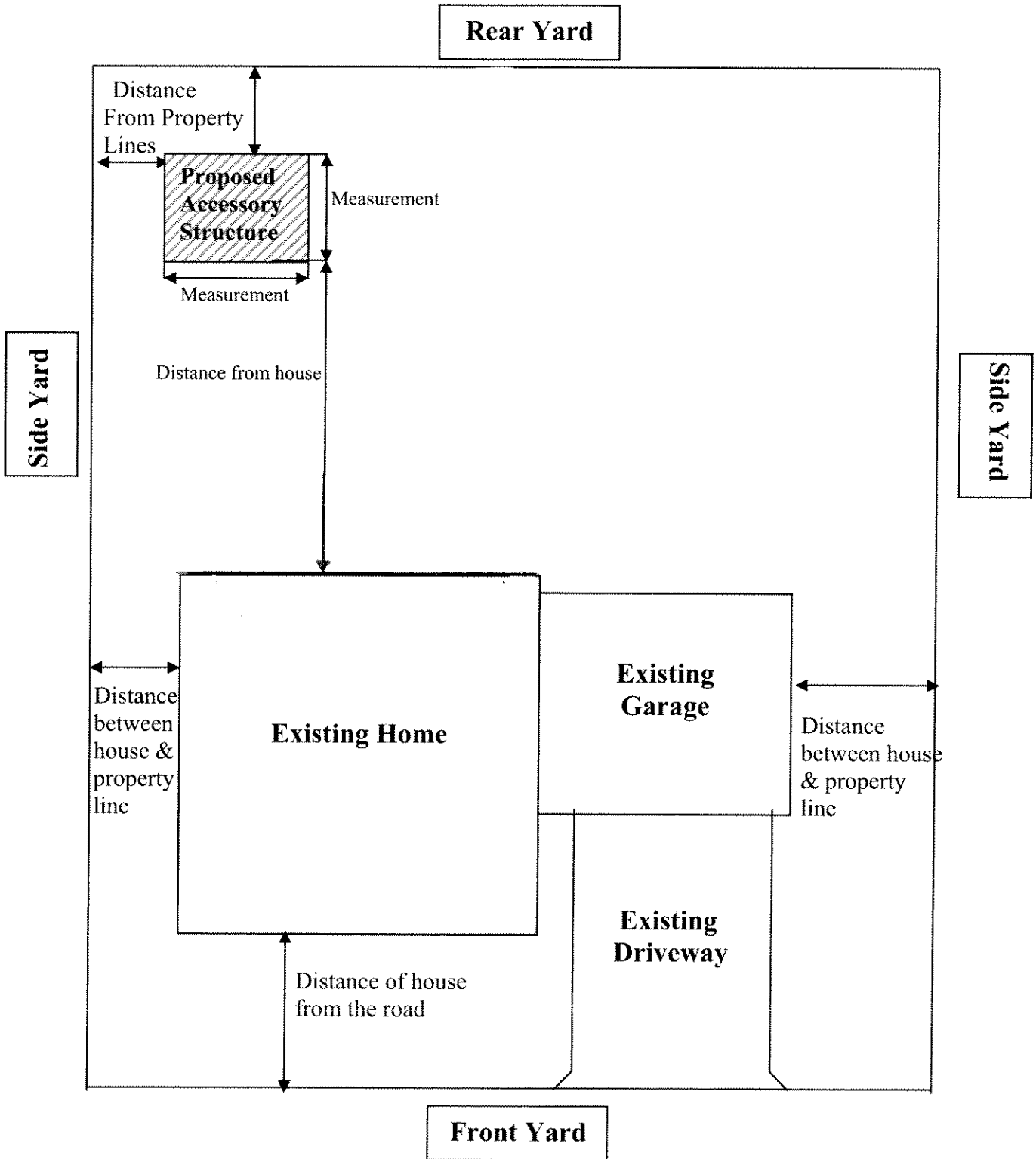
\_\_\_\_\_  
**Date**

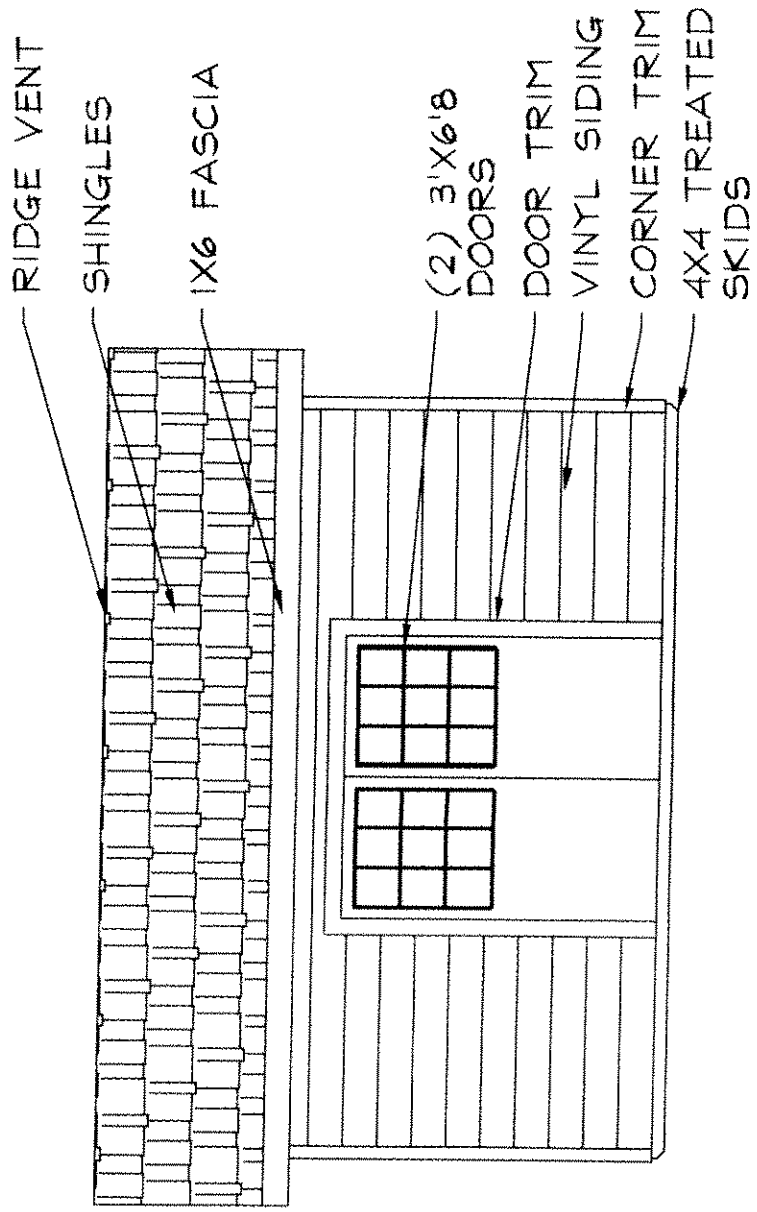
\_\_\_\_\_  
**Printed Name**

Mail completed application to: **Barnett Management Inc., 3681 South Green Road  
Suite #305, Beachwood, Ohio 44122**

*August 31, 2007*

# Sample Site Plan



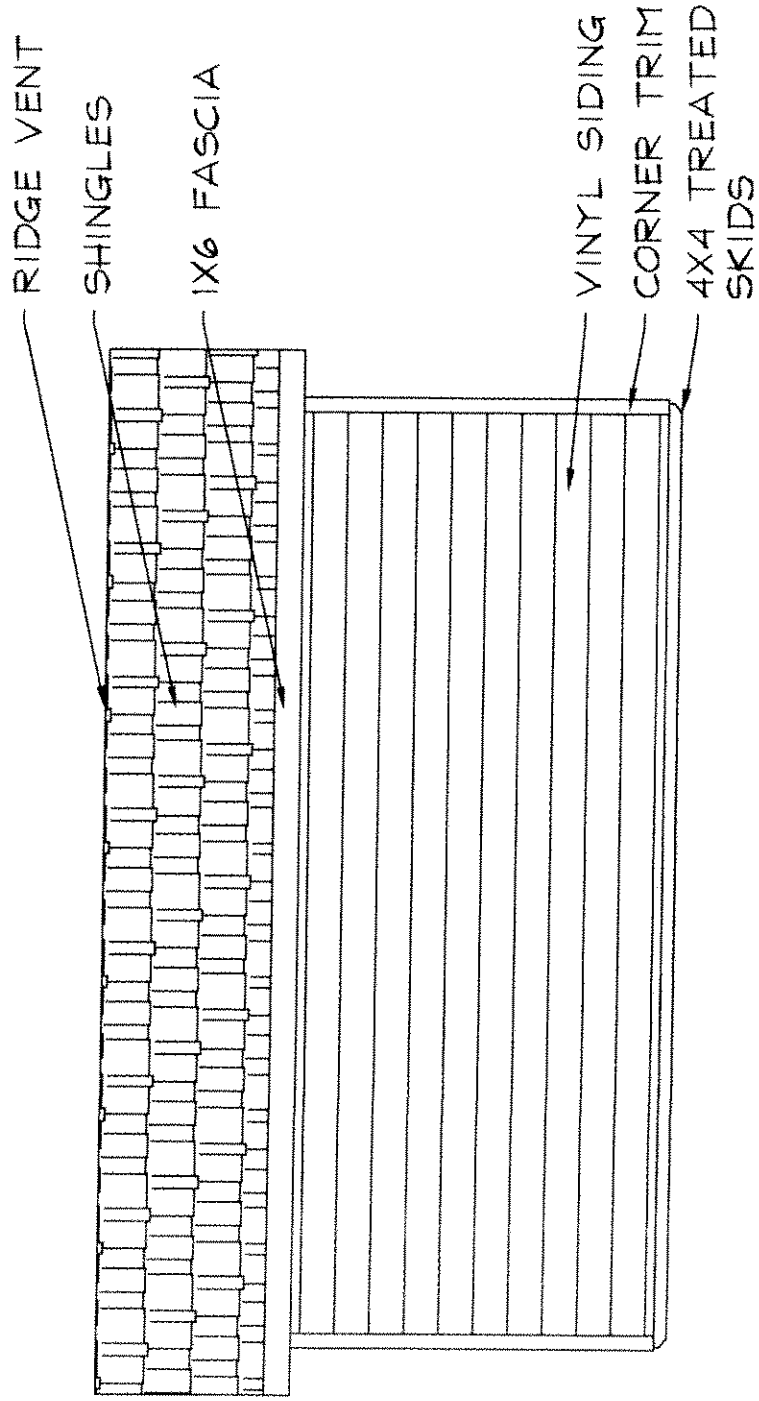


SAMPLE

12X16 GABLE SHED PLAN

SCALE: 1/4" = 1'-0"

FRONT ELEVATION

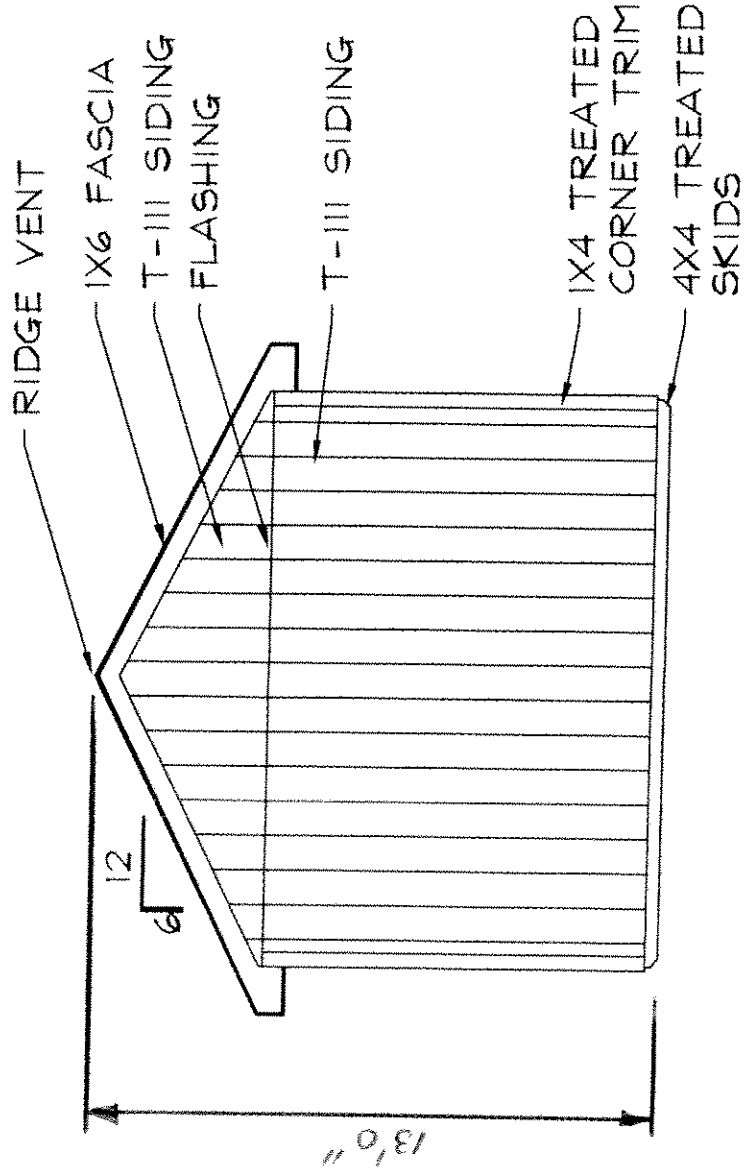


SAMPLE

12x16 GABLE SHED PLAN

SCALE: 1/4" = 1'-0"

REAR ELEVATION

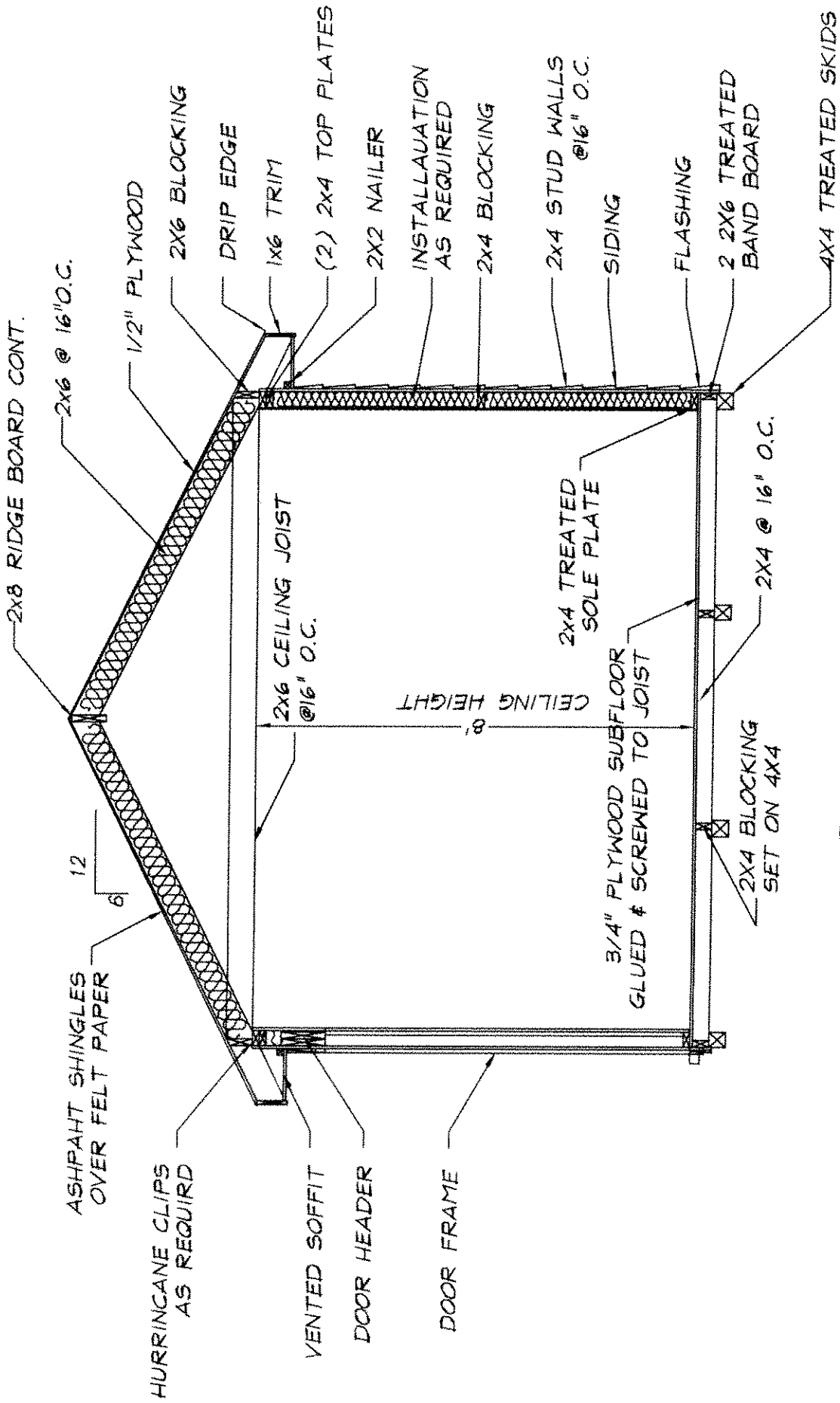


SAMPLE

12x16 GABLE SHED PLAN

SCALE: 1/4" = 1'-0"

RIGHT ELEVATION



SAMPLE

GABLE SHED PLAN

N.T.S.

WALL SECTION