

## DECKS-PORCHES-BALCONIES

GUIDELINES - Bring to ACC Meeting

Project \_\_\_\_\_

OWNER \_\_\_\_\_ Project Address \_\_\_\_\_

Phone # \_\_\_\_\_ Email \_\_\_\_\_

- Need survey with building platted on document with lot and parcel number

### Lot Lines:

- Any crossing of lot lines requires **release** from LBV Board and release from Water and Sewer Department.
- Any lot line **variance** – (changing setback) requires approval from LBV Board and also requires a **county variance** requiring public hearing. The County will detail when applying for building permit. (Setbacks= 20' front /10' sides).

Lot # being built on or lot lines crossing \_\_\_\_\_

More than 30" above ground? Y or N If Yes, will require 36" guard rails.

General maintenance does not require permit

Structural remodeling and/or expansion – Requires LBV approval followed by Benton Co permit.

Deck Plans need to include:

- guard rails, stairs, details of materials, footings and support size and placement.

Fee - \$35 Deposit - \$500 Expansion/\$100 Replacement Lot Line Variance - \$75

Owner signature: \_\_\_\_\_ ACC initial: \_\_\_\_\_

(A **variance** just reduces the footage of the setbacks; a **release** allows structures to be built across lot line)