

# DETACHED GARAGES, OUTBUILDINGS AND BUILDING ADDITIONS

GUIDELINES – Bring to ACC Meeting

OWNER \_\_\_\_\_ 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 \_\_\_\_\_

- Plan for off street parking and a hard surface driveway (Benton County may require a culvert).

Building must match the residence in appearance. Type of windows, type, texture and color of siding and roofing materials must match residence as close as possible.

Garage apartments are not allowed. It violates single family residence.

## After ACC approval:

- Need Benton County building permit if electric and/or plumbing is included and/or floor area exceeds 200 sq ft.
- Need Benton County permit for driveway connecting to county road (Culverts may be required by Benton County).

Fee - \$35

Deposit - \$1,000

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)