



OFFICE OF COMMUNITY DEVELOPMENT

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 580-2233 • Fax (734) 426-5614

DECK PERMIT APPLICATION

All deck permit applications must be submitted to the Community Development Department for review.

Property Address: _____ Tax ID Number: _____

Zoning District: _____

Proposed Use: _____

Applicant Name: _____ Phone: _____

Applicant Address: _____

Email Address: _____ Mobile Phone: _____

Property Owner Name: _____ Phone: _____
(If different from Applicant)

Property Owner Address: _____

Email Address: _____ Mobile Phone: _____

APPLICATION REQUIREMENTS

- I. Plot Plan:** All applications for a deck permit must include a plot plan survey prepared, signed and sealed by a registered Professional Engineer or licensed Surveyor. A plot plan survey must be drawn to scale and must include the following information:
- North arrow and scale, between 1" = 20' and 1" = 50'.
 - Provide site benchmark on NAVD '88 datum.
 - Homeowners name, address and telephone number.
 - Date of plan or revision, subdivision name, property address, lot number, and legal description of property.
 - Street right-of-way name and width.
 - Location, shape and dimensions of the lot, including total area in square feet.
 - Dimensioned outline and area (in square feet) of all existing and proposed structures.
 - Front, side and rear setbacks.
 - Location of street trees, yard trees and other natural features
 - Location, type of material and width of sidewalks and driveway, porches and patios.
 - Location, elevations, and easements for all utilities, including water, sanitary and stormwater sewers, manholes, catch basins, and gas, cable, etc.
 - Sanitary sewer and water services lines must be shown at the as-built location.
 - Location of fire hydrants must be provided.
 - Elevations at each lot corner.
 - Finish grade and finish floor elevations for first floor, garage and basement for proposed structure(s) and finish grade elevation of structures on adjacent lots, as applicable.
- II. Deck Plans:** A scaled drawing of the deck that shows the dimensions, design of the deck, the type of materials to be used to construct the deck, and footing information must be provided.

Regulations and Standards (applicant must complete): In addition to the basic requirements for each zoning district, the following regulations also apply:

1. Corner Lots are considered to have two (2) front yards and two (2) side yards.
2. All additions to a dwelling, including attached garages and decks, are considered part of the dwelling and must meet the same setbacks as the principal structure.
3. Detached structures must be at least ten (10) feet from any other structure; detached structures may be placed not less than three (3) feet from any rear lot line or the rear yard portion of the side lot line.
4. Height limitations are 35 feet for dwellings, and 14 feet for detached accessory buildings. (Height is measured to the middle of the roofline for a pitched roof).

	Requirement	Submittal
Front Yard Setback (ft.) () Check here if corner lot	_____	_____
Side Yard Setback (ft.) – Principal/Accessory Structure	_____	_____
Rear Yard Setback (ft.) – Principal/Accessory Structure	_____	_____
Lot Coverage (Structures) (%)	_____	_____
Height (ft.) – Principal/Accessory Structure	_____	_____

_____		_____	
Owner's Signature	Date	Applicant's Signature	Date

To be completed by Staff:

Application Fee: Deck \$50

Amt. Received: _____ **Date Received:** _____ **Receipt #** _____

Yes	No	Required Information
		The application fee has been paid.
		A scaled plot plan survey of the site has been provided.
		A scale drawing of the proposed deck has been provided.
		Preliminary Zoning Compliance Approval
		Final Zoning Compliance Approval

APPROVAL STAMP: 	REASON(S) FOR DENIAL: <hr/> EXISTING NON-CONFORMITIES/VARIANCES GRANTED:
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*****APPROVAL EXPIRES SIX (6) MONTHS FROM THE APPROVAL DATE*****