



**Accessory Building**  
**NEW CONSTRUCTION; REPAIRS, RENOVATIONS**  
**OR IMPROVEMENTS TO EXISTING STRUCTURES**

VARIANCE REQUEST  
ATTACHED:  
YES  NO

**BUILDING PERMIT APPLICATION**

Leaseholder: \_\_\_\_\_ Lot Number: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Builder's Name: \_\_\_\_\_  
Builder's Address: \_\_\_\_\_ City \_\_\_\_\_ ST \_\_\_\_\_  
Builder's Phone: \_\_\_\_\_

This permit is requested for: \_\_\_\_\_  
\_\_\_\_\_

Conditions for Permit Issuance:

- Lot survey on file
- Scaled building elevation drawing (no larger than 8.5" X 14")
- Proposed site staked out
- DIG TESS Confirmation # \_\_\_\_\_
- Scaled floor plan drawing (no larger than 8.5" X 14")
- Scaled footprint drawing on survey with all setback measurements
- Septic requirements documented
- Application complete with leaseholder signature

- Any accessory building will require a minimum 4:12 pitch roof and a minimum 12" overhang on all sides. The overall appearance must compliment the appearance of the primary dwelling.
- Prefab structures snap together sheds, and structures such as economy cart ports such as those commonly seen for sale in lots along the highway will not be approved. No structures may be moved in, all will be site built.
- No structure may be located within fifty (50) feet of the lake road, within seventy-five (75) feet of the lake at spillway level, or within six (6) feet of the side lot lines unless a variance from the board has been approved.
- If the building is to include plumbing of any kind, the application must have attached a statement from a registered sanitarian that the On-Site Sewage Treatment Facility is capable of handling the additional capacity.
- Before any construction can commence on land or lake which requires digging, the leaseholder is responsible for calling 1-800-DIG TESS for the location of any underground utilities.
- If no significant construction activity has occurred under the provisions of this Permit within ninety (90) days from the date the Permit is issued, the Permit becomes void without an authorized extension by the CWC. For a residential structure, all exterior construction must be completed within twelve (12) months from issuance of the permit. Non-residential structures, all work must be completed within six (6) months from issuance of permit.

**NOTE:** There are many instances of houses, outbuildings, piers, boathouses, driveways, retaining walls, and other improvements to lots that have been previously made which do not meet the requirements stipulated in the current building rules and regulations. These are referred to as Pre-existing Non-conforming Uses

**VARIANCES TO CURRENT CONSTRUCTION RULES AND REGULATIONS REQUIRE A VARIANCE REQUEST FORM BE COMPLETED**

**Preconstruction Permit:** All conditions for permit issuance listed above must be completed BEFORE the application will be considered for approval by CWC.

**Final Build Permit:** When concrete slab or pier-and-beam forms are set, contact the CWC office for inspection. A green tag will be placed on the forms if approved. Contact the CWC office to obtain Building Permit.

**I AGREE TO COMPLY WITH ALL PROVISIONS PROMULGATED AND ENFORCED BY THE CWC BOARD OF DIRECTORS, MY LEASE AGREEMENT, FEDERAL, STATE AND COUNTY REGULATIONS. I UNDERSTAND THAT IT IS MY SOLE RESPONSIBILITY TO ENSURE SUCH CONSTRUCTION IS IN COMPLIANCE.**

**I FURTHER AGREE THAT IF SUCH CONSTRUCTION DOES NOT COMPLY WITH CWC REGULATIONS, I UNDERSTAND THAT I WILL BE SUBJECT TO FINES AND RECONSTRUCTING THE STRUCTURE TO BE IN COMPLIANCE UNDER CWC REGULATIONS, WHICH I SHALL BEAR AT MY SOLE COST AND EXPENSE.**

× \_\_\_\_\_ × \_\_\_\_\_  
Leaseholder Date Attest and Approve: Cherokee Water Company Date

Preconstruction Permit #: \_\_\_\_\_ Date: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ Permit Fee\*: \$ \_\_\_\_\_ Date: \_\_\_\_\_  
\*fee based on enclosed square footage

# **CHEROKEE WATER COMPANY BUILD PERMIT CHECK LIST**

## **Items Needed to Issue Permit:**

- 1. Permit Application filled out leaving no blank spaces**
- 2. Scaled floor plan drawing (no larger than 8.5" X 14")**
- 3. Scaled building elevation drawing (no larger than 8.5" X 14")**
- 4. Scaled footprint drawing on survey with all setback measurements**
- 5. Proposed site must be staked out on the lot**
- 6. Septic requirements documented if applicable**

## **When a Variance is Required:**

- 1. Closer to side lot lines than 6' including eaves and overhangs and a/c units**
- 2. Closer to water than 75'**
- 5. Roof exceeds 40'**
- 6. The structure is closer to the road than 50'**
- 7. Pre-existing Non-conforming Use structure\***
- 8. Or if any other request for variance to a CWC rule or regulation is being proposed**

**\*There are many instances of houses, outbuildings, piers, boathouses, driveways, retaining walls, and other improvements to lots that have been made which do not meet the requirements stipulated in the current building rules and regulations. These are referred to as Pre-existing Non-conforming Uses. Other than mobile or prefabricated homes, they may be maintained, renovated, repaired or structurally altered, but may not be expanded or enlarged in any manner which increases the extent of non-conformity, or creates additional non-conformity.**

# CHEROKEE WATER COMPANY CONSTRUCTION/RULES VARIANCE REQUEST

The CWC will not accept nor act upon this variance request if it contains any blanks applicable to this request

Leaseholder Name: \_\_\_\_\_ Lot # \_\_\_\_\_

Leaseholder Home Phone #: \_\_\_\_\_

Leaseholder Cell Phone #: \_\_\_\_\_

Leaseholder Business Phone #: \_\_\_\_\_

Leaseholder E-mail address: \_\_\_\_\_

Explanation of proposed construction or rule variance: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If this is a variance for a construction permit application, the application must be completed in its entirety. The Permit application and required supporting documents are attached to this variance request.

This variance request is being made by:

× \_\_\_\_\_  
Leaseholder Signature                      Date

Signature of each adjacent leaseholder indicating that they have been notified of the proposed request for variance to the construction and/or rules: (If applicant leases adjacent lot/s, then next adjacent leaseholder (other than applicant) must be notified and approve.) Please note obtaining the signatures does not assure approval of the variance request.

I support the variance request: Y/N \_\_\_\_\_

× \_\_\_\_\_

Signature                      Lot #

I support the variance request: Y/N \_\_\_\_\_

× \_\_\_\_\_

Signature                      Lot #

\*\*\*\*\*  
\*\*\*\*\*

Reviewed by:    Staff           

                         Committee       

× \_\_\_\_\_  
Approved: Cherokee Water Company

\_\_\_\_\_ × \_\_\_\_\_  
Date

\_\_\_\_\_ × \_\_\_\_\_  
Disapproved: Cherokee Water Company

Date

# CONSTRUCTION PERMIT FEES EFFECTIVE JULY 1, 2012

The Construction Permit Fees have been restructured by the Rules and Property Committee. The amount of traffic by heavy trucks on CWC roads; the amount of time spent by staff and committee members; along with other factors that result from permitting different projects were considered to arrive at these fees.

## PERMIT FEES/ROAD USAGE FEES (Effective 7/1/12)

### NEW CONSTRUCTION; ADDITIONS; BOATHOUSES-STAND ALONE STRUCTURES (under roof)

0 – 500 square feet	\$ 225.00
501 – 1500 square feet	\$ 450.00
1501 – 2500 square feet	\$1,000.00
2501 – 4000 square feet	\$1,500.00
4001 – 6000 square feet	\$2,000.00
6001 – 7500 square feet	\$3,000.00
7501 - up	\$4,000.00

## MISCELLANEOUS PERMIT FEES/ROAD USAGE FEES

FENCES	\$ 100.00
DRIVEWAYS	\$ 150.00
OPEN DECKS	\$ 150.00
RETAINING WALLS	\$ 150.00
POOLS	\$ 150.00
OUTDOOR KITCHENS	\$ 150.00
VARIANCE REQUESTS	\$ 150.00
DEMOLITION – HOME	\$ 500.00
MOVING – HOME, BUILDINGS	\$ 500.00