



**CHEROKEE WATER COMPANY  
BOATHOUSE – PIER – DOCK  
BUILDING PERMIT APPLICATION**

<b>VARIANCE REQUEST ATTACHED:</b> YES <input type="checkbox"/> NO <input type="checkbox"/>
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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 floor plan drawing (no larger than 8.5" X 14")
  - Scaled building elevation drawing (no larger than 8.5" X 14")
  - Scaled footprint drawing on survey with all setback measurements shown
  - Proposed site marked
  - Septic requirements documented
  - Application complete with leaseholder signature

The boundary on any leased lot only extends to the water's edge at spillway level. However, usage of the lake bottom for construction of piers and boathouses extends into the lake for an approved distance. The approval will be made by the Lake Manager, their designee or the Board of Directors. The shareholders will place a marker (stake, rod, etc.) at the shoreline and that point will be used for measurement of the distance. The side property lines, as they extend into the lake, are to be used as guidelines only. The Lake Manager, their designee or Board of Directors may adjust those projected lines to accommodate small of odd-shaped lots. The lines must not intersect adjoining property lines into the lake. If an exception is granted by the Board of Directors, its decision shall be final. If depth of water of Lake Cherokee is less than five (5) feet at fifty (50) feet from the water's edge at spillway level, the Lake Manager or their designee may approve construction of the proposed boathouse at a distance from the shore at spillway level greater than fifty (50) feet, but no greater than seventy-five (75) feet to a point where the depth of water at the point of the proposed boathouse nearest to the shore is five (5) feet.

No pier or boathouse shall be constructed in such a manner as to completely enclose a part of the lake preventing access by boat from the open lake. No boathouse shall be constructed having a height in excess of eighteen feet (18') measured from the spillway water level to the top of the boathouse roof, and no boathouse shall be constructed which is more than one (1) story in height. This means that a boathouse may have a deck on top, but the deck may not be enclosed and may not have a roof over it.

No bathroom facilities may be constructed, renovated or included in a boathouse without express permission of the Board. (variance required) These standards shall be applied for new construction, and for the reconstruction or rewiring of such existing facilities:

1. The wiring method shall be of a type identified and accepted for use in wet locations. All wiring below seven feet from the floor of the pier, dock or boathouse shall be contained in PVC or rigid conduit. All wiring shall be properly sized to the breakers.
2. All wiring shall be protected by UL approved GFI devices. The only exception to this provision is circuits specifically identified to serve appliances.
3. The electrical service for piers, docks and boathouses must be separately grounded, and must include grounding for boxes, cabinets, and all other metal enclosures; metal frames of utilization equipment; and grounding terminals of grounding type receptacles.
4. The circuit(s) providing power to piers, docks and boathouses must have a remote disconnect capability, either located in the main dwelling structure breaker box or in a separate lockable box near the main dwelling.

**NOTE:** 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.

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 non-residential structures, all work must be completed within six (6) months from issuance of permit.

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

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

**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

Permit #: \_\_\_\_\_

Permit Fee (Boathouses only)\*: \$ \_\_\_\_\_

\*fee based on under roof 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
6. Septic requirements documented

### 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'
3. Further out in water than 50'
4. Boathouse roof exceeds 18' above spillway level
5. House 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 #

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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- (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