



CHEROKEE
WATER CO.

**BOATHOUSE – PIER – DOCK
BUILDING PERMIT APPLICATION**

VARIANCE REQUEST ATTACHED: YES <input type="checkbox"/> NO <input type="checkbox"/>

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

No boathouse or pier shall be built beyond fifty (50) feet from the water's edge at spillway level of the lake or within or into a six (6) foot setback from the projection of the side lot lines into the lake for a reasonable distance.

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 (18) feet measured from 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.

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 Nonconforming 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 foot print 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 Nonconforming 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 Nonconforming Uses. Other than mobile or pre-fabricated 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.

**The attached pages are building/variance applications and examples of drawings that must be on file in order to obtain a permit.

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- (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