

DESCRIPTIONS FOR WORK WITHOUT A PERMIT VIOLATIONS (B04) §27-147 (Click on any underlined link for more specific information.)					
	Violation Description	References	Explanation	Obtain Permit or Restore Remedy	Acceptable Certification Submission
38.	Tool Shed	<p>BC §44-01 Minor Alterations that do not Require the Filing of Applications and Plans for Building Alteration Permits with the Department of Buildings</p> <p>ZR §23-44 Permitted Obstructions in Required Yards or Rear Yard Equivalents</p>	<p>For all dwellings except one and two families the installation of an exterior tool shed in the same lot requires a permit.</p> <p>For 1 and 2 family homes occupancies a permit is not required provided the shed not exceed 120 square feet in area, not more than 7'6" in height; not located nearer than 3 feet from any lot line and not be permanently affixed to the land.</p>	<p>File Alt 2 or Alt 3 application and obtain permit. File OT- Construction Work Type.</p> <p style="text-align: center;">OR</p> <p>Remove wood canopy structure</p> <p style="text-align: center;">OR</p> <p>If one or two family home reduce size of shed to legal height and square footage limitations</p>	<p>Submit copy of permit (with proof of payment for LL58 civil penalties) referencing tool shed.</p> <p style="text-align: center;">OR</p> <p>Submit a notarized statement by owner indicating the removal of the shed.</p> <p style="text-align: center;">OR</p> <p>If a one or two family home - submit a c notarized statement and provide any additional documentation indicating that the shed conforms to height and square footage limitations.</p>