

Planning & ZoningFAQ

What is zoning and planning and what does it do?

The Zoning and Planning Department is here to help ensure that Boardman Township stays a wonderful place to call home! Planning involves working with citizens and leaders to develop and implement a vision for the future development of the community. The Zoning Resolution sets standards for how buildings and land can be used, how and where various types of buildings can be built, and how land can be developed and subdivided in an orderly manner to ensure adequate access, parking and utilities. The Home Rule Resolution sets minimum standards for safe and sanitary maintenance of buildings and property. These land use regulations act together to preserve and balance private property rights and public safety, health, and quality of life.

When do I need a Zoning Permit?

Any structure valued at \$150.00 or more requires a permit.

Permits are required for but not limited to, the following types of work: new construction, or reconstruction of, additions, fences, decks, garages, and carports. The most misunderstood permits are storage sheds and above ground swimming pools, because they are not considered permanent structures by many residents, Zoning Permits are required for these structures.

Where can I obtain a Zoning Permit Application?

You can find a downloadable Zoning Permit Application on our Web Page, located under Zoning Permit and Fees at the top of the page, or at our Zoning Office at 8299 Market Street from 8am to 4pm.

Note: There is a complete list of requirements for permits under the Zoning Resolution button on our website.

How do I file a Zoning Complaint?

If you feel that a possible violation exists in your neighborhood or other areas, you may contact the zoning office with the **address** of the property believed to be in violation by phone at 330-726-4181 or use the REPORT A NUISANCE button on the Zoning home page. The complaint will be investigated and action taken if found in violation.

If you are unsure if there is a violation, you can find zoning rules and regulations on our website listed under the **Zoning Resolution** and **Limited Home Rule Resolution**.

What happens if I have received a violation letter?

A letter is sent when a property is found in violation of Boardman Township's Zoning Code or Home Rule Resolution. These letters are not fines and are sent as a courtesy to inform the property owner that there is a violation. You will receive a letter every two weeks until the violation is brought into compliance. Please contact our office immediately upon receiving a letter. Our goal is to assist you in bringing your property back into compliance. If the violation is not brought into compliance by the third and final letter it will be relinquished to the court and a fine and or citation will be issued.

Who do I call if my neighbor is parking on the lawn?

Please contact Boardman Police Department for vehicles being parked on the lawn. The zoning office does take these complaints but, only has one property enforcement officer and is unable to come out the same day to do an inspection. Therefore, notifying the police will ensure prompt action is taken.

What are my options if my project does not comply with Zoning Regulations?

A variance is an exception to the Zoning Resolution. Zoning variances are designed to provide relief of the Zoning Regulations for any practical difficulty such as setbacks, use and area regulations, conditional uses, or appealing the decision of the Zoning Inspector.

Where can I get an Application for a variance?

Applications for variances are heard by the Board of Zoning Appeals. You can download an application for a variance on our website, located under Board of Zoning Appeals at the bottom of the page, or stop in our office located at 8299 Market Street Boardman, Ohio 44512.

Are permits required for garage sales?

No, a permit is not needed for a garage sale.

Please note: Signs can be up to 4 sq. ft. and must be removed within 3 days after date of advertised sale. Signs may only be placed on premises of the sale. Placing signs on utility poles or public right-of-way is in violation of State and Local Zoning Codes and subject to penalties; signs found in these locations will be removed and discarded.

Do I need a zoning permit for replacement windows, siding or roof?

No. Zoning does not regulate building construction standards; Mahoning County Building Inspection would require a permit to perform such construction.

How do I know where my property line is?

Boardman Township does not survey properties or have record of property lines. If you need to know where your property lines are; you will need to hire a private surveyor.

My neighbor is not picking up their leaves, what can I do?

According to our Home Rule Resolution leaves are not considered a nuisance, therefore are not a violation.

If you would like more information on leaf removal for your property you can find a complete list of dates on the Road Department page. Just click the Road Information button and it can be found under Autumn Leaf removal.

What can I do if my neighbor is dumping brush or grass clippings in my yard?

Ultimately it is the homeowner's responsibility to maintain their property. Regardless of how these items have made their way into your yard, you the homeowner are responsible for their removal.

We always suggest talking to your neighbor first to resolve any issues you may have. If this has not helped you fix the problem then it turns into a civil matter and you should contact a lawyer for legal advice.

Who is responsible for trees in the devil's strip?

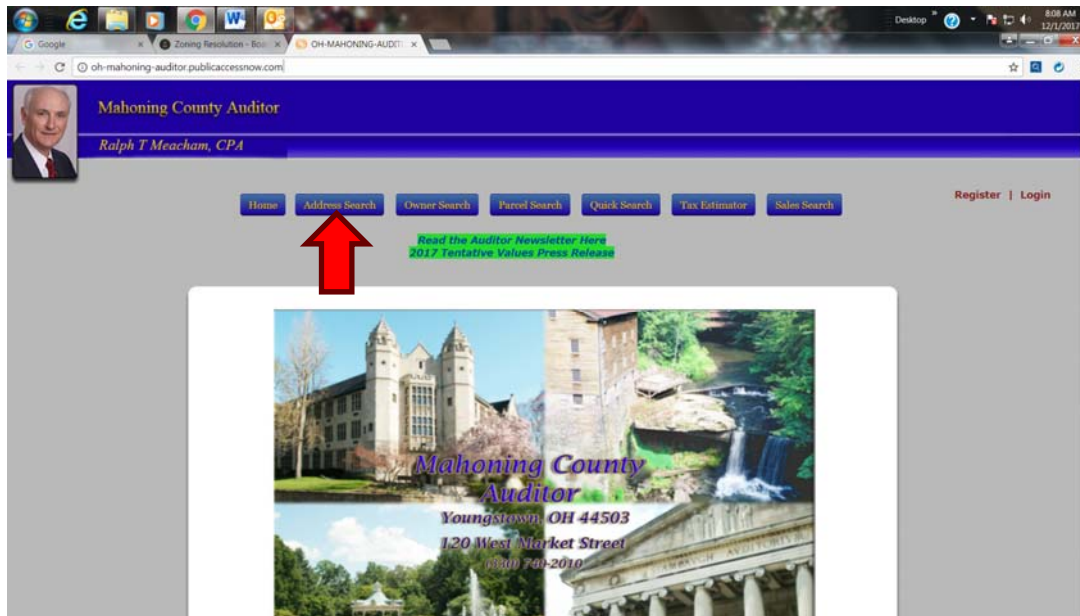
The devil's strip is the homeowner's property; therefore, trees are the homeowner's responsibility. If the tree falls into the road, the **Road Department** will cut up and haul away the portion that falls into the road.

How do I find the zoning of my property?

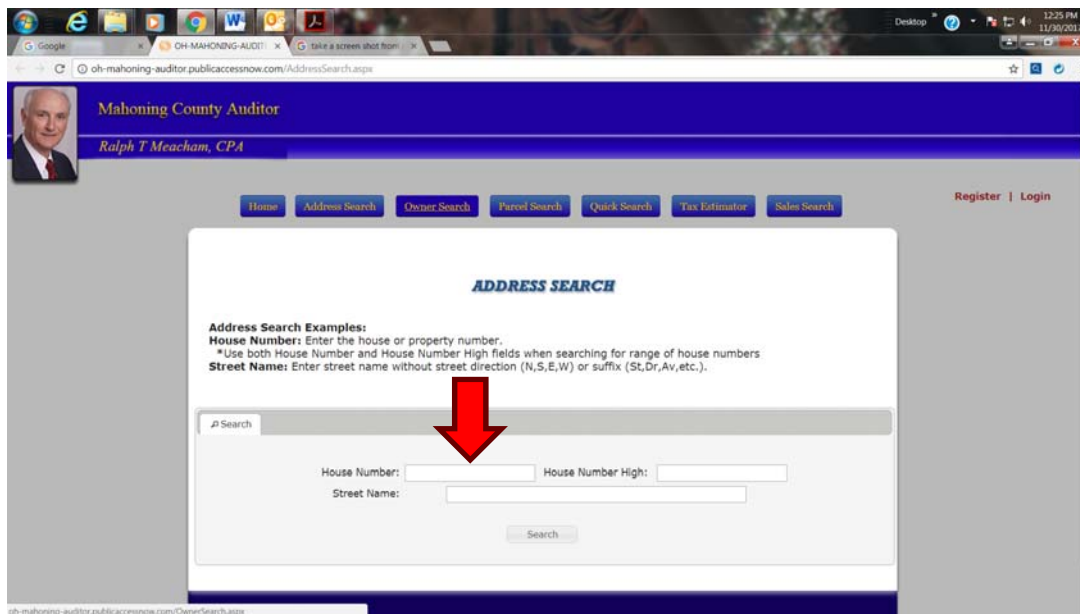
Click on the following link:

<http://oh-mahoning-auditor.publicaccessnow.com>

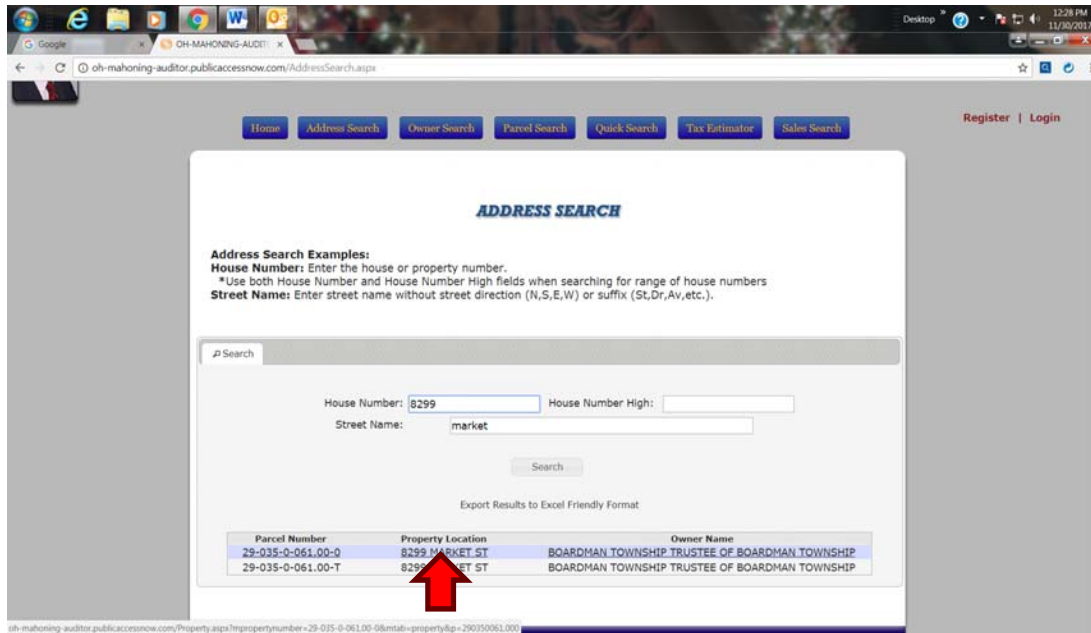
Click on the address search box:



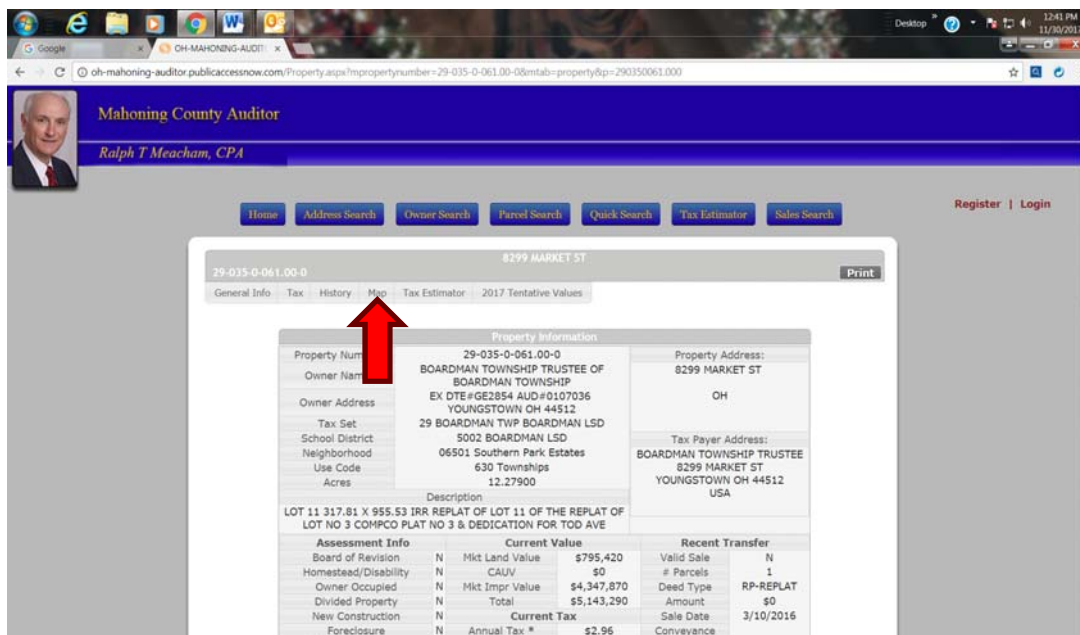
Type your address into the address search box:



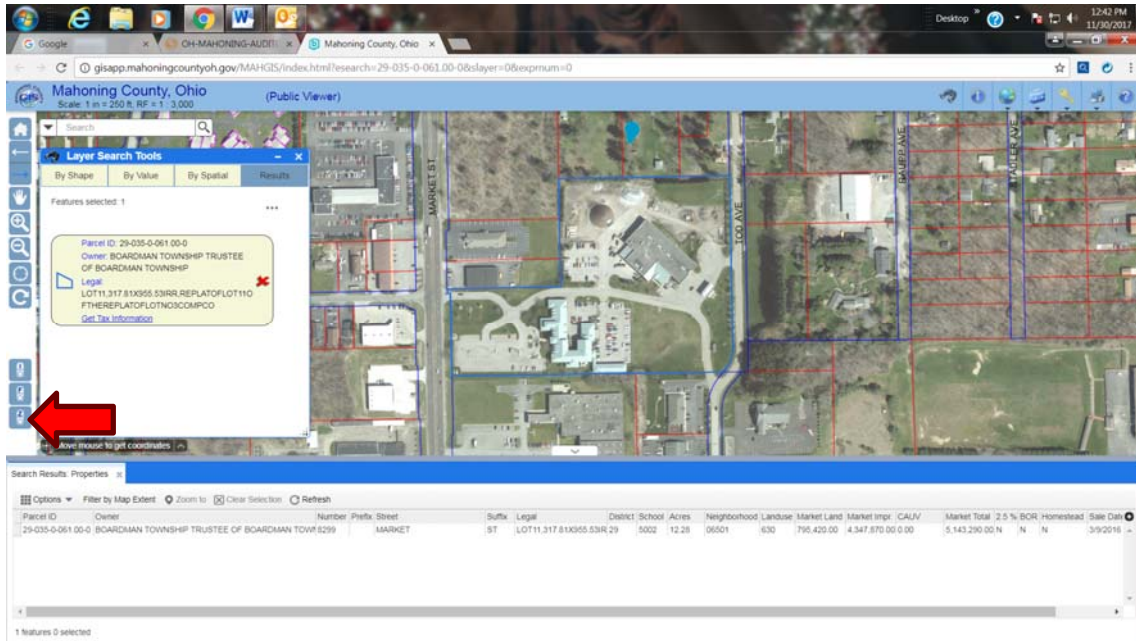
Once it has located your address click the link and it will load your address information:



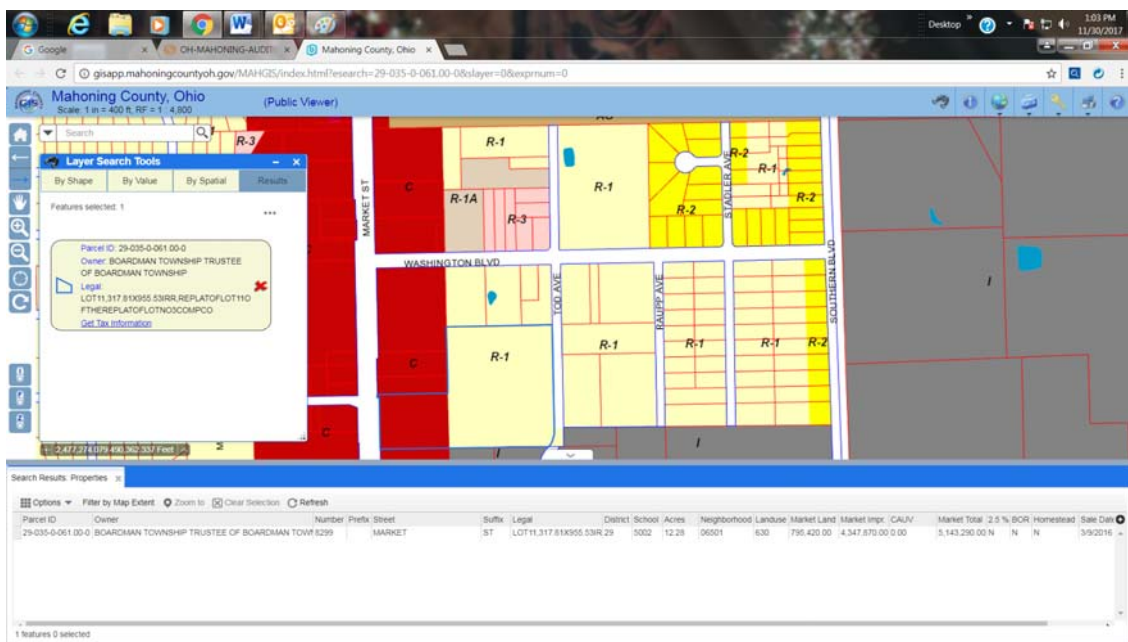
You will then need to click the map button located on the top of the screen:



This will direct you to the GIS mapping. To find your zone click on the zoning toggle button found on the bottom left side of your screen:











Clicking the zoning toggle button will load the zoning layer on the map:



Zones are color coded as follows:

Zoning Legend

	AG Agricultural
	B Business
	C Commercial
	I Industrial
	R-1 Single Family Residential
	R-1A Duplex
	R-2 Single Family Residential
	R-3 Single Family Residential