

Building Permits

Whenever you build a new house, garage, shed whatever the construction might be you must first check at the City Clerk's office to see if you are following the guidelines in the City's Zoning Ordinance. Certain set-backs are required from the street-right-of-way, neighboring property owner's property lines and alleys' as well as height of the building and lot coverage. If the building permit is approved there is a charge of \$5.00 and a permit issued to you. In some cases the construction company takes care of this for you. If you apply for tax reduction through the Neighborhood Revitalization Program, you must have purchased your building permit before your application will be considered.

There are options available in case your building permit is refused. The Board of Zoning Appeals meets on all variances that are applied for. A variance usually means you do not have the proper set-backs as required by the Zoning Ordinance. The Board of Zoning Appeals will then vote on your request for a variance and will review all letters, phone calls or those attending the hearing from surrounding property owners before making their decision.

Sometimes a "change of zoning" may be applied for due to the current zoning not being permissible to the type of construction or usage you want. This application is applied for through the Doniphan County Planning and Zoning Commission who meets once a month and their recommendation is then set to the city council for their review. All final decisions with respect to zoning matters are made by the city council, subject only to judicial review in limited circumstances.