

**PLEASANT TOWNSHIP
VAN WERT COUNTY**

**Zoning Office
Pleasant Township
10507 Old Tile Factory Rd
Van Wert, OH 45891**

HELPFUL INFORMATION FOR NEW HOUSING

Applications for Zoning Certificates/Work in Right of Way, and applications for Ponds are available from Zoning Inspector or on line at **pleasanttownshipvw.com (found under Zoning Information tab)**. Most forms can be filled out online and then printed out (with exception of any diagrams as these will need to be added after completed form printed out). There is also a list of applicable fees involved for the various applications.

New Housing/Structures: **minimum setbacks** for all new structures:

- 90 feet from center of roadway (if corner lot, both roads)
- Side yards must be minimum 20 feet (from adjoining property line)
- Rear yard must be minimum 30 feet (from adjoining property line)

New building lots must be minimum of 1 acre and have 150 foot road frontage.

Septic/Well: You will need septic and well permits from the Van Wert Co. Health Department and the septic must be approved prior to our issuing a Zoning Certificate for new homes (*see page 2 of the Zoning Certificate application*). Health Department: 419-238-0808.

Address Assignment: Once you have the property split off, you will need to contact the Van Wert County Engineers Office (419-238-0210) for an address assignment. They will assign the Township number based on the location of your driveway. Once the address is assigned, the Township will place the Township number sign at your property.

Work in Right of Way Application: Depending on location of your driveway (if on Township road), you will need to complete the Work in Right of Way application for new driveway and possibly for the mailbox approach. All drives require a drive pipe and we will advise you on the size. (If drive is off highway, then will have to contact ODOT, County Road contact VW Co. Engineers). **THERE IS NO FEE FOR THE WORK IN THE RIGHT OF WAY APPLICATION FROM PLEASANT TOWNSHIP.**

If you have any questions contact Pleasant Township Zoning Inspector Calvin Mengerink at 419-203-1155