

Esmann Island General Building Information

(Note: Property owners are encouraged to contact the DNR/ Corps and Clayton County before beginning any type of construction)

1) Property/ lot owner is responsible for finding and marking all property pins with flags or marking paint (flags/ paint to remain in place during the construction phase)

2) Property/ lot owner is responsible for placing stakes to outline the proposed building/ structure

3) Building restrictions include:

a. Set backs from lot lines (including all attached structures of the building/ structure- i.e. overhangs, decks, stoops, etc.):

front= 15 feet

side(s)= 5 feet

rear= 5 feet

b. Riverside lots (set back requirement in addition to above)= 20 feet from the ordinary high water line

c. Maximum Height= 35 feet

d. Lot Size: 60 Foot Width Minimum, 5625 square feet **Undersized Lot requires Board & County Variance approval.*

e. Use of land: single-family residential dwellings.(2002 Resolution allows a structure accessory to residential use ONLY if the applicant owns a lot on Esmann Island where a residential dwelling exists)

4) Although the island does not have a restriction regarding lot size (except for the sub-division of lots), please note that the county does include a lot size restriction in their ordinances. Per Clayton County/ Janet Ott, owners will need to apply for a variance with the county prior to a permit being issued by the county

5) Property/ lot owner will contact building committee members after owner finds and marks lot pins with flags or marking paint and stakes out the proposed building/ structure (initial permit)

6) It is strongly recommended that property owners obtain an independent survey of their property pins before construction begins

7) If questions arise as to the accuracy of an owners' lot pins, the owner may be required to provide an independent survey of their property/ lot pins at the owners cost

8) Once the building committee checks your marked property pins/ proposed structure and is provided your completed permit, the permit will be submitted to the board for approval.

9) If plans change regarding the initial approved permit (in regard to layout and/ or footprint), the owner must re-apply for an updated permit and obtain approval from the building committee/ board before any changes occur

10) After the foundation is poured/ layed out, the owner will contact the building committee for a re-check of the property pins in relation to the building/ structure (final permit). The permit will be re-submitted to the board for final approval.

11) **The owner must follow all guidelines as per the By-Laws of Esmann Island Owners Association and the Declaration of Covenants, Conditions, and Restrictions for Esmann Island.**

12) If construction does not follow the guidelines as per the Esmann Island Association By-Laws and Declaration of Covenants, Conditions and Restrictions, the association may pursue "The Right of Enforcement" (see Declaration of Covenants, Conditions and Restrictions Article VII, Section 1) & "Enforcement" (see Declaration of Covenants, Conditions and Restrictions Article VI, Section 2)

13) The Esmann Island Building Permit does NOT relieve the property owner from the obligation to comply with applicable federal, state and local regulations, as may pertain to zoning, dock permits, the use of governmental ground, and other rules and regulations.

Those rules, regulations, and obligations are ultimately the responsibility of the property/ lot owner. It is the property owners' responsibility to obtain permits required by separate entities. Please refer to The DNR and Clayton County general permit information and/ or web-site(s) for additional clarification. Each web-site has current permit forms available to download

14) **Please note that in certain circumstances the Association requires a permit (i.e. decks, screening in porches, sheds), even though a permit may or may not be needed by the county and/ or the DNR/ The Corps.**

15) A \$25 building permit fee is required by the Association, along with a \$500 deposit (The \$500 deposit will be returned if no road damage occurs and all required/ necessary documents are provided to the committee/ board upon work completion). As a reminder, property owners are responsible for any road damage that occurs as a result of the property owners' project.

16) **The Esmann Island building permit expires one year from the initial date signed by board approval.**

17) Additionally, a \$250 fine will be imposed for beginning a project without proper permits/ approval.

This section is for informational purposes only and may be updated/ changed from time to time as deemed appropriate