



PRP 1. ARCHITECTURAL GUIDELINES
Approved by the Board of Directors, April 25, 2017

SECTION J: DECKS, PATIO and PORCH APPLICATION FORM

Name _____ Date _____

Section _____ Lot # _____

Street Address _____

Telephone (Day) _____ Telephone (Evening) _____

A deck, patio or porch is any attached structure that is at ground level or raised including, but not limited to, elevated decks supported by beams, ground level decks, open porches, screened porches and ground level patios. Also included are detached decks and patios that are located elsewhere on the property such as at the lake shoreline.

Frederick County Code Definitions

Deck: A structure that is elevated more than eight (8) inches from the finished grade level. Permit required.

Patio: A structure/surface that is eight (8) inches or less in height that has no attached structure/roof system of any kind. A patio does not require a permit, however, all county codes must be satisfied. For example, the thickness of concrete paving, etc.

Railing requirements: Any deck that is higher than thirty (30) inches above grade must have railings. Rail height shall be between thirty-six (36) and forty-two (42) inches, and have no more than six (6) inch openings.

Frederick County Requirements

Planning and Zoning - (540) 665-5651 - setbacks/easement review before Permits can be issued

Inspections - (540) 665-5650 - Permits issued and scheduling inspections

Brief description of the planned project:

Please include:

Dimensions Length _____ Width _____ Height above grade level _____

- Description of all materials to be used including details about the railings, posts, stairs/steps, benches and other such items
• Details of decorative screening and/or landscaping, if applicable
• Detailed site plan showing the location including setbacks, property lines and relationship to existing structure.
• Photograph of the existing house showing the location of the proposed structure.
• Photographs of adjacent properties, if applicable.
• Details of any grade or drainage changes, if applicable.

By signing this application, the Property Owner hereby authorizes members of the Architectural Committee and/or representatives of the General Manager to enter the subject property (but not the residence thereon) solely for purposes of inspection to determine disposition of this application.

Owner's Signature _____ Date _____

For Architectural Committee Use Only

The Architectural Committee will determine whether or not the criteria have been met, and if so, provide you with written authorization for the project.

Approved _____ Partial Approval _____ Not approved _____

Comments _____

Architectural Committee Representative(s) _____

Date _____