

Guidelines for Sheds, Storage Lockers, and Outbuildings

Whitehall Property Owners Association Architectural Review

Committee Guidelines for Sheds, Storage Lockers, and Outbuildings

Sheds, storage lockers, and outbuildings are allowed by the Covenants that govern Whitehall, but under Section 7.3 of the Covenants they must be approved by the ARC before construction if they are visible from the street, common grounds or adjacent homes. In general this rule permits the installation of small prefab sheds and storage lockers without permission only if they are hidden behind the home and a privacy fence.

In order to meet the “no approval required” condition, the shed, storage locker, or outbuilding must be lower than 6 feet and smaller than 25 square feet in floor area. If the conditions above are not met, then the structure will fall under the authority of the ARC and the Whitehall Architectural Review Committee must approve the structure before it is build or placed.

The Guidelines stipulate that the building must be the same style, materials, and color as the principal structure. The roof must be the same as the principal structure as well. If the principal structure is all brick, then a brick skirt is required, unless it is completely hidden behind a privacy fence. If at all possible the siding should be the same as on the principal structure.

It is preferred that the structure be built upon a concrete slab and early sheds were required to be built in such a manner. More recently, sheds have been allowed to be built upon a floor and joist system in some circumstances. If the structure is to be built upon a raised floor, then adequate tie-downs must be secured at each corner according to city building code.

If a solid slab is not used then the building must be placed upon poured or placed concrete supports. If the building does not have a slab foundation, then a continuous perimeter around the base of the building must be provided in order to prevent vermin from taking up residence under the structure.

Soffits and trim should match the principal structure.

Starting to build any structure without prior approval of the ARC will result in fines, and the homeowner will bear responsibility of moving the structure if it is not within the guidelines set forth by the ARC. The ARC has forty- five (45) days to review and respond to all applications, and as we do not wish to delay your construction, applications must be submitted in their entirety or they will not be considered. We try and get all applications approved and returned ASAP.

If you need additional information or have questions, please contact Jim Tuten, Chairman, or any other ARC Board member. Please complete the following form and submit to the ARC with a plat plan of your property that includes your home, your property boundaries marked by a solid line, and the proposed placement of your structure marked on the plat. If there are obstructions or easements within your property, please mark these as well. If you have a survey of your property available, a copy would be appreciated.

Request for Shed

Name of Property Owner _____

Address _____

Phone _____

I, the undersigned, have reviewed the ARC guidelines. I understand that no work may be started without final approval from the Whitehall ARC and that any changes from the authorized placement and configuration could lead to fines, shed removal, or other legal action.

Signed: _____