



For General Information:

Logan-Union-Champaign Regional
Planning Commission
PO Box 219
10820 St Rt 347
East Liberty OH 43319
937-666-3431



Information Agencies

**Logan Soil & Water Conservation
District Office** – 324 Co Rd 11,
Bellefontaine OH 43311; Phone # 937-
404-3150

Logan County Health Department –
310 S Main St, Bellefontaine OH 43311;
Phone #: 937-592-9040

Logan County Sewer District – 1015
St Rte 708, Russells Point OH 43348;
Phone #: 937-550-3505

Logan County Commissioner's Office
– 117 E Columbus Ave, Bellefontaine
OH 43311; Phone #: 937-599-7283

Logan County Engineer's Office – PO
Box 427, 1991 Co Rd 13, Bellefontaine
OH 43311; Phone #: 937-592-2791

Ohio Department of Transportation –
149 Northview Dr; Bellefontaine OH
43311; Phone #: 937-592-6911

Logan County Building Authority –
1365 Co Rd 32N, Suite 2, Bellefontaine
OH 43311; Phone #: 937-592-7473



Dreaming of Building a Home?

Recommendations to
Avoid a Broken Dream





Avoid a Broken Dream

Any of these items may result in an unbuildable lot. Before you buy a lot outside a recorded subdivision:

1. Check with the township zoning inspector to determine if the land is properly zoned for the use intended.
2. Check with the Building Authority regarding Flood Plain determination.
3. Check with the Soil and Water Conservation District office to determine the soil types and their capabilities. Many soil types in Logan County are not suitable for building sites and/or on-site sewage disposal.
4. Check with the County Health Department to determine sewage disposal requirements and underground water availability. Also, check with the Sewer District to see if County sewer is available (or required)
5. Check with the County Engineer's office to determine if a driveway can be satisfactorily located.
6. Check with the Regional Planning Commission office to determine if any new highways or other developments are in the planning stage within your immediate area.



Lot is Suitable

If your proposed lot is suitable for a building site, then:

7. Contact the seller and express your willingness to proceed with the transaction.
8. A title search should be done by an attorney.
9. A surveyor is engaged, usually by the seller, to establish the new property lines.
10. The legal description (usually a warranty deed) is prepared by an attorney on behalf of the seller.
11. Either the seller, financial institution, realtor, or attorney contacts the Engineer's Office for approval if the sale involves a "parcel" split in the unincorporated area of the County. A copy of the survey drawing, and the warranty deed must be submitted for the approval process.
12. The description is checked in the County Engineer's Map Room. A copy of that survey is filed with this office.
13. The Deed (property) transfer takes place in the County Auditor's Office.
14. The Deed is recorded in the County Recorder's Office.



Transaction Complete

When the purchase transaction is completed, then:

15. Obtain a sewage disposal permit from the County Health Department, or appropriate permit from the County Sewer District.
16. Obtain a zoning permit from the township zoning inspector.
17. Obtain a driveway permit from the County Engineer's office or the Ohio Department of Transportation as the case may be.
18. Obtain a reputable builder and begin the Building Permit process with the Logan County Building Authority.
19. At the end of the construction process, a Certificate of Occupancy is obtained from the Logan County Building Authority and a Zoning Certificate is obtained from the township zoning inspector.
20. RELAX! And make your house a home.

This brochure may not cover all of the necessary persons and/or entities you need to contact prior to or during the home building process. This brochure may not cover all your available options during the home building process.
