

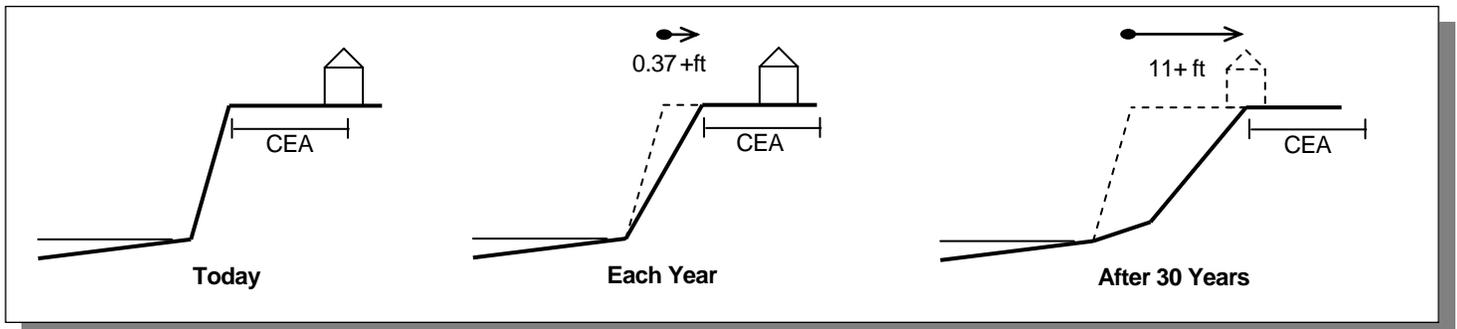
Coastal Erosion Area Permits



Ohio Department of Natural Resources
Office of Coastal Management
Sandusky, Ohio

What is a Coastal Erosion Area?

A Coastal Erosion Area (CEA) is a designated land area along the Lake Erie shore that is anticipated to be lost due to Lake Erie - related erosion if preventative measures are not taken. More specifically, a 2010 designated CEA begins at the top of a bluff, bank or beach ridge, and includes all land predicted to erode within a 30-year period if that distance totals 11 or more feet.



CEAs are not fixed in position. They are a constant distance that is measured from the bluff, bank or beach ridge at its current position. Only approximately one-third of the Ohio shore is designated as a CEA.

How were Coastal Erosion Areas Determined?

The Ohio Department of Natural Resources (ODNR) Division of Geological Survey used scientific records and data to analyze recession of the Lake Erie shore and forecast erosion rates. This process is based on Administrative Rules that were adopted in 1996. Geologists, engineers, local officials and lakeshore property owners assisted with and provided input on development of these Rules. The ODNR is mandated to review and, if necessary, update the CEA once every 10 years. The initial CEA Maps were finalized in 1998. In January of 2010, the ODNR began the public process to update the CEA maps as prescribed in Ohio Revised Code §1506.06. The 2010 CEA designations were finalized in December 2010. For more information about the 2010 mapping process, visit ohiodnr.com/CEAm.

What is the Objective of having Coastal Erosion Areas?

The objective of the CEA program is to promote wise land use. A Permit must be obtained to construct a new building or septic system or to construct an addition of 500 square feet or larger to an existing building within a CEA. The CEA Permit requires that measures be taken to effectively protect the building or septic system from shore erosion and bluff instability. As a result, the risk of damage to or loss of property, possessions, infrastructure and life due to coastal erosion will be greatly reduced.

What requires a Coastal Erosion Area Permit?

In accordance with Ohio Revised Code Section 1506.07, a CEA Permit is required prior to construction of a new building (i.e. residential, commercial, industrial, institutional or agricultural) or septic system within a CEA. Furthermore, an addition of 500 square feet or larger, as measured at ground level, to an existing building also requires a permit. The only exceptions to these requirements are if the property is not immediately adjacent to Lake Erie or if the building is a stand alone structure not designed for human occupation, such as a garage or shed. ODNR can assist you with determining if your project requires a CEA Permit.

How Do I Obtain a Coastal Erosion Area Permit?

A CEA Permit application may be found in the *ODNR Coastal Permits and Lease Booklet*, which may be obtained from the ODNR Office of Coastal Management at **105 Shoreline Drive, Sandusky, Ohio, 44870**, or by calling **419-626-7980** or **1-888-644-6267**, or online at ohiodnr.com/coastal. The CEA Permit application must demonstrate that measures to control erosion and bluff instability will be constructed prior to or concurrent with the construction of the building, septic system or addition, and will meet certain criteria. These criteria generally require the erosion control measure to function effectively for an equivalent period of 30 years.

Frequently Asked Questions

How can I find out if a CEA is on my property?

The CEAs are depicted on aerial photographs of the shore, and the CEA distances are assembled in tables. You will need to reference these maps and tables to determine if you are building within a CEA.

ODNR has distributed a copy of the maps and tables to certain municipal, township and county offices. These local offices provide a location for public inspection of the maps during normal business hours. ODNR has also provided a written guide at these locations to help you understand the maps and tables.

You may also call the ODNR or visit our website to find the closest local office to you or to obtain a map of a specific area.

How do I locate the CEA on my property?

Instructions on how to use the CEA maps and tables are provided wherever the maps are available for viewing. You may also call the ODNR Office of Coastal Management for assistance or to schedule on-site assistance.

If a CEA crosses only a portion of my property is all of my property included within a CEA?

No. Only that portion of your property which is lakeward of the CEA line is within a CEA.

What if I already have an erosion control measure on my property?

If you decide to build a new permanent structure in the CEA, you will need to apply for a permit and submit the design specifications of the existing erosion control measure to ODNR. ODNR will assess the existing erosion control measure based on the same performance standards as a proposed erosion control measure.

What must I do if I want to sell my property?

If you want to sell any property, part or all of which is located within a designated CEA, you must disclose that information to potential buyers on the Seller Disclosure form that is required with all residential real property transactions in Ohio. This applies to all CEA-designated properties – both those located adjacent to the lake and those not adjacent to the lake.

When will I get my Coastal Erosion Area Permit?

After you submit a completed CEA Permit application, the ODNR must make a decision on your application within 30 days. However, you may also be required to obtain other local, state and federal approvals.

To help ensure that you submit a complete application and have obtained all of the necessary approvals, contact ODNR as early as possible. ODNR also recommends that applications be filed well in advance of the anticipated construction start date.

