

APPLICATION AND PERMIT FOR ZONING AND OCCUPANCY

Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Tax Assessment No. \_\_\_\_\_ Date of Application \_\_\_\_\_

Plan of Lots \_\_\_\_\_ Lot No. \_\_\_\_\_ Road No. \_\_\_\_\_

APPLICATION IS MADE TO: Erect \_\_\_\_\_ Alter \_\_\_\_\_, Use \_\_\_\_\_, Extend \_\_\_\_\_, Demolish \_\_\_\_\_, Occupancy \_\_\_\_\_

Proposed Use of and/Structure \_\_\_\_\_, Zoning District \_\_\_\_\_

TYPE OF USE: \_\_\_\_\_ Principal \_\_\_\_\_ Addition to Principal \_\_\_\_\_ Accessory \_\_\_\_\_ Other \_\_\_\_\_ Special Exception \_\_\_\_\_ Conditional Use \_\_\_\_\_

LOT SIZE: Length \_\_\_\_\_ Ft., Width \_\_\_\_\_ Ft., \_\_\_\_\_ Sq.Ft., (Bldg. Size \_\_\_\_\_ Sq. Ft., Total Height \_\_\_\_\_)

SETBACKS FROM ROAD R/W OR PROPERTY LINES: Front \_\_\_\_\_, Rear \_\_\_\_\_, Side \_\_\_\_\_, Side \_\_\_\_\_

(Attach Sketch of Property Showing Existing & Proposed Structures, Roads, Streams, Etc.)

SEWAGE: Public System \_\_\_\_\_ Private System \_\_\_\_\_ Permit No. \_\_\_\_\_

WATER: Public System \_\_\_\_\_ Well \_\_\_\_\_ Cistern \_\_\_\_\_

NEAREST STREAM: \_\_\_\_\_ Within Floodplain of Stream \_\_\_\_\_

NEW DRIVEWAY: \_\_\_\_\_ Entrance Onto Twp./State No. \_\_\_\_\_

Department of Labor & Industry Permit Required \_\_\_\_\_ Permit No. \_\_\_\_\_

Westmoreland Conservation District Approval for Erosion Control \_\_\_\_\_

Disturbed Acreage for Project \_\_\_\_\_ Impervious Area \_\_\_\_\_

Work Starts \_\_\_\_\_ Work Completed \_\_\_\_\_

Estimated Construction Cost \_\_\_\_\_, Fee \_\_\_\_\_, Paid \_\_\_\_\_

Contractor \_\_\_\_\_, Address \_\_\_\_\_, Phone \_\_\_\_\_ (Attach Workers Compensation Insurance Certificate)

Property Owner \_\_\_\_\_, Address \_\_\_\_\_, Phone \_\_\_\_\_

I hereby affirm that the above information is true and correct and the Permit shall be complied with in accordance with all applicable Township Ordinances and any and all other applicable State and Federal requirements. I also agree to contact Township for final inspection prior to occupancy or use of structure or land. I also understand that persons aggrieved by the issuance of this permit have the right to appeal as per the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805 No. 247 as reenacted and amended, Section 914, 1, A. The Township reserves the right to suspend or revoke this permit for unauthorized changes, incorrect/incomplete application information, or issuance in error. It is applicant=s sole responsibility to contact the Department of Labor and Industry and/or a certified third party agency to conduct plan review and obtain their additional permit prior to commencement of construction and to obtain the required inspections as per Act 45 of 1999. This permit does not include that approval.

Signature of Property Owner \_\_\_\_\_ Date \_\_\_\_\_

REVIEW OF APPLICATION AND ISSUANCE OF ZONING PERMIT

Date \_\_\_\_\_ ( ) The application is hereby approved and a permit is issued.

Date \_\_\_\_\_ ( ) The application is hereby rejected for the following reasons.

CERTIFICATE OF OCCUPANCY

In accordance with the appropriate Township Ordinance, this permit has been reviewed and inspected and this Certificate is issued for occupancy. It is the permittee=s sole responsibility to obtain an occupancy permit from the Department of Labor and Industry and/or a certified third party agency prior to occupancy as per Act 45 of 1999.

Date \_\_\_\_\_ Zoning Officer \_\_\_\_\_

NOTICE: THE INFORMATION IN THIS DOCUMENT IS SUBJECT TO DISCLOSURE.

APPLICANTS FOR ZONING PERMITS

GENERAL CHECKLIST

1. Check zoning of property.
  - a. permitted use
  - b. special exception needed?
2. Check dimensions and area of property.
  - a. Can required setbacks and area requirements be met or is a variance needed?
3. Check need for a subdivision.
  - a. Is more than one residential/commercial structure on the property?
4. Check need for sewage testing.
  - a. Sewage approval must be obtained from the Township and/or DER prior to building permit approval.
5. Check whether proposed structure is within a Flood Plain.
  - a. Zoning permit within a flood plain is subject to additional requirements and/or restrictions.
6. Check need for other local, state, and federal permits.
  - a. Department of Environmental Resources (sewage, etc.)
  - b. PennDOT (driveway, highway occupancy, etc.)
  - c. Department of Labor & Industry.
  - d. Westmoreland Conservation District (erosion control, stormwater, NPDES, etc.)
  - e. Miscellaneous (FCC, FAA, SCA, FEMA, etc.)
7. Check parking requirements for commercial permits.
8. Check slope of property.
  - a. Slope greater than 24% uses 10 times normal area req.
9. Check need for a Township Driveway Permit.
10. Check need for a separate Township sign permit.
  - a. Along certain state highways both a Township and State Permit is required to erect a business sign.
11. Check need for a Township stormwater permit.
12. Check need for a building permit to be issued by the Department of Labor & Industry and/or a certified third party agency in compliance with Act 48 of 1999.

Fill in all blanks on your zoning permit application and provide a detailed plot plan as requested to expedite the review of your application.

See Zoning/Sewage Officer for specific details and review Township Ordinance #421 of February 23, 2000 if necessary.