

ZONING BUILDING PERMITS INSTRUCTION SHEET

The following should be completed for all construction:

- A. Complete application obtained from Zoning Officer.
- B. Responsibility for representing property boundaries is with the landowner. If survey stakes are not in place, the owner shall place stakes representing corners and road right-of-way locations and be willing to accept responsibility for errors.
- C. Submit a **site/plot plan** **Must Include:**
 - Property Lines
 - Existing Structure(s) On Property
 - (If applicable) Location of Septic System
 - Location Of Proposed Structure(s)
 - Distance Labeled from Property Lines To Proposed Structure(s)
 - Dimensions Of Proposed Structure(s) **AND** Existing Structure(s)
 - Stormwater Management Plan (if applicable).
- D. Stake and label all listed above locations.
- E. Submit a check for the required amount payable to **Peach Bottom Township**.
Any additional questions, please call 717-456-5083 Monday-Thursday 8:00 a.m. – 3:30 p.m.

PENALTIES!!

In the event erection, construction, enlargement, movement or placement of a building or structure shall have begun prior to the issuance of a permit, or in the event a building or structure shall have been occupied prior to the issuance of a Certificate of Use and Occupancy, there shall be paid in addition to the fees set forth above a late charge of one hundred (\$200.00) dollars, excepting that in the case of a dwelling which is occupied or used prior to the issuance of a Use and Occupancy, the late charge shall be five hundred (\$500.00) dollars plus an additional late charge of twenty-five (\$25.00) dollars for each day of use and occupancy in addition to the first day. The “late charge” or “late charges” imposed by this paragraph shall not be in lieu of the penalties provided by Section 12 of this ordinance.

RENEWALS

A permit can be renewed after the first twelve (12) month period for up to two additional nine (9) months periods, if construction has begun by the first nine (9) month period. It is the responsibility of the permit holder to contact the Building Permit Officer to renew the permit. There is a \$50.00 renewal fee for the renewal. If the permit is not renewed on or before its expiration date, the permit holder must obtain a new permit and pay the full permit fee. If construction has not been completed within the initial nine (9) month period and the two nine (9) month extensions, the permit may not be renewed without specific approval by the Township Board of Supervisors and the payment of a one thousand (\$1,000.00) dollar application fee by the applicant. In the event the applicant should not seek a permit renewal, or in the event an application for permit renewal should be refused, the applicant shall cause all buildings or structures which have not been completed to be removed from the property within sixty (60) days of the permit expiration and, in addition, shall, within such sixty (60) day period, remove any fully constructed accessory buildings if the principal building on the lot has not been completed.

Setback Requirements:

Front: _____ from right-of-way of road / side 10 /rear 10 Road right-of-way is: _____

Peach Bottom Township

APPLICATION FOR **ZONING PERMIT** OR USE & OCCUPANCY

MAP _____

PARCEL _____

All applicable information must be filled out or the application may be denied.

Use this form **ONLY** for Municipal Zoning Ordinance Compliance
LOCATION OF PROJECT

Site Address: _____ City _____ State _____

Tax Parcel Number: _____

Property Owner(s): _____

Owners Address if different than site: _____

Owners Phone #: _____ Owners Email: _____

DESCRIPTION	USE PROPOSED
<p>Check all that apply:</p> <p>___ Alteration*</p> <p>___ Repair, replacement*</p> <p>___ Patio or sidewalk*</p> <p>___ Deck under 30 inches*</p> <p>___ Accessory building under 1000 square feet*</p> <p>___ Agriculture building*</p> <p>*Must meet the exemption requirements of PA Act 45 UCC, or a building permit application is required</p>	<p>Residential</p> <p>Change of Use Created: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>___ Attached ___ Detached</p> <p>___ Accessory Building</p> <p>___ Demolish</p> <p>___ Other _____</p> <p>_____</p> <p>If project requires inspections or meets inspection criteria, a building application should be used – NOT THIS ZONING PERMIT APPLICATION</p>

MUST BE FILLED OUT:

ESTIMATED COST OF IMPROVEMENT: \$ _____ OWNERSHIP: Private _____ Public _____

Describe your project in detail: (must be complete)

Peach Bottom Township

APPLICATION FOR ZONING PERMIT

The owner of this property and the undersigned agree to conform to all State, federal, and Local Laws and Ordinances of Peach Bottom Township and that by signing this application further states that any misrepresentation of the facts set forth on this application will result in criminal and civil penalties as set forth in the PA Crimes Code Title 18, Sections 4903 and 4904 dealing with false statements. I also certify that the proposed work is authorized by the property owner of record and that I have been authorized by the owner to make this application as their authorized agent.

I/ We the undersigned, hereby apply for a permit for the purposes described in this application and the attached plans. I/We assume responsibility for the establishment of official property lines before construction. I/We understand that permit issued subsequent to this application in no way constitutes approval as to the location or grade of any building or structure by the Township unless permitted secured lines, grades, and instructions from Township Engineer. I understand permits may be returned by the County or other State and Local agencies and it is my responsibility to obtain any required permits prior to the start of construction. I understand that this application is for Zoning Related work only, and any work requiring inspections or fall under UCC requirements will not be performed under this application.

Signature of applicant/representative: _____ Date: _____

Print Name of Owner: _____

Print Name of Representative: _____ Title: _____

PERMIT FEE: _____

LATE FEE: _____

RETENTION BASIN FEE: _____

USE & OCCUPANCY FEE: _____

PLOT PLAN

Must Include:

- Property Lines
- Existing Structure(s) On Property
- (If applicable) Location Of Septic System
- Location Of Proposed Structure(s)
- Distance Labeled From Property Lines To Proposed Structure(s)
- Dimensions Of Proposed Structure(s) **AND** Existing Structure(s)
- Stormwater Management Plan (if applicable).

Any Missing Information May Result In The Return Of The Application

WORKERS' COMPENSATION INFORMATION FORM

AFFIDAVIT OF EXEMPTION

The undersigned affirm that he/she is not required to provide workers compensations insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons, as indicated:

___Property owner performing own work. If property owner does hire a contractor to perform any work pursuant to building permit, contractor must provide proof of workers' compensation insurance to the municipality. Homeowner assumes liability for contractor compliance with these requirements.

___Contractor has no employees. Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the municipality.

___ Religious exemption under the Workers' Compensation Law. All employees of contractor are exempt from workers' compensation insurance (attach copies of religious exemption letter for all employees).

Signature of Applicant _____

County of _____ Municipality of _____

Subscribed, sworn to and acknowledged before me by the above

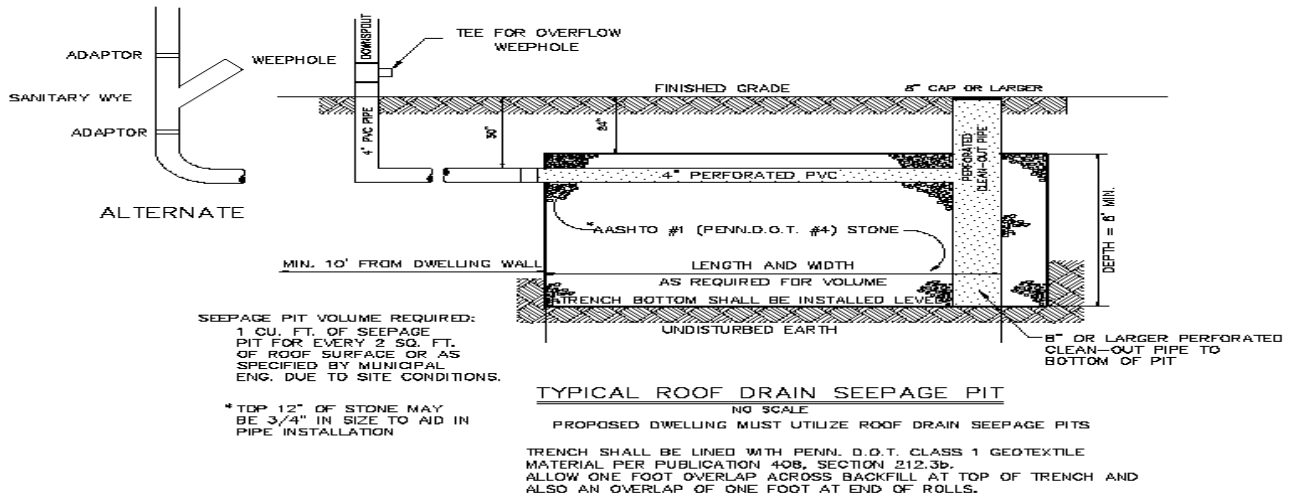
_____ this _____ Day of _____ 20_____

SEAL

Notary Public

MUST BE NOTARIZED

STORM WATER CONTROL



Erosion & Sediment Control

1. Ensure that no sediment is deposited onto public roads.
2. It is a violation of State and Federal regulations to allow sediment to enter any stream or drainage channel.
3. If you have any questions concerning erosion control, please contact York County Conservation District at 717-840-7430

