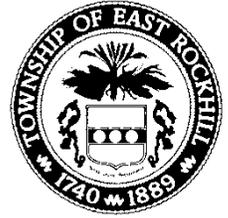


# EAST ROCKHILL TOWNSHIP

1622 North Ridge Road, Perkasie, Pennsylvania 18944  
Phone 215-257-9156 • Fax 215-257-1299

website: www.EastRockhillTownship.org



## DECK or PATIO PERMIT APPLICATION

### PROPERTY INFORMATION:

TAX PARCEL Number: 12-\_\_\_\_\_ Date: \_\_\_\_\_

SITE ADDRESS: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
Residential Commercial Industrial Other

EQUITABLE OWNER on Record: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

### CONTRACTOR:

CONTRACTOR or APPLICANT (if not owner): \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ Address: \_\_\_\_\_

CONCRETE: \_\_\_\_\_ Address: \_\_\_\_\_

ELECTRICAL: \_\_\_\_\_ Address: \_\_\_\_\_

### DECK or PATIO DESIGN:

DECK/PATIO Attached Free-Standing

Dimensions: \_\_\_\_\_ Height off of ground: \_\_\_\_\_ Type of Wood: \_\_\_\_\_

Beams: Under Joists Even with Joists Posts: In-Ground On Piers

Benches: No Yes, how many? \_\_\_\_\_

Type of Fasteners on Decking: Galvanized Nails Stainless Steel Screws/Washers \_\_\_\_\_

### DECKING

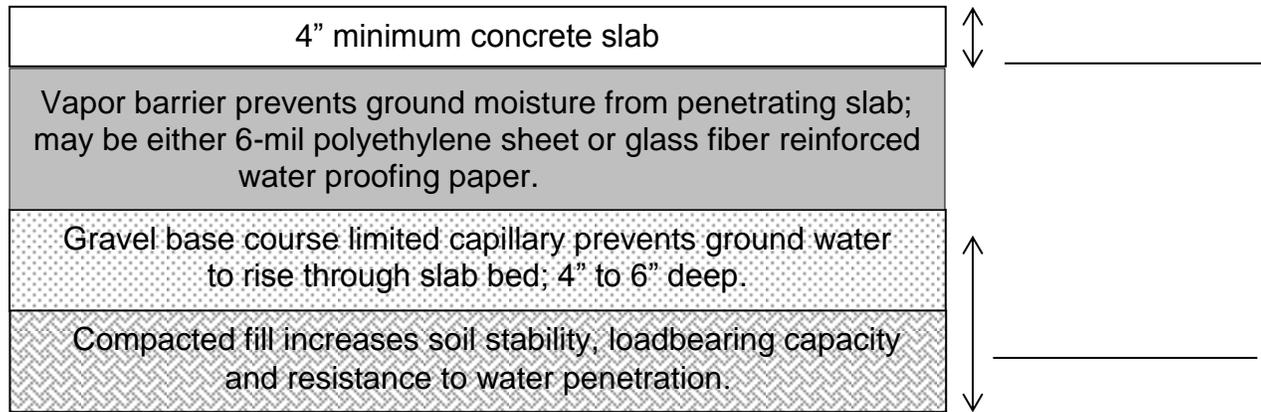
Direction: \_\_\_\_\_ Material \_\_\_\_\_ Dimensions: \_\_\_\_\_

STAIRS: No Yes, Placement: \_\_\_\_\_ Width: \_\_\_\_\_ Railing Location: \_\_\_\_\_

GUARD RAILING Height: \_\_\_\_\_

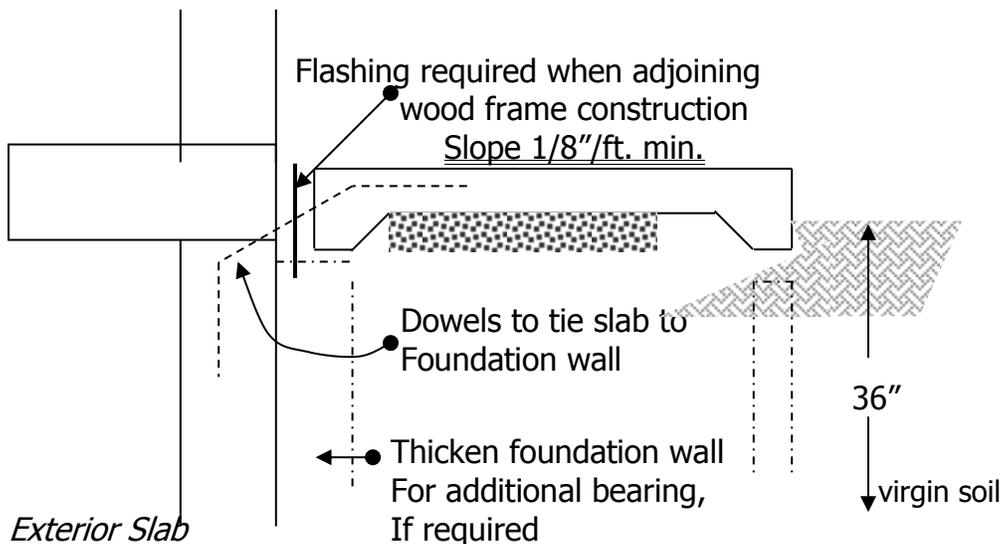
HAND RAILING Placement: \_\_\_\_\_ Height \_\_\_\_\_ Material: \_\_\_\_\_

## CONCRETE GROUND SLABS



Exterior concrete exposed to the weather must be 3500 psi

## WOOD DECK



## **Construction Drawings Required**

### Footings:

Include size, depth, height, location and method of installation.

### Framing:

Include size, type and spacing of floor joists, show the method of attachment to house, (ledger board, flashing, wood to wood, lag bolts (size and spacing) etc.) Show joist hangers, girders, support posts (size and location). Note: if deck is over six feet (6') above grade, 6x6 posts are required.

Also, include detail of guardrails, which are required if the proposed deck is located more than 30 inches (30") above grade. Guardrails shall not be less than 36 inches (36") in height and shall have intermediate rails or ornamental closures which will not allow passage of an object six inches (6") or more in diameter.

Decks and balconies are required to provide a live load factor of 60 pounds (60 lbs.) per square foot.

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## ZONING PERMIT APPLICATION

TAX PARCEL Number: 12-\_\_\_\_\_

Date: \_\_\_\_\_

SITE ADDRESS: \_\_\_\_\_

Zoning District: \_\_\_\_\_

### CONTACT INFORMATION:

EQUITABLE OWNER on Record: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Present Use of the Property: \_\_\_\_\_

Proposed Use being applied for: \_\_\_\_\_

Lot Size \_\_\_\_\_ (acres)      Number of Proposed Bedrooms \_\_\_\_\_      Cost of Improvement \$ \_\_\_\_\_

Application is hereby made to:

- |   |  |
|---|--|
| <input type="checkbox"/> Change the use of the property | <input type="checkbox"/> Remodel an existing structure |
| <input type="checkbox"/> Erect a structure              | <input type="checkbox"/> Other, please explain         |
| <input type="checkbox"/> Add to an existing structure   | _____  |

Dimensions and square footage of Proposed Work and/or Use: \_\_\_\_\_

Description of Proposed Work and or Use: \_\_\_\_\_

Sewage Disposal: Public    \*Private    \*BC Dept. Health Permit No. & Date Issued \_\_\_\_\_

Water:                    Public    Private

SETBACKS (proposed improvement): Front yard \_\_\_\_\_ Rear yard \_\_\_\_\_ Side yards \_\_\_\_\_ / \_\_\_\_\_

What is the total amount of property (in square feet) covered with structures, driveways, sidewalks, etc. prior to construction?

\_\_\_\_\_  
(Total square feet of structures on the property)      (Total square feet of sidewalks & driveways)      (All other impervious surface)

Proposed Square Footage \_\_\_\_\_ Number of off street parking spaces \_\_\_\_\_ Height of Proposed Structure \_\_\_\_\_

Is any part of your property in a floodplain? Yes    No

Are there any easements on the property? Yes    No    If yes, please describe:

\_\_\_\_\_

**Site or plot plan for applicant use**

Plot plan request may be made to East Rockhill Township

**Plot Plan must show the following:**

- Scaled plan of entire property in duplicate; identify streets adjacent to property.
- All buildings with size dimensions (length & width) within property lines and indicate whether existing or proposed. Indicate front, side and rear yard setbacks by showing the distance from buildings to property lines on all sides.
- Property owner is responsible for the accuracy of this plot plan. On-lot sewage systems and/or any easements/deed restrictions must be indicated.

**A non-refundable Zoning Fee is due with submission.**

**Setback (feet):**

| <u>Zoning District</u> |                           | <u>Principal Structure</u> |             |             | <u>Sheds</u> |             |
|------------------------|---------------------------|----------------------------|-------------|-------------|--------------|-------------|
|                        |                           | <u>Front</u>               | <u>Side</u> | <u>Rear</u> | <u>Rear</u>  | <u>Side</u> |
| AP                     | Agricultural Preservation | 50                         | 30          | 50          | 12           | 12          |
| R-1                    | Residential               | 50                         | 20          | 50          | 5            | 5           |
| RP                     | Resource Protection       | 50                         | 30          | 50          | 12           | 12          |
| RR                     | Rural Residential         | 50                         | 30          | 50          | 12           | 12          |
| S                      | Suburban                  | 50                         | 20          | 50          | 5            | 5           |

**Certification:**

I (print name) \_\_\_\_\_ hereby state the above facts and information are accurate and complete, acknowledge that any false information contained within this application will be grounds for permit rejection or revocation. The applicant further acknowledges that this this is an application only and that the use requested cannot commence upon the property until and unless a Zoning Permit is issued by the Township.

Signature \_\_\_\_\_

**Owner –** (if other than above – signature required)

I (print name) \_\_\_\_\_ have read and familiarized myself with the contents of this application and hereby consent to its submission and processing.

Signature \_\_\_\_\_

**Advisory to Applicant:**

Applicant is advised that upon review of a completed application, it may be determined that additional approvals are required prior to final issuance of a Zoning Permit. Those additional approvals may include (but are not necessarily limited to):

**PennDOT** Applications that affect the use of a property that take access from a road under PennDOT jurisdiction may require a PennDOT permit.

**PaUCC** If the proposal includes construction regulated by the PA Uniform Construction Code, a Building Permit Application is required.

**BCCD** If the proposed work area involves disturbance of more than 1000 square feet of soil then approval from the Bucks County Conservation District is required. [www.bucksccd.org/index.htm](http://www.bucksccd.org/index.htm)

**Stormwater** If the proposal involves the construction of cumulative area of 1,000 square feet or more of impervious surfaces since the year 2002, a stormwater management plan or review may be required. Impervious surfaces include (but are not necessarily limited to): driveway (both asphalt and crushed stone), buildings, some decks, patios, walkways, etc.

**Waste Water** Certain projects may necessitate the review and approval of the Bucks County Health Department or public water / sewer provider.

**Driveway Permit** If the proposal involves work within a township right-of-way a Driveway or Road Opening Permit may be required.

**Land Development** Certain uses may require the submission of a Land Development Application to the Planning Commission and Board of Supervisors.

**Other** Certain uses may require submission to the Planning Commission, Zoning Hearing Board or other Boards, Commissions or Agencies.

***If it is determined additional approvals are needed, you will be notified in writing***

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**FOR TOWNSHIP USE**

Zoning Officer’s Review:

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPROVED DENIED Zoning Officer \_\_\_\_\_ Date \_\_\_\_\_

PAID Amount \_\_\_\_\_ Check No. \_\_\_\_\_