

EAST ROCKHILL TOWNSHIP

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

website: www.EastRockhillTownship.org



ZONING PERMIT APPLICATION

TAX PARCEL Number: 12-_____

Date: _____

SITE ADDRESS: _____ City/State: _____

Zoning District:

<input type="checkbox"/> AP	Agricultural Preservation	<input type="checkbox"/> I1	Industrial 1	<input type="checkbox"/> RR	Rural Residential
<input type="checkbox"/> CE	Cultural/Educational	<input type="checkbox"/> I2	Industrial 2	<input type="checkbox"/> S	Suburban
<input type="checkbox"/> CO	Commercial/Office	<input type="checkbox"/> R1	Residential 1	<input type="checkbox"/> VC	Village Commercial
<input type="checkbox"/> E	Extraction	<input type="checkbox"/> RP	Resource Protection	<input type="checkbox"/> VR	Village Residential

Present Use of the Property: _____ Lot Size _____ acres

Sewage Disposal: Public Private

Water: Public Private BC Dept of Health Permit # _____

CONTACT INFORMATION:

EQUITABLE OWNER on Record: _____

Email: _____ Phone: _____

Address: _____ City/State/Zip: _____

APPLICANT if different than Owner: _____

Email: _____ Phone: _____

Address: _____ City/State/Zip: _____

PROPOSED CONSTRUCTION OR USE:

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 | |

Details: _____

Setbacks: Front _____ ft. Rear _____ ft. Side _____ ft./_____ ft.

Height: _____ ft. Cost: \$ _____ No. of Bedrooms added _____

Dimensions: _____ Square Footage of Proposed Work: _____

<u>Setbacks</u>		<u>Principal Structure</u>			<u>Sheds</u>	
	<u>Zoning District</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

BUILDING & LOT:

Existing square footage: _____sf _____sf _____sf _____%
Main Building Outbuildings Driveway, Sidewalks Impervious Surface

Proposed square footage: _____sf _____sf _____sf _____%
Main Building Outbuildings Driveway, Sidewalks Impervious Surface

Number of off street parking spaces _____ Is any part of your property in a floodplain? Yes No

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

SUBMISSION REQUIREMENTS:

Detailed Plot Plan with the following:

- Plot plan available at www.bucksgis.maps.arcgis.com or send plot plan request to Staff@EastRockhillTownship.org.
- Drawn to scale of entire property.
- Streets adjacent to property.
- All buildings with size dimensions (length & width) within property lines and whether it is existing or proposed. Indicate front, side and rear yard setbacks in feet measurement by showing distance from buildings to property lines on all sides.
- On-lot sewage systems and/or any easements/deed restrictions must be indicated.
- Property owner is responsible for the accuracy of this plot plan.
- Submit in duplicate.

Non-refundable Zoning Fee per the current fee schedule

Certification:

I hereby state the above facts and information and attachments submitted herewith 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 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. I certify that the East Rockhill Zoning and Code Officials are authorized to enter those areas of my property affected by the permit to inspect for compliance with the Zoning Permit and the Pennsylvania Uniform Construction Code.

Signature of Applicant _____
Date

Signature of Owner (Required, if different from Applicant) _____
Date

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 5000 square feet of soil then approval from the Bucks County Conservation District is required. 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.

DEFINITIONS:

Alteration – as applied to a building or structure, a change or re-arrangement in the structural parts or an enlargement or diminution.

Building Height – The vertical distance from the average elevation of the finished grade at the front two corners of the building to the top of the highest roof beams on a flat or shed roof, to the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs.

Easement – A grant of the use of a parcel of land for the use by the public, a corporation or a person for a specified purpose.

Impervious Surface – Impervious surfaces are those surfaces which do not absorb rain. All buildings, parking areas, driveways, roads, sidewalks and any areas in concrete asphalt and packed stone shall be considered impervious surfaces within this definition. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition will also be classified as impervious surfaces.

Impervious Surface Ratio – The impervious surface ratio is measured by dividing the total area of all impervious surfaces within the site by the net buildable site area.

Lot line – any boundary line of a lot.

FOR TOWNSHIP USE

Zoning Officer Review:

APPROVED DENIED Zoning Officer _____ Date _____

PAID Amount _____ Check No. _____

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DECK or PATIO PERMIT APPLICATION

PROPERTY INFORMATION

SITE ADDRESS: _____
EQUITABLE OWNER on Record: _____
Email: _____ Phone: _____
Address: _____

CONTRACTOR

CONTRACTOR or APPLICANT (if not owner): _____
Email: _____ Phone: _____
Mailing Address: _____
ARCHITECT: _____ Address: _____
CONCRETE: _____ Address: _____
ELECTRICAL: _____ Address: _____

DESIGN INFORMATION

DECK/PATIO Attached Free-Standing
Dimensions: _____ **Height off of ground:** _____ **Type of Wood:** _____
Beams: Under Joists Even w/Joists **Posts:** In-Ground On Piers **Benches:** No Yes, # _____
Type of Fasteners on Decking: Galvanized Nails Stainless Steel Screws/Washers _____
DECKING: Direction: _____ Material _____ Dimensions: _____
STAIRS: No Yes If yes:
Placement: _____ Width: _____ Railing Location: _____ Guard Railing Height: _____
HAND RAILING Placement: _____ Height _____ Material: _____

SUBMISSION REQUIREMENTS

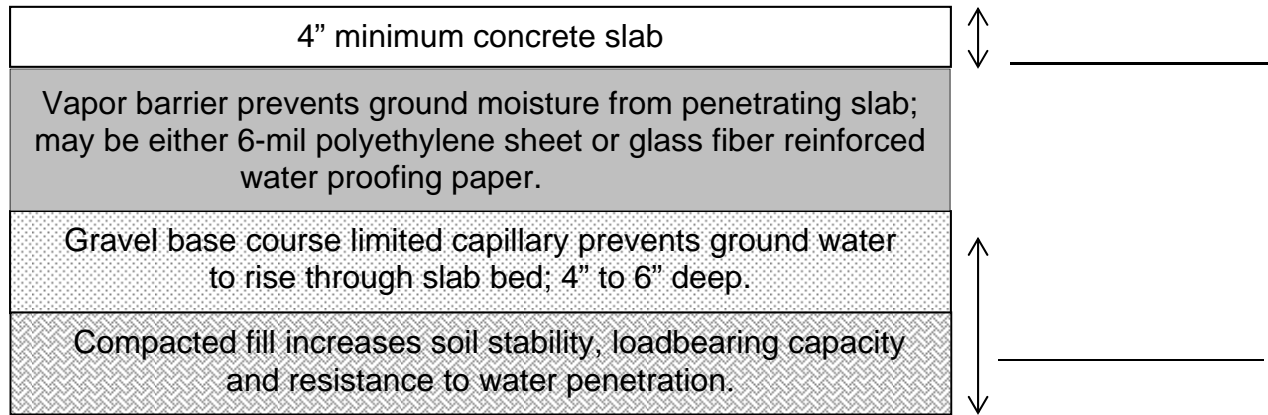
- Completed zoning and deck permit applications. Homeowner signature required.
- Plot plan showing existing structures and location of proposed deck / patio with dimensions and distance to property lines.
- Construction drawings and details
- Zoning Fee

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

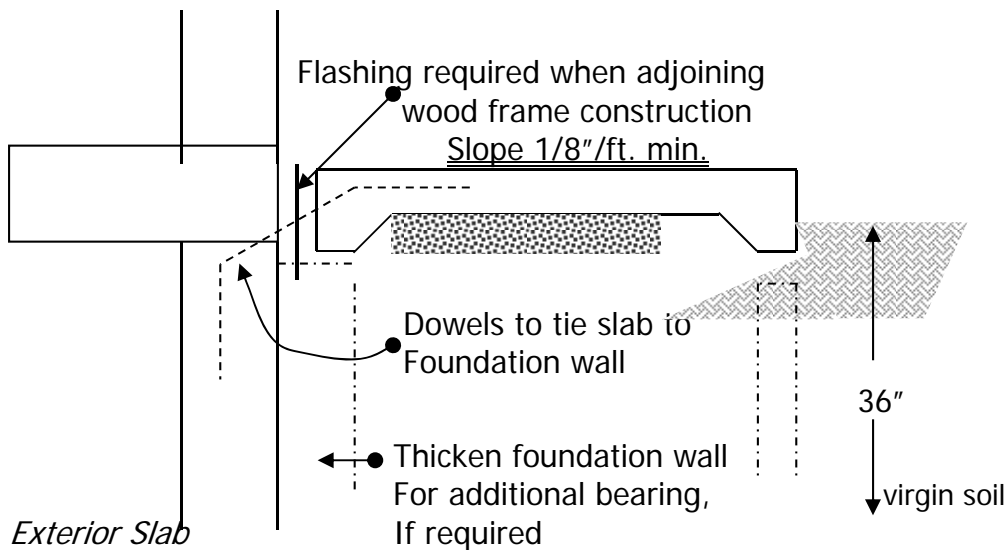
Signature of Homeowner or Authorized
Representative making Application

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.

