

WEST HANOVER TOWNSHIP ZONING PERMIT
7171 Allentown Boulevard, Harrisburg, Pa. 17112
717.652.4841 Main Office

Zoning: 717.540.6075 zoning@westhanover.com Codes: 717.540.6080 codes@westhanover.com

Date Received _____ . Bld. Permit Recd? _____ Construction Cost _____

Note: All Applicants must answer questions 1, 2, 3, 9 and 10 ***SEE ATTACHED EXHIBITS FOR PERMITS INFO REQUIRED.**

1. This is to certify that: Name: _____

Address: _____

Phone: _____ Email: _____

- * a. Has applied for a Zoning Permit for Sign New Business Addition (sunroom, deck, car port, patio)
- Accessory Structure (shed, fence, garage) New Structure New Single-Family Dwelling Home Occupation
 Timber Harvesting. Other Pool

b. If you are applying for a new business, structure or SFD please include the number of dwellings units and the

Proposed Use: _____

c. Address of Project: _____ Zoning District _____

Construction Cost: _____ Parcel# 68- _____

Est. Start Date: _____ Est Completion Date: _____

2. Is the owner different than section 1? If yes please complete:

Name: _____ Address: _____

Phone: _____ Email: _____

3. Contractor Name: _____ Address: _____

Phone: _____ Email: _____

4. Business Permit: Retail Professional Services Restaurant Bar Auto Sales/Service Hotel/Motel
 Shopping Center Club/Lodge Business/Professional/Government Other _____

5 Proposed Parking: Total# spaces: _____ Total ADA Spaces: _____ Size of each space: _____ Total Area for Parking _____

6. Sign Permit: Building Frontage: _____ Illuminated Non- illuminated

a. Type of sign: Wall Projecting Freestanding Flag Illuminated Billboard Awning

b. Size of Sign: Height/Width/ Length: _____ Setback From Property Line _____

c. Wording on Sign: _____

7. New Construction:

a. Lot Information

Road/Street Frontage: _____ Lot Area: _____

Proposed building setback from Right-of-way (front yard) _____

Side Yards (2): _____ & _____ Rear Yard: _____

b. Structure Information/Proposed Structure: Height _____ Width _____ Depth: _____

Number of stories (including basement) _____

c. Existing Structure, house garage porch etc.: Width _____ x Depth: _____ Width _____ x Depth _____

Width _____ x Depth _____ Width _____ x Depth _____ Width _____ x Depth _____

d. Driveway & Parking: Parking; Width x Depth _____ Driveway: Width x Depth _____

e. Existing Utilities & Utility Easement:

1. Are there any utilities connections of the property currently? _____ **Please note location of utilities**

2. Is this property subject to any easements or Right-of-way agreements? _____ **Show easement on plans**

8. Total Area of Earth Disturbance: _____ Do you have an NPDES Permit: _____

Do you have public sewer or private septic? _____ Do you have public water or well: _____

9. Environmental Features: wetlands steep slopes streams lakes or ponds None

10. **Site Mmap Required:** scaled drawing showing all existing structures, proposed construction and relation to all existing private or public roads, existing utilities, utility or other easements and right-a-way. Show all setbacks and all existing boundary lines.

The undersigned (Applicant below) is hereby applying for a zoning permit to be issued on the basis of the information contained within this application and supporting approved drawings. The Applicant hereby certifies that all information and attachments to this application are true and correct. The Applicant is responsible for all Plan review fees and recording fees necessary for this permit. The issuance or denial of this permit may be appealed to the Zoning Hearing Board through the normal application process.

Any oversight or omission during the review process is not a waiver of any of the requirements of applicable Zoning and or Subdivision & Land Development Ordinances of West Hanover Township and does not relieve the Applicant, Developer and or Property Owner from complying with them.

Applicant Signature

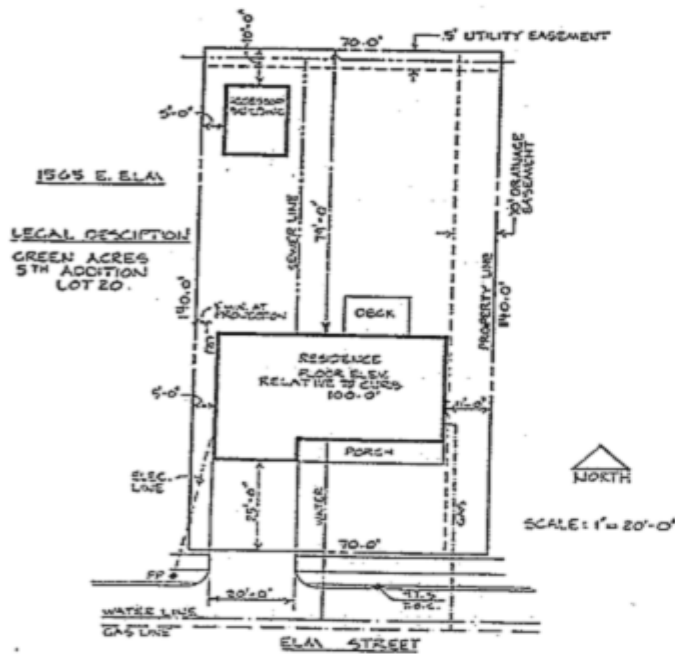
Print name

Date

Section 195-184.C (1) states this permit is valid for 12 months from issuance.

A site map should include ALL of the following: Note: for sign permits, a scaled drawing of the sign is REQUIRED.

SITE PLAN ILLUSTRATION



- Property dimensions / lot size in square feet.
- Dimensions & square footage of all existing structures
- Dimensions & square footage of all proposed structures
- Impervious structures and their dimensions (sidewalks, driveways, patios)
- Distance between the structures and the property lines
- Distance between all structures
- Road or street frontage (for a corner or odd shaped lot – show the width of ALL sites that face a street)
- Utility locations, easements or any other right-of-way on the property (if existing)

PROPERTY SITE PLAN EXAMPLE

PLEASE INCLUDE YOUR SITE PLAN ON A SEPARATE SHEET OF PAPER.

EXHIBITS

New Dwellings, New Nonresidential Building, or Additions: Zoning permit application, plot plan, storm water application if over 1,000 square feet, storm water plans prepared by engineer, Operations and Maintenance Agreement, Improvement Guarantee estimate, erosion and sedimentation control permit application if over 2,000 square feet and erosion and sedimentation control plan, sewer or septic permit, driveway permit – driveway surfacing, slope, speed limit of right and sight distance to the left and right must be shown on the plot plan, cost estimate per Resolution. Prior to construction: A preconstruction meeting is mandatory.

Sheds, detached garage, fence, swimming pool, gazebo, and other accessory buildings or structures: Section 195-95 Zoning permit application and plot plan. Please note: Plot plan must show the distance from the house to the detached structure. Please note: fence height must be indicated on the application and plot plan. Please note: In-ground swimming pools must show a minimum fence of 4' in height, spacing, gates, and gates must indicate that they are self-closing and locking. Above ground pools must indicate the height of the pool and if the ladder to the pool is removable or lockable.

Home Occupation Section 195-99 or Non-Impact Home Based Business Section 195-103.O.: Zoning permit application and change of use form, plot plan meeting the definition of plot plan and showing the number of off street parking spaces, floor plan showing the dimensions of the house and the dimensions of the home occupation area, narrative addressing requirements of Section 195-99 or Section 195-103.O.

New Business (certificate of use): Zoning permit application and change of use form, type of new business, square footage occupied with dimensions, number of off-street parking spaces, handicapped parking spaces, signs – number of signs, sign type (wall, freestanding, projecting), height, dimensions, setback from property line for the front and side property lines.

Nonconforming Certificate: Section 195-152. Nonconforming certificate application, narrative addressing date that nonconformity began, plot plan if applicable showing the lot dimensions, structures on the lot, dimensions of structures, setbacks, off-street parking.

Signs: Section 195-150. Zoning permit application and plot plan for freestanding signs showing the setback from the street and side property lines to the sign, a diagram of the sign area showing width, length and height. For wall signs: A plot plan is not required but a diagram showing the sign width, length, linear frontage of the building and the location of placement on the building.

Timber Harvesting: Section 195-103.Q. Zoning permit application, plot plan, diagram truck route from the site indicating streets that will be traveled, notification within 7 business days of commencement and completion, preparation of harvesting plan, erosion and sedimentation control plan and storm water management .

NOTE: PRE-CONSTRUCTION MEETING IS REQUIRED FOR ALL NEW CONSTRUCTION.