

WEST NANTMEAL TOWNSHIP ZONING PERMIT APPLICATION PACKAGE

A Zoning Permit is required for the following:

- Sheds and outbuildings (prefabricated or site built).
- Decks, both attached and free-standing.
- Fence
- Patios and paved terraces.
- Detached Garage.
- Timber Harvest.
- Any other item that the Zoning Officer should deem appropriate. All applications for a Zoning Permit must include the following:
 - A completed application with original signature.
 - Two (2) copies of a site plan detailing any and all information on the Zoning Site Plan Requirements page which applies to the property. (page 3)
 - Application fee
- Should you need further information or have any questions please contact the West Nantmeal Township Zoning Officer:

(610) 286-9722 ext. 11 (Township office, Wed. Morning)

(610) 469-8414 – Castle Valley Consultants, Inc.

Email – cakologie@casval.com

ZONING SITE PLAN REQUIREMENTS

The following must appear on all site plans:

Location of all property lines. Include exact length of all property lines and include the size of your lot in square feet.

Location of all existing buildings and improvements, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other outbuildings.

Location of all proposed projects and other improvements, including but not limited to, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other outbuildings.

Exact dimensions, including the area calculations in square feet, of all existing and proposed improvements on the property, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other outbuildings.

Exact dimensions **from** all existing and proposed improvements **to** all property lines, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, and any other outbuildings.

Location of all easements on the property, both public and private, including the exact dimensions of the easements. (See notes below)

Location of the 100-year floodplain and the 100 year floodplain elevation, if applicable. Boundaries of the 100-year floodplain must be field staked prior to any on site construction, if applicable. (See notes below)

Location and dimension of any clear sight triangles on the property. (See notes below)

Location of all required West Nantmeal Township building setback lines.

Location of all public roads rights-of-way.

Location of all public roads.

Location of an on-lot sewage system, if applicable.

Location of all wetland areas, if applicable.

Location of all flood zones or flood plains, if applicable.

Location of all municipal boundaries, if applicable.

REQUIRED NOTES

Any lot which contains a recorded easement or right-of-way MUST have the following note on the site plan:

"Nothing shall be placed, planted, set, or put within the area of the easement that would adversely effect the function of the easement."

Any lot which contains a 100-year floodplain MUST contain the following note:

"Any proposed improvements to be located within the 100 year floodplain shall be in accordance with the West Nantmeal Township Zoning Ordinance."

Any lot which contains a 100-foot clear site triangle MUST have the following note written on the site plan:

"Nothing shall be placed, planted, set, or put within the area of the 100 foot clear site triangle that has the possibility of growing in excess of 30 inches or which may obscure a motorist's vision."

**ZONING PERMIT APPLICATION
WEST NANTMEAL TOWNSHIP**

*** Required information**

***Date of Application** _____ **Permit #** _____

LOCATION OF PROPOSED WORK OR IMPROVEMENT

*Postal Address: _____

Tax Parcel ID # _____

Lot # _____ Subdivision/Land Development: _____ Phase: _____ Section: _____

*Owner: _____ *Phone # _____ Email _____
*Cell # _____ Fax# _____

*Owner Address: _____ *City: _____ *State: _____ * Zip: _____

*Applicant: _____ *Phone# _____ Email _____
*Cell # _____ Fax# _____

*Applicant Address: _____ *City: _____ *State: _____ * Zip: _____

Zoning Permit Fee - \$75.00

WHAT WORK ARE YOU PLANNING? (Check all that apply)

Shed: ----- Size _____ Square Feet _____ Height _____

Patio: ----- Size _____ Square Feet

Deck: ----- Size _____ Square Feet
How far above grade (in inches) will the walking surface of the deck be?

Sidewalk/Walkway: -- Size _____ Square Feet

Detached Garage: ---- Size _____ Square Feet _____ Height _____

Other: Description of work: _____

WILL THIS WORK INCLUDE INSTALLATION OF:

ELECTRIC----- **Yes**----- **No**

MECHANICAL----- **Yes**----- **No**

PLUMBING ----- **Yes**----- **No**

ADDITIONAL IMPERVIOUS COVERAGE ----- **Yes**----- **No**

(IF YES, ATTACH IMPERVIOUS COVER WORKSHEET)

Office Use Only - Zoning District: _____ Approved by: _____ Date: _____ Check # _____