

# **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 Assistant Zoning Officer, Danielle Stoltzfus at:

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

(484) 318-8916 – Yerkes Associates

(484) 334-3032 – Cellular Phone

Email - [dstoltzfus@yerkes-assoc.com](mailto:dstoltzfus@yerkes-assoc.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 # \_\_\_\_\_

**WEST NANTMEAL TOWNSHIP**  
**CHESTER COUNTY**  
**455 North Manor Road, P.O. Box 234**  
**Elverson, PA 19520**  
**Telephone (610)286-9722 Fax (610)286-0476**

**IMPERVIOUS COVERAGE WORKSHEET**

The following items must be included and shown on your plot plan, showing all new and existing items, when submitting your application:

- Zoning District (fill in if known)----- \_\_\_\_\_ sq. ft.
- Total Sq. ft. of lot:----- \_\_\_\_\_ sq. ft.
- Sq. ft. of footprint home:----- \_\_\_\_\_ sq. ft.
- Sq. ft. of driveway:----- \_\_\_\_\_ sq. ft.
- Sq. ft. of sheds/barns:----- \_\_\_\_\_ sq. ft.
- Sq. ft. of detached garage:----- \_\_\_\_\_ sq. ft.
- Sq. ft. of pool/hot tub:----- \_\_\_\_\_ sq. ft.
- Sq. ft. of sidewalks:----- \_\_\_\_\_ sq. ft.
- Sq. ft. of patios:----- \_\_\_\_\_ sq. ft.
- Sq. ft. of decks:----- \_\_\_\_\_ sq. ft.
- Sq. ft. of porches:----- \_\_\_\_\_ sq. ft.
- Sq. ft. of any other impervious surfaces on property:----- \_\_\_\_\_ sq. ft.
- Sq. ft. of porches:----- \_\_\_\_\_ sq. ft.
- Sq. ft. of any other impervious surfaces on property:----- \_\_\_\_\_ sq. ft.
- New proposed addition, patio, sidewalk, etc.:----- \_\_\_\_\_ sq. ft.

---

**Office Use Only –**

- Total impervious coverage allowed in this district:----- \_\_\_\_\_
- Total existing impervious coverage on this lot:----- \_\_\_\_\_
- Total proposed impervious coverage on this lot:----- \_\_\_\_\_