LOWER OXFORD TOWNSHIP

220 Township Road • Oxford • PA • 19363
Phone: 610-932-8150 ext. 14 • Fax: 610-932-2367

NO PLAN REVIEW REQUIRED

RESIDENTIAL - ZONING PERMIT & APPLICATION

MODULAR ACCESSORY BUILDING >1,000 SQ. FT.

TPI # 56-_____-_____	Date of Application: _____/_____/_____	Permit # Issued: K-___-____-Z

Property Owner:		Cell No.	
Property Address:		Phone No.	
Owner's Address: (if different than property)		Other:	

Contractor Name & Contact:		Cell No.	
Address:		Phone No.	

S/D Name:		**Lot No.:**	**Lot Size:** Acre(s)	**Non-Conforming Lot?** □ Yes □ No
Type: Place Accessory Building		**Use:** Residential	**Zoning District:** R-1, R-2, R-3, R-4 C-1, C-2, C-3, I-1	**Zoning Variance Required?** □ Yes □ No
DIMENSIONS	**Width:**	**Length:**	**Total Sq. Ft.**	**SWM Waiver Required?** (≤1,000 sq. ft.) □ Yes □ No □ N/A **Utilize Existing Impervious?** □ Yes □ No _____ sq. ft. **SWM Plan Required?** (≥1,000+ sq. ft.) □ Yes □ No □ N/A (≥2,000+ sq. ft.) □ Yes □ No □ N/A

I hereby certify that the 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 we agree to conform to all applicable laws of this jurisdiction. We also understand that all information contained in this building permit application is agreed to be essential, and any erroneous information contained herein shall render the Permit invalid ab initio, without regard to whether construction has commenced.

Signature of Owner: _____ Date: _____

Signature of Contractor (if applicant) _____ Date: _____

Remarks: Please contact Zoning Officer once placement of accessory building is complete at 610-932-8150 ext. 14.

Signature of Approval of BCO: _____ Date: _____
Deborah J. Kinney, BCO (#002899)

Estimated Cost of Project: $	**Permit Fee $**

Method of Payment: □ **Check #** (Payable to Lower Oxford Township) □ **Money Order** □ **Cash** (No Credit Cards Accepted)

If you have questions, or unsure about the interpretation of this requirement, please contact the Codes Enforcement Officer at 610-932-8150 ext. 14.

Chapter 27 – Definition – Accessory Building

A building, excluding mobile homes, subordinate to the principal building on a lot and used for purposes customary and incidental to those of the principal building.

- ❒ Accessory Building may only be placed in side and rear of yard of property and must maintain 10 feet from the property line and may not be placed in easements, replacement septic areas, or delineated wetland areas.
- ❒ Permit becomes invalid if work is not commenced within 180 days of issuance or if work is suspended or abandoned for more than 180 days after work begins.
- ❒ Permit holder may request an extension for placement of Accessory Building. Approval must be in writing.
- ❒ Please see attached sheet for fee schedule.

Date Payment Submitted to Treasurer for Payment: _____/_____/_____
Date Submitted to Building Inspector for SWM Inspections: _____/_____/_____

PLOT PLAN

Outline the shape of the building lot and show dimensions. Locate NORTH point. Outline accessory structure to be placed, and designate any other building(s) on the same plot and show dimensions of those buildings. Show set-back of front yard, rear yard, and side yards. Locate water and sanitary services, and replacement area septic (if applicable). Check with Zoning Officer for appropriate setbacks.

Square Footage of Impervious Surface:

House:	_____	x _____	= _____
Garage:	_____	x _____	= _____
Driveway:	_____	x _____	= _____
Outbuilding(s):	_____	x _____	= _____
_____	_____	x _____	= _____
_____	_____	x _____	= _____
Pool:	_____	x _____	= _____
Other:	_____	x _____	= _____
_____	_____	x _____	= _____
_____	_____	x _____	= _____
	Approx. Sq. Ft. Totals:		= _____

≤1,000 sq. ft. - Waiver - $25 (Ag ≤10,000 sq. ft.)
>1,000 & ≤2,000 sq. ft. - Small Project Stormwater Management Permit (Residential)
Admin Fee - $150
Initial Escrow - $500
(Professional reviews will be charged at actual cost and shall be added to as necessary to maintain an escrow at 25% of original amount; any excess shall be refunded to the applicant.
>2,000 sq. ft. Residential & Ag >10,000 sq. ft. – Stormwater Management Permit
Permit Fee - $300
Initial Escrow - $500
(Professional reviews will be charged at actual cost and shall be added to as necessary to maintain an escrow at 25% of original amount; any excess shall be refunded to the applicant.

Township Use Only: The following calculations are approximations only. Totals include driveway, accessory buildings, swimming pools, etc.:

Calculations for Total Impervious Surface Lot Coverage
1 Acre = 43,560 sq. ft. ½ Acre = 21,780 sq. ft. ¼ Acre = 10,890

Total Existing Lot (Sq. Ft.)		% of Lot Coverage Allowed		N-T-E Sq. Ft.		Current Lot Coverage (Approx. Sq. Ft.)		Proposed Impervious Surface Sq. Ft. (Indicated on Permit)		New Impervious Surface Lot Coverage		N-T-E Sq. Ft.		Remaining Impervious Surface (Sq. Ft.)
	x		=				+		=		-		=	

Stormwater Management Tracker (Act 167)

Current Impervious Surface (Start at '0' if no construction since January 1, 2014)		Proposed Impervious Surface (Sq. Ft.) (Indicated on Permit)		Demo(s) Sq. Ft. since last permit		Total Impervious Surface
	+		-		=	

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY, ENCROACHMENTS ON PUBLIC PROPERTY NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION, STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:
1) FOUNDATIONS OR FOOTINGS.
2) PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING).
3) FINAL INSPECTION BEFORE OCCUPANCY.

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.

POST THIS CARD SO IT IS VISIBLE FROM STREET

Permit Fees

Description	Amount	Acct No.
Permit Fee	$ 150.00	362.41
UCC Fee	$ 4.00	362.40
SWM Waiver	$ 25.00	364.90
Total Due	**$ 179.00**	

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED:

INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.

Lower Oxford Township

Modular Residential Accessory Structure – > 1,000 sq. ft.

Zoning

Zoning Ordinance - Chapter 27 – Definition – Accessory Building

A building, excluding mobile homes, subordinate to the principal building on a lot and used for purposes customary and incidental to those of the principal building.

- **Application** – NO PLAN REVIEW REQUIRED
- **Plot Plan of Property**
  - Provide setbacks from property lines. Building must be placed in side or rear of property and at least ten feet (10') from side and rear property lines.
  - Locate all buildings on property and distances between them. Must maintain 20' between permanent buildings.
  - Provide distances from well and septic (if applicable)
  - Provide location of replacement area septic area (if applicable).
- **Stormwater Management – Act 167** - Pennsylvania's Storm Water Management Act (Act 167) was enacted in 1978. This Act was in response to the impacts of accelerated stormwater runoff resulting from land development in the state. It requires counties to prepare and adopt watershed based stormwater management plans. It also requires municipalities to adopt and implement ordinances to regulate development consistent with these plans.
  - As of January 1, 2014, the State requires any construction that results in impervious surface to be monitored. Residential construction that exceeds 1,000 sq. ft. in impervious surface will need a stormwater management plan that must be approved by an engineer. This should accompany any plans submitted by the owner or contractor.
- **Collection of Fees:**

- Permit Fee $150.00
- UCC Fee $4.00
- SWM Exemption Fee (if <1,000 sq. ft. and/or <1,000 accumulative sq. ft. since 01/2014) $25.00
- Small Project SWM Permit Fee (>1,000 sq. ft. and ≤2,000 sq. ft.) $150.00
  - *Initial Escrow $500.00
- SWM Permit Fee (Residential >2,000 sq. ft. & Agricultural >10,000 sq. ft.) $300.00
  - *Initial Escrow $500.00

*Professional reviews will be charged at actual cost and shall be added to as necessary to maintain an escrow at 25% of original amount; any excess shall be refunded to the applicant.

NOTE: Additional Fees for permits issued <u>after</u> the Zoning Officer's issuance of a violation notice for commencement of work without a required permit will be $50.00 or 50%, whichever is greater. In no event, however, shall the additional fee for any one permit exceed $150.00. (Resolution 12-1998).

- Permit becomes invalid if work is not commenced within 180 days of issuance or, if work is suspended or abandoned for more than 180 days after work begins
- Permit holder may request an extension for placement of Accessory Building. Approval must be in writing.