

LOWER OXFORD TOWNSHIP

220 Township Road • Oxford • PA • 19363
 Phone: 610-932-8150 (ext. 3) • Fax: 610-932-2367
 E-Mail: lotzoning@zoominternet.net

NO PLAN REVIEW / NO SWM REQUIRED

DEMOLITION PERMIT & APPLICATION COMMERCIAL BUILDING

TPI # 56- _____ - _____	Date of Application: ____/____/____	Permit #: LOT-20- ____- DEMO
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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? <input type="checkbox"/> Yes <input type="checkbox"/> No Description of N/C:
Type: Demolition	Does the Bldg. contain asbestos? Yes No	Use: Commercial	Zoning District: R-1, R-2, R-3, R-4 C-1, C-2, C-3, I-1
Dimensions: Width: Length: Total Sq. Ft.	SWM Plan Required? 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 when demolition is completed.

Signature of Approval of BCO: _____ Date: _____
 Scott Moran, BCO (PA UCC #4426)

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

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

Description	Total	Acct #
Permit Fee	\$ 100.00	322.20
UCC Fee	\$ 4.50	362.40
Total	\$ 104.00	
Electrical Disconnect (if required)	\$ 55.00	362.42
Total	\$ 159.50	

If you have questions, or unsure about the interpretation of this requirement, please contact the Zoning Officer at 610-932-8150 (Ext. 3)

- Any buildings to be demolished that contain asbestos, must contact the PADEP prior to approval of local permit.
- 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 to begin construction. Approval must be in writing.
- Please contact Zoning Officer when demolition is complete.
- No Use & Occupancy Permit is required.

Building Inspector: Scott Moran – 610-637-1003

Payment to Secretary/Treasurer: ____/____/____

Blue Weather Card to Building Inspector: ____/____/____

PLOT PLAN

Outline the shape of the building lot and show dimensions. Locate NORTH point. Outline accessory building to be demolished 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: = _____

STORMWATER MANAGEMENT REQUIREMENTS
Impervious Coverage per Lower Oxford Township's Ordinance Chapter 20
*****All Impervious Coverage is Cumulative*****

Residential & Commercial
 <1,000 sq. ft.= Waiver \$25
 ≥1,000 sq. ft. to <2,000 sq. ft. = Small Project/Simplified SWM
 Admin/Permit Fee = \$150
 Initial Escrow Fee = \$500 (Professional Review & Inspections Required)
 ≥2,000 sq. ft. Engineered SWM
 Admin/Permit Fee = \$300
 Initial Escrow = \$500 (Professional Review & Inspections Required)
***Note: Building &/or Zoning Permit & Fees will be required per project type.**

Agricultural "Ag Use Building" (If Residence - Use Residential)
 <1,000 sq. ft.= Waiver \$25
 ≥1,000 sq. ft. to <10,000 sq. ft. = Small Project/Simplified SWM
***Note: Building &/or Zoning Permit & Fees will be required per project type.**

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

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.

<p>MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:</p> <ol style="list-style-type: none"> 1) FOUNDATIONS OR FOOTINGS. 2) PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING). 3) FINAL INSPECTION BEFORE OCCUPANCY. 	<p>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.</p>
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POST THIS CARD SO IT IS VISIBLE FROM STREET

BUILDING INSPECTION APPROVALS	ELECTRICAL INSPECTIONS	HEATING/PLUMBING INSPECTIONS
OTHER:		DATE CERTIFICATE OF OCCUPANCY ISSUED: _____ ISSUED BY: _____

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.