

City of Connellsville
City Hall
110 N Arch St
Connellsville, Pa 15425

Parcel ID # _____
Zoning _____

Application No. _____
Permit No. _____

Connellsville Pennsylvania
Application For Building permit

Important Applicant must complete all applicable sections. Please read the Planning Commission Guidelines carefully before completing.

Building Zoning Signs Site Review Occupancy Storm Water LERTA

Physical Site:

Street Address _____ Between _____ Street and _____ Lot(s) size _____ Parcel Id _____

Owner:

Name _____ Phone No. _____ Address _____ Fax No. _____ City _____ State _____ Zip _____ E-mail address _____ Cellular No. _____
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Contractor:

Name _____	Phone No. _____		
Address _____	Fax No. _____		
City _____	State _____	Zip _____	Cellular No. _____
Email address _____	Pa. Registration No. _____		
Connellsville Business License No. _____			

Architect or Engineer:

Name _____	Phone No. _____		
Address _____	Fax No. _____		
City _____	State _____	Zip _____	Cellular No. _____

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS THE OWNER'S AUTHORIZED AGENT. WE AGREE TO CONFORM TO ALL APPLICABLE ORDINANCES OF THE CITY OF CONNELLSVILLE AND TO ALL APPLICABLE STATE AND FEDERAL LAWS. I CERTIFY THAT ALL INFORMATION HAS BEEN INCLUDED AND ACCURATE; AND THAT A FAILURE TO PROVIDE INFORMATION, OR PROVIDING MISLEADING INFORMATION, ARE GROUNDS FOR THE PERMIT TO BE DENIED OR WITHDRAWN AND THE PROPERTY RETURNED TO IT'S ORIGINAL CONDITION. I ALSO AGREE TO ALL STIPULATIONS SET FOR IN THIS PERMIT AND ON THE PERMIT APPROVAL LETTER.

Signature of Applicant

Address Date

Type of Improvement:

New Home Construction	Size
Addition	Size
Alterations	Size
Fence	Size
Garage or Shed	Size
Other (Specify)	Size

Work Description:

Sewage Permit:

Is the new development generating more foot traffic or tapping into the sewage system?
(Check One) Yes No

If yes, have you obtained a sewage permit (provide a copy with this application)?
(Check One) Yes No

Floodplain:

Is site located within an identified flood hazard area? (Check One) Yes No

If yes, will any portion of the flood hazard area be developed? (Check One) Yes No

Storm Water:

New Development or alterations of Impervious Area greater than 1000 sq. ft? Yes No

If Yes, fill out and execute the enclosed "O & M" Agreement with your application.

If Yes, are you using the designed "Rock Sump?" Yes No

If No, see Ordinance 1487 for application requirements and BMP's. (Available at connellsville.org)

New Development of Impervious Area greater than 5000 sq. ft. Yes No

If Yes, see Ordinance 1487 for application requirements and BMP's.

Zoning:

What is the Zoning District of the proposed development? _____

Is the development a Permitted Use for that district? ____ Yes ____ No (See application for variance hearing)

If Yes, see Ordinance 1492 for setback and coverage requirements (available at connellsville.org).

Is the proposed development a “Change of Use Only?” ____ Yes ____ No

Principal type of Frame:

Masonry _____ Aluminum Siding _____ Wood Frame _____

Metal _____ Structural Steel _____ Reinforced Concrete _____

Other (Specify) _____

Setback Measurements (Not including fences, driveways, or sidewalks. See Ord 1492 on connellsville.org):

Right Side Property Line _____ FT.

Left Side Property Line _____ FT.

Front Building Line _____ FT.

Rear Property Line _____ FT.

Lot Coverage _____ %

Building Plan Characteristics

Fence size, style, materials: _____

Footer size, depth, concrete strength, etc: _____

Foundation size of block, height of foundation (crawl space or basement) height of back fill etc: _____

Wall thickness: _____

Stud size & spacing: _____

Insulation “R” values: _____

Type of exterior wall covering: _____

Ceiling joist sizes & spacing: _____

Floor joist sizing and spacing: _____

Rafter sizes and spacing: _____

Type of roof covering & roof ventilation: _____

Windows sizes & locations: _____

Exterior door sizes & locations: _____

Room dimensions: _____

Number of stories: _____

Square footage: _____

ALL NEW CONSTRUCTION OR ADDITION SHALL BE IN LINE WITH THE OTHER BUILDINGS ON THE SAME STREET.

Cost:

Total Estimated Cost of Improvements (fair market value) \$ _____

Site or Plot Plan – For applicant use. Show lot lines and set backs

A large grid for site or plot plan drawing. The grid consists of 20 columns and 20 rows of small squares, providing a space for drawing lot lines and setbacks.

APPLICATION TO THE ZONING HEARING BOARD

- Application for:

Special Exemption Dimensional De Minimis Use Validity

- Present use of property _____

- Proposed use of property _____

- Include all supporting documentation with application and a written summary of how ALL of the following apply:

- That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provision of the zoning ordinance in the neighborhood or district in which the property is located;
- That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;
- That such unnecessary hardship has not been created by the appellant;
- That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare and;
- That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Signed _____ Date _____

Zoning Board Hearing scheduled (1)_____ (2)_____

Tips for providing the information needed for a Permit:

Contact your municipal office before starting! You may need: a Zoning Certificate, a Sewage Permit, or Tap-in Permit, and/or a Water Tap-in Permit. Verify Flood Plains, where applicable. Make a telephone call to “ONE-CALL” to have any utilities marked: Toll-free: 1-800-242-1776 (There is no charge to homeowners using “ONE-CALL.”)

Then

1. Bring a Check made payable to “The City of Connellsville” for the amount of the Application. The permit fee is \$25 for the first \$5000.00 and \$2.00 for each additional \$1000.00 over the initial \$5000.00. Site Review, Zoning Permit, Storm Water, and Occupancy Permits are a flat \$25.00. Please see the Code Official for all other types of permits and the fees associated with them.
2. Provide a plot plan of your property, accurately showing the location(s) of all structures. Show the proposed construction and indicate measurements and setbacks.
3. Complete signed and sealed (as required by applicable laws) architectural plans, structural plans and material specifications of all work.
4. Detail the footer, its depth and size. Min. 8" x 20" at 32" deep.
5. Detail the size of concrete block, or poured foundation, any reinforcement and depth below grade.
6. Note type and number of foundation anchors, termite stop and sill. Minimum 4' apart and within 1' of each corner.
7. Show the floor framing dimensions and type of lumber. Detail any beams and spans.
8. Specify the sub-flooring/floor covering.
9. Show the size of wall framing, stud spacing, headers over opening, method of “Hurricane” fastening and insulation.
10. Show the size of roof framing members, spacing and roof sheathing materials. For manufactured trusses provide drawings and certification paperwork.
11. Bedrooms must have a minimum of 1 emergency escape window. Need a minimum of 5.7' clear opening, a max of 44" above ground.
12. All basements require an emergency egress. Basement bedroom must have egress window.
13. All habitable rooms require a switch controlled light, receptacles to Code and ground fault or are fault protected.
14. Minimum service entrance size for new homes is 100 amp.
15. All habitable rooms require heat and ventilation.
16. Smoke alarms are required for new additions/new homes: 1 in each bedroom and 1 on each floor and near, but outside, the bedrooms.

Stipulations:

- This Permit is granted on the express condition that the construction shall, in all respects, conform to the Ordinances of this jurisdiction, including the Zoning Ordinance governing the construction and use of buildings, and may be revoked at any time for violation of any provision of these Ordinances.
- This Permit is only for the items submitted with this application. No other work is authorized. Any other structures or any changes in the plans will need a separate permit and review.
- All construction must conform to the Uniform Construction Code.
- The owner is to verify the accuracy of the property lines and must build within those lines.

- Any structure can not be built over existing utility rights-of-way. PA One Call must be contacted prior to any digging occurring 1-800-242-1776.
- New structures can not be built in such a ways as to decrease the requirements for traffic lines of sight as set forth by PENN DOT.
- All contractors must have, or obtain, a valid Business License form the City of Connellsville. If the contractor is undetermined or does not have a Business License a \$30 deposit is required from the applicant for this purpose and will be returned once the contractor receives their license.
- Storm water must not be discharged in to the sanitary sewer system or in such a way as to create a public nuisance and must be in compliance with the City's Storm Water Ord.

Notes:

All Applications must be submitted in full ten (10) days prior to the Planning Commission meeting. Regular Planning Commission public meetings are held the first Tuesday of the month at 3:30 p.m., at Connellsville City Hall in the Council Chambers. Failure to do so may result in your application not being reviewed until the next regularly scheduled meeting.

LERTA Notice:

Under the provisions of the City of Connellsville Ordinance No. 1482, you may be entitled to a property tax exemption on our contemplated alteration or new construction. An application for exemption may be secured from the City Clerk and must be filed with the City at the time a building or alteration permit is secured.

**TAX ABATEMENT APPLICATION
INDUSTRIAL AND COMMERCIAL LERTA PROGRAMS**

Request for Real Estate Tax Exemption under Ordinance 1482, exemptions for Industrial and Commercial Improvements.

The filing of an application for Tax Exemption does not relieve the taxpayer from payment of real estate taxes when due. If an exemption is granted when taxes have been paid for a covered period, the Treasurer will refund the amount of City tax exempted. There is no exemption for any tax imposed on land.

Industrial

Commercial

Please print:

LERTA Zone: _____ Property Location: _____

Owners' Name: _____ Telephone: _____

Email Address: _____

Owners' Mailing Address: _____

Building Permit #: _____ Date Issued: _____ Construction Start Date: _____

Application For:

_____ Property Improvements(s): Repair or construction – including alterations and additions to rehabilitate an existing structure. Ordinary upkeep and maintenance: re-arrangement of internal working conditions by erection of partitions, barriers and/or doors; and/or aesthetic modifications do not constitute improvements.

_____ Property Construction: Erection of a building on vacant land or on land on which undesirable buildings have been demolished and removed.

Required Attachments with original application for Property Assessment:

_____ Plan Summary of improvement(s) _____ Cost of Improvement(s) or Construction

_____ Plan of proposed construction _____ Copy of Building Permit

_____ Evidence of Zoning Compliance _____ Evidence of sufficient financing

_____ Any and all such additional information the City may require.

I hereby certify that the statements made in this application are true and correct to the best of my knowledge, information and belief.

Signature

Printed Name

Position, Title or Other of Applicant

Date

Note: It is a misdemeanor under the Act of December 6, 1972, 18PA C.S.A. 4904 to make a false statement with intent to mislead public officials.

FOR OFFICE USE ONLY

FEE PAID \$ _____

Initials of person receiving money _____

DATE PAID _____

Support Staff Comments:

City Engineer: _____

Code Official: _____

FOR USE OF THE PLANNING COMMISSION:

NOW, _____ 20 _____, the above application was presented to the Planning Commission for consideration. After review of the Application and accompanying plans, the Planning Commission of the City of Connellsville hereby approves _____ denies _____ the Application. This Application is subject to all provisions, covenants and conditions contained in the Application and by the Rules, Ordinances and laws of the City of Connellsville, County of Fayette and the State of Pennsylvania.

Secretary

Chairman.

ADDITIONAL CONDITIONS OF THE PLANNING COMMISSION:

ZONING HEARING BOARD FINDINGS

Property Address: _____

Property Parcel ID: _____

Applicants Name(s): _____

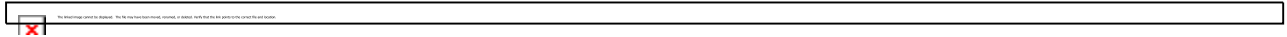
Objectors Name(s): _____

Final Decision or Entry of Findings:

Date: _____

Zoning Hearing Board Chairman

Zoning Hearing Board Vice Chairman



SIGN PERMIT

Additional Stipulations:

Date: _____

Director of Health & Public Safety