



PENN TOWNSHIP

LANCASTER COUNTY, PA

Demolition Permit Application Addendum

Please complete the following checklist for the proposed structure demolition. Items that require an acknowledgement only, mark with your initials. Items which do not apply to your project mark with "N/A" or not applicable:

- _____ Completed Penn Township Unified Permit Application.
- _____ Three (3) site plans clearly identifying the location, footprint, and square footage of the structure(s) being demolished.
- _____ Acknowledgement from the electric provider, that the service has been turned off and disconnected by PPL.
- _____ Acknowledgement that the gas service has been disconnected by UGI. (if applicable)
- _____ If on-lot septic systems are located on the property, proof of contact with the Township Sewage Enforcement Officer as well as required inspections mandated by the Sewage Enforcement Officer is required to be included with this submittal.
- _____ If public sewer is presently serving the property, proof of contact with the Township Sewer Authority is required, as well as copy submittal of required sewer inspections and approvals by the Authority.
- _____ If a well is located on the property, it must be addressed as required per the proposed new use of the property.
- _____ If public water serves the property, proof that the applicable agency has been contacted, as well as any inspections required by the agency is required.
- _____ No construction debris may be buried without prior Township approval. If permission was granted by Township, supporting documents must be supplied at application submittal. At no time anywhere in the Township, may debris be burned. All debris must be disposed of in an environmentally friendly manner at an approved licensed waste facility.
- _____ Explanation of final site condition after demolition has been included.
- _____ Identify the total square footage of all impervious coverage that will be removed.
- _____ Copy of the DEP Asbestos Abatement and Demolition/Renovation Notification Form and DEP approval has been included. Applies to all work other than 1 & 2 Family Dwellings.

Property Owner / Authorized Agent Signature _____

Print Name _____ Date _____

09/17/2018





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Demolition Permit Checklist and Construction Guidelines

- Notify PA-1 Call at #811, at least three **(3) business days prior** to the start of any demolition or excavation.
- Identify the type and location of all on-site utilities, such as gas, electric, water service lateral, well, public sewer lateral, or on-lot septic system on the site plan.
- Utility Disconnections: Service utility connections shall be disconnected and capped in accordance with the approved rules and requirements of the authority having jurisdiction.
- Identify on the site plan the location of any underground or above ground storage tanks (combustible and flammable liquids including residential fuel oil).
- Asbestos shall be removed in accordance with PA Department of Environmental Protection Air Quality's regulations. View the departments website.
- Pedestrian Protection: The work of demolishing any structure shall not commence until pedestrian protection is in place. Refer to Sections 3303.2 and 3306 of the 2009 IBC for specific protection requirements.
- Site Maintenance: Where a structure has been demolished or removed, the vacant lot shall be filled and maintained to the existing grade and in accordance with Township ordinances. Only clean fill is to be used in backfilling of demolished structures. Existing concrete floors below grade are to be removed or broken sufficiently to prevent potential below grade water accumulation. IBC Section 3303.4.
- Protection of adjoining properties: Provisions shall be made to protect the adjoining properties, to control water runoff and erosion, and from damage to any footings, foundations and walls on the premises of the adjoining property. IBC Section 3307.
- Future construction (if applicable) requires backfilling with approved engineered fill or excavation to virgin soil.
- Provide confirmation that the structure to be demolished is not classified as a historic structure by the Historic Preservation Trust.

09/17/2018

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www.penntwplanco.org



PENN
TOWNSHIP
LANCASTER COUNTY, PA

Date Received

ZONING PERMIT APPLICATION

SITE ADDRESS: _____ Lot Size: _____

Subdivision Name (If known) _____ Lot # _____

APPLICANT: _____ Email: _____

Applicant Address: _____ Phone # _____

PROPERTY OWNER (If different than applicant): _____ Phone # _____

Owner Address: _____ Email: _____

PROPOSED PROJECT OR USE (Describe in detail proposed structure or use, including dimensional information, if applicable; the attached site plan sheet must be completed for any new structures or impervious surface):

_____ ESTIMATED COST OF CONSTRUCTION: \$ _____

Water Supply: ___Private ___Public (Acct # _____) **Sewage Disposal:** ___Private ___Public (Acct # _____)

Is any part of this property located within a **Floodplain or Flood-prone area**? ___ Yes ___ No

NOTE: If the proposed project involves new or increased impervious area, you must also complete and submit a *Small Project Stormwater Management Plan/Exemption Application*. The Small Project Stormwater Management Plan/Exemption Application form explains what projects may be eligible to use the small project stormwater management plan process, and which may be exempt from preparing a plan. More information is available on the Township website at www.penntwplanco.org/2160/Forms-Applications and at the Township building, and Township staff is available for guidance.

As the owner or authorized agent of the project for which this application is filed, I certify that:

1. To the best of my knowledge and belief, all information on this application is true, correct, and complete and I understand that any false statement is subject to the penalties of 18. Pa. C.S.A. Section 4904, relating to Unsworn Falsification to Authorities.
2. By signing this application, I hereby authorize the Penn Township Zoning Officer or other Township officials to enter the property if necessary to confirm compliance with the Penn Township Zoning Ordinance.
3. This project will be constructed and/or use conducted in accordance with the approved Zoning Permit and the Penn Township Zoning Ordinance.
4. Any proposed changes to this project or use will require approval by the Penn Township Zoning Officer.

Applicant's Signature: _____ **Date:** _____

TOWNSHIP USE ONLY

Zoning District: _____ **Parcel ID #** _____

Other Permits/Approvals: ___SWM Plan ___Driveway ___Demolition ___ZHB (Case # _____) ___Conditional Use/Special Exception

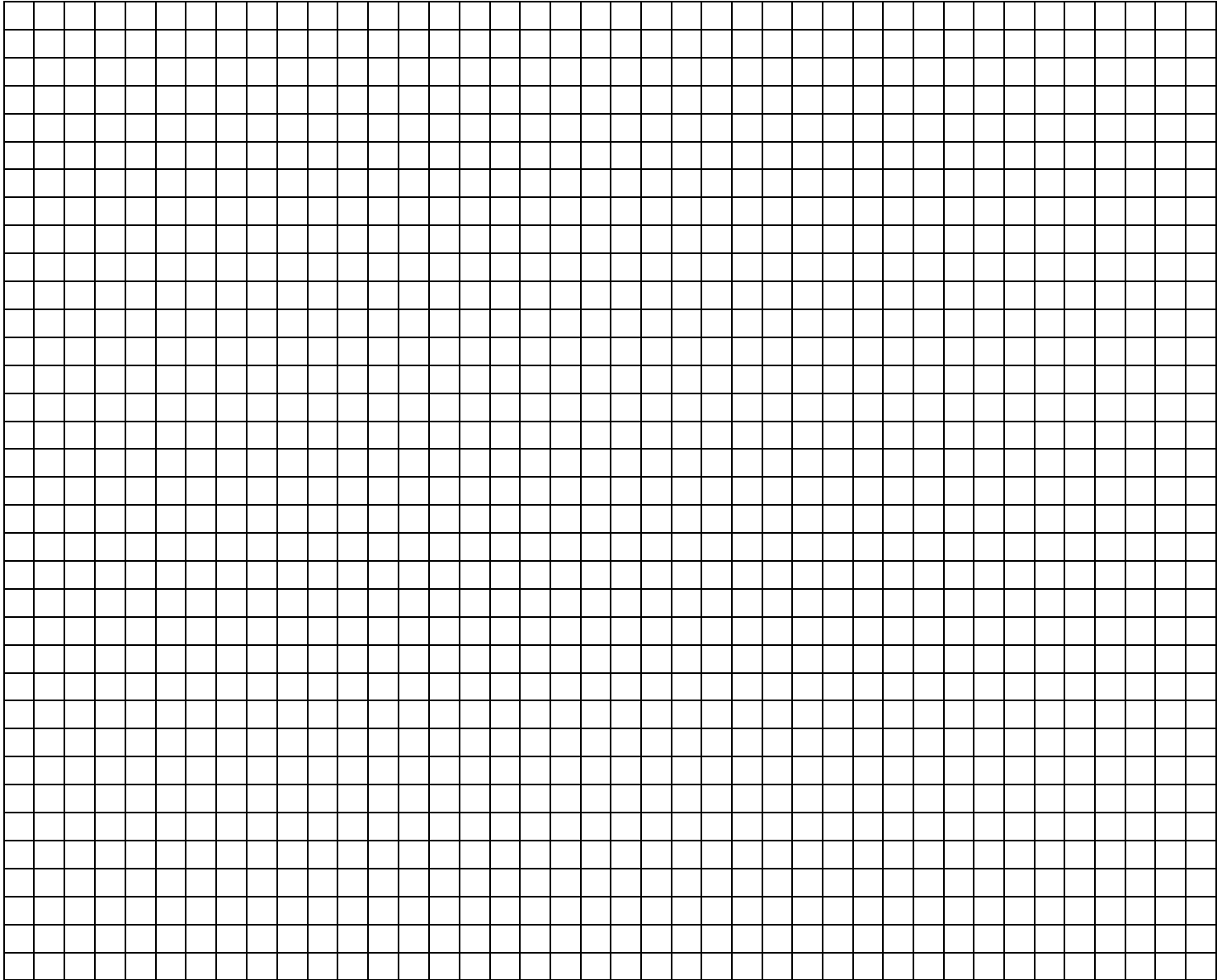
Notes: _____

ZONING PERMIT # _____ **Date Issued:** _____ **Permit Fee:** \$ _____ **Paid:** _____

INSTRUCTIONS FOR SITE PLAN

Plan does not need to be drawn to scale, but must show the following:

1. Location (names of abutting street(s) and dimensions of lot
2. Distances between proposed new structure and property lines, including front, rear, and both sides
3. Location, dimensions and uses of all existing and proposed structures and impervious areas on lot
4. Location of existing and proposed on-lot wells and sewage disposal systems, if applicable, and distances to proposed new structure
5. Location of stormwater management facilities, streams, wetlands, or other water bodies
6. Location of easements



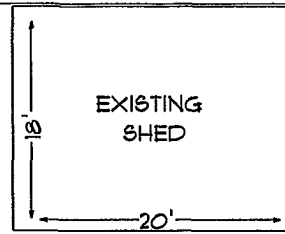
TOWNSHIP USE ONLY

Setbacks: Required: _____ **Provided:** _____
Front: _____
Side: _____
Side: _____
Rear: _____
Max Height: _____
Prop. Height: _____

Maximum Lot Coverage: _____
Existing Lot Coverage: _____
Proposed Lot Coverage: _____
T-2 Ag Zone Only: Total New Lots/Dwellings Permitted: _____
Total New Lots/Dwellings Created Since 1989: _____
Remainder New Lots/Dwellings Permitted: _____
New Lots/Dwellings Permitted: _____

Notes: _____

SAMPLE PLOT PLAN



NEW 12' X 13' DECK PLATFORM.
PLATFORM TO SIT ON TOP OF EXISTING PAD
& WILL NOT BE ATTACHED TO ATTACHED TO
HOME OR THE PAD.

THE JOISTS OF THE PLATFORM WILL BE COMPRISED
OF PRESSURE TREATED 2" X 4" LUMBER THAT
WILL BE SET ON 24" CENTERS.

