

THORNBURY TOWNSHIP ZONING PERMIT APPLICATION



All Zoning Permit Applications shall be submitted with **two (2) copies** of an accurate plot plan of the property with improvements shown clearly.

IS THIS PROPERTY ON THE HISTORIC RESOURCE INVENTORY? YES _____ NO _____ HR # _____

IS THIS PROPERTY LOCATED WITHIN 250 FEET OF A HISTORIC RESOURCE? YES _____ NO _____ HR# _____

Should you have any questions regarding the Historic Resource Inventory, please see our website: www.thornbury.org

The plan shall accurately locate all man-made and natural features, such as but not limited to the following:

- Main Dwelling
- Accessory Buildings (ie: shed, garage)
- Fences
- Other structures (ie: playground equip.)
- Streams/Bodies of Water
- Flood Plains
- Slopes greater than 20 %
- Driveways/Easements
- Wetlands
- Rock Outcrops
- Septic System
- Well

NOTICE

Any person or neighbor aggrieved by the issuance of this permit has a right to appeal, including grants or variances. Such appeal shall be within 30 days of approval, unless such person or persons alleges and proves that he had no notice, knowledge, or reason to believe that such approval had been given. Because the holder of a permit cannot acquire vested rights prior to the expiration of the appeal period available to protesters, any expenditures made prior to such expiration are at the permit holder's risk. This has sometimes resulted in the removal of premature construction, harsh as it may seem.

Any permit issued from this application shall be deemed valid only for a period of one year from its date, unless it is executed or used within the period of one year, or unless the use or work, once commenced within the aforesaid period is thereafter continuous or continued and completed as applied for, provided, however, that the issuance of said approval shall not be deemed to have vested any rights in applicant of any other party in the zoning in existence at the time of issuance thereof and the subject property shall continue to be subject to the right to re-zone by the Township is the same as any other property. Nothing contained herein shall be construed to permit the beginning of construction of any building or alteration thereof until a building permit has been obtained from the Department of Licenses & Inspections of Thornbury Township and nothing herein contained shall be construed to permit the occupancy of any building for which application has been made until the Department of L. & I. certifies that the work has been inspected and approved as being in conformity with the applicable Township Ordinances.

***All plans submitted must include lot dimensions and dimensions to lot lines from existing and proposed man-made features.
Incomplete applications will be denied.**

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JOB ADDRESS: _____

Lot No.: _____

Is this property in a flood plain? _____

Property Owner Name & Address: _____

Contractor Name & Address: _____

Phone: _____

Phone: _____

Email: _____

Email: _____

Detailed Explanation of Proposed Zoning Change: _____

*Where applicable Septic system certification is required if adding a bedroom.

Current Impervious Coverage: _____sf Added Impervious Coverage: _____sf Net Impervious Coverage: _____sf

Total Lot area _____ acres/sf

% of Impervious Coverage: _____

0-1000 sf requires MS4 permit

Over 1000 sf requires a grading permit

Lot Dimensions:

Width at Front _____

Width at Rear _____

Right Side Depth _____

Left Side Depth _____

Proposed Structure Dimensions:

Length _____

Width _____

Height _____

Proposed Structure Setbacks:

Front Yard _____ Structure to property line

Rear Yard _____ Structure to property line

Right Side Yard _____ Structure to property line

Left Side Yard _____ Structure to property line

A plot plan must be attached locating all existing and proposed man-made structures (ie: streams, garage, etc.) and shall include their dimensions and setbacks to the property lines. Any change in plans must be approved by zoning officer.

Applicant's Signature: _____ Date: _____

Date Rec'd _____

Reviewed _____

Approved _____

Denied _____

Hearing Required _____

Remarks:

Zoning Officer _____

Jeffrey T. Seagraves