



BEAR CREEK TOWNSHIP ZONING PERMIT APPLICATION

Revised 3-6-08

BEAR CREEK TOWNSHIP
3333 Bear Creek Boulevard
Bear Creek Township PA 18702
Phone (570) 822-2260
Fax (570) 704-0237

See attached Fee Schedule: Checks made Payable to Bear Creek Township

ZONING PERMIT NUMBER: _____

1. ADDRESS/LOCATION OF PROPERTY:

ATTACH A COPY OF THE DEED FOR THE ABOVE PROPERTY

2. ZONING DISTRICT IN WHICH THE PROPERTY IS LOCATED: _____

3. APPLICANT'S NAME, ADDRESS and PHONE NUMBER:

4. OWNER'S NAME, ADDRESS and PHONE NUMBER

5. APPLICATION IS HEREBY MADE TO:

- ERECT A STRUCTURE PRINCIPAL ACCESSORY
- ADD TO A STRUCTURE PRINCIPAL ACCESSORY
- CHANGE USE OF STRUCTURE
- ESTABLISH A HOME OCCUPATION

- ERECT A FENCE
- INSTALL SWIMMING POOL IN-GROUND ABOVE-GROUND
- INSTALL OFF-STREET PARKING AREA
- ERECT A SIGN
- USE OF LAND WITHOUT ANY STRUCTURE
- APPEAL OF VIOLATION NOTICE
- OTHER (PLEASE LIST) _____

6. PROVIDE A NARRATIVE WHICH EXPLAINS THE PROPOSED USE OF THE PROPERTY BASED UPON THE ITEM CHECKED UNDER NO. 5:

7. SIZE OF LOT:

_____ WIDTH

_____ DEPTH

_____ ACRES/SQUARE FEET

8. PROVIDE THE LOCATION OF PROPOSED STRUCTURE/USE ON LOT, INCLUDING ADDITION IF APPLICABLE

_____ FEET TO FRONT YARD PROPERTY LINE

_____ FEET TO REAR YARD PROPERTY LINE

_____ FEET TO SIDE YARD PROPERTY LINE

_____ FEET TO SIDE YARD PROPERTY LINE

_____ MAXIMUM HEIGHT OF STRUCTURE.

9. ATTACH A SITE PLAN WHICH ADEQUATELY ILLUSTRATES THE EXISTING AND PROPOSED DEVELOPMENT. INCLUDE THE LOT SIZE, DIMENSION OF EXISTING AND PROPOSED STRUCTURES, SETBACK DISTANCES TO PROPERTY LINES AND ANY OFF-STREET PARKING. THE SITE PLAN SHALL BE CONSIDERED PART OF THE APPLICATION. **FAILURE TO PROVIDE A SITE PLAN WILL RESULT IN YOUR APPLICATION BEING DEEMED INCOMPLETE AND IT WILL BE RETURNED TO YOU.**

PLEASE REFER TO ATTACHED SAMPLE DRAWING

10. IF YOU ARE ERECTING A NEW STRUCTURE AND/OR REQUIRE A SEWAGE TO AN EXISTING STRUCTURE, PLEASE CHECK THE TYPE OF SEWAGE:

ON-LOT CENTRAL SEWAGE OTHER (please explain under Item # 6)

ATTACH A COPY OF THE APPROPRIATE APPROVAL FOR THE ABOVE TYPE OF SEWAGE.

YOUR ZONING PERMIT CANNOT BE PROCESSED WITHOUT IT.

11. IF YOU ARE ERECTING A NEW STRUCTURE, AND/OR CREATING A NEW POINT OR ALTERED POINT OF ACCESS TO YOUR PROPERTY, YOU WILL NEED TO SECURE APPROVAL FOR ACCESS ONTO THE ADJOINING ROAD OR STREET.

- IF THE ROAD IS A STATE HIGHWAY, YOU WILL NEED TO SECURE APPROVAL OF A HIGHWAY OCCUPANCY PERMIT FROM PENNDOT.
- IF THE ROAD IS A TOWNSHIP ROAD, YOU WILL NEED TO SECURE APPROVAL OF A DRIVEWAY PERMIT FROM BEAR CREEK TOWNSHIP.

YOUR ZONING PERMIT CANNOT BE PROCESSED WITHOUT IT.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE, CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE. IT IS UNDERSTOOD AND AGREED BY THE APPLICANT AND/OR OWNER THAT ANY ERROR, MISSTATEMENT OR MISREPRESENTATION OF MATERIAL FACT, EITHER WITH OR WITHOUT INTENTION ON THE PART OF THE APPLICANT AND/OR OWNER, SHALL CONSTITUTE SUFFICIENT GROUNDS FOR THE REVOCATION OF ANY ZONING APPROVAL THAT MAY BE ISSUED FOR THIS ZONING APPLICATION PERMIT.

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER
OWNER OF RECORD AS PROVIDED BY DEED

DATE

THE OWNER'S SIGNATURE IS ALWAYS REQUIRED. FAILURE TO PROVIDE OWNER'S SIGNATURE WILL RESULT IN YOUR APPLICATION BEING DEEMED INCOMPLETE AND IT WILL BE RETURNED TO YOU.

APPROVED DENIED

SIGNATURE OF ZONING OFFICER

DATE

ALL INFORMATION BELOW IS TO BE COMPLETED BY TOWNSHIP ZONING OFFICER

A. IF THE PERMIT IS DENIED, THE ZONING OFFICER SHALL NOTE THE APPLICABLE SECTIONS/BASIS OF DENIAL BELOW:

B. A COPY OF THE ZONING OFFICER'S OFFICIAL LETTER OF DENIAL SHALL BE ATTACHED TO THIS PERMIT.

C. HAS THE APPLICANT/OWNER REQUESTED AN APPEAL OF THE ZONING OFFICER'S DECISION TO THE ZONING HEARING BOARD?

YES NO UNDECIDED/PENDING

D. IF APPLICABLE, DATE OF WRITTEN REQUEST OF APPEAL: _____

ATTACH COPY OF APPLICANT/OWNER'S WRITTEN REQUEST FOR APPEAL TO ZONING HEARING BOARD.

E. IF APPLICABLE, DATE OF SCHEDULED ZONING HEARING BOARD MEETING: _____

**BEAR CREEK TOWNSHIP
2008
SCHEDULE OF ZONING FEES**

1. ZONING PERMITS

- A. RESIDENTIAL USES - NEW CONSTRUCTION INCLUDING MOBILE HOMES AND/OR MANUFACTURED HOUSING.

\$100.00

- B. RESIDENTIAL USES AND ADDITIONS, ACCESSORY STRUCTURES AND/OR USES, INCLUDING, BUT NOT LIMITED TO SWIMMING POOLS

\$50.00

- C. NONRESIDENTIAL USES INCLUDING NEW CONSTRUCTION AND/OR USE OF PROPERTY WITHOUT STRUCTURES

\$200.00

- D. NONRESIDENTIAL USES OF EXISTING STRUCTURES AND ADDITIONS AND ACCESSORY STRUCTURES AND/OR USES.

\$50.00

- E. SIGNS

Commercial/Industrial	\$50.00
Institutional	\$25.00
Public/Semipublic Uses	\$25.00
Billboards	\$200.00

- F. ZONING FORM FOR STRUCTURAL REPLACEMENTS AND/OR ENCLOSURES

Residential	\$50.00
Nonresidential	\$75.00

The above fees apply to the construction of a new sign or a replacement of an existing sign.

2. CERTIFICATE OF NONCONFORMITY

Residential Uses	\$25.00
Nonresidential Uses	\$50.00

3. APPLICATIONS TO ZONING HEARING BOARD

All Uses **\$300.00**

In addition to the above referenced fees, the applicant shall be responsible for costs incurred by Bear Creek Township for notice and advertising costs, necessary administrative overhead connected with the hearing and one-half of the appearance fee of the stenographer. The cost of the original transcript, when required or requested shall be paid by the party appealing a decision of the Zoning Hearing Board or by the party requesting that transcripts be provided.

4. CONDITIONAL USE PERMIT

Residential \$1,000.00 plus \$25.00 per Dwelling unit or Mobile Home

Nonresidential Uses \$1,000.00 plus \$50.00 per Structure or per acre if there are no structures.

Planned Residential Development and/or Principal Structure \$1,000.00 plus \$25.00 per Dwelling

In addition to the above referenced fees, the applicant shall be responsible for costs incurred by Bear Creek Township for public notice and advertising costs, necessary administrative overhead connected with the hearing and one-half of the appearance fee of the stenographer. The cost of the original transcript, when required or requested shall be paid by the party appealing a decision of the Board of Supervisors or by the party requesting that transcripts be provided.

5. AMENDMENTS

Amendment to Text of Ordinance..... \$500.00
Amendment to Zoning Map \$500.00
Amendment Submitted as a Curative Amendment. \$500.00

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