

**TOWANDA BOROUGH, PENNSYLVANIA
ZONING APPLICATION and PERMIT**

Application is hereby made for a permit to erect or alter a structure which shall be located as shown on diagram on reverse side of this sheet and/or to use the premises for the purposes described herewith. The information which follows, together with location diagram, is made part of this application by the undersigned. It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of this applicant, such as might or would operate to cause a refusal of this application, or any change in the location, size or use of structure or land made subsequent to the issuance of this permit, without approval of the Zoning Office, shall constitute sufficient ground for the revocation of this permit.

APPLICATION Zoning Permit No. _____ Issued _____ Bldg. Permit No. _____

A. LOCATION, OWNERSHIP AND PRESENT USE OF PROPERTY:

- 1. Street, Number and Municipality _____
- 2. Deed Owner _____
- 3. Owner's Address _____
- 4. Present Tenant _____ Does tenant have Owner's Consent for proposed work? _____
- 5. Present Use of Structure & No. of families _____
- 6. Present Building, Describe _____
- 7. Present use of Land _____
- 8. Site is located in _____ Zoning District as shown on Zoning Map.

B. PROPOSED USE OF STRUCTURE AND/OR LAND:

- 1. Type of Work:
New Structure: Addition Interior Alteration Exterior Alteration
Change of Use Sign Billboard Other _____
- 2. Proposed Use of Structure & No. of Families _____
- 3. Proposed Use of Land _____
- 4. Description of Work _____ Permitted **D** Prohibited **D**
Estimate _____

C. APPLICANT:

Phone #: _____

- 1. Name of Applicant _____
- 2. Address of Applicant _____
- 3. Owner, Lessee, or authorized agent for owner of subject property _____
- 4. Applicant's Signature _____

D. REFERENCES:

- 1. Assessment Map No. _____ 2. Certificate of Occupancy No. _____ Issued: _____
- 3. Plan is attached hereto. Yes No

*******(FOR ADMINISTRATIVE USE ONLY)*******

E. APPROVAL AND DATES OF ACTION TAKEN:

- 1. Application approved Yes No Date _____ Zoning Officer _____
- 2. Reason for Denial of Application _____

- 3. Applied to Zoning Hearing Board _____ Date _____ Appeal _____ Yes No
Hearing No. _____ Special Exception Application _____ Yes No

- 4. Board's Decision Granted Denied Date _____ Order: _____

APPROVED AS MEETING
ZONING ORDINANCE

Zoning Officer

REMARKS: _____

NOTE: OCCUPANCY PERMIT WILL BE REQUIRED UPON COMPLETION OF WORK

This permit applies to zoning only and shall not relieve applicant from obtaining such other permits as may be required by law. NOTICE: Violation of any provision of this ordinance by any owner or lessee or other person shall constitute disorderly conduct and each 24 hr. violation shall be deemed a separate offense punishable by a fine not to exceed \$500.00 plus all court costs including reasonable attorney fees incurred by the municipality as a result there of.

ZONING APPLICATION DIRECTIONS

FOR COMPLETING INFORMATION REQUIRED ON PLOT PLAN

Place four dimensions in the space provided.

Front-Rear-Right and Left sides

Complete diagram starting from the front line which should give the size of the building.

1. The front building line in R-1 areas shall be 30 ft. minimum from edge of right-of-way
One side 8 ft. minimum
Two sides 16 ft. minimum
Minimum lot size 7200 sq. ft. - 60 ft. Frontage - 120 ft. Depth.
Maximum lot coverage 25% - Stories 2 Y2
2. The front building line in R-2 areas shall be 25 ft. minimum
One side 8 ft. minimum
Two sides 16 ft. minimum
Minimum lot size 6000 sq. ft. - 60 ft. Frontage - 100 ft. Depth
Maximum lot coverage 30%
3. The front building line in R-3 areas shall be 25 ft. minimum
One side 8 ft.
Both sides 20 ft.
Minimum lot size 6000 sq. ft. - 60 ft. Frontage - 60 ft. Depth
Maximum lot coverage 35%
4. Unattached structures in R-districts
Accessory structures which are not attached to a principal structure may be erected in one of the side yards or within the rear yard in accordance with the following requirements:
 - A. Frontyard - 75 ft.
 - B. Side yard (Interior Lot) 3 ft.
 - C. Side yard corner lot same as for principal structure
 - D. Rear yard 3 ft (If fronting alley) 10 ft.
 - E. Not closer to principal structure 10 ft.

ZONING FEES

1. ZONING PERMITS NOT REQUIRING BOARD ACTION, TEN DOLLARS (\$10.00)
2. ZONING PERMITS FOR SIGNS, FORTY DOLLARS (\$40.00)
3. OCCUPANCY PERMITS, FIVE DOLLARS (\$5.00) - (RESIDENTIAL MAY BE INCLUDED IN BUILDING PERMIT - COMMERCIAL WILL BE IN ACCORDANCE TO SCHEDULE OF FEES BY 3RD PARTY AGENCY)
4. ZONING PERMITS REQUIRING BOARD ACTION: REGARDING CONDITIONAL USE/SPECIAL EXCEPTION FEE FIVE HUNDRED DOLLARS (\$500.00) DEPOSIT PLUS ANY ADDITIONAL COSTS OVER \$500.00;
REGARDING: VARIANCE OR CORRECTIVE AMENDMENT OR ZONING CHANGE FEE \$1000.00 PLUS ANY ADDITIONAL COSTS OVER \$1000.00

R - 1 Area
R - 2 Area
R - 3 Area

Owner _____
Street _____
Ward _____

PLOT PLAN

