

**West Hempfield Township**  
3401 Marietta Avenue, Lancaster, PA 17601  
Phone 717-285-5554 Fax 717-285-2879  
www.twp.west-hempfield.pa.us

# Zoning Permit Application

Applicant \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_ Fax # \_\_\_\_\_

Property Owner \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_ Fax # \_\_\_\_\_

Building Occupant \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_ Fax # \_\_\_\_\_

Principal Contractor \_\_\_\_\_ Phone # \_\_\_\_\_

Address \_\_\_\_\_ Fax # \_\_\_\_\_

Site Address \_\_\_\_\_ Account # \_\_\_\_\_

Subdivision Name \_\_\_\_\_ Lot # \_\_\_\_\_ Zoning District \_\_\_\_\_

Present use of property \_\_\_\_\_

Proposed use and/or structures \_\_\_\_\_

Yards proposed: Front \_\_\_\_\_ ft. Rear \_\_\_\_\_ ft. Side \_\_\_\_\_ ft.

Lot area \_\_\_\_\_ acres/sq. ft. Impervious coverage proposed \_\_\_\_\_ %

Off street parking spaces proposed \_\_\_\_\_ Off street loading spaces proposed \_\_\_\_\_

Proposed structure: Width \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_

Stories \_\_\_\_\_ Usable floor area \_\_\_\_\_ sq. ft.

Cost of construction \$ \_\_\_\_\_

Water service  Public  Private Sewer service  Public  Private

*For new construction, attach a copy of the appropriate sewer or septic permit*

Has a Driveway or Highway Occupancy Permit been issued for access to the property? \_\_\_\_\_

Has a Conditional Use, Special Exception, or Variance been granted to permit the use/structure? \_\_\_\_\_

Date and case number \_\_\_\_\_

The design and construction of all buildings and structures must comply with all applicable requirements of the Americans with Disabilities Act and the regulations adopted to implement such act. It is the responsibility of the permit holder to determine compliance with the requirements of the Americans with Disabilities Act, and the issuance of this permit by the Township does not warrant that such construction complies with the requirements of such act or that compliance is not necessary.

A complete plot plan must be included with this application. Failure to provide a complete plot plan shall constitute an incomplete application which shall not be processed until further information is received.

I hereby authorized the designated West Hempfield Township official to investigate, inspect, and examine the Property set forth herein, including land and structures, to determine compliance with the West Hempfield Township Zoning Ordinance and to determine the accuracy of the statements contained herein.

The issuance of a Zoning Permit is based upon the facts stated and representations made in this Application. A Zoning Permit may be revoked if use and/or structure for which it has been issued violates any applicable Township, County, State or Federal law or regulation, including but not limited to the West Hempfield Township Zoning Ordinance. This Permit may also be revoked if it has been issued in error or if issuance was based upon any misrepresentations or errors contained in the Application or otherwise made by the Applicant.

The permit holder is advised that persons aggrieved by a use or development permitted on the land of another may file an appeal with the West Hempfield Township Zoning Hearing Board seeking revocation of any permits issued or approvals granted within thirty (30) days from the issuance of such permit, or at a later date if such aggrieved persons alleges and proves that he had not notice, knowledge or reason to believe that such approval had been given.

Notice is hereby given that if the property described in this permit will require access to a highway under the jurisdiction of the Pennsylvania Department of Transportation, a Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945, P.L. 1242, No. 428, known as the State Highway Law, before driveway access to a state highway is permitted. Access to a state highway shall be only as authorized by the Highway Occupancy Permit issued by the Pennsylvania Department of Transportation.

The Zoning Officer does not guarantee or give opinions relating to the proposed construction under the Permit and does not warrant compliance with applicable laws or regulations by the issuance of a Zoning Permit. The Applicant bears all responsibility for ensuring compliance with all applicable laws and regulations, including but not limited to compliance with the West Hempfield Township Zoning Ordinance, the West Hempfield Township Storm Water Management Ordinance, the West Hempfield Township Subdivision and Land Development Ordinance, and Act 222, the Energy Conservation Act. Applicant acknowledges that he has not relied upon any oral or written statements of officials of West Hempfield Township in making this application.

I am aware that I cannot commence excavation or construction until a Zoning Permit has been issued by the Township of West Hempfield. I am aware that I cannot use the property or change the use of the property herein until I have applied for and received a Zoning Permit for such proposed use. I am aware that prior to the occupancy or use of the property for which this Zoning Permit Application has been made I must apply, in writing, for a Certificate of Use and Occupancy. I am aware that the Application for a Certificate of Use and Occupancy must be made at least fourteen (14) days prior to the date upon which I wish to commence use and occupancy of the property. I understand that moving personal property into the property constitutes a use of the property and if I move such personal property into the property I understand that I am violating the West Hempfield Township Zoning Ordinance and the terms of this Zoning Permit.

By signing this Application, I certify that all facts and the Application and all accompanying documentation are true and correct. This Application is being made by me to induce official action on the part of West Hempfield Township, and I understand that any false statements made herein are being made subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

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Signature of Owner or Authorized Agent

Print Name

Date

- Please submit a plot plan drawing showing:
- 1) The property lines of the subject property,
  - 2) The location and dimensions of existing structures
  - 3) The location and dimensions of proposed structures
  - 4) The distance between structures and property lines

The plot plan may be drawn on the blank page here, or on a separate sheet of paper.

Scale 1 inch = \_\_\_\_\_ feet

Township Notes

Fee Calculation

Base Fee \$ \_\_\_\_\_

\$ \_\_\_\_\_ per \$ \_\_\_\_\_ = \$ \_\_\_\_\_

\_\_\_\_\_ sq. ft. X \$ \_\_\_\_\_ = \$ \_\_\_\_\_

UCC Fee \$ \_\_\_\_\_

Signs \$ \_\_\_\_\_

Driveway \$ \_\_\_\_\_

Other \_\_\_\_\_ \$ \_\_\_\_\_

Total \$ \_\_\_\_\_