



City of Beaver Falls
 Code Enforcement & Zoning Office
 715 Fifteenth Street, Beaver Falls, PA 15010
 Office: (724) 847- 2808 Ext. 200
 Fax: (724) 847-4748
 WWW.BEAVERFALLSPA.ORG

Zoning Permit Application

Residential - \$75.00/\$100.00-Garage Demo
Commercial/Non-Residential - \$125.00
Additional fees may apply per type.

I. TYPE OF APPLICATION

Check One:	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Building - New Construction	<input type="checkbox"/> Deck	<input type="checkbox"/> Demolition / moving a structure	<input type="checkbox"/> Driveway
	<input type="checkbox"/> Excavation	<input type="checkbox"/> Fence	<input type="checkbox"/> Garage (under 200 sq. ft.)	<input type="checkbox"/> Garage Demolition	<input type="checkbox"/> Porch/ Porch Enclosure	
	<input type="checkbox"/> Roof	<input type="checkbox"/> Shed	<input type="checkbox"/> Street Occupancy	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Swimming pool	<input type="checkbox"/> Other _____

*** If structure is more than 200 sq. ft., or 30 inches off ground level, you will need to obtain an UCC building permit.**

II. PROPERTY INFORMATION:

ADDRESS/ LOCATION OF PROPERTY:	Tax Parcel Number(s):
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EXISTING USE:	<input type="checkbox"/> Single Family Dwelling	<input type="checkbox"/> Two- Family Dwelling	<input type="checkbox"/> Multi-Family Dwelling _____ units
	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Vacant/Open Lot

ZONING DISTRICT:	<input type="checkbox"/> R-1A Residential	<input type="checkbox"/> R-1B Residential	<input type="checkbox"/> R-2 Residential	<input type="checkbox"/> SGD South Gateway District	<input type="checkbox"/> DSD Downtown South District	<input type="checkbox"/> DCD Downtown Central District
	<input type="checkbox"/> DND Downtown North District		<input type="checkbox"/> C-2 Commercial	<input type="checkbox"/> CLI Commercial/ Light Industrial	<input type="checkbox"/> CON Conservation	<input type="checkbox"/> I Industrial

No. of existing lots:	Total acreage of lots(s):
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III. APPLICATION INFORMATION:

1. APPLICANT NAME:

ADDRESS:

CITY, STATE, ZIP:

DAYTIME PHONE: ()

CELL PHONE: ()

FAX: ()

2. PROPERTY OWNER NAME (if different from the Applicant's):

ADDRESS:

CITY, STATE, ZIP:

DAYTIME PHONE: ()

CELL PHONE: ()

FAX: ()

3. CONTRACTOR:

ADDRESS:

CITY, STATE, ZIP:

DAYTIME PHONE: ()

CELL PHONE: ()

FAX: ()

4. SURVEYOR/ ENGINEER:

ADDRESS:

CITY, STATE, ZIP:

DAYTIME PHONE: ()

CELL PHONE: ()

FAX: ()

NOTICE: Contractor prohibited by law from employing any individual to perform work pursuant to this zoning permit unless contractor provides proof of worker's compensation to the City of Beaver Falls. Contractor also prohibited by law as to building or remodeling under subject Permit from engaging the services of a subcontractor unless subcontractor maintains workers' compensation insurance coverage as to subcontractor's employees. Failure of Contractor and Applicant for this Permit to maintain worker's compensation insurance according to law of Commonwealth of Pennsylvania requires stoppage of all construction/work under Zoning Permit issued and a Zoning Permit may be revoked.

NOTICE: Property owner is responsible for determining if property is subject to private covenants or private plan restrictions and compliance with the restrictions. Private covenants may be more restrictive than zoning regulations. Issuance of a building or zoning permit does not constitute compliance with private covenants or restrictions. Permits issued in violation of any private covenants or restrictions are the sole responsibility of the property owner or their authorized representative.

APPLICANT / OWNER CERTIFICATION

I hereby certify that the proposed work is authorized by the owner of record and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial or criminal penalties, or revocation of any permit pursuant to this application. I agree that work will not commence prior to final approval.

Applicant - Print	Applicant's Signature	Date
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Property Owner - Print	Property Owner's Signature	Date
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The owner must sign this application. The applicant signature is required when different from owner.

VIII. COMMENTS: **(OFFICE USE ONLY)**

I hereby certify that I have reviewed the information on this application and have advised the applicant of the necessity to comply with the Zoning Ordinance and other applicable ordinances.

_____ ZONING OFFICER

_____ DATE

IX. PAYMENT: **(OFFICE USE ONLY)**

PERMIT FEE	\$	
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DATE PAID: / / 20__	CASH	CHECK # _____
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APPLICATION NO:	ISSUE DATE:
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ZONING ORDINANCE: SECTION 2002 APPLICATION FOR ZONING PERMIT

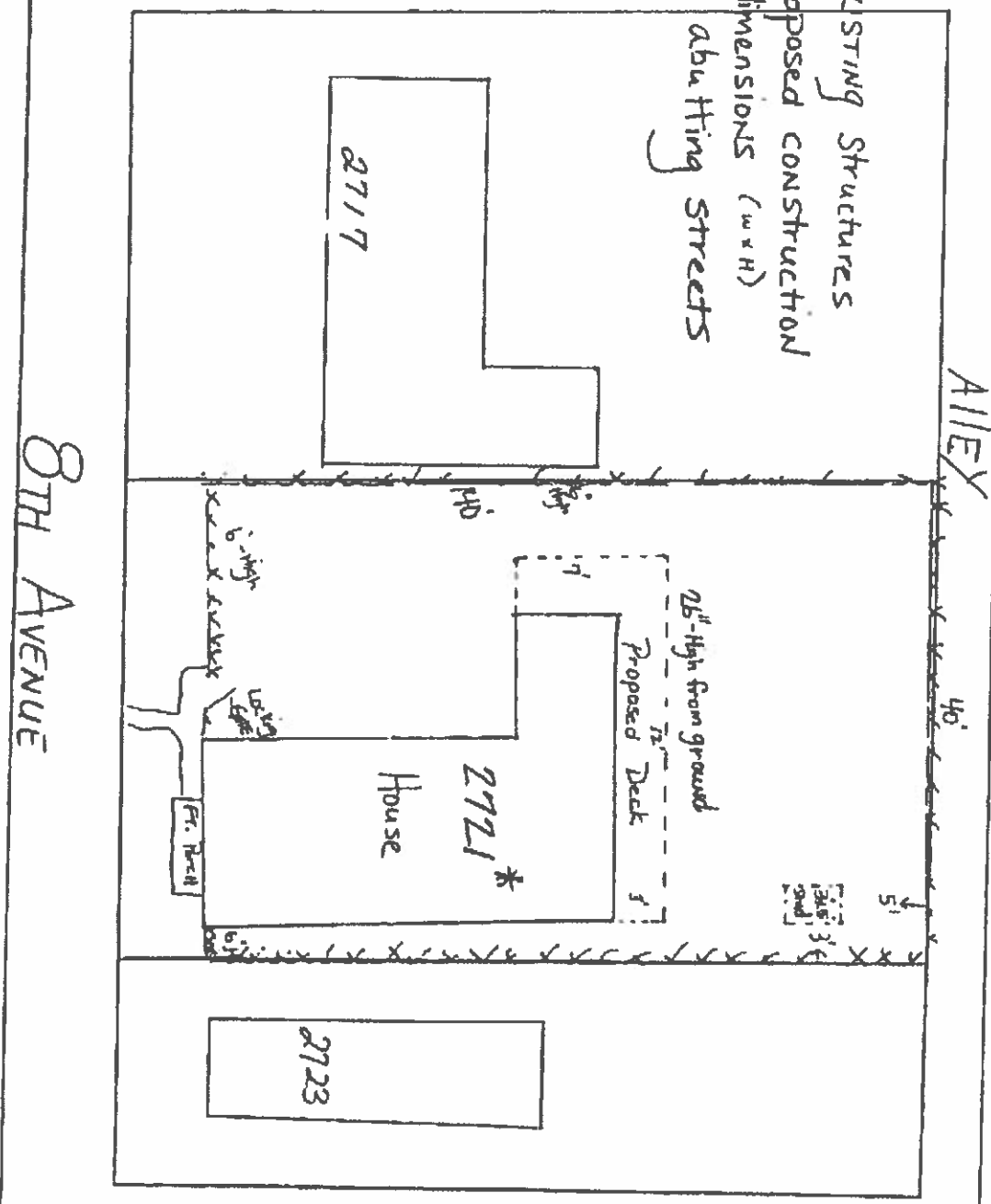
A. When Permit Required. An application shall be submitted to the Zoning officer for the following activities, and it shall be unlawful and a violation of this Ordinance for any of the following activities to commence without a Zoning Permit first being issued in accordance with this Article:

1. Excavation for foundation;
2. Construction or alteration of any building or structure;
3. Construction of an addition to a building or structure;
4. Demolition or moving of a building or structure;
5. Making or affecting a change of occupancy or use of vacant land or any building or structure;
6. Movement of a lot line which affects an existing structure, such movement being subject to regulations established in the City's Subdivision and Land Development Ordinance;
7. Construction or alteration of any drive or other access to a City street or State highway;
8. Occupancy of any street or highway with building materials or of temporary structures for construction purposes.
9. Construction or installation of swimming pools or spas holding over 24" of water in depth.
10. Construction or alteration of signs.
11. Construction of fences having a height in excess of two and a half (2.5) feet.

B. Repairs Application or notice to the City is not required for ordinary repairs to buildings or structures, but such repairs shall not include: the cutting away of any wall, partition or portion thereof; removal or cutting of any structural beam or loadbearing support; removal or change of any required means of egress and/or rearrangement of parts of a structure affecting the egress requirements; or addition to, alteration of or replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring, mechanical or other work affecting the public health or general safety. **NOTE: Certain repairs will require issuance of a UCC permit and inspection(s) under the Uniform Construction Code Ordinance, even where a Zoning Permit is not required.**

EXAMPLE - Plot Plan with Proposed Project
 * Use Separate Sheet of PAPER

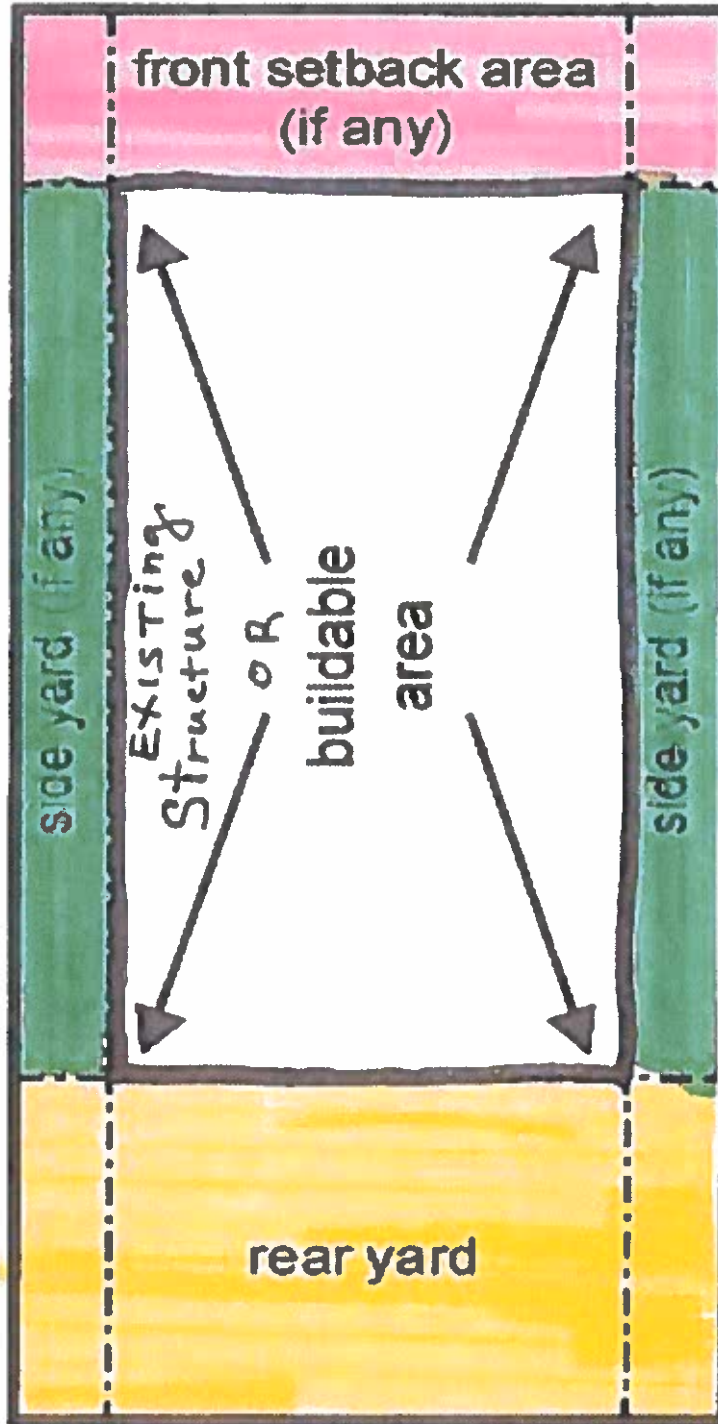
1. Show existing structures
2. Show proposed construction with dimensions (w x h)
3. Indicate abutting streets



Residential Only
 • Commercial must be engineer/ architect stamped drawings

Front setback is a setback line from from an adjacent right-of-way extending from the full width of the lot in the area where your front door faces.

STREET OR ALLEY



CALL BEFORE YOU DIG!

If you are installing a fence or deck, or digging for a mailbox post, patio, any footing or foundations or other excavation project, you are required by Pennsylvania law to notify the underground utility companies of your intent to disturb the earth with power equipment. Notification occurs by calling 8-1-1 or 1-800-242-1776, 24 hours a day, every day of the year.

**Safe digging is
no accident!**

**Know what's
below.**

**Dial 8-1-1
before you dig.**



**INSPECTION PROCEDURES
ZONING PERMIT**

_____

- Zoning Permit must be posted on the site of the work and clearly visible from the street until completion of project.
- Your approved plans must be available at all time for inspection. There are the plans that were submitted and stamped by the City.
- **DO NOT schedule an inspection if the work is not ready!!**
- When scheduling an inspection, you must supply a permit number and/or address when you call our office.

**MINIMUM OF 24 HOUR NOTICE REQUIRED TO
CITY OF BEAVER FALLS**

**ZONING & CODE ENFORCEMENT OFFICE
(724) 847 – 2808 EXT. 200**

1. Footing – To be done after forming and prior to placing concrete.
2. Foundation inspection – French drain and water –proofing prior to back filling.
3. Plumbing under slab (rough-in) done prior to placing concrete.
4. Framing inspection – Done prior to insulating, but after heating, plumbing and wiring are roughed in and approved, and prior to any exterior finishes being applied.
5. Final inspection – When job is completely finished.