



MARSHALL TOWNSHIP
525 PLEASANT HILL ROAD
WEXFORD, PA 15090

APPLICATION FOR ZONING PERMIT

A ZONING PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE FOLLOWING:

- € New Construction
- € Additions
- € Newly Established Uses
- € Change of Use
- € Structural alterations

A CERTIFICATE OF OCCUPANCY PERMIT IS REQUIRED FOR:

- € New Construction
- € Extended
- € Additions
- € Moved
- € Reconstruction
- € Land or Use Change

AS-BUILT DRAWINGS ARE REQUIRED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.

To be considered complete the application **must** be accompanied by a “to scale” drawing showing “accurate” dimensions of the proposed improvement relative to property lines. **Non-Residential Land Developments must submit two (2) “to scale” drawings.** The following information must also be provided as per Section 208-256 of the Marshall Township Code:

- A. All applications for ZONING PERMITS shall be made in writing by the OWNER, tenant, vendee under contract of sale or authorized agent on a form supplied by the TOWNSHIP and shall be filed with the Zoning Officer.
- (1) A statement as to the proposed USE of the BUILDING or land.
 - (2) A SITE layout drawn to scale showing the location, dimensions and height of proposed BUILDINGS, STRUCTURES or USES and any existing BUILDINGS in relation to property and STREET LINES. If the application relates to property scheduled to be developed in successive stages, such plans shall show the relationship of the portion scheduled for initial DEVELOPMENT to the proposed layout of the entire property.
 - (3) The location, dimensions and arrangements of all OPEN SPACES, YARDS and BUFFERYARDS, including methods to be employed for screening.
 - (4) The location, size, arrangement and capacity of all areas to be used for motor vehicle access, off-street parking, off-street LOADING AND UNLOADING, and provisions to be made for lighting such areas.
 - (5) The dimensions, location and methods of illumination for SIGNS, if applicable.
 - (6) The location and dimensions of sidewalks and all other areas to be devoted to pedestrian USE.
 - (7) Provisions to be made for treatment and disposal of sewage and industrial wastes, water supply and storm DRAINAGE.
 - (8) The capacity and arrangement of all BUILDINGS used or intended to be used for DWELLING purposes, including the proposed density in terms of number of DWELLING UNITS per acre of land.
 - (9) A description of any proposed industrial or commercial operations in sufficient detail to indicate effects of those operations in producing NOISE, GLARE, air pollution, water pollution, fire hazards, traffic congestion or other safety hazards.
 - (10) Description of methods to be employed in controlling any excess NOISE, air pollution, smoke, fumes, water pollution, fire hazards or other safety hazards.
 - (11) Any other data deemed necessary by the Zoning Officer, PLANNING COMMISSION or BOARD OF SUPERVISORS to enable them to determine the compliance of the proposed DEVELOPMENT with the terms of this chapter.
- B. No permit for any new USE or CONSTRUCTION which will involve the on-SITE disposal of sewage or waste and no permit for a change in USE or an alteration which will result in an increased volume of sewage or waste to be disposed of on the SITE shall be issued until a certificate of approval has been issued by the Allegheny County Department of Health and conforms to all applicable TOWNSHIP regulations.

Phone: 724-935-3090 Fax: 724-935-3203 e-mail: marshall@twp.marshall.pa.us

- C. A decision either approving or disapproving an application for a ZONING PERMIT shall be rendered within ninety (90) DAYS after the application is filed. Any disapproval of the application shall contain a brief explanation setting forth the reasons for the disapproval and the manner in which the application can be corrected and/or modified to obtain the required approval. If no decision is rendered on the application within ninety (90) DAYS, the application shall be deemed to have been granted immediately, unless the applicant has agreed, in writing, to an extension of time.

The following information shall also be provided:

Date: _____ Location of proposed work: _____
(number and street)
Plan: _____ Lot Number: _____ Zoning District: _____
Nature of Work/Use of Property: _____ Estimated Value: _____ dollars
Lot Area: _____ square feet
Lot Width at street line: _____ feet Lot Width at Building Set Back Line: _____ feet
Depth of Front Yard (from proposed improvement): _____ feet
Depth of Side Yards (from proposed improvement): (R) _____ feet (L) _____ feet
Depth of Rear Yard (from proposed improvement): _____ feet
Total Impervious Coverage of Lot with Proposed Improvement: _____ %
(Note: Impervious surface includes any hard surface, man-made area that does not readily absorb or retain water, including but not limited to, building roofs, parking and driveway areas, sidewalks or paved recreational facilities).
Structure Height: _____ feet Total Square Footage of Proposed Improvement: _____ feet
Public Water & Sewer? _____ Yes _____ No
List variances approved for property (if applicable): _____
Applicant's Name: _____ Phone: _____
Applicant's Address: _____
Applicant's interest in premises: _____ owner _____ tenant _____ vendee under contract
_____ Authorized agent _____ other (specify) _____

I HEREBY CERTIFY THAT ALL INFORMATION PRESENTED BY ME IN THIS APPLICATION IS TRUE AND CORRECT.

Applicant's Signature

Date

DO NOT WRITE IN THIS SPACE. OFFICIAL USE ONLY.

Reviewed By: _____ Date Reviewed: _____

Approved / Denied By: _____ Fee Paid: _____ Fee Due: _____

Comments or reason for denial: _____

Conditions: _____