



LOWER NAZARETH TOWNSHIP

623 Municipal Drive, Suite 200

Nazareth, PA 18064

Ph. 610-759-7434/Fax 610-746-3317

www.lowernazareth.com

**BUILDING, ZONING & GRADING
PERMIT APPLICATION**

<u>TOWNSHIP USE ONLY</u>	
Permit # _____	
Approve/Deny By _____	
Received Stamp	

LOCATION OF PROPOSED WORK OR IMPROVEMENT

Address _____

Subdivision/Development Name & Lot# (If Known) _____ Tax Map Id# (If Known) _____

RESPONSIBLE PARTIES

Is this Application being made by the Property Owner? Yes No → If Not, Then by Whom? Tenant Contractor Other

APPLICANT/AGENT: Point of Contact: _____ Phone #: (____) _____

Company Name: _____ Alternate Phone #: (____) _____

Address: _____ Email Address: _____

PROPERTY OWNER: _____ Phone #: (____) _____

Same as Applicant

Address: _____ Alternate Phone #: (____) _____

Fax #: (____) _____

Point of Contact: _____ Email Address: _____

Proof of Worker's Compensation Insurance is **required for Contractor!! Must be included with application! **

CONTRACTOR: _____ Phone #: (____) _____

Not Applicable Property Owner

Address: _____ Alternate Phone #: (____) _____

Fax #: (____) _____

Point of Contact: _____ Email Address: _____

ARCHITECT/ENGINEER: _____ Phone #: (____) _____

Not Applicable

Address: _____ Alternate Phone #: (____) _____

Fax #: (____) _____

Individual Responsible for Project: _____ Email Address: _____

PLEASE CHOOSE PERMIT TYPE (One or Multiple):

A. BUILDING PERMIT will be for: Not Applicable

- New Structure/Building Foundation only
- Addition to Building/Structure Temporary Structure
- Accessory Structure +500 s.f. Deck + 30" off grade
- Exterior Alterations Interior Alterations
- Alarm or Fire Suppression System Sprinklers
- Electrical, Plumbing and/or HVAC improvements
- Demolition Moving Structure (relocation)
- Emergency Repair Other _____

B. ZONING PERMIT will be for: Not Applicable

- New Use Change of Use
- Shed/Accessory Structure less than 500 s.f.
- Accessory Structure +500 s.f. Fence Deck
- Exterior Alterations, i.e. patios, retaining walls, etc.
- Razing/Demolition Temporary Structure
- Other _____

C. GRADING PERMIT Not Applicable

DESCRIPTION OF PROPOSED WORK/PURPOSE OF APPLICATION: _____

D. NEW STRUCTURES/USES:

1. **New Accessory Structure/Shed** Not Applicable

Are there any other accessory structures/sheds on the property? No Yes If yes, how many? _____ Total Area of All _____

New Structure Length (Ft) _____ X Width (Ft) _____ = **TOTAL AREA OF THE NEW STRUCTURE** _____ (Sq. Ft.)

Height: Structure Height _____ (Ft) Number of Stories _____

2. **Fence** Not Applicable

Fence Height: _____ Number of Gates: _____ Type/Style: _____

3. **Deck or Patio:** Length (Ft) _____ X Width (Ft) _____ = **TOTAL AREA** _____ (Sq. Ft.) Height from Grade: _____

4. **Principal Structures – New/Alterations** Not Applicable

New Structure/Building Addition to Building/Structure Alterations

AREA OF NEW or RENOVATED FLOOR SPACE _____ (Sq. Ft.) **TOTAL AREA OF ALL FLOOR SPACE** _____ (Sq. Ft.)

1st Floor Space _____ (Sq. Ft.) 2nd Floor Space _____ (Sq. Ft.)

Garage Floor Space _____ (Sq. Ft.) Other Floor Space _____ (Sq. Ft.)

Height: Structure Height _____ (Ft) Number of Stories _____

Residential Buildings Only: No of Bedrooms _____ No of Bathrooms _____ No of Garage Doors _____

5. **Structure Utilities** Not Applicable

Heat Source: Oil Gas Electricity Geothermal Solar Other None

Source of Water Supply: Public On-Lot Well Other None

Sewage Disposal: On-Lot Public Private System None

E. LOT DIMENSIONS, PROPOSED SETBACKS and IMPERVIOUS COVER:

Impervious Cover:

New Impervious Coverage _____ s.f. N/A

Existing Building/Impervious Coverage _____ s.f.

Total Impervious Coverage _____ s.f.

Setback - Property Line to Use

Front Yard (Ft) _____

Rear Yard (Ft) _____

Left Side Yard (Ft) _____

Right Side Yard (Ft) _____

Lot Dimensions

Width (Ft) _____

Length (Ft) x _____

Total Lot Area _____ (Sq. Ft.)
or Acre(s) _____

F. ELECTRIC, PLUMBING, HVAC IMPROVEMENTS Not Applicable

New/Upgrade Electrical Svc Electrical Improvements/Modifications New Plumbing Fixtures Additional HVAC Units

New Service Size _____ Utility Co. Job # _____

G. GRADING TYPE Not Applicable

New Home Inground Pool New Land Development

Total Acres to be Graded _____ Average Slope _____ %

H. FLOODPLAIN Not Applicable

Is the site location within an identified flood hazard area? No Yes (If yes, the Floodplain Development Application must also be completed)

I. ESTIMATED COST OF CONSTRUCTION \$ _____ (To the Nearest Dollar)

A sketch of the proposed improvements must be attached and include:

Check HERE to confirm drawing is attached.

1. Draw and label the proposed improvement, existing structure(s), septic system, etc. as they are located on the property;
2. Dimensions from the property line to the proposed improvement;
3. Dimensions of the proposed improvement, i.e. 10' x 12' shed, 12' x 24' deck, etc.
4. Any known easements that exist on the property.

By signing below, the Applicant and Owner certify and acknowledge the following:

1. The information provided on this application is true and correct to the best of their knowledge or belief. The application, together with plans and attachments, are made part of this application by the undersigned.
2. He/She understands all the applicable codes, ordinances, and regulations.
3. He/She assumes responsibility of locating all property lines, setback lines, easements, rights-of-way, flood areas, etc.
4. He/She is responsible for the replacement of any Township Road to Township standards, which are damaged during the building of the permitted structure or improvement.
5. The work will be completed in accordance with the "approved" construction documents, pursuant to PA Act 45 (Uniform Construction Code) and any additional building code requirements adopted by Lower Nazareth Township.
6. All required fees of the permit shall be submitted upon application, or the permit will be deemed invalid and the application denied (Section 403.43(m) and 403.63(k) of PA Act 45).
7. Pursuant to PA Act 45, Chapter 5, Section 502 (a), I understand a Building Permit will be issued upon receipt of all other required permits or approvals related to the construction.
8. Issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel or set aside any provisions of the codes or ordinances of Lower Nazareth Township or any other governing body.
9. Authorization is granted to any municipal representative of Lower Nazareth Township to access the above property as stated within this application at any reasonable hour; to inspect and verify that any proposed use and/or structure contained within this application and/or that exists on the above property complies with all Lower Nazareth Township ordinances.
10. Lower Nazareth Township and their assigns are the sole producer of construction inspection services for Lower Nazareth Township.
11. Building Permits: A Certificate of Occupancy will be issued within 5 business days after receipt of final inspection report indicating compliance. Occupancy of the building cannot take place until both building construction and site construction are completed as per the approved permit and approved site plan.
12. In regard to Grading: A Certificate of Occupancy will not be issued after May 1st or before October 15th without final lot grading approval by the Township Engineer. A Temporary Certificate of Occupancy may be issued on or after October 15th or on or before May 1st if recommended by the Township Engineer.

SIGNATURE OF APPLICANT(S) _____ DATE _____

SIGNATURE OF PROPERTY OWNER(S) _____ DATE _____

Payment must be submitted in CASH, CREDIT CARD or CHECK, payable to: "Lower Nazareth Township" at the time of application.

DO NOT WRITE BELOW

OFFICE USE ONLY

DATE APPLICATION RECEIVED _____ DATE APPROVED _____ BY _____

PERMIT FEES			ESCROWS		
Building Permit Fee or <input type="checkbox"/> Deposit	\$ _____	<input type="checkbox"/> Credit <input type="checkbox"/> Cash <input type="checkbox"/> Check _____ Receipt # _____	GRADING	\$ _____	
Twp Admin & Education Fee	\$ _____		Paid By: <input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check _____	Receipt # _____	
Amount Paid	\$ _____	<input type="checkbox"/> Credit <input type="checkbox"/> Cash <input type="checkbox"/> Check _____ Receipt # _____	IMPACT FEES		
BALANCE DUE	\$ _____		Paid By: <input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check _____	Receipt # _____	
TOTAL BUILDING PERMIT FEE	\$ _____		OPEN SPACE FEE	\$ _____	
Grading Permit Fee	\$ _____	<input type="checkbox"/> Credit <input type="checkbox"/> Cash <input type="checkbox"/> Check _____ Receipt # _____	Paid By: <input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check _____	Receipt # _____	
Driveway Permit Fee	\$ _____		Paid By: <input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check _____	Receipt # _____	
Zoning Permit Fee	\$ _____		TRAFFIC IMPACT	\$ _____	
TOTAL ZONING PERMIT FEES DUE	\$ _____		Paid By: <input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check _____	Receipt # _____	