



**LOWER NAZARETH TOWNSHIP**

623 Municipal Drive, Suite 200  
Nazareth, PA 18064  
Ph. 610-759-7434/Fax 610-746-3317  
[www.lowernazareth.com](http://www.lowernazareth.com)

**BUILDING, ZONING & GRADING  
PERMIT APPLICATION**

<b>TOWNSHIP USE ONLY</b>	
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:** \_\_\_\_\_ Phone #: (\_\_\_\_) \_\_\_\_\_  
Address: \_\_\_\_\_ Alternate Phone #: (\_\_\_\_) \_\_\_\_\_  
\_\_\_\_\_ Email Address: \_\_\_\_\_

**PROPERTY OWNER:** \_\_\_\_\_ Phone #: (\_\_\_\_) \_\_\_\_\_  
 Same as Applicant  
Address: \_\_\_\_\_ Alternate Phone #: (\_\_\_\_) \_\_\_\_\_  
\_\_\_\_\_ Fax #: (\_\_\_\_) \_\_\_\_\_  
Point of Contact: \_\_\_\_\_ Email Address: \_\_\_\_\_

**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
  - Electrical, Plumbing and/or HVAC improvements
  - Demolition  Moving (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, less than 30" off grade
  - 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:** \_\_\_\_\_

(COMPLETE THIS PAGE AS APPLICABLE)

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 \_\_\_\_\_

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

New Structure/Building  Addition to Building/Structure

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 \_\_\_\_\_

4. **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 # \_\_\_\_\_

**Non Residential**  Not Applicable

No. of New Outlets \_\_\_\_\_ No. of Services & Feeders \_\_\_\_\_ Amps per service and feeders \_\_\_\_\_

No. of heating & A/C. units, motors, transformers, and generators \_\_\_\_\_ hp or kw of kva per unit \_\_\_\_\_

No. of transformers, vaults, substations, etc. \_\_\_\_\_ (x3) Multiplier for voltages over 480 volts

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)

**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), 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 April 15<sup>th</sup> or before September 30<sup>th</sup> without final lot grading approval by the Township Engineer. A Temporary Certificate of Occupancy may be issued on or after the September 30<sup>th</sup> or on or before April 15<sup>th</sup> if recommended by the Township Engineer.

SIGNATURE OF APPLICANT(S) \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE OF PROPERTY OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

Payment must be submitted in CASH or CHECK, payable to: "Lower Nazareth Township".

**DO NOT WRITE BELOW**

**OFFICE USE ONLY**

DATE APPLICATION RECEIVED \_\_\_\_\_

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

**SITE OR PLOT PLAN** *(For Applicant Use)*

*Check here if separate document(s) attached*



Please use this space to sketch your proposed improvement. You may attach separate drawing(s) as necessary.

At a minimum, sketches must include:

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;
4. Any known easements that exist on the property.