



City of Beaver Falls

Code Enforcement & Zoning Office
715 Fifteenth Street, Beaver Falls, PA 15010
Office: (724) 847- 2808 Ext. 219
Fax: (724) 847-4748
WWW.BEAVERFALLSPA.ORG

Zoning Permit Application

Residential - \$50.00
Commercial/Non-Residential - \$100.00
Additional fees may apply per type.

I. TYPE OF APPLICATION

Check One:
Addition, Alteration, Building - New Construction, Deck, Demolition / moving a structure, Driveway, Excavation, Fence, Garage (under 200 sq. ft.), Garage Demolition, Porch/ Porch Enclosure, Roof, Shed, Street Occupancy, Subdivision, Swimming pool, 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):

EXISTING USE:
Single Family Dwelling, Two- Family Dwelling, Multi-Family Dwelling units, Commercial, Industrial, Vacant/Open Lot, Other (specify)

ZONING DISTRICT:
R-1A Residential, R-1B Residential, R-2 Residential, SGD South Gateway District, DSD Downtown South District, DCD Downtown Central District, DND Downtown North District, C-2 Commercial, CLI Commercial/ Light Industrial, CON Conservation, I Industrial, PEI Public/ Educational/ Institutional

No. of existing lots: Total acreage of lots(s):

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: ()

IV. TYPE OF CONSTRUCTION:

IMPORTANT

All applicants must submit a brief description of the proposed work. The applicant must also submit a plot diagram drawn to scale showing the proposed work, location of new structure, existing structures on site, distance from lot line, and established street grades.

The code enforcement office may require additional information.

For new buildings and additions, the local zoning officer must sign this application before submission for a building permit.

If you have any questions contact this office.

▪ **DESCRIBE PROJECT AND MATERIALS TO BE USED:**

Multiple empty horizontal lines for describing the project and materials to be used.

COST OF IMPROVEMENT: \$

VI. NOTICES FOR APPLICANT:

READ, UNDERSTAND AND COMPLY WITH THE FOLLOWING NOTICES

VII. VALIDATION: (OFFICE USE ONLY)

NOTICE: It is the responsibility of the owner and/or contractor to **contact Pennsylvania One Call (Dial # 811)** to mark utility lines on the property before any digging is started under Act 287.

NOTICE: No burning of any materials will be permitted on site.

NOTICE: In addition to a zoning permit, if the subject property does or will require access to a public road or street, and/or will require improvement/change of curb to have access to a public road or street: If such State road or street is under the jurisdiction of the Commonwealth of Pennsylvania, you must obtain a Highway Occupancy Permit pursuant to Act No. 428 of 1945, as amended, known as the "State Highway Law"; Application for such Highway Occupancy Permit as to a Commonwealth road or street must be made to, with and processed by the Pennsylvania Department of Transportation. If such road or street is under the jurisdiction of City of Beaver Falls, you must apply for and obtain a Curb Cut application from the City.

NOTICE: In addition to a zoning permit, you may need to make other applications and obtain other permits for the development you propose, including but not limited to, depending on location of your premises, for sewage tap-in permit for connection to a public sewer, water connection permit (to be obtained from the Beaver Falls Municipal Water Authority, and/or Land Development approval, prior to being able to commence construction. Furthermore, following construction and prior to your placing into use the proposed structure/building, you will need to procure an UCC building permit from the City's Third Party Agency, MDIA. Also, if building onto several parcels the property will need to be consolidated before construction starts.

ZONING ORDINANCE: SECTION 2002 APPLICATION FOR ZONING PERMIT

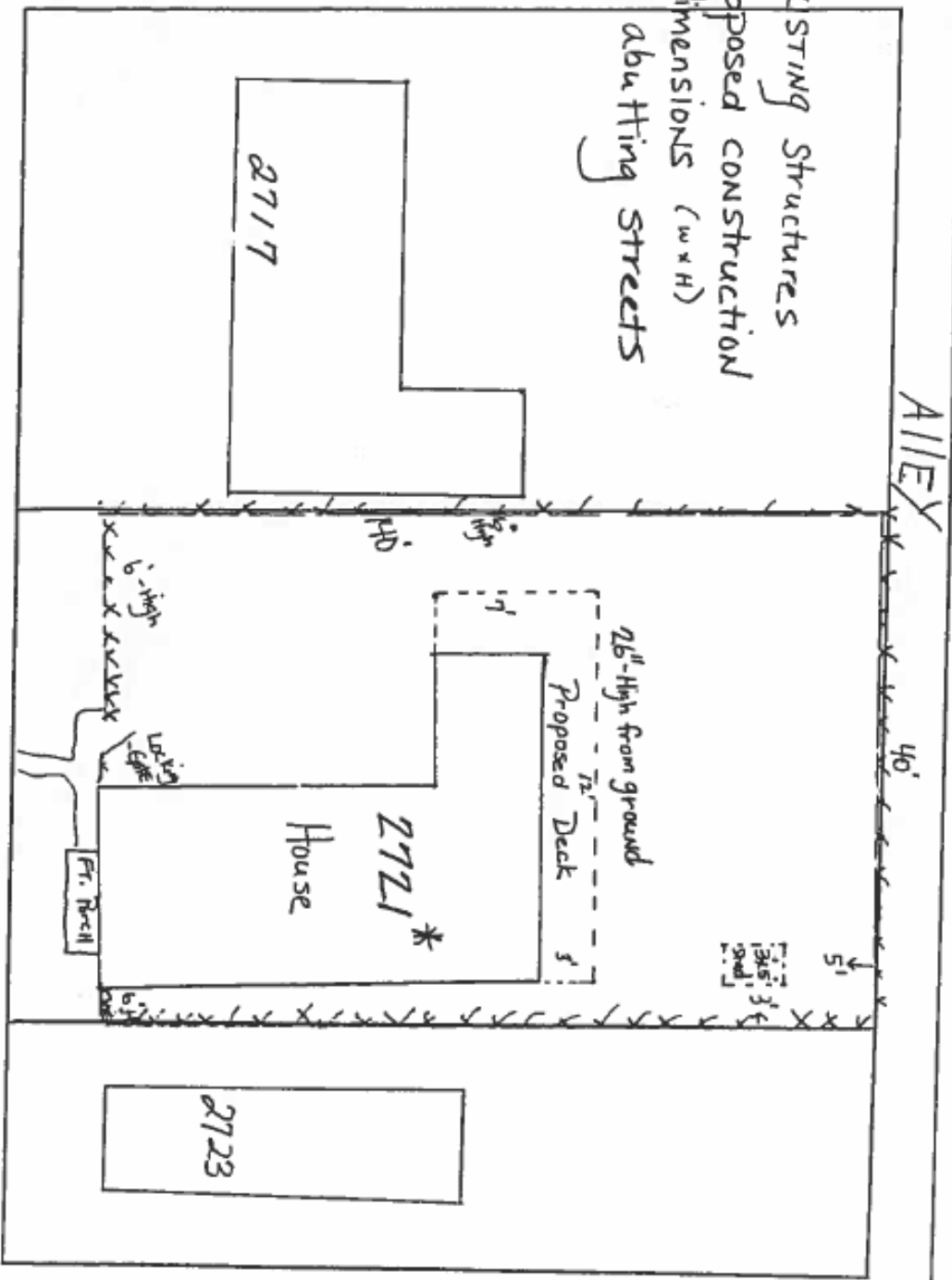
A. When Permit Required. An application shall be submitted to the Zoning officer for the following activities, and it shall be unlawful and a violation of this Ordinance for any of the following activities to commence without a Zoning Permit first being issued in accordance with this Article:

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

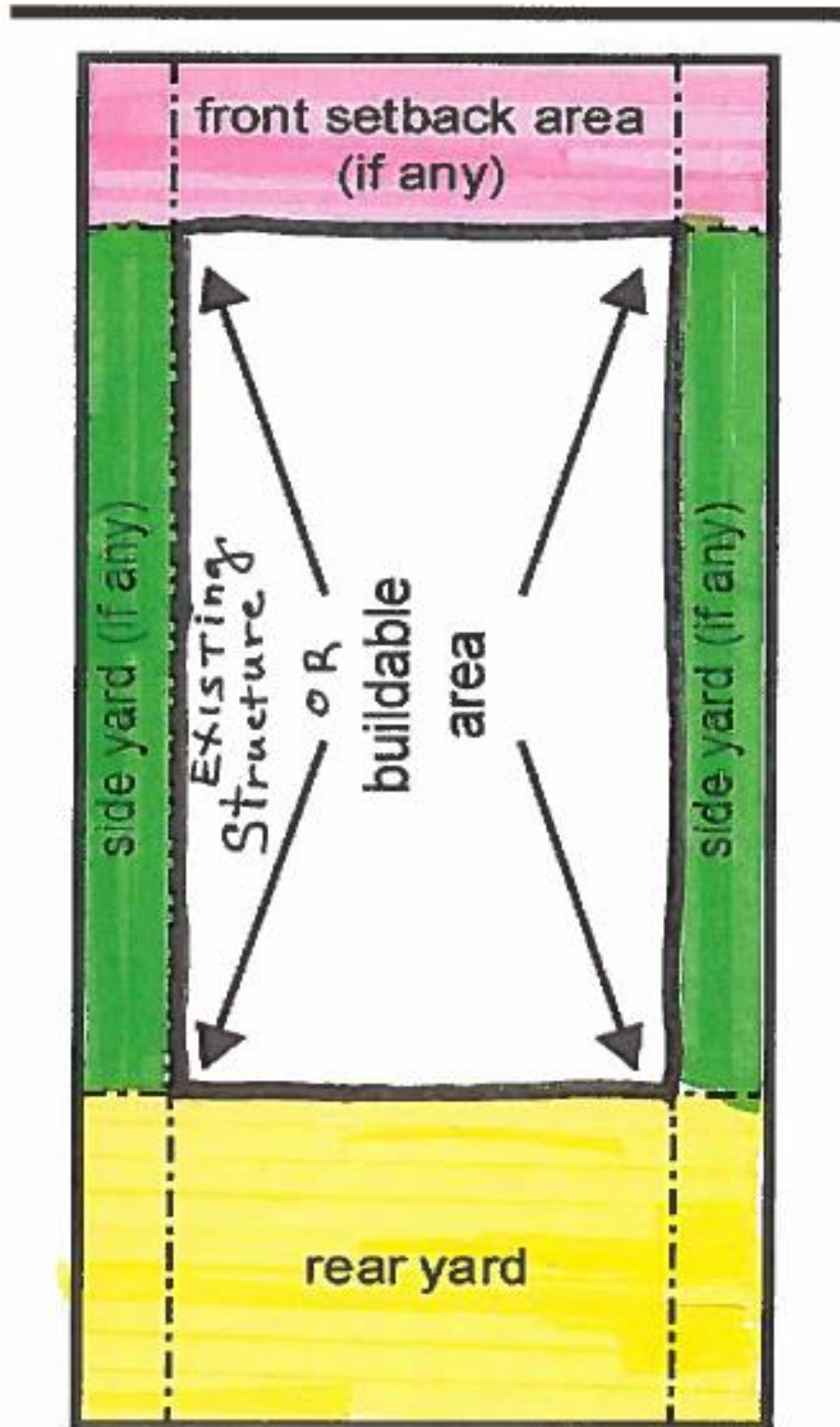


8TH AVENUE

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 wiidth of the lot in the arear 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

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- 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 or 219

1. Footing – To be done after forming and prior to placing concrete.
2. Foundation inspection – French drain and water –proofing prior to back filing.
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.

INSPECTORS:

1. Timothy Ford. (724) 847-2808 Ext. 218