

**RACCOON TOWNSHIP, BEAVER COUNTY, PENNSYLVANIA**

**ZONING PERMIT APPLICATION**

**1234 STATE ROUTE 18, ALIQUIPPA, PA 15001**

1. APPLICANT: \_\_\_\_\_

2. APPLICANT IS OWNER \_\_\_\_\_ CONTRACTOR OR AGENT \_\_\_\_\_ OTHER \_\_\_\_\_

3. NAME/ADDRESS OF OWNER: \_\_\_\_\_ NAME/ADDRESS OF CONTRACTOR OR OTHER: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. TELEPHONE NO.: \_\_\_\_\_ TELEPHONE NO.: \_\_\_\_\_

5. LOCATION/STREET ADDRESS: \_\_\_\_\_

6. TAX PARCEL NO.: \_\_\_\_\_ TOTAL SIZE/ACREAGE: \_\_\_\_\_

7. COST OF CONTRUCTION: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_

8. TYPE OF ZONING USE PROPOSED: \_\_\_\_\_  
\_\_\_\_\_

9. DECRPTION: **Please describe the nature of the proposed building, structure, alteration or addition and/or change in use.** \_\_\_\_\_  
\_\_\_\_\_

**Please check the appropriate designation of the building or structure:**

**Residential**

- \_\_\_\_\_ One Family Dwelling
- \_\_\_\_\_ Two Family Dwelling
- \_\_\_\_\_ More than Two Family Dwelling
- \_\_\_\_\_ Accessory Building/Structure to existing Residential Use

**Non-Residential**

Describe intended non-residential use:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Accessory Building/Structure to existing Non-Residential Use

10. ZONING: Setbacks: Front: \_\_\_\_\_ Left Side: \_\_\_\_\_ Right Side: \_\_\_\_\_ Rear: \_\_\_\_\_

Number of Stories: \_\_\_\_\_ Height of Structure: \_\_\_\_\_ Having dimensions of: \_\_\_\_\_

Proposed floor area: \_\_\_\_\_ DECKS ONLY: inches above grade: \_\_\_\_\_

11. ACCESS: to public road: \_\_\_\_\_ to private road: \_\_\_\_\_ to private right of way: \_\_\_\_\_

If private road/right of way, Owner: \_\_\_\_\_ Parcel No.: \_\_\_\_\_

12. WATER SOURCE: Public: \_\_\_\_\_ Well: \_\_\_\_\_ SEWAGE: Public: \_\_\_\_\_ On lot system: \_\_\_\_\_

13. DOCUMENTS ATTACHED: \_\_\_\_\_ Proof of Ownership-County Assessment Page.  
\_\_\_\_\_ Insurance Certificate or Affidavit of Exemption.  
\_\_\_\_\_ Drawing of Project Area as per the process and requirements page.

**READ, UNDERSTAND AND COMPLY WITH THE FOLLOWING NOTICES**

**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 existing driveway access to a public road or street. If such public 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 Raccoon Township, you must apply for and obtain a Driveway Permit from the Township.

**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 your premises, for an on-lot sewage permit and/or connection to a public sewer connection permit, water connection permit, Building Permit, and/or Land Development approval, prior to being able to commence construction. Further, following construction and prior to placing into use the proposed structure/building, you will need to procure an Occupancy Permit.

**NOTICE:** Contractor prohibited by law from employing any individual to perform work pursuant to this zoning permit unless contractor provides proof of workers' compensation to Raccoon Township. 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 according to the law of the Commonwealth of Pennsylvania, and as to said insurance, naming Raccoon Township as a named insured, coverage 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/township regulations. Issuance of a 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 authorize representatives.

**STATEMENTS AND VERIFICATION BY APPLICANT**

I do herby agree to observe and adhere to any and all provision of the Raccoon Township Zoning Ordinance and do further agree and understand that my failure to do so shall constitute a violation as to any Permit issued per this Application, which violation shall cause any Permit to become Null and Void, and revocable by Raccoon Township via its Zoning Officer or other designated agent.

I/We herby certify that as applications, owners, contractors, agents or other that I/we completed and read the forgoing Application and that the information and statements in this application and other representations contained in all accompanying plans are made a part of this application and are true and correct to the best of my/our knowledge and belief. This statement and verification are made subject to the penalties of 18PA.C.S.A Section 4904 relating to unsworn falsifications to authorities, which provides that if I/We knowingly make false statements of averments, I/We may be subject to criminal penalties. I/We hereby authorize representatives of the township to make required inspection upon the property to verify that the construction requested under this application complies with the Raccoon Township Zoning Ordinance and other applicable codes.

If applicant is Contractor or Agent of Owner, he/she herby certifies that he/she has the authority to act on behalf of the Owner.

OWNER(S): \_\_\_\_\_ DATE: \_\_\_\_\_

CONTRACTOR OR AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

**FOR MUNICIPAL USE ONLY**

**FLOOD HAZARD AREA:** \_\_\_\_\_ YES \_\_\_\_\_ NO IF YES COMPLAINE WITH § 403.62A(D)(1)(2)(3) IS REQUIRED

SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

**ZONING PERMIT ( ISSUED ) ( DENIED ) ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_**

[NOTE IF DENIED, LETTER SETTING FORTH REASONS WILL ACCOMPANY DENIAL NOTICE.]

# WORKERS' COMPENSATION ADDENDUM

## PART I

The applicant for the building permit, in compliance with Act 44 of 1993, hereby submits (check one):

- Certificate of Insurance OR Certificate of Self-Insurance (please attach)
- Affidavit of Exemption

## PART II

Basis for exemption (check one):

- Applicant is an individual who owns the property
- Contractor/Applicant is a sole proprietorship without employees
- Contractor/Applicant is a corporation, and the only employees working on the project have and are qualified as "Executive Employees" under Section 104 of the Workers' Compensation Act.  
Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- All of the contractor/applicant's employees on the project are exempt-on religious grounds under Section 304.2 of the Workers' Compensation Act.  
Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Other: Please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*My signature on behalf of or as the contractor / applicant for this zoning/building permit constitutes my verification that the statements contained here are true, and that I am subject to the penalty of 18 Pa. C.S.A. §4904 relating to un-sworn falsifications to authorities.*

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

1. Any subcontractors used on this project will be required to carry their own workers' compensation coverage.
2. The applicant is not permitted to employ any individual to perform work on this project pursuant to the permit in violation of the Act.
3. Violation of the Workers' Compensation Act or the terms of this permit will subject the applicant to a stop-work order and other fines and penalties provided by law.

## APPLICATION PROCESS AND REQUIREMENTS FOR ZONING PERMIT

1. Proof of Ownership – County Assessment Page.
2. Fill out Application and Sign/Date – Incomplete or incorrect applications will be denied and returned to application.
3. Provide three (3) copies of drawings of the project area showing:
  - a. Lot size and shape
  - b. All property line setbacks – distance from project area to property lines
  - c. Height of Project
  - d. Lot coverage % of **ALL** buildings – % of coverage of green spaces
  - e. Square feet of project and square feet of each existing building
4. Proof of Contractor Insurance or Affidavit of Exemption for release from insurance obligation – see form for explanation.
  - a. Contractor provide a material list, construction plan, etc.
5. Sewage tap in or septic sandlot inspection/permit from Sewage Enforcement Officer – this requirement is for new houses/trailers/manufacture and modular homes.
6. Flood Plain signoff from Flood Plain Manager – appointed individual
7. If land is marked as “Clean and Green” by state, they must be contacted in regard to proposed development.