

**OHIOPYLE BOROUGH, PENNSYLVANIA
ZONING CERTIFICATE
APPLICATION**

Zoning Certificate Policy: The Borough of Ohiopyle requires the issuance of a Zoning Certificate for:

- (a) Construction activities that require a building permit.
- (b) A new or changed use of the land or structure that requires a Certificate of Occupancy.
- (c) A change of use to the tenant or occupant of a building meeting the definition of "Change of Use" in Article 16 of the Borough's Zoning Ordinance.

GENERAL INFORMATION

Site Address: _____

Tax Parcel ID #: _____

Owner's Information

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ E-Mail: _____

Applicant's Information (If Different than Owner)

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ E-Mail: _____

Contractor and/or Representative's Information (as applicable)

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ E-Mail: _____

Zoning District (check one)

Open Space/Conservation _____ Tourist Commercial _____ Residential _____

Tourist Commercial Sub-District (check one if the property is Tourist Commercial):

Sub-District TC-1 _____ Sub-District TC-2 _____ Sub-District TC-3 _____ Sub District TC-4 _____

Is the property located in a floodplain? Yes _____ No _____

Will a new sewer tap be required to service the site? Yes___ No___

Will a new water tap be required to service this site? Yes___ No___

Are there any past-due water or sewer bills/fees applicable to this site? Yes___ No___

If yes, explain: _____

Is parking currently provided on the property? Yes___ (# of spaces _____) No___

FOR CONSTRUCTION ACTIVITIES

Describe the proposed construction activities:

**** Attach a scaled drawing showing the parcel boundaries and the location and dimensions of all existing and proposed structures, driveways, and parking spaces on the property, and setback distances to all property lines.**

Describe the proposed use of the structure/land:

Total square feet of building construction: _____

Setback Distance from Lot Lines: Front _____ Rear _____ L Side _____ R Side _____

Size of Building: Maximum Width _____ Maximum Depth: _____

Maximum Height of Building (to highest point of roof): _____

Interior Ceiling Height of Ground Floor: _____

of Parking Spaces, if any, to be added on the property: _____

of Off- Lot Parking Spaces, if any, dedicated for this property: _____

of Bicycle Parking Spaces, if any, to be added on the property: _____

FOR CHANGES OF USE AND OCCUPANCY

Describe the EXISTING use of the structure/land:

Describe the PROPOSED use of the structure/land:

ADDITIONAL PERMITS REQUIRED

Check all that apply:

To be obtained prior to issuance of a Zoning Certificate:

- Conditional Use Permit
- Special Exception
- Variance

To be obtained prior to Construction and/or Occupancy:

- Building Permit (from Fayette County)
- Occupancy Permit (from Fayette County)
- Highway Occupancy (from PennDOT)
- Floodway or Floodplain (from Ohiopyle Borough)

REQUIRED SIGNATURES

The Applicant and Owner certify that all information on this application is correct.

Signature of Applicant: _____ Date: _____

Signature of Owner: _____ Date: _____

****Payment of the Zoning Certificate Fee must accompany this application.**

THIS SECTION TO BE COMPLETED BY OHIOPYLE BOROUGH

Date Application Received by Borough Office: _____

Received by: _____ (Printed Name) _____ (Signature)

Fee paid by: Cash Check: (check # _____)

Date Forwarded to Zoning Officer: _____

Approved Denied

By: _____ (Printed Name) _____ (Signature)

Date: _____

Comments/Reasons:
