

\* EFFECTIVE JANUARY 1, 2014 A NON-REFUNDABLE \$40 APPLICATION/REVIEW FEE IS REQUIRED WITH ALL APPLICATIONS. THIS FEE WILL BE APPLIED TO THE PERMIT FEE, IF APPROVED \*

**PERMIT COVER PAGE**

Address where work is being performed \_\_\_\_\_  
\_\_\_\_\_

Is contractor performing work? \_\_\_\_\_ YES \_\_\_\_\_ NO. If answered YES than Contractor must provide Proof of Insurance to the Borough

Is property owner performing work? \_\_\_\_\_ YES \_\_\_\_\_ NO. If answered YES than property owner must provide Proof of Insurance to the Borough

Contractor/Policyholder Federal or State EIN (if applicable): \_\_\_\_\_

If Applicant is a contractor, Applicant's registration number required by the Pennsylvania Home Improvement and Consumer Protection Act: \_\_\_\_\_.

I certify that the statements made in this Permit Application are true and correct. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. Section 4904, relating to unsworn falsification to authorities.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Name of Applicant (Printed)

\_\_\_\_\_  
Title of Applicant (if applicable)

Code Enforcement Office  
One Vine Street  
Lansdale, PA 19446  
P: 215-368-1691 F: 215-361-8393  
[www.lansdale.org](http://www.lansdale.org)



## BOROUGH OF LANSDALE ACCESSORY STRUCTURE PERMIT APPLICATION

**\*ALL SECTIONS MUST BE COMPLETED FOR PERMIT TO BE PROCESSED. PERMIT FEE IS DETERMINED BY JOB COST.\***

Application Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Permit# \_\_\_\_\_  
For Office Use Only

### I. Property Information

Site Address \_\_\_\_\_ Tax Map Parcel # \_\_\_\_\_

Residential  Commercial  Single Family  Multi-Family

### II. Property Owner:

Name \_\_\_\_\_ Phone # \_\_\_\_\_

Mailing Address \_\_\_\_\_

City State Zip

### III. Contractor Information: Same as Owner

Company \_\_\_\_\_

Name \_\_\_\_\_ Phone # \_\_\_\_\_

Mailing Address \_\_\_\_\_

City State Zip

PA License # \_\_\_\_\_ Email \_\_\_\_\_

### IV. Applicant: Same as Owner Same as Contractor

Name \_\_\_\_\_

Email \_\_\_\_\_

Mailing Address \_\_\_\_\_

City State Zip

V. Description of Work:  New  Repair/Replace Total sqft of structure \_\_\_\_\_

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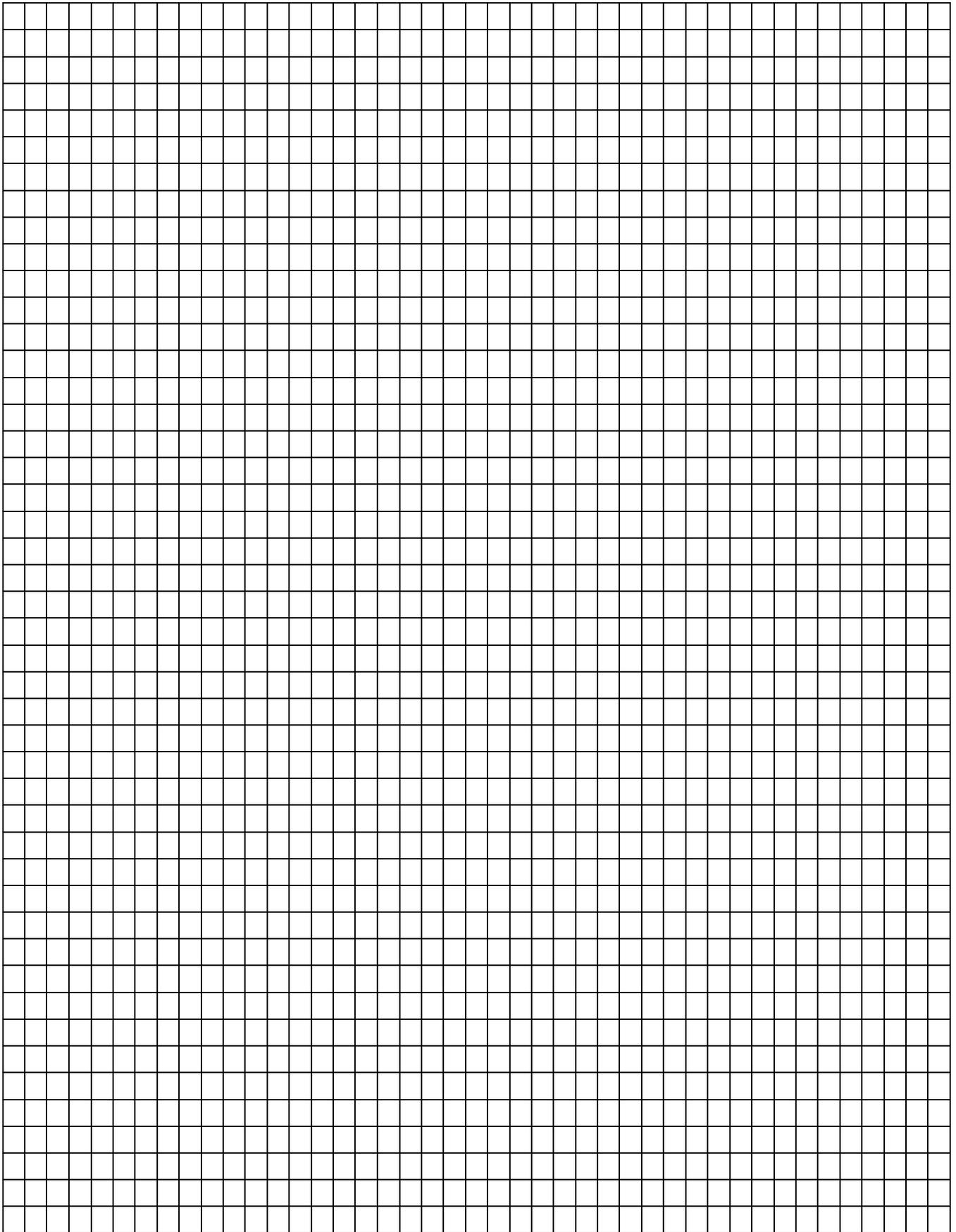
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Est. Start \_\_\_\_/\_\_\_\_/\_\_\_\_ Est. Finish \_\_\_\_/\_\_\_\_/\_\_\_\_ Est. Job Cost \$ \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Contact# \_\_\_\_\_

**Please draw a site plan with all dimensions on graph page provided or attach pre-generated site plan. Include copy of written proposal/contract.**



A residential accessory structure approval shall be deemed NULL AND VOID if the applicant and/or owner fails to clearly and precisely disclose any deed restrictions, easements, right-of-ways, or any other limitations that may be applicable to the subject property.

## **Borough of Lansdale - Zoning Ordinance**

§ 122-2204. Accessory building setbacks and specifications.

[Amended 10-7-1992 by Ord. No. 1492; 9-6-2000 by Ord. No. 1658]

A. In all residential districts and in all cases where an accessory building is accessory to a principal residential use, accessory structures of 200 square feet or less shall be located on a lot in such manner as to have a side yard of not less than four feet and a rear yard of not less than four feet.

Accessory structures 201 square feet to 580 square feet shall have a rear yard setback of not less than eight feet and shall have a side yard so as to comply with the side yard requirements for the district in which they are located.

Accessory structures greater than 580 square feet in area shall be permitted only by special exception pursuant to the following conditions:

- (1) The total area of the accessory building shall be not greater than 700 square feet.
- (2) The accessory building in question in all respects complies with the standards for special exception as set forth in § 122-2505 of this Zoning Ordinance.
- (3) The accessory building complies with all yard requirements for the district in which it is located.

B. In the case of uncovered, unenclosed decks and patios, where the residence is an attached or semidetached residence, the deck or patio may extend to the common property line; however, a solid privacy fence measuring six feet in height above the surface of the deck or patio must be installed along the common property line extending for the entire depth of the patio or deck.

C. Any accessory structure not regulated by above Subsections A and B shall meet the dimensional requirements for the use and zoning district wherein the accessory structure is located. [Added 12-17-2003 by Ord. No. 1709]

D. Unless connected to the principal building or accessory structure, any accessory structure shall be located a minimum of 10 feet from any other building or structure. [Added 12-17-2003 by Ord. No. 1709]

E. A maximum of two accessory buildings are permitted on any lot. When calculating the setback requirements for accessory structures, the total floor area of all accessory structures on any lot should be utilized to determine the setback requirement (and the need for additional relief) for any accessory structure regardless of the size of any individual accessory structure. [Added 12-17-2003 by Ord. No. 1709]