

BLACK CREEK TOWNSHIP

Luzerne County, Pennsylvania

1980 Tomhicken Rd. Bloomsburg, PA 17815
Phone: (570) 384-3206 Zoning Officer (570) 881-9874

TOWNSHIP USE ONLY	
Permit # _____	
Date Issued ____/____/____	
Fees \$ _____	Ck# _____

Permit Officer	

Application for Zoning Permit

All information must be printed and legible for permit acceptance.

General Information:

Property Owner Name: _____

Daytime Phone: (____) _____ - _____ Email Address _____

Address: _____ City _____ State _____ Zip _____

Applicant (If other than the owner): _____

Address: _____ City _____ State _____ Zip _____

Daytime Phone: (____) _____ - _____ Email Address _____

Property Address: _____

Tax Parcel ID No. _____ (This can be found on your Luzerne County tax bill)

Purpose of Permit Request:

New Construction
<input type="checkbox"/> New Single-Family Dwelling <input type="checkbox"/> New Semi-Detached/Duplex <input type="checkbox"/> Porches/Deck – covered/uncovered
<input type="checkbox"/> New Commercial Building <input type="checkbox"/> New Agricultural Building <input type="checkbox"/> Other _____
Alterations or Change of Use
<input type="checkbox"/> Addition to existing structure <input type="checkbox"/> Change of Use – Specify _____
<input type="checkbox"/> Home Occupation
Accessory Structures
<input type="checkbox"/> Garage/Carport – Attached or Detached (please circle) <input type="checkbox"/> Accessory Storage Structure
<input type="checkbox"/> Swimming Pool (above ground ____ In-ground ____ w/ a capacity of greater than 24” in water depth)
<input type="checkbox"/> Solar or Wind Energy System
Other: _____

Brief Description of Project: _____

Total Value of Project: _____ **Zoning Permit Application Fee Due \$** _____

(Please refer to the attached fee schedule on page 4)

Lot & Building Information: All requested information must be completed.

Has there been any recent development on this Parcel of Record since April 5th, 2011? Yes No

If yes, when and what was developed? _____

Current use of the property: Residential Commercial Agricultural Industrial

Total Lot Area: (Sq. Ft.) _____ (Note: 1 acre equals 43,560 square feet)

Corner Lot? Yes No

Proposed Building Size: _____ (Sq. Ft.) Proposed Height: _____ Dimensions: _____X_____

Coverage: (Includes All Impervious Surfaces)

Existing Lot Coverage: _____(Sq. Ft.) _____ % of Lot Area

Proposed Lot Coverage: _____(Sq. Ft.) _____ % of Lot Area

Proposed Setbacks: (Location of the proposed structure from the lot lines indicated in feet)

Front Yard _____ Left Side Yard _____ Right Side Yard _____ Rear Yard _____

Additional Features

Are there any easements or deed restrictions on your property?

Yes (Please provide copy of Deed if possible) No

Are there any environmentally sensitive features located on the property (wetlands/swales/floodplain)?

Yes No

For changes to existing residential structures - Number of bedrooms in structure _____, proposed _____

Sewage Disposal System: Public Sewer On-Lot Septic Other: _____

Water Supply: Public Water Well Other: _____

Plot Plan: (Required, Application will be declared incomplete without attaching Plot Plan)

A plot plan showing all existing improvements and proposed construction, including driveways, walkways, storm water management features, easements, and utilities shall accompany this application. The plan shall include measurements of setbacks from all property lines and from the right-of-way of any road frontage on the property. Adjoining properties shall be labeled. Until such plan is submitted, this application shall not be considered complete and will not be processed.

If the proposed is a Business, Industry, Home Occupation or a Change of Use of a new or existing building, please enclose a detailed description outlining the products sold, manufacturing process, services rendered, equipment to be used, floor areas of building, number of employees, and any other information that is necessary to thoroughly describe the proposed operation.

Zoning Permit Application Check List:

All Zoning Permit Applications shall be filed with Black Creek Township either in person or by mail.

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- All applicable information is included on the application in a legible form.
- Attached a copy of the plot plan showing:
1. All existing buildings
 2. Location of the new improvement showing the distance from all the following features
 - a. Property lines
 - b. Streams, ponds, or water courses
 - c. Swales and ditches
 - d. Roads or streets (public/private)
 - e. Well, septic system; tank; drain field.
 3. Location of any easement or right-of-ways.
 4. Driveways and parking areas.
- Attached copies of any and all other permits that may be required for the project. (i.e., on-lot septic, driveway, erosion and sediment control plan)
- Check or money order made payable to Black Creek Township for zoning permit application fees.
- Verified that the proposed project DOES NOT require any stormwater features.**

Signature:

I hereby authorize the designated Black Creek Township official to investigate, inspect, and examine the Property set forth herein, including land and structures, to determine compliance with the Black Creek Township Zoning Permit Ordinance and to determine the accuracy of the statements contained herein. I am aware that I cannot occupy the Property for the purpose of conducting the use set forth herein and cannot commence excavation or construction until a Zoning Permit has been issued by Black Creek Township.

A Zoning Permit may be revoked if the use and/or structure for which it has been issued violates any applicable Township, County, State or Federal law, or regulation, including but not limited to the Black Creek Township Zoning Permit Ordinance. This Permit may also be revoked if it has been issued in error, or if issuance was based upon any misrepresentations or errors contained in the application or otherwise made by the applicant. **By signing this application, I certify that all facts in the application and all accompanying documentation are true and correct.**

I acknowledge that the holder of a Zoning Permit is responsible to ensure compliance with all applicable Township Ordinances, and at completion of the work authorized by the permit, I acknowledge that the Township requires that a final inspection be performed by the Zoning Permit Officer before the structure and/or land which is authorized by this permit may be occupied.

Please be advised that the Zoning Permit fee associated with this application is only for the basic review and issuance of the Zoning permit. The applicant will be financially responsible for any additional permits and/or approvals that may be required for the proposed project, such as, but not limited to, Subdivision and/or Land Development, Stormwater Management and Township Consultant's costs.

Printed Name _____

Signature: _____
(Owner)

Date: _____

Printed Name _____

Signature: _____
(Applicant, if not the owner)

Date: _____



2023 Master Fee Schedule

ZONING ADMINISTRATION

Zoning Application Fee	\$85.00 Base Fee (non-refundable) plus \$3.00 per \$1,000.00 of the fair market value of the project. Total fee of application shall not exceed \$2,000.00
Certificate of Zoning Compliance	\$85.00
Official Letter of Zoning Determination	\$85.00
Certificate of Change of Use	\$85.00
Certificate of Nonconformity	\$85.00
Zoning Permit to Demolish Residential Structure	\$85.00
Zoning Permit to Demolish Commercial Structure	\$250.00
Zoning Permit Extension	\$85.00
Zoning Officer Hourly Rate	\$85.00
Specific Use/Projects Zoning Fee	
Wind Farm	\$1,000.00 Per Proposed Windmill and Accessory Structures
Major Solar Energy System	\$100.00 Per Array and Accessory Structures
Forestry/Timber Harvesting Activities	Lots less than 5 acres - \$100.00 Lots more than 5 acres - \$500.00
Application or appeal to Zoning Hearing Board	\$900.00
Application for Zoning Changes or Curative Amendment	\$1,500.00
Hard Copy of Zoning Ordinance	\$50.00 Plus Postage
Hard Copy of Zoning Map	\$35.00 Plus Postage

PROPERTY MAINTENANCE ADMINISTRATION

IPMC Appeal Board Hearing Fee	\$500.00
Code Officer Hourly Rate	\$85.00