

# BOROUGH OF ST. LAWRENCE

3540 SAINT LAWRENCE AVE., READING PA 19606  
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## COMMERCIAL ZONING PERMIT APPLICATION

A permit stating that the purpose for which a building and/or structure or land to be used is in conformity with the uses permitted and all other requirements under the Zoning Ordinance for the district in which it is or will be located. All applications for permits shall be accompanied by a **plot plan** showing the shape and dimensions of the lot, the size and location of any buildings existing on the lot, the distance of the proposed use from the property line and any such information as may be necessary to determine compliance with this Zoning Ordinance and all other ordinances.

**SITE ADDRESS:** \_\_\_\_\_ **TAX PARCEL ID#:** 81-\_\_\_\_\_

### OWNER'S INFORMATION

**Owner's Name:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Email:** \_\_\_\_\_

### APPLICANT'S INFORMATION

**Applicant's Name:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Email:** \_\_\_\_\_

### APPLICANT IS

OWNER     AGENT     ENGINEER/ARCHITECT     CONTRACTOR     OTHER \_\_\_\_\_

**ZONING DISTRICT:** \_\_\_\_\_

**CURRENT USE OF PROPERTY/BUILDINGS/STRUCTURES:** \_\_\_\_\_

### USE CLASSIFICATION:

COMMERCIAL     INDUSTRIAL     INSTITUTIONAL     PUBLIC     OTHER \_\_\_\_\_

### CURRENT PRIMARY STRUCTURE(S):

SINGLE BUILDING     MULTIPLE BUILDINGS - # OF BUILDINGS \_\_\_\_\_     SHOPPING CENTER # OF UNITS \_\_\_\_\_

### **APPLICATION IS HEREBY MADE TO:**

### CONSTRUCTION:

NEW CONSTRUCTION -  PRINCIPAL     ACCESSORY     ADDITION TO A STRUCTURE -  PRINCIPAL     ACCESSORY

ERECT FENCING     ERECT A SIGN     PARKING     STORMWATER FACILITY     EXTERIOR RENOVATION

INTERIOR RENOVATION     OTHER (PLEASE LIST) \_\_\_\_\_

COMMUNICATION TOWER/DISH -  NEW     REPAIR     ADDITION TO EXISTING

### USE:

CHANGE IN USE OF AN EXISTING STRUCTURE OR PROPERTY     OCCUPANCY OF AN EXISTING STRUCTURE

ADDITIONAL USE OF AN EXISTING STRUCTURE OR PROPERTY     ESTABLISH USE     SALE OF LIQUOR

SUBDIVISION     LAND DEVELOPMENT     CONDITIONAL USE     OTHER \_\_\_\_\_

### PROPOSED USE OF BUILDING(S), STRUCTURE(S) OR LAND, IN DETAIL:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROPERTY DETAILS:** Details must also be shown on a plot plan, which is required to be submitted with the application.

LOT WIDTH \_\_\_\_\_ feet      LOT DEPTH \_\_\_\_\_ feet      LOT SIZE \_\_\_\_\_ sq. ft.

CORNER PROPERTY  YES  NO

NEAREST POINT OF PRIMARY STRUCTURE: To Front Property Line \_\_\_\_\_ ft To Rear Property Line \_\_\_\_\_ ft

SIDE PROPERTY LINES TO PRIMARY STRUCTURE (FACING STRUCTURE FROM STREET): Left Side \_\_\_\_\_ ft Right Side \_\_\_\_\_ ft

SIZE OF PRIMARY STRUCTURE: Length: \_\_\_\_\_ feet Width: \_\_\_\_\_ feet  Plans/Specs attached

ANY STEEP SLOPES OR CONTOURS?  YES  NO IN A FLOODPLAIN?  YES  NO ANY WETLANDS?  YES  NO

# OF OFF-STREET PARKING SPACES Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Accessible: \_\_\_\_\_

WILL YOU BE USING AND/OR PRODUCING ANY HAZARDOUS CHEMICALS?  YES  NO

If yes, provide attachment(s) listing the chemicals, MSDS, location on site, method of storage, and method of disposal.

FAIR MARKET COST/VALUE OF PROPOSED WORK: \$ \_\_\_\_\_

Cost/value: the reasonable costs of all services, labor, materials and use of equipment necessary to complete the proposed work.

**STATEMENT AND VERIFICATION BY APPLICANT**

The applicant hereby applies for a zoning permit to be issued by the Borough of St. Lawrence and hereby certifies, subject to the penalties of 18 PA C.S. § 4904, relating to unsworn falsification to authorities, that the facts set forth in this application are true and correct. Applicant acknowledges and understands that the Borough may revoke any permit issued pursuant to this application if information provided in this application is incorrect or if the scope of the work exceeds the information provided in this application. The signature of the applicant or applicant's agent on this application grants permission to the St. Lawrence Borough Council, Borough Employees and other Borough Officials to enter onto the property to inspect the work or use, which is authorized by the permit issued, at any reasonable time during the pendency of said application. The applicant also understand that they will be responsible for all expenses associated with this application, per the Borough's fee schedule, and that the Borough of St. Lawrence Zoning Officer may take up to thirty-five (35) business days to accept or reject this application. The applicant will be notified in writing by the Borough Zoning Officer of the acceptance or denial of the application.

\_\_\_\_\_  
Signature of Authorized Representative/Owner

\_\_\_\_\_  
Date

Prior to the use or occupancy of any land, structure or building for which a zoning permit is required or to any change of use of land or any change in nonresidential occupancy of an existing structure or part thereof, or to any change in nonresidential occupancy of land, an occupancy permit shall be secured from the Zoning Officer. Changes in nonresidential occupancy shall be any change in the actual possession to another tenant or tenants, or owner or owners and/or any change in the actual use of an existing structure, or part thereof, or of any tract of land, or part thereof, or any activity that results in the noncompliance with any provision of the Zoning Ordinance or with any conditions specified on the current certificate of occupancy. A change from one type of commercial, retail, residential, industrial, office or any other use to another use shall be considered a change in use.

**FOR BOROUGH USE ONLY**

Date Received: \_\_\_\_\_ Application Signed  Plot Plan Included

Permit #: \_\_\_\_\_

Additional Information Required: \_\_\_\_\_

Special Conditions: \_\_\_\_\_

\_\_\_\_\_

Approved  Denied Date \_\_\_\_\_ By \_\_\_\_\_

Reason: \_\_\_\_\_

Public Hearings:  Conditional Use  Liquor License Transfer  Zoning Hearing Board