

**DENNISON TOWNSHIP  
ZONING PERMIT APPLICATION**

**Zoning Officer: John R. Varaly, AICP**  
**570) 574-3061**  
**Email: jvaraly@ptd.net**

ZONING PERMIT NUMBER: \_\_\_\_\_  
(Leave Blank: Zoning Officer Will Assign Number)

REQUIRED FEE: \_\_\_\_\_  
Once an application is submitted to be processed fees are nonrefundable.

**THE DENNISON TOWNSHIP ZONING ORDINANCE, ZONING MAP AND FEE SCHEDULE ARE AVAILABLE ONLINE AT: [www.dennisonwp.org](http://www.dennisonwp.org)**

1. MAILING ADDRESS/ LOCATION OF PROPERTY:

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

2. ZONING DISTRICT IN WHICH THE PROPERTY IS LOCATED: \_\_\_\_\_  
(If uncertain leave blank or contact the Zoning Officer)

3. PRINT BELOW THE APPLICANT'S NAME, MAILING ADDRESS, EMAIL ADDRESS and PHONE NUMBER:

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

4. PRINT BELOW THE OWNER'S NAME, MAILING ADDRESS, EMAIL ADDRESS and PHONE NUMBER: (if not applicant)

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

5. APPLICATION IS HEREBY MADE TO:

- |   |                                    |                                    |
|---|------------------------------------|------------------------------------|
| <input type="checkbox"/> ERECT A STRUCTURE  | PRINCIPAL <input type="checkbox"/> | ACCESSORY <input type="checkbox"/> |
| <input type="checkbox"/> ADD TO A STRUCTURE | PRINCIPAL <input type="checkbox"/> | ACCESSORY <input type="checkbox"/> |

- CHANGE USE OF STRUCTURE
- OCCUPANCY OF STRUCTURE
- ERECT A FENCE (FENCING
- INSTALL SWIMMING POOL     IN-GROUND     ABOVE-GROUND
- INSTALL OFF-STREET PARKING AREA
- ERECT A SIGN
- ESTABLISH A HOME OCCUPATION
- USE OF LAND WITHOUT ANY STRUCTURE
- APPEAL OF VIOLATION NOTICE
- OTHER (PLEASE LIST) \_\_\_\_\_

6. WHICH OF THE FOLLOWING TYPES OF LAND USES BEST REFLECTS THE PROPOSED USE OF YOUR PROPERTY BASED UPON THE ITEM CHECKED UNDER ITEM NO. 5?

- RESIDENTIAL
- AGRICULTURAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- OTHER

7. PROVIDE A NARRATIVE WHICH ACCURATELY EXPLAINS THE PROPOSED USE OF THE PROPERTY BASED UPON THE ITEM CHECKED UNDER ITEM NO. 5: (Use Additional Sheets if Necessary) PLEASE PRINT

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8. SIZE OF LOT: IS YOUR LOT IRREGULAR SHAPED?  YES  NO

\_\_\_\_\_ MAXIMUM WIDTH

\_\_\_\_\_ MAXIMUM DEPTH

\_\_\_\_\_ SQUARE FEET/ACRES

9. PROVIDE THE MINIMUM DISTANCE OF A PROPOSED STRUCTURE/USE ON LOT, INCLUDING AN ADDITION IF APPLICABLE

\_\_\_ FEET TO FRONT YARD PROPERTY LINE

\_\_\_ FEET TO REAR YARD PROPERTY LINE

\_\_\_ FEET TO SIDE YARD PROPERTY LINE

\_\_\_ FEET TO SIDE YARD PROPERTY LINE

\_\_\_ MAXIMUM HEIGHT OF STRUCTURE.

10. PERCENT OF LOT COVERAGE: \_\_\_\_\_  
(SUM OF THE SQUARE FEET OF ALL STRUCTURES, EXISTING AND PROPOSED, DIVIDED BY SIZE OF LOT). (See Attached Sample)

11. TYPE OF SEWAGE:  ON-LOT  PUBLIC

12. ATTACH A CLEAR AND LEGIBLE SITE PLAN WHICH ACCURATELY ILLUSTRATES AND LABELS, AS APPLICABLE, ALL EXISTING AND PROPOSED DEVELOPMENT UPON THE PROPERTY INCLUDING BUT NOT LIMITED TO:

- THE LOT SIZE IN SQUARE FEET OR ACRES, INCLUDING DIMENSIONS OF THE LOT.
- THE LOCATION AND SIZE OF EXISTING AND PROPOSED STRUCTURES UPON THE LOT, INCLUDING THEIR DIMENSIONS.
- THE MINIMUM SETBACK DISTANCES OF ALL EXISTING AND PROPOSED STRUCTURES, UPON THE LOT AS MEASURED TO THE NEAREST FRONT, REAR AND SIDE YARD PROPERTY LINES.
- THE LOCATION AND DIMENSIONS OF ALL EXISTING AND PROPOSED OFF-STREET PARKING AREAS.

**THE SITE PLAN SHALL BE CONSIDERED PART OF THE APPLICATION. FAILURE TO PROVIDE AN ACCURATE SITE PLAN WILL RESULT IN YOUR APPLICATION BEING DEEMED INCOMPLETE AND IT WILL BE RETURNED TO YOU. IF DEEMED NECESSARY, THE ZONING OFFICER MAY REQUIRE THAT THE SITE PLAN BE DRAWN TO A PRESCRIBED SCALE.**

PLEASE REFER TO THE ATTACHED SAMPLE DRAWINGS

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED WITHIN THIS APPLICATION IS TRUE, CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE. IT IS UNDERSTOOD AND AGREED THAT AN ERROR, MISSTATEMENT OR MISREPRESENTATION OF MATERIAL FACT, EITHER WITH OR WITHOUT INTENTION ON THE PART OF THIS APPLICANT, SHALL CONSTITUTE SUFFICIENT GROUNDS FOR THE REVOCATION OF THE APPROVAL OF THIS PERMIT.

\_\_\_\_\_  
SIGNATURE OF APPLICANT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
DATE

IF YOU ARE BOTH THE APPLICANT AND THE OWNER OF THE PROPERTY, SIGN BOTH OF THE ABOVE LINES. THE OWNER'S SIGNATURE IS ALWAYS REQUIRED. FAILURE TO PROVIDE OWNER'S SIGNATURE WILL RESULT IN YOUR APPLICATION BEING DEEMED INCOMPLETE AND IT WILL BE RETURNED TO YOU.

FAILURE TO COMMENCE THE WORK/IMPROVEMENTS APPROVED UNDER THIS PERMIT WITHIN ONE YEAR FROM THE DATE OF APPROVAL SHALL RENDER THE APPROVAL AS NULL AND VOID.

APPROVED       DENIED

\_\_\_\_\_  
SIGNATURE OF ZONING OFFICER

\_\_\_\_\_  
DATE

**ADDITIONAL INFORMATION**

**BUILDING PERMITS**

THERE IS A POSSIBILITY THAT A BUILDING PERMIT WILL BE REQUIRED FOR THE BOX WHICH YOU CHECKED UNDER ITEM 5. PRIOR TO STARTING ANY WORK, PLEASE CONTACT TOWNSHIP BUILDING INSPECTOR, JASON HUMENANSKI, (570)704-9478 FOR FURTHER INFORMATION.

SEWAGE ENFORCMENT OFFICER: STEVEN EGENSKI (570) 239-7086

**ALL INFORMATION BELOW IS TO BE COMPLETED  
BY THE TOWNSHIP ZONING OFFICER.**

A. IF THE PERMIT IS DENIED, THE ZONING OFFICER SHALL NOTE THE APPLICABLE SECTIONS/BASIS OF DENIAL BELOW:

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B. A COPY OF THE ZONING OFFICER'S OFFICIAL LETTER OF APPROVAL OR DENIAL SHALL BE ATTACHED TO THIS PERMIT.

C. IF THE APPLIATION HAS BEEN DENIED, HAS THE APPLICANT/OWNER REQUESTED AN APPEAL OF THE ZONING OFFICER'S DECISION TO THE ZONING HEARING BOARD?

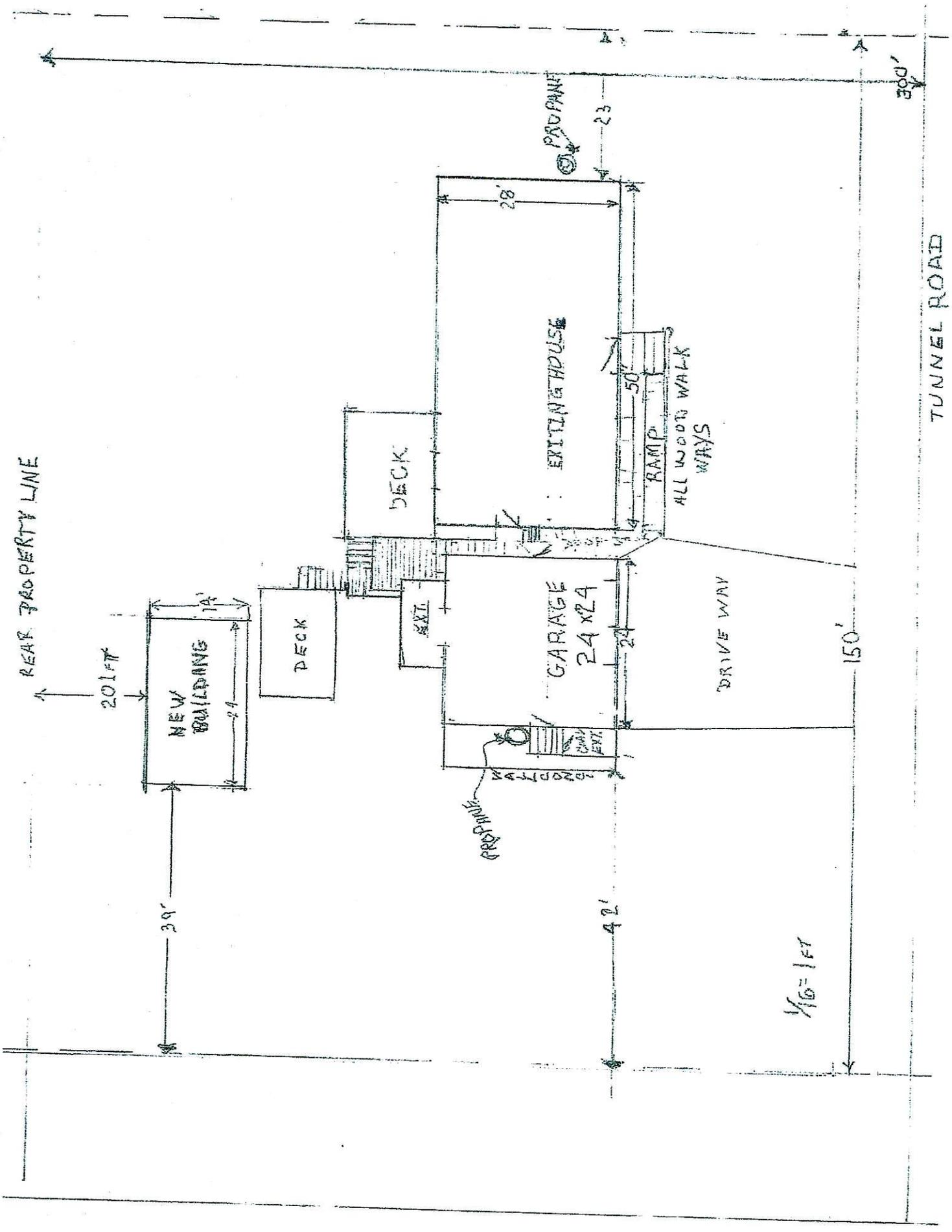
YES       NO       UNDECIDED/PENDING

D. IF APPLICABLE, DATE OF WRITTEN REQUEST OF APPEAL: \_\_\_\_\_

ATTACH COPY OF APPLICANT/OWNER'S WRITTEN REQUEST FOR APPEAL TO THE ZONING HEARING BOARD OR A COMPLETED APPLICATION FOR THE APPEAL TO THE ZONING HEARING BOARD.

E. IF APPLICABLE, DATE OF SCHEDULED ZONING HEARING BOARD MEETING: \_\_\_\_\_

# SAMPLES OF ACCEPTABLE DRAWINGS



REAR PROPERTY LINE

201 FT

NEW BUILDING 1A

39'

11'

24'

DECK

DECK

EXIT

GARAGE 24 X 24

24'

42'

WALL CROWN

PROPANE

EXISTING HOUSE

28'

23'

PROPANE

RAMP

ALL WOODS WALKWAYS

DRIVE WNY

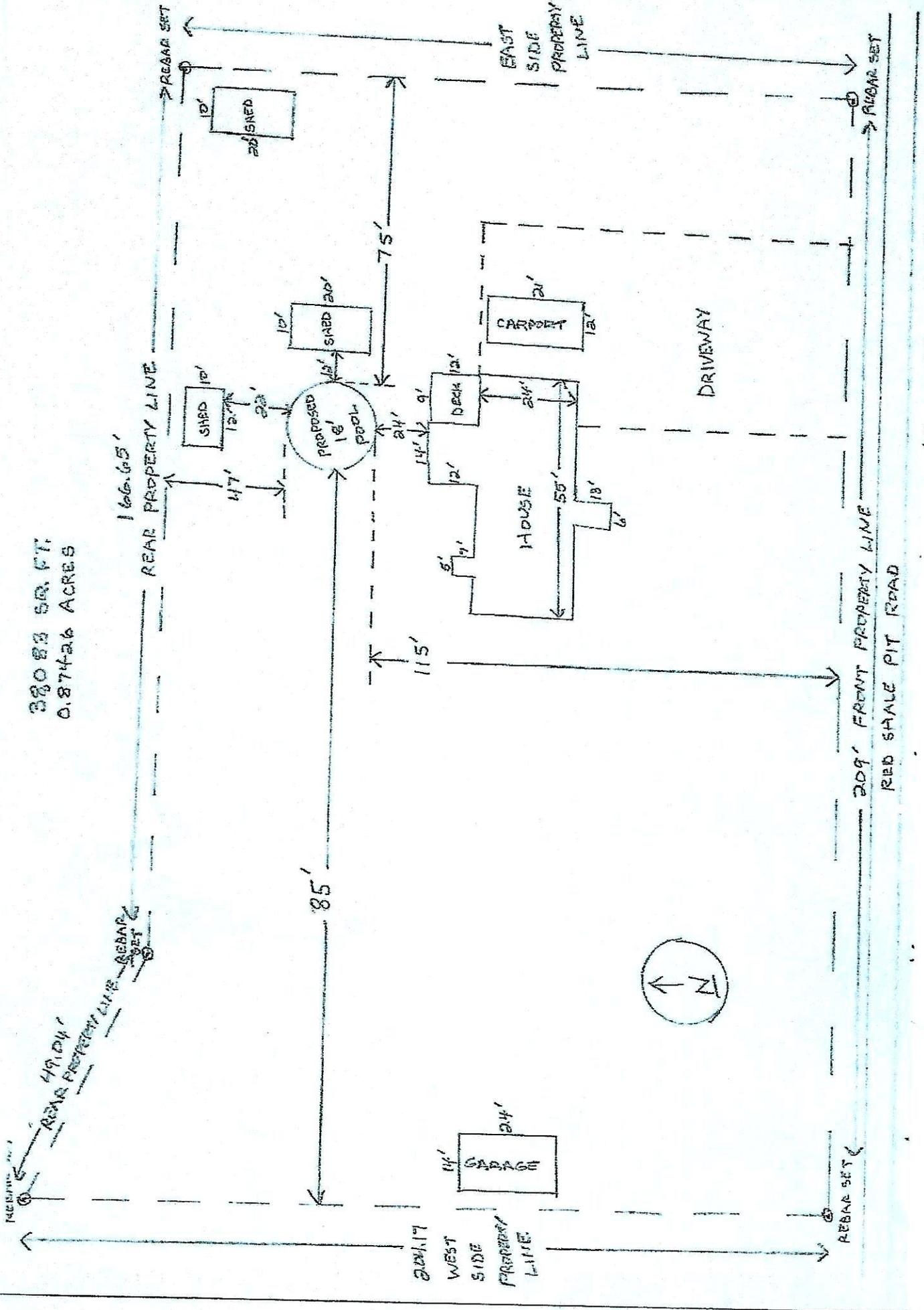
150'

1/10 = 1 FT

300'

TUNNEL ROAD

38083 SQ. FT.  
0.87426 ACRES



REAR PROPERTY LINE

166.65'

49.04'

REAR SETBACK

10'

12'

22'

PROPOSED POOL

18'

12'

10'

SHED

12'

24'

DECK

12'

9'

HOUSE

58'

18'

6'

DRIVEWAY

209'

FRONT PROPERTY LINE

209'

FRONT SETBACK

RED SHALE PIT ROAD



209.17'

WEST SIDE PROPERTY LINE

REAR SETBACK

## DENNISON TOWNSHIP – ZONING PERMIT APPLICATION

### HOW TO CALCULATE THE PERCENT OF LOT COVERAGE

10. PERCENT OF LOT COVERAGE: \_\_\_\_\_  
(SUM OF THE SQUARE FEET OF ALL STRUCTURES, EXISTING AND PROPOSED,  
DIVIDED BY SIZE OF LOT).

EXAMPLE USING A HOME, A DETACHED GARAGE AND SWIMMING POOL LOCATED UPON A 1.4 ACRE LOT.

A HOME THAT IS 25 FEET WIDE AND 40 LONG HAS A FOOT PRINT THAT EQUALS 1,000 SQUARE FEET BASED UPON MULTIPLYING  $25 \times 40 = 1,000$  SQUARE FEET.

A DETACHED GARAGE THAT IS 20 FEET WIDE AND 20 FEET LONG HAS A FOOT PRINT THAT EQUALS 400 SQUARE FEET BASED UPON MULTIPLYING  $20 \times 20 = 400$  SQUARE FEET.

A SWIMMING POOL THAT IS 10 FEET WIDE AND 18 FEET LONG HAS A FOOT PRINT THAT EQUALS 180 SQUARE FEET, BASED UPON MULTIPLYING  $10 \times 18 = 180$  SQUARE FEET.

SUM OF SQUARE FEET OF ALL STRUCTURES:  $1,000 + 400 + 180 = 1,580$  SQUARE FEET

SIZE OF PROPERTY = 1.4 ACRES

CONVERT ACRES TO SQUARE FEET

43,560 SQUARE FEET = 1 ACRE

1.4 ACRES  $\times$  43,560 SQ. FT = 60,984 SQUARE FEET

$1,580$  SQUARE FEET  $\div$  60,984 = .025

$.025 \div 1 = 2.5\%$