

WEST BRANDYWINE TOWNSHIP  
198 Lafayette Road  
Coatesville, PA 19320  
610 380-8200 Fax 610 384-4934

Fee: \$75.00  
(Up to 200 sq ft)

PERMIT NO. \_\_\_\_\_

**ZONING PERMIT APPLICATION FOR TOOL SHED/MINOR ACCESSORY BUILDING**

Owner

Applicant (if different from owner)

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Zip: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Contractor/Shed Manufacturer \_\_\_\_\_

The application must be accompanied by the following information:

1. One (1) copy of manufacturer's information or a marketing brochure for prefabricated structures, or two (2) copies of the structural plans and details for on-site construction.
2. Two (2) copies of a property sketch showing all property lines, all existing structures and other impervious surfaces (driveways, pools, etc.), and the location of the proposed construction showing setback distances to property lines, existing structures, and on site sewage systems.
3. Signed Inspection Checklist Form. (Please note: Required inspections will vary based on the scope of work. Prefabricated sheds without utilities require only a setback and final inspection.
4. Contractor's registration/insurance information when on-site construction is by a paid contractor.

The Owner hereby makes application to: (check one)

Type of Occupancy: (check one)

Construct

Single-Family Dwelling

Alter

Multi-Family Dwelling

Demolish

Commercial

Add

Institutional

Change of Occupancy

Industrial

Proposed Use (i.e. dwelling, fence, pool, accessory building) \_\_\_\_\_

Site Information

Property Address \_\_\_\_\_

Parcel No. \_\_\_\_\_

Proposed Building Coverage \_\_\_\_\_

Lot Area \_\_\_\_\_

Proposed Lot Coverage \_\_\_\_\_

Present Building Coverage \_\_\_\_\_

Number of Stories \_\_\_\_\_

Present Lot Coverage \_\_\_\_\_

Rear Yard Width \_\_\_\_\_

Front Yard Depth \_\_\_\_\_

Side Yard Width \_\_\_\_\_

Rear Yard Depth \_\_\_\_\_

Floor Area of Accessory Structure \_\_\_\_\_

Side Yard Depth \_\_\_\_\_

**General Information:**

1. Dimensions: Width \_\_\_\_\_ Length \_\_\_\_\_ Height \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_

2. Shed Type: Timber Frame                  Metal Frame                  Other (specify) \_\_\_\_\_

3. Foundation: Concrete Block                  Stone Bed                  Concrete Slab                  Other \_\_\_\_\_

4. Cost of Construction \_\_\_\_\_

5. Comments \_\_\_\_\_

Please note: Metal sheds must be anchored to the ground at each corner – metal pipe or auger type anchors driven into ground minimum of two (2) feet securely fastened to the shed.

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*The following to be completed by the Codes Administration Office*

I hereby certify that I have examined this application and its attachments, and find them to be in accordance with the provisions of the West Brandywine Township Building Code and Zoning Ordinance.

APPROVED/DISAPPROVED \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
Building Inspector/Codes Officer

ZONING DISTRICT \_\_\_\_\_

TOTAL SQUARE FEET \_\_\_\_\_

PERMIT FEE \_\_\_\_\_

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INSPECTIONS REQUIRED FOR A PREFABRICATED SHED

The issuance of this building permit requires the applicant to comply with all provisions set forth in the International Code Council Building Code 2000. The inspections marked below are the stages of construction when the West Brandywine Township Building Inspector must be notified by the applicant. Inspections must be scheduled 48 hours in advance. Failure to notify the Township before proceeding to the next step will result in a stop order. Twenty-four (24) hour notice is required to cancel a scheduled inspection. Failure to do so will result in a failed inspection. Fee for all failed inspections (see permit fee schedule).

§200-83 – Accessory buildings and structures:

- Erect in rear & side yard only
- Setback – 10 feet from side & rear property lines – cannot exceed 15 feet in height
- 5 feet away from the septic system

INSPECTIONS REQUIRED

**SETBACK INSPECTION**

Inspection will be made checking location of construction prior to excavation. Stakes or batter boards must be in place and property lines clearly marked.

**FINAL USE & OCCUPANCY**

A final use and occupancy inspection will be made after the structure has been placed.

Prior to the issuance of a Use & Occupancy Permit a final electrical inspection, if applicable, by an approved independent inspection agency is required.

**A dwelling may not be occupied, or structure may not be used, until the issuance of a Use & Occupancy Permit. If the required inspections are not performed as noted above, a Use & Occupancy will be denied.**

**I HEREBY ACKNOWLEDGE RECEIPT OF THIS FORM**

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

\_\_\_\_\_  
West Brandywine Codes Officer

\_\_\_\_\_  
Date

Property Address \_\_\_\_\_

Parcel No. \_\_\_\_\_

Proposed Building Coverage \_\_\_\_\_

Lot Area \_\_\_\_\_

Proposed Lot Coverage \_\_\_\_\_

Present Building Coverage \_\_\_\_\_

Number of Stories \_\_\_\_\_

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Front Yard Depth \_\_\_\_\_

Side Yard Width \_\_\_\_\_

Rear Yard Depth \_\_\_\_\_

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

\_\_\_\_\_  
West Brandywine Codes Officer

\_\_\_\_\_  
Date

# Don't Let Storm Water Run Off With Your Time and Money!

## *What the Construction Industry Should Know About Storm Water In Our Community*

The construction industry plays an important role in improving our community's quality of life by not only providing new development, but also protecting our streams and rivers through smart business practices that prevent pollution from leaving construction sites.

Storm water runoff leaving construction sites can carry pollutants such as dirt, construction debris, oil, and paint off-site and into storm drains. In our community, storm drains carry storm water runoff directly to local creeks, streams, and rivers with no treatment. Developers, contractors, and homebuilders can help to prevent storm water pollution by taking the following steps:

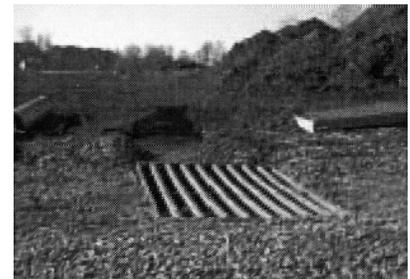
1. Comply with storm water permit requirements.
2. Practice erosion control and pollution prevention to keep construction sites "clean."
3. Conduct advanced planning and training to ensure proper implementation on-site.

The remainder of this fact sheet addresses these three steps.

### **Storm Water Permit Requirements for Construction Activity**

Planning and permitting requirements exist for construction activities. These requirements are intended to minimize storm water pollutants leaving construction sites.

- Pennsylvania's Erosion and Sediment Pollution Control Program (25 Pa. Code, Chapter 102) requires Erosion and Sediment Control Plans for all earth disturbing activities.
- The National Pollutant Discharge Elimination System (NPDES) Permit Program (25 Pa. Code, Chapter 92) requires that construction activities disturbing greater than one acre submit a Notice of Intent for coverage under a general NPDES permit.



Knowing your requirements before starting a project and following them during construction can save you time and money, and demonstrate that you are a partner in improving our community's quality of life. For more information about these programs, contact your local county conservation district office or the Department of Environmental Protection.

### **Erosion Control Practices:**

- Perimeter controls (e.g. silt fence)
- Sediment traps
- Immediate revegetation
- Phased, minimized grading
- Construction entrance
- Protection of streams and drainage ways
- Inlet protection



### **An Ounce of Prevention**

Rain that falls onto construction sites is likely to carry away soil particles and other toxic chemicals present on construction sites (oil, grease, hazardous wastes, fuel). Storm water, if not properly managed, carries these pollutants to

### **What is Storm Water**

Storm water is water from precipitation that flows across the ground and pavement when it rains or when snow and ice melt. The water seeps into the ground or drains into what are commonly known as storm sewers. Collectively, the draining water is called **storm water runoff**.

## Pollution Prevention Practices:

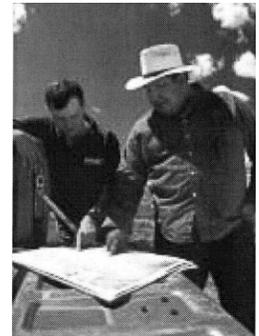
- Designated fueling and vehicle maintenance area away from streams
- Remove trash and litter.
- Clean up leaks immediately
- Never wash down dirty pavement
- Place dumpsters under cover
- Dispose of all wastes properly.

streams, rivers, and lakes. Erosion and sediment control practices can serve as a first line of defense, minimizing clean up and maintenance costs, and the impacts to water resources caused by soil erosion during active construction. Erosion controls can reduce the volume of soil going into a sediment control device, such as a sediment trap, therefore, "clean out" frequencies are lower and maintenance costs are less. When possible, divert water around the construction site using berms or drainage ditches.

In addition, use pollution prevention and "good housekeeping measures" to reduce the pollution leaving construction sites as well. This can be as simple as minimizing the pollution source's contact with rainwater by covering it, maintaining a "clean site" by reducing trash and waste, and keeping vehicles well maintained.

## The Best Laid Plans

Plans such as erosion and sediment control plans and storm water pollution prevention plans are important tools for outlining the erosion control and pollution prevention practices that you will use to manage storm water runoff prior to breaking ground. Developing good plans allows for proper budgeting and planning for the life of the project. Proper installation and maintenance of erosion and storm water controls is essential to a plan that works. Training for on-site staff helps to ensure the proper installation and maintenance of erosion controls and pollution prevention practices. Inspect controls and management techniques regularly to ensure they are working, especially after storm events. If polluted storm water is leaving the site, you may need to repair or add additional storm water controls.



## The Bigger Storm Water Picture

Your community is preventing storm water pollution through a comprehensive storm water management program. This program addresses storm water pollution from construction, but it also deals with new development, illegal dumping to the storm sewer system, and municipal operations. It will also continue to educate the community and get everyone involved in making sure the only thing that storm water contributes to our streams is ... water! Contact your community or the Pennsylvania Department of Environmental Protection for more information about storm water management.

### For more information:

West Brandywine Township (610) 380-8200  
Chester County Conservation District (610) 696-5126  
[www.chesco.org/conservation](http://www.chesco.org/conservation)

Pennsylvania Association of Conservation District's:

<http://www.pacd.org/default.html>

Pennsylvania Handbook of Best Management Practices for Developing Areas:

[http://www.pacd.org/products/bmp/bmp\\_handbook.html](http://www.pacd.org/products/bmp/bmp_handbook.html)

Storm Water Manager's Resource Center

<http://www.stormwatercenter.net>

Pennsylvania Department of Environmental Protection:

<http://www.dep.state.pa.us>

