

CHAPTER 4

BUILDINGS

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PART 1

BUILDING PERMITS

§4-101. Administration of Building Permits.

1. **Code Enforcement Officer.** A Code Enforcement Officer shall be appointed by the Township Supervisors to administer and enforce the provisions of this Part, issue building permits and maintain a permanent file of all building permits and applications as public records. Said Code Enforcement Officer, or his designee as approved by the Board of Supervisors, shall serve at the pleasure of the Township Supervisors. The compensation of said Code Enforcement Officer, or his designee as approved by the Board of Supervisors, shall be set by resolution of the Supervisors from time to time. [*Ord. A220*]

2. **Building Permit.**
 - A. A building permit shall be obtained before any person may occupy or use vacant land; construct, reconstruct, move, enlarge or alter any structure; change the use of a structure or of land to a different use; or change a nonconforming use.

 - B. Applications for a building permit shall be accompanied by a plot plan in duplicate drawn to scale showing the actual dimensions of the lot to be built upon, the location and dimensions of all existing buildings and structures, the exact size and location on the lot of the building and/or accessory buildings to be erected and any such information as may be deemed necessary by the Code Enforcement Officer, or his designee as approved by the Board of Supervisors, to determine and provide for the enforcement of this Part. [*Ord. A220*]

 - C. After the building permit has been issued, it shall be prominently displayed upon the premises immediately upon issuance and through all construction authorized by the issuance thereto.

 - D. After a building permit has been issued, the use and/or work authorized by such permit must be initiated within 6 months from date of issue, or the building permit shall be null and void. All work must be completed and site restored within 18 months of the date of permit issuance. Time limitation may be extended when delay was found by the Code Enforcement Officer, or his designee as approved by the Board of Supervisors, to be beyond control of the applicant. [*Ord. A220*]

 - E. An application for a building permit shall be accompanied by a fee as determined from a fee schedule adopted by resolution by the Township Supervisors from time to time.

BUILDINGS

(Ord. A107, 8/29/1988, Art. I; as amended by Ord. A220, 9/10/2001)

§4-102. Appeals.

1. Appeals to the Board of Supervisors.

A. Any person aggrieved by any action of the Code Enforcement Officer, or his designee as approved by the Board of Supervisors, shall have a right to appeal to the Board of Supervisors within 10 days from the date of the issuance of any permit issued under this Part. Said appeal shall be in writing and shall be filed with the Township Secretary. The appeal shall state as follows: [Ord. A220]

- (1) The name and address of the applicant.
- (2) The name and address of the owner of the real estate to be affected.
- (3) A brief description and location of the real estate to be affected by such proposed change.
- (4) A statement of the present use of the real estate in question and the improvements thereon.
- (5) A statement of the Section of this Part which shows that the Code Enforcement Officer, or his designee as approved by the Board of Supervisors, erred in his decision. [Ord. A220]
- (6) A reasonable accurate description of the present improvements and the additions intended to be made under this application indicating the size of such proposed improvements, material and general construction thereof.

B. In addition, there shall be attached a plot plan of the real estate to be affected indicating the location and size of the lot, and size of improvements not erected and proposed to be erected thereon.

2. **Hearing by the Board of Supervisors.** The Supervisors of the Township shall hold a hearing on any appeal authorized under this Part within 21 days of the filing of the appeal. Said hearing shall be held in accordance with the Local Agency Law found at 2 Pa. C.S.A. §101 *et seq.*

3. **Decision by the Board of Supervisors.** The Board of Supervisors shall issue a written decision on the appeal within 30 days of the date of the last hearing. When the Board fails to render said decision within the 30 day period, the decision shall be deemed to be rendered in favor of the application for the building permit unless the applicant shall have agreed to such extension in writing.

4. **Appeal to the Court of Common Pleas of Beaver County.** Any person aggrieved by the denial of the Supervisors to grant the building permit shall have the right to appeal to the Court of Common Pleas of Beaver County within 30 days.

(*Ord. A107, 8/29/1988, Art. II; as amended by Ord. A220, 9/10/2001*)

§4-103. Violations, Penalties and Remedies.

Failure to comply with any provision of this Part, failure to secure any required permit or certificate, when required, previous to the erection, construction, extension or addition to a building shall be violations of this Part.

- A. **Notice of Violation.** When written notice of a violation of any of the provisions of this Part has been served by the Code Enforcement Officer, or his designee as approved by the Board of Supervisors, on the owner, agent or occupant, contractor or builder, such violation shall be discontinued immediately. [*Ord. A220*]
- B. **Penalties.** Any person, firm or corporation who shall violate any provision of this Part, upon conviction thereof in an action brought before a District Justice in the manner provided for the enforcement of summary offenses under the Pennsylvania Rules of Criminal Procedure, shall be sentenced to pay a fine of not more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day that a violation of this Part continues or each section of this Part which shall be found to have been violated shall constitute a separate offense. [*Ord. A220*]
- C. **Remedies.** In case any building, structure or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained or used in violation of this Part, an officer of the Township, with the approval of the Township Supervisors, in addition to other remedies, may institute in the name of the Township any appropriate action or proceeding to prevent, restrain, correct or abate such building, structure or land, or to prevent in or about such premises, any act, conduct, business or use constituting a violation.

(*Ord. A107, 8/29/1988, Art. III; as amended by Ord. A220, 9/10/2001*)