



West Manheim Township, York County, PA

2412 Baltimore Pike Hanover, PA 17331

Ph: (717)632-0320 Fax: (717)632-2499 www.westmanheimtwp.com

Application for Shed/Outbuilding (under 1000sq ft)

Location of Improvement –

Property Owner Name: _____ Contact Number: _____

Address: _____

Map & Parcel: _____ Zoning District: _____ (R,F,C-I, BC,RR,SR)

Contractor Information – (if applicable)

Name: _____ Contact Number: _____

Address: _____

Contractors PA Home Improvement License #: _____

Building Information –

Building Material: Wood Metal Plastic Vinyl Siding Other

Construction: Prebuilt Built on location

Length: _____ Width: _____ Height: _____ # of Stories: _____

Will you be installing: Electric Yes No / Plumbing Yes No

Required at Submission –

_____ Site Plan for Shed (location, dimensions, distance to property lines, easements, street, residence)

_____ Submission of Contractor's Workers Compensation Certificate (if applicable)

Estimated Project Cost of Improvement: \$ _____

****Please remove the last page of this packet. Page contains information & specifications for installation ****

Workers' Compensation Insurance Coverage Information

(Attach to building application)

A. The applicant is: _____

A contractor within the meaning of the Pennsylvania Worker's Compensation Law

YES NO

If the answer is "yes," complete Sections B and C below as appropriate.

B. Insurance Information

Name of Applicant: _____

Federal or State Employer Identification No.: _____

Applicant is qualified self-insurer for workers' compensation.

Certificate attached

Name of Workers' Compensation Insurer: _____

Workers' Compensation Insurance Policy No.: _____

Certificate attached

Policy Expiration Date: _____

C. Exemption

Complete Section C if the applicant is a contractor claiming exemption from providing workers' compensation insurance.

The undersigned swears or affirms that he/she is not required to provide workers' compensation insurance under the provisions of Pennsylvania's Workers' Compensation Law for one of the following reasons, as indicated:

Contractor with no employees. **Contractor prohibited by law from employing any individual to perform work pursuant to this building permit unless contractor provides proof of insurance to the township.**

Religious exemption under the Workers' Compensation Law.

Subscribed and sworn to before me this

_____ day of _____ 20_____

(Signature of Notary Public)

My commission expires: _____

(seal)

Signature of Applicant: _____

Address: _____

County of: _____

Municipality of: _____

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and understand and assume responsibility for the establishment of the official property lines for required setbacks prior to start of construction and agree to conform to all applicable laws of this jurisdiction. I further certify that this information given is true and correct to the best of my knowledge.

Applicant Signature: _____ Date: _____

Municipal/Inspector Use

Zoning Code: _____ Building Code: _____

Stormwater required: Yes No

Floodplain: Yes No

Codes Administrator: Approved: _____ Not App'd: _____ Date: _____ Code Official: _____

Electric Plan Review: Approved: _____ Not App'd: _____ Date: _____ Code Official: _____

Third Party Inspector: Approved: _____ Not App'd: _____ Date: _____ Code Official: _____

Utilities Plan Review: Approved: _____ Not App'd: _____ Date: _____ Code Official: _____

Zoning Plan Review: Approved: _____ Not App'd: _____ Date: _____ Code Official: _____

Special Notes: _____

Township Fees	
Accessory Structure Fee	\$
Stormwater:	\$
Other:	\$
Other:	\$
Total Twp Fees:	\$

Utility Sheds and Outbuildings

SETBACKS:

Sheds (250 square feet of less and under 12 feet in height)

- 5' setback from side & rear property lines

Buildings (250 square feet to 1000 square feet)

- Farming & Rural Resource zoning district – 30' side setback & 40' rear setback
- All other zoning districts *without* public utilities - 20' side setback & 25' rear setback
- All other zoning districts *with* public utilities - 10' side setback & 25' rear setback

Please note: above setbacks do not apply to Commercial/Industrial & Business Center Zoning Districts

All zoned Areas –

- Shed shall be no less than 10 feet from principal building
- Structures cannot encroach into any easement or right of way areas
- No building is permitted within a roadway or driveway clear site triangle
- Structures under 250 sq ft maximum height is 12 feet
- Accessory Buildings over 250 sq ft maximum height 1 ½ stories or 20 feet.
- All accessory structures cannot exceed 10% of net lot area except for livestock and crop storage use

It is the property owner's responsibility to know where their property lines and easement areas are located, and install the projects accordingly.

***A storm water management system is required for **ALL** projects. Type of system is dependent upon site location and size of impervious area. Please note impervious area includes building and driveway if applicable. ***

Inspections:

Stormwater Inspection – verify system is installed as per requirements

Final Inspection – verify project is completed as per application

Where applicable –

Installation of driveways (stoned/finished) requires submission of additional permit application.

Please call 24 hours in advance to schedule inspections

Office Hours: 8:00am - 5:00pm

717-632-0320