BOROUGH OF ALBION
26 SMOCK AVENUE
ALBION, PA 16401
PHONE 814-756-3660
FAX 814-756-0511

INSTRUCTIONS FOR APPLYING FOR ZONING PERMITS FOR ALBION BOROUGH RESIDENTS

Please fill out the attached paperwork.

You must draw a sketch of proposed construction size and location of all the new construction and all existing buildings dimensions and area of the lot distances from property lines on attached graph paper with correct measurements from all property lines. Proposed and existing parking and/or loading facilities if required must be included. It is important for all setbacks to be measured and stated on the zoning permit. This includes front, rear and both sides.

Area of construction should be visibly marked for inspection.

Please return all completed paperwork to the Borough office. You will be notified within ten business days after filing. If the requirements of the Zoning Ordinance are satisfied a zoning permit will be issued. Disapproval of a permit shall be in writing to the applicant. If approved a zoning permit will be issued at the time of payment and must be visibly posted on your property.

If work described in any permit has not begun with six months from the date of issuance, the permit shall expire. If work described in any permit has not been completed within one year of the date of issuance the permit shall expire. Work as described in the cancelled permit shall not proceed unless a new permit is obtained.

An issued permit may be revoked if it is determined that any false statement or misrepresentation of fact was in the application for the permit.

Before starting any construction please contact William Baker, Code Official of Building Inspection Underwriters of Pennsylvania, Inc. Phone number 860-8044.

Please contact the Albion Borough Office at 814-756-3660 for any questions.

Zoning Administrator

CALL PA ONE CALL AT 811 OR 1-800-242-1776 BEFORE YOU DIG!!!

They will then contact all utility companies to mark all utility lines. It is necessary to do this, if you do not and hit a line you will be fined by the utility companies and be held responsible to pay for all repairs.

APPLICATION FOR ZONING PERMIT

Albion Borough, Erie County, Pennsylvania

Information about the owner:

Owner Name: _____

Owner Address: _____

City: _____ State: _____ Zip: _____

Phone #: _____

Information about the property:

Address of property: _____

Map: _____ Block: _____ Parcel: _____

Lot Size (dimensions): _____ Square Footage: _____

Information about the proposed improvement

	New dwelling		Accessory Bldg
	Addition to Dwelling		Demolition
	Commercial/Industrial Bldg		Other_____

Building size(outside dimensions): _____

Square footage: _____

Height above curb: _____ Number of Stories: _____

Basement(yes/no) Type of Foundation:

Yard Sizes following construction:

Front _____ Side (indicate direction) _____

Rear _____ Side (indicate direction) _____

TOTAL ESTIMATED COST OF IMPROVEMENT: _____

Contractor Name: _____

Contractor Address: _____

City: _____ State: _____ Zip: _____

ATTACH A DIAGRAM INDICATING THE FOLLOWING:

1) North; 2)Lot boundaries with dimensions of each; 3)Name and location of adjacent streets; 4)Outside dimensions of existing building showing distance from existing buildings to nearest property boundaries; 5)Outside dimensions of proposed new construction showing distances from new construction to the nearest property line; 6)Shortest distance from each building nearest to it.

NOTICE: It is the responsibility of the applicant to supply the zoning administrator with all information needed to make a determination on this application under the terms and provisions of the Albion Borough Zoning Ordinance. The Zoning Ordinance is not required to grant at permit by reason of this application. The zoning administrator shall act on this application within ten (10) business days after the filing of this application and the payment of the fees prescribed. Application fees are non-refundable The Borough of Albion is not responsible for a determination of the boundary lines which is the sole responsibility of the property owner. A copy of the assessment map showing boundaries and dimensions is available from the Borough office. The Borough does not warrant the accuracy of these maps.

I hereby certify that I understand the foregoing application and any attachments are a true representation of my intended construction and/or use of the property identified above.

DATE: _____

_____
Applicant's Signature

Fee: _____ **Date Paid:** _____

Remitted to: _____

ALBION BOROUGH ZONING:

CONFORMING: ☐ **NON-CONFORMING:** ☐

APPLICATION:

☐ **APPROVED** ☐ **DENIED**

REASON FOR DENIAL: _____

_____
ALBION BOROUGH ZONING ADM

SECTION 208 - LOT SIZE AND AREA, HEIGHT AND YARD STANDARDS

The following chart delineates the basic development standards for each district. Specific applications and further description of these requirements are included within Section 209. The numbers, in parenthesis in the chart, refer to the respective subsections of Section 209.

BASIC DEVELOPMENT STANDARDS

DISTRICT (9)	MINIMUM Lot Area (1) Sq.Ft.	Lot Width (8/5) Feet	Front Yard (2,3,4,5) Feet	Side Yard (2,4) Feet	Rear Yard (2,4) Feet	Unit Size (11) Sq.Ft.	MAXIMUM Height (6) Feet	Lot Coverage (7) %
R-1 STRUCTURES								
-Accessory	-	-	35	24/10	5	-	25	Include in Overall %
-Single Family Detached	10,000	60/75	35	24/10	30	1,000	35	30
-All Other	10,000	60/75	35	24/10	30	1,000	35	40
R-2 STRUCTURES								
-Accessory	-	-	30	5	5	-	25	Include in Overall %
-Single Family Detached	7,500	50/65	30	20/8	25	800	35	40
-Other Residential Uses	12,500+ 2,000(1)	70/85	30	20/8	25	700	40	50
-All Other	12,500	70/85	30	20/8	25	700	40	50
T STRUCTURES								
-Accessory	-	-	25	5	5	-	35	Include in Overall %
-Residential	5,000+ 1,500(1)	40/55	25	16/8	25	600	45	50
-All Other	5,000	40/55	25	16/8	25	500	45	50
C-B STRUCTURES								
-Residential	2,500+ 1,000(1)	30	10(10)	8(10)	25	400	45	50
-All Other	2,000	20	0(10)	0(10)	25	400	50	60
B-2 STRUCTURES								
-All Uses	20,000	100	25	20	50	400	60	70