

East Manchester Township FENCE/WALL LAND USE APPLICATION

Tax Map # _____ Parcel # _____

*** NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED AND WILL BE RETURNED.**

Application Date: _____

Applicant Name: _____ **Telephone #:** _____

Address: _____

PROPERTY OWNER INFORMATION - (if different than applicant)

Name(s): _____ **Telephone #:** _____

Address: _____

PROPERTY INFORMATION

Address Work is Occurring AT

Special Exception/Variance Granted: No Yes (describe) _____

Lot Size: _____ **Corner Lot?** _____ **Flood Zone?** _____ (if yes, submit details including engineer's drawing)

Right-Of-Ways or Easements? _____ **Is your property:** Residential: _____ Non-Residential: _____

For Front Yard Fencing Only: Width of Front Yard: _____ ft Length of Front Yard: _____ ft

OFFICE USE ONLY: Zoning: _____ **Max Coverage:** _____ % = _____ sq/ft of _____ sq/ft lot size

IMPROVEMENT INFORMATION

Project Value: \$ _____

Is your improvement a: Fence: _____ Retaining Wall: _____ (WALLS 4ft & OVER in height needs UCC approval)

Type of fence/wall (check all that apply):

Wood: _____	Decorative Metal: _____	Electric: _____
Chain-Link: _____	Farm Fencing: _____	Retaining Wall Block: _____
Chain-Mesh: _____	Garden Fencing: _____	Opaque: _____
Vinyl: _____	Bamboo: _____	Other (please describe): _____
	Composite: _____	

Max Height of Structure: _____ ft **Width:** _____ ft **Length:** _____ ft **Will this Enclose:** _____

Location (check all that apply): Front Yard: _____ Rear Yard: _____ Side Yard: _____ Second Front Yard: _____

Proposed Use of Fence/ Wall: _____

CONTRACTOR/BUILDER INFORMATION (if the owner or applicant is the contractor, just write "self")

Name: _____

Address: _____ **Telephone #:** _____

Person in charge of work: _____ **Telephone #:** _____

Note: An updated Certificate of Insurance must be on file with East Manchester Twp.

Workers Compensation Company and Policy#: _____ **Expiration:** _____

Liability Company and Policy#: _____ **Expiration:** _____

Agent: _____ **Phone Number:** _____

Address: _____

Inspection Agency: Commonwealth Code Inspection Service, Inc. 717-846-2004

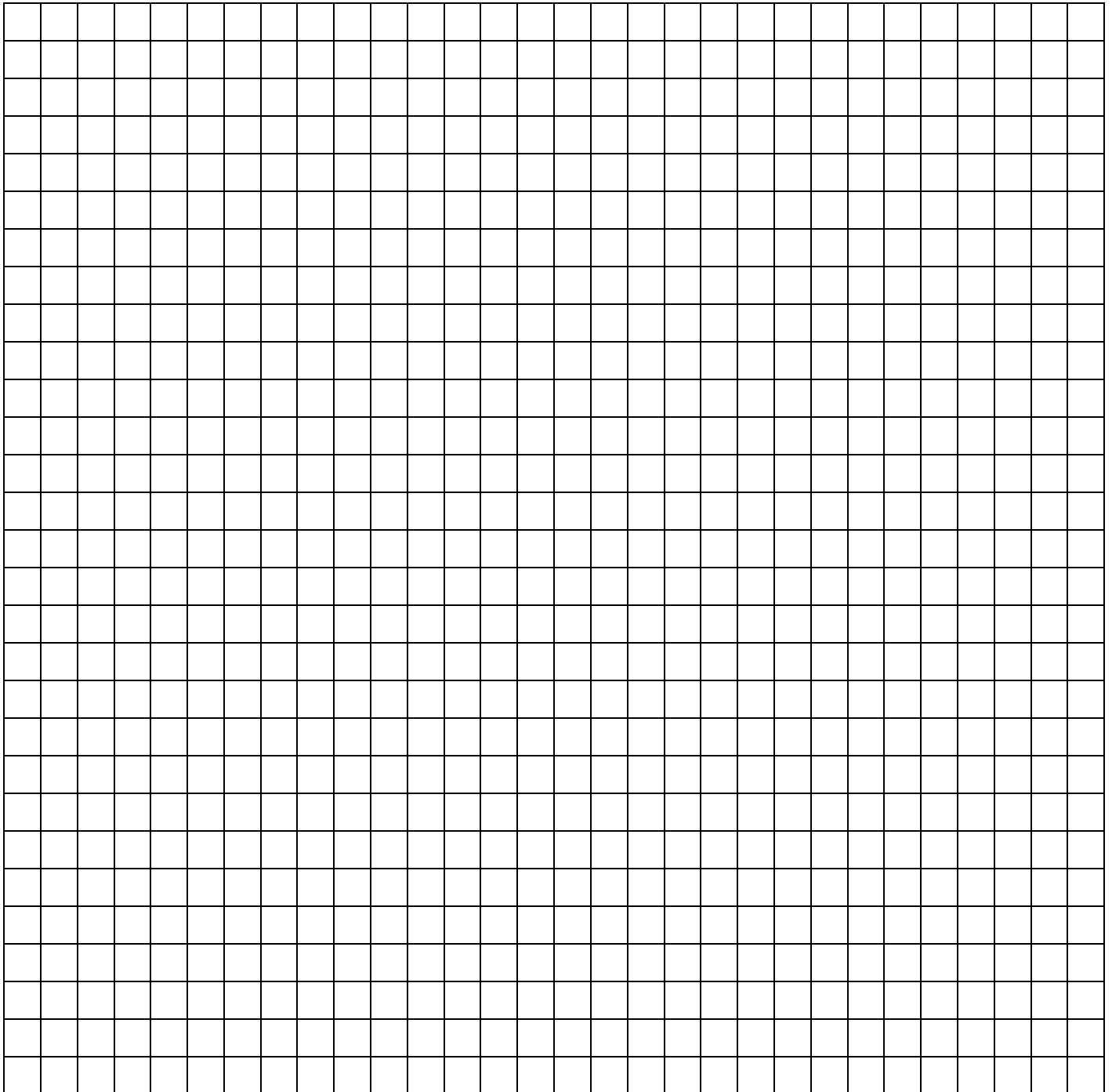
The applicant hereby makes request for a permit under all applicable Codes of the Township of East Manchester and hereby certifies, under the penalties of perjury, that all facts set forth above are true and correct and the actual work will be performed in accordance with the above. All applicable construction must meet Code as defined within Act 45 - PA Construction Code

Owner or Owner Agent's Signature

If Subdivision was approved after August 10, 1999 - I, the applicant, further certify that all intersecting points on the lot which is the subject of this permit have been marked with monuments pursuant to the Code of the Township of East Manchester, Subdivision and Land Development (Chapter 208-61), and that such monuments are accurately placed, and accurately reflect the property corners of the lot. In the event that I am not the owner of the lot, I certify that I am acting as the agent for the owner for purposes of this permit and this certification.

Permit Limitations

- 1. No permit shall be issued for the building or alteration of any building or structure within the right-of-way limits of any street or highway, with the exception of drainage structures, curbing or pavement.
- 2. No permit shall be issued unless all building setback lines as specified in the Subdivision and Land Development provisions or any Zoning Ordinances enacted by the Township are met.
- 3. No permit shall be issued unless all surface drainage of the land, as required, is provided for.
- 4. No permit shall be issued for any building or alteration of any building or structure upon land in a subdivision unless and until a Final Plan of such subdivision has been approved and properly recorded.
- 5. No permit shall be issued unless or until any required sewerage permits have been issued.
- 6. No permit shall be issued for a public occupancy building until plans approved by the Township's UCC agent are submitted to the Township.



Chapter 255. ZONING

Article IV. Supplementary Regulations

§ 255-43. Fences and walls.

A. Fences and walls (excluding retaining walls) may be erected, altered, and maintained within the side and/or rear yards, provided that any such fence or wall shall not exceed six feet in height, except for public utility facilities (see § 255-46) and junkyards, which shall be controlled by Chapter 122, Junk Dealers and Junkyards, of the Code of the Township of East Manchester. Fences required for stormwater management facilities by the Township Stormwater Management Ordinance [1] may be located in any yard.

[Amended 12-9-2014 by Ord. No. 2014-6]

[1]:Editor's Note: See Ch. 199, Stormwater Management.

B. No wall, fence or other structure shall be erected or altered or permitted which may cause danger to traffic or a street or public road by obscuring the view.

C. No fence, wall or other structure shall be erected or maintained within the right-of-way of any street or sewer right-of-way, or any other public easement.

D. No fence or wall shall interfere with soil erosion and sedimentation control measures or stormwater drainage swales or facilities.

E. Notwithstanding Subsection A, within the C and I Districts, a fence not exceeding 10 feet in height may be erected within the front, side and/or rear yard. However fences erected in front yards must be see-through except where a buffer or screening is required by this chapter.

[Amended 12-9-2014 by Ord. No. 2014-6]

F. A fence may be erected in the second front yard of a corner lot, provided the fence complies with Subsections B, C and D of this § 255-43. An ornamental fence may be erected in a front yard, provided the fence (i) is not an opaque slat-fence, chain-link fence or other purely utilitarian design; (ii) does not enclose more than 25% of the front yard; (iii) does not extend more than half the width and half the depth of the front yard; and (iv) complies with Subsections B, C and D of this § 255-43. A fence erected in a front yard shall not exceed four feet in height.

[Amended 11-10-2009 by Ord. No. 2009-3; 12-9-2014 by Ord. No. 2014-6]

G. Notwithstanding Subsection A, a fence not exceeding six feet in height may be erected for agricultural operations within the front, side and/or rear yard. The fence must be see-through except where a buffer or screening is required by this chapter.

[Added 12-9-2014 by Ord. No. 2014-6]