



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: _____

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****

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

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	
Zoning/Shed Fee	\$50.00
Other:	\$
Other:	\$
Total Twp Fees:	\$

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: _____

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

Special Notes: _____

Township Fees	
Zoning/Fence Fee	\$50.00
Other:	\$
Other:	\$
Total Twp Fees:	\$

Utility Sheds and Outbuildings

Sheds or Buildings (250 square feet or less)

- 5' setback from side & rear property lines in all zoning districts

Shed or Buildings (250 square feet to 1000 square feet)

- 20' side setback & 25' rear setback from property lines in the following zoning districts:
 - Residential
 - Suburban residential
 - Commercial/industrial
- 30' side setback & 40' rear setback from property lines in the following zoning districts:
 - Farming
 - Rural resource

Required Inspections for all out buildings under 1000 square feet

1. Site Inspection – Locate property lines and proposed shed/building location
2. Final Inspection – Use and Occupancy

- **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
 - Structure can be no higher than 1 ½ stories or 20 feet.
 - All accessory structures cannot exceed 10% of net lot area except for livestock and crop storage use
-

Where applicable –

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

A storm water management system is required for project areas over 1000 sq ft. Project areas include any impervious additions such as building and driveway.

Please call 24 hours in advance to schedule inspections

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

717-632-0320