

Borough of Ligonier

120 East Main Street, Ligonier PA 15658

Land Development – Sub-Division- Conditional Use Application

Name of Owner/Developer _____

Address: _____

Phone: _____ Fax Number: _____

Email Address: _____

Engineer / Architect / Surveyor: _____

Address: _____

Phone: _____

Fax Number: _____ Email _____

Property Location: _____

Type of Development: (Select all that apply)

Subdivision Plan

_____ Concept Plan

_____ Preliminary Subdivision Plan

_____ Final Subdivision Plan

Land Development:

_____ Concept Plan

_____ Preliminary Plan

_____ Final Plan

Conditional Use – Zoning Amendment:

_____ Conditional Use

_____ Zoning Amendment Request

Size of Property: _____ Zoning District: _____

Tax Map Number: _____

Brief description of Project:

Is there a request for any variance or waivers? _____ (Yes or No) If Yes, specify section of ordinance and justification: _____

Applicant/Developer will be responsible for reimbursing Ligonier Borough for any costs incurred for review and advertising of this application.

I/We hereby certify that all of the above statements and the information set forth on any papers or plans submitted herewith are true and correct to the best of my/our knowledge and belief.

Signature: _____

Date: _____

Ligonier Borough Action

Date Application Received: _____ Fee Paid: _____ MPC Deadline _____

Date Reviewed by Planning Commission: _____

Return Date if required: _____

Action Taken by Planning Commission: _____

Date Reviewed by Ligonier Borough Council: _____

Return Date if required: _____

Action Taken by Ligonier Borough Council: _____

Date & Manner of Notice of Final Action sent to Applicant: _____

Signed by:

Council President

Secretary-Treasurer



Borough of Ligonier

Application for Land Development, Subdivision And Conditional Use

Tax Map # 16 - ___ - ___ - 0 ___ Zoning District: _____

Street Address of Property in Borough: _____

Note: As this application requires action by the Planning Commission and Borough Council, a complete application including drawings must be submitted to the Borough at least 10 days before their next regularly scheduled meeting. The Planning Commission meets on the 4th Tuesday of each month, except in November and December when they meet on the 3rd Thursday. Applicant must plan to be at the meeting(s).

Fee \$330 plus cost of advertising for public hearing.

1. Select Type of Development (Attach building permit application with a copy of map and drawings):

Subdivision Plan	Land Development
Sketch Plan	Sketch Plan
Preliminary Subdivision Plan	Preliminary Plan
Final Subdivision Plan	
Storm Water Plan	Final Plans
Planning Module	Final Land Development Site Plan
	Planned Residential Development
Conditional Use:	Storm Water Plan
Conditional Use	
Concept Plan	

Are there any waivers from requirements requested? ___ No ___ Yes. If yes, please list the specific sections of the Ordinances from which relief is requested and the justification _____

2. Identification / Background

Name of Applicant _____
 Address of Applicant _____
 Phone Number of Applicant () _____

Name(s) of Property Owner(s) _____
 Address of Property Owner(s) _____
 Phone Number of Owner () _____ Fax: _____

Name(s) of Business Owner(s) _____
 Address of Business Owner(s) _____
 Phone Number of Owner () _____ Fax: _____

3. Site and Dimensional Information (Tax Map of site will be attached by Zoning)

Present Land Use of Site: _____
 Proposed Land Use of Site: _____
 Lot Size _____ feet by _____ feet = _____ square feet
 Check One: ___ Corner Lot or ___ Interior Lot
 Setbacks proposed as per drawings in feet
 Front ___ feet Left Side ___ feet Right Side ___ feet Rear ___ feet

Lot Coverage

Dimension of all Structures:

Existing Principal Building _____ feet by _____ feet = _____ square feet (a)

Existing Accessory Buildings _____ feet by _____ feet = _____ square feet (b)

_____ feet by _____ feet = _____ square feet (c)

_____ feet by _____ feet = _____ square feet (d)

_____ feet by _____ feet = _____ square feet (e)

Proposed New Structure or Addition _____ feet by _____ feet = _____ square feet (f)

Total Building Coverage Area _____ square feet (a+b+c+d+e+f)

4. Information for Residential Districts (R-1, R-2, R-3 R-4 and VR) Only:

Number of Existing Dwelling Units on the Property _____ Units

Number of Dwelling Units on the Property with This Application _____ Units

Type of Construction

_____ Stick Built _____ Manufactured /Industrialized _____ Mobile Home _____ Other

Number of Off-Street Parking spaces Provided (Includes Garages and Driveway Spaces) _____

(In R-3 and R-4 Districts: How will the Parking Spaces be Paved? _____)

Final Height of Proposed Principal Structures _____ Feet _____ Stories

Final Height of Proposed Accessory Structures _____ Feet _____ Stories

Will any Truck Exceeding 11,000 Pounds Gross weight, or one rated as Class 5 or above, be Regularly Parked on this Property? _____ Yes _____ No

For Applications in the VR District Only: Are Any Businesses Being Proposed for this Site? _____ No _____ Yes (If Yes, Please Complete a separate *Application for Conditional Use*)

5. Information for Residential Districts (MH) Only:

Number of Existing Dwelling Units on the Property _____ Units

Number of Dwelling Units on the Property with This Application _____ Units

Distance from Nearest Mobile Home? _____ Feet

Composition of Mobile Home Pad _____

Composition of Enclosure Skirting _____

Number of Off-Street Parking Spaces Provided (Includes Garages & Driveway Spaces) _____

How Will the parking Spaces be Paved? _____

6. Information for Commercial Districts (C-1, C-2 and C-3) Only:

Describe Businesses Proposed to be Operating at This Site: _____

Which floors will be occupied commercially? _____

If the Site Abuts a Residential District, Please Describe How the Screening or Buffering Requirements Will be Met: _____

Final Height of Proposed Principal Structure _____ Feet _____ Stories

Final Height of Proposed Accessory Structures _____ Feet _____ Stories

Are New signs Being Proposed? _____ No _____ Yes (If Yes, Please Complete Section 8 below)

Total Gross Floor Area Devoted to Business Use _____ Square Feet

Provide Drawing of Parking

Number of Off-Street Parking Spaces Provided (Includes Garages & Driveway Spaces) _____

How will the Parking Spaces be Paved? _____

If More Than 15 Spaces are to be Provided, Describe How Screening Requirements Will be Met:

Location of Any Off-Street Loading Space _____ Dimensions: _____ Feet by _____ Feet

7. Demolition Information

What will be demolished _____

Describe any impacts the activity will have on neighboring property _____

Please complete a separate application for a demolition permit

8. Verification and Certifications

Applicant / Developer will be responsible for reimbursing the Borough for any and all costs incurred in reviewing this application.

I declare that all information submitted with this application is true and correct to the best of my knowledge and belief. I agree to comply with the provisions of all applicable ordinances of the Borough of Ligonier. If I am acting on behalf of others, I certify that I have the authority. I understand that the statements herein are made subject to the penalties of 18 PA. Cons. Statutes Section 4904 relating to unsworn falsification to authorities.

Unless otherwise requested, all review reports and correspondence will be sent to the Applicant's Engineer / Architect / Surveyor

Signature of Applicant / Agent

Date

Action by Borough:

Signed by:

Council President

Secretary-Treasurer

