

Zoning Permit Procedures for Building a House in Perry Township, Berks County.

Have the lot tested for an on-site septic system, obtain a septic system design for the lot, and a sewage permit from the Sewage Enforcement Officer (JB Environmental 484-662-3910).

Prepare an erosion control plan (E&S plan), and obtain a letter of adequacy from the Berks County Conservation District (610-372-4657).

If it's not included in the E&S plan, also prepare a stormwater management plan. Generally, for the usual type of house construction, I do not need elaborate plans or calculations. You can merely show that the runoff will be directed to some storage and/or control facility such as infiltration trenches, ponding area, rain garden, cistern or any combination thereof. The facility will be inspected to confirm that it was actually built and functions.

Submit a zoning application to me, or in most cases, we can fill it out on the spot during a field meeting. To complete the permit, I will need:

- A copy of the house plans (floor plans and elevations only, with overall dimensions).
- An estimated cost of the house construction.
- A site plan showing the property lines, house location, driveway, septic system, well, and stormwater facilities. Many times this is already shown on the E&S plan.
- A copy of the actual sewage permit, and the overall septic system layout plan.
- A copy of the letter of adequacy from the Conservation District for the E&S plan, and a copy of the general site facility layout.
- If any construction is within a floodplain, additional requirements may be necessary.
- If the house is within the Transportation Service Area, the impact fee must be included.
- Include the zoning permit fee calculated at \$0.10 per square foot. Include 2nd floor and attached garage square footage where applicable.

I also will issue the required driveway permit. The fee is \$50. The driveway entrance must be paved from the existing township road pavement to the right-of-way line. We suggest you pave a minimum length of 50 feet. If the driveway access is from a State road, a highway occupancy permit from PennDOT will be required.

Once you have the zoning permit in hand, you can obtain a building permit from the building code enforcement office (Kraft Code Services, 610-775-7185).

Thank you. Joseph H. Body, PE, PLS
Perry Township Engineer & Zoning Officer
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