



# Borough of Sugarcreek

## Zoning Department

212 Fox Street Franklin, PA 16323 Phone: (814) 437-9453

[Date]

### **NOTICE OF NON-SUBSTANTIAL DAMAGE DETERMINATION (RESIDENTIAL)**

Dear Property Owner:

We have reviewed your recent application for a permit to repair your existing building that was damaged by [insert cause of damage]. The building is located in a mapped Special Flood Hazard Area. As required by our floodplain management regulations and/or building code, we have determined that the work proposed to repair the damage does not constitute repair of substantial damage. This determination is based on a comparison of the cost estimate of the work required to restore the building to its pre-damaged condition to the market value of the building as stated in Ordinance 276 Section 9.01.

Please be advised that we will make another determination if you elect to perform work other than what is necessary to repair the damage, such as additional renovations or upgrades or building an addition. Construction activities that are undertaken without a proper permit are violations and may result in citations, fines, or other legal action. You have the right to appeal per Ordinance 276 Section 3.11, as amended.

You have the right to appeal this Notice within fifteen (15) days from the date of receipt of this Notice to the Borough of Sugarcreek Zoning Hearing Board pursuant to the provisions of Section 909.1 of the Pennsylvania Municipalities Planning Code, 53 P.S. Section 10909.1, Article 5 Section 506 of the Borough of Sugarcreek Zoning Ordinance 22, as amended.

Very truly yours,

Cc: file