

NORTH SEWICKLEY TOWNSHIP**APPLICATION TO ZONING HEARING BOARD
FOR VARIANCE AND/OR SPECIAL EXCEPTION APPROVAL**

Application No. _____

Application Date: _____

Name of Applicant: _____

Address of Applicant: _____

Telephone No. (_____) _____ Fax No. (_____) _____

Location of Property: _____

Tax Parcel No. **70** - _____ Total Size / Acreage of Tract: _____

Zoning District in which located: _____

Nature/Type of Application:I. () **Variance** from provisions of Zoning Ordinance Section or Sections: _____

a.) () Strict compliance to recited Section(s) would produce unnecessary hardship upon Applicant due to unique physical circumstances or conditions applicable to subject property {27-1508.A.(1)};

b.) () There is no possibility that subject property can be developed in strict compliance to Zoning Ordinance {27-1508.A.(2)};

c.) () Such unnecessary hardship via physical circumstances/conditions were not created by Applicant {27-1508.A. (3)};

d.) () If variance granted, essential character of neighborhood and District would not be adversely affected {27-1508.A. (4)};

e.) () The variance requested is the minimum variance or modification of provisions of Ordinance needed {27-1508.A. (5)};

and/or

II. () **Special Exception Use** per Zoning Ordinance Section: _____**NOTE: FOR PROCESSING THIS APPLICATION**

a.) () Completed Building/Zoning Permit Application submitted herewith; and/or

b.) () Completed preliminary Land Development Application submitted herewith.

Written description of type of variance and/or special exception sought by this application (attach additional sheets if necessary):

North Sewickley Township Application to Zoning Hearing Board – Variance and/or Special Exception

The Applicant must provide names and addresses of all property owners within two hundred (200) feet of the property involved in this Application. Attach additional sheets if necessary. This Application will not be accepted as Complete unless this information is provided.

Name & Address of Owner:

[illegible]Tax Parcel Number:[illegible]

North Sewickley Township Application to Zoning Hearing Board – Variance and/or Special Exception

GENERAL INFORMATION: The Applicant is advised to become acquainted with, understand and be aware of all provisions of the North Sewickley Township Zoning Ordinance, and to secure legal counsel and/or technical assistance in the preparation and presentment of this Application. The required fee or fees must be submitted and paid at time of submission of this Application.

Initial Hearing Fee \$1000.00. Additional Hearing Fee: \$800.00 (if required). The applicant shall pay any and all costs incurred by North Sewickley Township or the Zoning Hearing Board related to such application in excess of the fees listed above.

VERIFICATION

I or we the undersigned Applicant(s), completed and read the foregoing Application. The statements and data set forth therein is true and correct to the best of my knowledge, information and belief. This statement and verification are made subject to the penalties of 18 PA.C.S.A. Section 4904 relating to unsworn falsifications to authorities, which provides that if I or we knowingly make false statements or averments, I or we may be subject to criminal penalties.

Dated: _____, 20_____

Applicant_____

Co-Applicant_____

Received of _____, the sum of \$_____, fee for the above numbered Application to

North Sewickley Township Zoning Hearing Board. Dated: _____, 20_____.

Authorized Signature

*Applicant must be able to demonstrate they meet the listed Variance Criteria.

The following criteria must be met in pursuant to:

27-1508 Variances

- A. The Board shall hear requests for variances where it is alleged that the provision of the Zoning Ordinance inflict unnecessary hardship upon applicant. The Board may be rule prescribe the form of applica on and may require preliminary applica on to the Zoning Officer. All applica ons shall include a site plan that has been prepared based on an exis ng survey. The Board may grant a variance provided the following findings are made where relevant in a given case.
- (1) That there are unique physical circumstances or condi ons, including irregularity, narrowness or shallowness of lot size or shape, or excep onal topographical or other physical condi ons peculiar to the par cular property, and that the unnecessary hardship is due to such condi ons generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located.
 - (2) That because of such physical circumstances or condi ons, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance and that the authoriza on of a variance is therefore necessary to enable the reasonable use of the property.
 - (3) That such unnecessary hardship has not been created by the appellant.
 - (4) That the variance, if authorized, will not alter the essen al character of the neighborhood or district in which the property is located, nor substan ally or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.
 - (5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modifica on possible of the regula on in issue.
- B. In gran ng any variance, the Board may a ach such reasonable condi ons and safeguards as it may deem necessary to implement the purpose of this Ordinance and of the Pennsylvania Municipali es Planning Code, Act 247, as amended. Following the gran ng of a variance, said use shall be established and building or por on thereof occupied, within tow (2) years of the approval date.
- C. Under no circumstances shall the Zoning Hearing Board grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly, or by implica on, prohibited by the terms f this Ordinance in said district.
- D. A variance from the terms of this Ordinance shall not be granted by the Board unless and un l a wri en applica on for a variance is submi ed to the office of the Zoning Officer expressing the unique physical circumstances or condi ons of the par cular land, structure or building crea ng an unnecessary hardship. No confirming use of neighboring lands, structures or buildings in the same district, and no permi ed use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

Please, sign below acknowledging the applicant has read all variance criteria.

_____ Date _____

_____ Date _____