

ADAMS TOWNSHIP

690 Valencia Road, Mars, PA 16046 Phone: 724/ 625-1827 Fax: 724/ 625-4077 Website: adamstwp.org

Request for Hearing Before: Zoning Hearing Board

Name: _____ Date: _____

Address: _____ Phone: _____

City: _____ State: _____ Zip code: _____

Attorney: _____ Name: _____

Address: _____ Phone: _____ Fax: _____

City: _____ State: _____ Zip code: _____

Property Location: _____

Present use: _____ Zoning District: _____

Lot size: _____ Map and Parcel #: _____

Signature of Property Owner

I (we) the undersigned do hereby appeal the Zoning Hearing Board for a review of:

- _____ 1. The decision of the Zoning Officer on application No. _____
- _____ 2. Variance
- _____ 3. Home Occupation
- _____ 4. Special Exception

Have any previous applications been filed in connection with this property? Yes _____ No _____

If Yes, please describe with dates and disposition: _____

I (we) believe the Board should approve this request because *(Section of Ordinance statement must be completed and attached):* _____

I hereby certify that the above is true and correct to the best of my knowledge:

Signature: _____ Date: _____

Fee:

| | |
|--|--|
| _____ Residential Variance or Appeal of Decision | \$500.00 or actual cost incurred by the Township, or whichever is greater. |
| _____ Other Variance or Appeal of Decision | \$500.00 or actual cost incurred by the Township, or whichever is greater. |
| _____ Residential Special Exception | \$500.00 or actual cost incurred by the Township, or whichever is greater. |
| _____ Other Special Exception | \$500.00 or actual cost incurred by the Township, or whichever is greater. |

Official Use Only

Dates Advertised: _____

Date Fee Paid: _____ Date Posted: _____ Date of Hearing: _____

(Over)

192-76. Variances.

A. The Board shall hear requests for variances where it is alleged that the provisions of this chapter inflict unnecessary hardship upon the applicant. The Board may by rule prescribe the form of application and may require preliminary application to the Code Enforcement Officer. All applications shall include a site plan that has been prepared based on an existing survey. The Board may grant a variance, provided that the following findings are made where relevant in a given case:

- (1) That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions generally created by the provisions of this chapter in the neighborhood or district in which the property is located.
- (2) That, because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of this chapter and that the authorization 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 essential character of the neighborhood or district in which the property is located, nor substantially 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 modification possible of the regulation in issue.