

NORTH FAYETTE TOWNSHIP ZONING HEARING BOARD

400 North Branch Road
Oakdale, PA 15071

REQUEST FOR HEARING

APPLICANT/OWNER:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Phone: _____

Fax: _____

Email: _____

AGENT/REPRESENTATIVE:

Name: _____

Address: _____

City: _____

State: _____ Zip: _____

Phone: _____

Fax: _____

Email: _____

I/We hereby request that a determination be made by the Zoning Hearing Board on the following request:

1. Description of the property involved in this Application:

Location _____

Property Owner _____

County Block/Lot No.: _____ Lot Size: _____

Present Use: _____ Zoning District: _____

Present Improvements on the Property: _____

Proposed Use: _____

Approximate cost of work involved: _____

2. Provision(s) of the Zoning Ordinance Appealed:

_____	_____	_____
Article	Section	Subsection

3. Type of Appeal/Request:

- A. Variance from the provisions of the Zoning Ordinance
- B. Appeal from Zoning Officer Determination (i.e. denial of permit)
- C. Non-Conforming Use/Structure Expansion
- D. Special Exception Approval
- E. Substantive Challenge to the Validity of a Land Use Ordinance
- F. Other (explain) _____

4. Has a previous appeal been filed in connection with this property? Yes _____ No _____

If yes, _____
(Type) (Date) (Disposition)

5. Reason for Appeal: Description of Proposal

A. () A Variance from the Zoning Ordinance is requested as follows: _____

_____ Use Variance _____ Dimensional Variance

NOTE: The Applicant must prove the criteria referenced in §910.2 of the Pennsylvania Municipalities Planning Code (MPC), which are summarized below. The Applicant should review the MPC for the specific terminology of the required criteria.

- (1) Unnecessary hardship results from unique physical conditions of the property that is the subject of the Application.
- (2) Due to these unique physical conditions of the property, the subject property cannot be developed in conformity with the Zoning Ordinance and the variance is necessary for the reasonable use of the property.
- (3) The unnecessary hardship was not created by the applicant.
- (4) The requested variance will not alter the essential character of the district/neighborhood, nor substantially impair the development or use of adjacent property, nor be detrimental to the public welfare.
- (5) The requested variance is the minimum necessary to afford relief.

B. () Non-Conforming Use Status is requested as follows: _____

C. () Special Exception Approval is requested as follows: _____

D. () Other: _____

6. I/We believe the Board should approve this request because (include grounds for appeal or reasons both with respect to law and fact for granting the appeal, variance or special exception and, if hardship is claimed, state the specifics (attach additional sheet if necessary)):

7. Have you applied for a building permit? Yes _____ (Date _____) No _____ If no, why not: _____

8. What is applicant's interest in property affected (Owner, Agent, Lessee, Etc.)? _____

9. Provide the names and addresses of the owners of properties adjacent to and directly across a street from the property or properties affected by this request, as shown on the latest property assessment records of Allegheny County (attach additional sheets if necessary).

a. _____ b. _____ c. _____

d. _____ e. _____ f. _____

NOTE: As part of this Application, the applicant must submit:

1. Eight (8) copies of the completed Application, as well as eight (8) copies of all other documents submitted with the Application.
2. A survey or scaled-drawing of the property affected. This survey or scaled-drawing must show the location and size of the subject lot, the size of improvements now erected or the proposed to be erected, proposed use or other changes desired, together with any other information required by the Board.
3. A copy of the deed, lease, sales agreement or other contract proving applicant's interest in the subject property.
4. The map showing information required by Item 9 above.
5. The Application Fee/Deposit, as set from time to time by the Township Board of Supervisors.
6. An application for special exception approval must also include the following documents:
 - a. A land development plan, as defined by the Township Zoning Ordinance.
 - b. A written statement showing compliance with the applicable express standards and criteria of Article XI of the Township Zoning Ordinance.
 - c. A traffic access and impact study, if required by the Township Zoning Ordinance or Township Subdivision and Land Development Ordinance.

An incomplete Application will be returned to applicant. An Application will be considered complete unless or until the appropriate application fee/deposit is paid in full.

Any and all documents or drawings submitted as evidence or for review must be to reasonably accurate dimensions.

I/We hereby certify that I/we are the Owner(s) of record of the property that is the subject of this Application, or the authorized agent for the Owner(s), and that the information provided on this Application and with this Application is true and correct to the best of my knowledge, information and belief.

Applicant's Signature: _____

Date: _____

Name: _____

Title: _____



OFFICE USE ONLY

Date Filed: _____

Township File No.: _____

Application Fee Paid: _____

Date Fee Paid: _____

Date Advertised: _____

Date Property Posted : _____

Date Township Building Posted: _____

Date Notices Sent to Interested Parties: _____

Date of Hearing: _____

Board Decision: _____