

TOWNSHIP OF ROBINSON

ZONING HEARING BOARD APPLICATION

DATE: _____ **HEARING #** _____

NAME OF APPLICANT:		
LOCATION:		
PLAN NAME:	BLOCK:	LOT:

THE GROUNDS FOR APPEAL ARE AS FOLLOWS:

A SETBACK VARIANCE	ZONING DISTRICT	
AN INTERPRETATION	ORDINANCE SECTION	
A SPECIAL EXCEPTION	ORDINANCE PARAGRAPH	
A USE VARIANCE		

FROM PROPERTY LINE ON THE RIGHT
FROM PROPERTY LINE ON THE LEFT
FROM REAR OF PROPERTY LINE
FROM FRONT OF PROPERTY LINE

FT.	IN.
FT.	IN.
FT.	IN.
FT.	IN.

THE ORDINANCE READS AS FOLLOWS:

APPEAL: ANY PERSON OR TOWNSHIP OFFICIAL AGGRIEVED OR AFFECTED BY ANY PROVISION OF THIS ORDINANCE OR BY ANY DECISION OF THE ZONING OFFICER MAY APPEAL TO THE BOARD WITHIN A THIRTY (30) DAY PERIOD, BY FILING A NOTICE OF APPEAL SPECIFYING THE GROUNDS THEREOF. THE BOARD SHALL HAVE THE POWER TO HEAR AND DECIDE APPEALS FROM ANY ORDER, REQUIREMENT, DECISION, GRANT OR REFUSAL MADE BY THE ZONING OFFICER IN THE ADMINISTRATION OF THIS ORDINANCE. A NON-REFUNDABLE FEE (SEE FEE SCHEDULE BELOW) MUST BE PAID IN ADVANCE TO THE TOWNSHIP OF ROBINSON TO DEFRAY HEARING COSTS WHEN THE CASE IS PRESENTED BEFORE THE BOARD.

A. TOTAL COST OF THE TRANSCRIPT FEES. (IF REQUIRED)	
B. APPLICATION FEE:	
RESIDENTIAL \$300.00	
COMMERCIAL \$700.00	
MULTI-FAMILY OR DUPLEX - \$400.00	
INDUSTRIAL - \$700.00	
TOTAL	

CHECK #	RECEIPT #	DATE RECEIVED
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HEARING # _____

IN ACCORDANCE WITH ACT 170 OF THE MUNICIPALITIES PLANNING CODE, THE ZONING HEARING BOARD MAY GRANT A VARIANCE, PROVIDED THAT ALL OF 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 AND NOT THE CIRCUMSTANCES OR CONDITIONS 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 CONDITIONS, THERE IS NO POSSIBILITY THAT THE PROPERTY CAN BE DEVELOPED IN STRICT CONFORMITY WITH THE PROVISIONS OF THE ZONING ORDINANCE 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 PROPERTY IS LOCATED, NOT SUBSTANTIALLY OR PERMANENTLY IMPAIR THE APPROPRIATE USE OR DEVELOPMENT OF ADJACENT PROPERTY, NOR BE DETRIMENTAL TO THE PUBLIC WELFARE.

5. THAT THE VARIANCE, IF AUTHORIZED, WILL REPRESENT THE MINIMUM VARIANCE THAT AFFORD RELIEF AND WILL REPRESENT THE LEAST MODIFICATION POSSIBLE OF THE REGULATION IN ISSUE.

HEARING # _____

I/WE BELIEVE THAT THE BOARD SHOULD APPROVE THIS REQUEST BECAUSE:
(INCLUDE THE GROUNDS FOR APPEAL OR REASONS BOTH WITH RESPECT TO
LAW AND FACT FOR GRANTING REASONS BOTH WITH RESPECT TO LAW AND
FACT FOR GRANTING THE APPEAL OR SPECIAL EXCEPTION(S) OR VARIANCE
AND IF HARDSHIP IS CLAIMED, STATE THE SPECIFIC HARDSHIP.)

FOLLOWING ARE THE NAMES AND ADDRESSES OF OWNERS OF PROPERTY
WITHIN A DISTANCE OF THREE-HUNDRED (300) FEET FROM THE EXTERIOR
LIMITS OF THE PROPERTY INVOLVED IN THIS APPEAL AS SHOWN BY THE
LATEST ASSESSMENT ROLL OF THE COUNTY OF ALLEGHENY:

NAME

ADDRESS

NAME OF APPELLANT, (LESSEE)	SIGNATURE OF APPELLANT, (LESSEE)
APPELLANT'S STREET, CITY & ZIP	MUNICIPALITY
HOME PHONE NUMBER	WORK PHONE NUMBER
NAME OF OWNER	SIGNATURE OF OWNER
PRINT NAME OF ATTORNEY OR ARCHITECT	SIGNATURE OF ATTORNEY OR ARCHITECT
STREET, CITY & ZIP	PHONE NUMBER
RICK URBANO	
NAME OF ZONING OFFICER	SIGNATURE OF ZONING OFFICER