

Chapman Township Zoning Hearing Board Application

196 Main Street • PO Box 485 • North Bend, PA 17760 • (570) 923-2044

This application is a request for: Interpretation of Zoning Ordinance Variance
 Appeal from Zoning Officer's decision Special Exception

Location of property: _____

Parcel number of property: _____ Current Zoning: _____

Name and Address of Owner: _____

_____ Phone: _____

Name and Address of Applicant: _____

_____ Phone: _____

If applicant is not the owner, what is the applicant's interest in the property? _____

Has this property been involved in a previous Zoning hearing? Yes No

If yes, give details: _____

What is the present use of the property? _____

What is the proposed use of the property? _____

Is the property in a flood plain? Yes No

Under what Section of Chapman Township's Zoning Ordinance are you requesting a Special Exception and/or Variance?

Why does the applicant feel he/she is entitled to the request? _____

Reasons for Variance Request: What special circumstances or unusual conditions of your property prevent its being used in accordance with the regulations of your zoning district? (Check all that apply):

Too narrow To shallow Too steep Soil Shape Other (specify below)

To the best of your knowledge can you affirm that the hardship described in the previous sections was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable parts thereof became law?

Yes No

Are the conditions on your property the result of man-made changes, such as the relocation of a road or highway?

Yes No If so, describe: _____

Applications Must Include:

All applicants for a special exception and/or variance shall submit six (6) copies of the following:

- a. Statement describing the proposed use.
- b. A plot plan showing the entire tract and its relation to the surrounding area drawn on a scale of one thousand (1,000) feet to the inch.
- c. The location of all existing flood plains, wetlands, watercourses, railroads, areas of subsidence, wooded areas (marking all wooded areas to be cleared), bridges, culverts, and other significant natural features on the tract and within two (200) feet of the tract.
- d. The location of all streets, adjoining tracts, and buildings within two (200) feet of the tract.
- e. The location of all proposed land uses including residential uses by types.
- f. A written erosion and sedimentation plan for the project.
- g. The location and arrangement of all open spaces and yards, landscaping, fences, and buffer yards including the methods and materials used for screening.
- h. The location, size, number, arrangement, and capacity of all areas to be used for motor vehicle access, off-street parking, off-street loading and unloading, and provisions to be made for lighting such areas.
- i. The location and dimensions of sidewalks and all other common areas.
- j. A description of any proposed industrial or commercial operations in sufficient detail to indicate effects of those operations in producing noise, glare, air pollution, water pollution, fire hazards, traffic congestion or other safety hazards.
- k. Provisions of any treatment and disposal of sewage and industrial wastes and/or for water supply.
- l. Name, address, phone number of the developer and/or landowner.
- m. Name, address, phone number of the individual and/or firm that prepared the plan.
- n. Proof of zoning hearing notification to all landowners of adjoining properties.

Signed by: _____ Date: _____
(Owner of Property)

Signed by: _____ Date: _____
(Applicant, if other than Owner of Property)

Questions can be directed to: Ronald Long, Zoning Officer
Chapman Township
196 Main Street
P.O. Box 485
North Bend PA 17760-0485
Phone: (570) 923-2044

REQUEST FOR SPECIAL EXCEPTION:

The proposed use at the proposed location (see attached site plan) is claimed by the applicant:

- a) To be desirable to the public convenience and welfare for the following reason(s):

- b) To be in harmony with the various elements and objectives of the Comprehensive Plan:

- c) Not to be detrimental to the character of the neighborhood for the following reason(s):

- d) To be consistent with such other standards as required by the Zoning Ordinance in section _____.

Standard:

Provision for Compliance:

REQUEST FOR VARIANCE:

Request for Variance of Section _____ of the Zoning Ordinance under which the Zoning Officer refused to issue a permit on: _____

Nature of Variance being requested:

The applicant believes the variance should be granted because:

- a. He/she is unable to make reasonable use of his property for the following reason(s):

- b. The unnecessary hardship on his property is:

The result of the application of the Zoning Ordinance

Due to the unique physical circumstances of the property in question not shared by other properties in the vicinity

Not financial in nature

Not self-created

- c. The proposed variance will not alter the essential character of the neighborhood nor impair the use of the adjacent property for the following reasons:

- d. The variance requested represents the minimum variance that will afford relief for the following reasons:

REQUEST FOR INTERPRETATION:

A request for interpretation and a review of the decision from the Zoning Officer dated on ___/___/____ based upon an interpretation of Section _____ of the Zoning Ordinance.

Nature of error claimed by the Applicant:

I, _____, certify that all above information is true and correct to the best of my knowledge.

Applicant's Signature _____ Date ____/____/____