

SPECIAL EXCEPTION/VARIANCE APPLICATION
RAPHO TOWNSHIP ZONING HEARING BOARD
APPLICATION FOR SPECIAL EXCEPTION/VARIANCE NO. _____

GENERAL INFORMATION

Name of Applicant(s) _____

Address _____

Telephone No. _____ Application Date _____

Name of Landowner of Record _____

Subject Property Address _____

Subject Property Zone _____ Tax Acct # _____

Requested Use (Section Nos. _____) _____

FEES

The hearing fee for a Special Exception and/or Variance is **\$600.00** pursuant to Section 804 of the Zoning Ordinance. This fee covers compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs, court stenographer, and necessary administrative overhead connected with the hearing. The costs shall not include legal expenses of the Zoning Hearing Board, expenses for engineering, architectural or other technical consultants or expert witness costs. Fee is due upon application submission.

REQUIREMENTS (Include 5 copies of each of the following)

- _____ 1. Ground floor plans and elevations of proposed structures;

- _____ 2. A scaled site plan of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of the Zoning Ordinance, including street/road name, dimensions of property including lot size, dimensions of all structures and impervious surfaces, setbacks of existing and proposed structures, driveway/parking areas, streams/ponds, swales, right-of-ways, etc.;

_____ 3. A written description of the proposed use in sufficient detail to demonstrate compliance with all applicable provisions of the Zoning Ordinance, and include:

- 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 Ordinance in the neighborhood or zone in which the property is located.
- 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 Ordinance, and that the authorization of a variance is therefore necessary to enable reasonable use of the property.
- That such unnecessary hardship has not been created by the appellant.
- That the variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, not be detrimental to the public welfare.
- That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue.
- That variances within the Floodplain Zone shall comply with Section 402 of the Ordinance.

The Board shall hear requests where it is alleged that the provisions of the Ordinance inflict unnecessary hardship upon the applicant. The Board may grant a variance, provided that all of the above findings are made where relevant in a given case.

In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Ordinance. These conditions shall be enforceable by the Zoning Officer, and failure to comply with such conditions shall constitute a violation of the Ordinance and be subject to the penalties described in Article 9.

SIGNATURE

I hereby certify that the information submitted in accordance with this application is correct, and I further agree to pay for those costs outlined above.

Applicant's Signature _____ Date _____