

SADSBURY TOWNSHIP – CRAWFORD COUNTY

Application for Zoning Hearing Board Appeal

Date Filed _____

Appeal No. _____

Name _____

Mailing Address _____

(Home phone #)

(Work #)

(Cell #)

Requests that a determination be made by the Zoning Hearing Board on the following appeal, which was denied by the Zoning Officer on _____, for the reason that it was a matter which in the opinion of the Zoning Officer should properly come before the Board based on Article _____, Section _____, Subsection _____, or Table _____ of the Sadsbury Twp. Zoning Ordinance.

- Reason for appeal:** _____ Interpretation of the Sadsbury Twp. Zoning Ordinance or Zoning Map
_____ Special exception to the Zoning Ordinance on which the Zoning Hearing Board is required to rule on.
_____ Variance relating to _____ Area, _____ Height, _____ Use, _____ Yard (if Yard, check all that apply: _____ front, _____ side, _____ rear),
_____ Other, explain: _____

REQUIRED INFORMATION:

Location of property subject to this appeal: _____

Assessment Number of Property: _____ Lot Size _____

Zoning District: _____

Has any appeal been filed in connection with this property prior to this? _____ Yes, _____ No

What is the applicant's interest in the property in this appeal?

_____ Owner _____ Contractor _____ Agent _____ Lessee, _____ Legal Council for Owner

If granted, what is the approximate cost of the work involved? \$ _____

Present Use of Land _____ Proposed Use of Land _____

What improvement is being proposed for this property? _____

State the hardship that the present Zoning Ordinance imposes on you in respect to this appeal: _____

DATES:

Applications must be submitted by the 20th of the month to schedule a hearing date for the following month. ZHB conducts hearings on the 2nd Wednesday of each month, as needed.

REQUIRED INFORMATION TO SUBMIT WITH APPLICATION:

Submit to the Township Office or Zoning Officer four (4) copies of the survey of property showing the existing property lines and buildings and also the proposed improvements. The survey must also show dimensions perpendicular from existing and proposed construction to the property lines: front yard, rear yard and both side yards. Failure to file all documents will result in the appeal request being returned and a delay in the hearing date.

FEE FOR APPLICATION:

Application fee for an appeal to the Zoning Hearing Board is **\$350.00**, nonrefundable. All fees shall be paid by check, made payable to "Sadsbury Township". The fee shall be attached to the application upon its filing. In signing this application, the applicant also agrees to share equally with the Township the cost of the appearance of a stenographer, and pay in full all other fees as permitted in Section 908 (7) of the PA Municipalities Planning Code as amended, within 30 days of the receipt of an invoice from Sadsbury Township. The cost of the stenographer is in addition to the appeal fee. This will be billed to the applicant after the hearing. If the appeal is continued, the applicant will be charged any actual expense incurred by the Township, as permitted per the PA Municipalities Planning Code, that exceeds these fees.

LEGAL NOTICE & POSTING OF PROPERTY:

A Legal Notice will be advertised in the Meadville Tribune once a week for two consecutive weeks prior to the hearing. Sadsbury Township will post a Notice of Appeal on the subject property visible from the street.

SIGNATURE:

I hereby certify that all of the above statements and the statements contained in any and all papers or plans submitted for this requested appeal are true to the best of my knowledge and belief. I also agree to the conditions set forth by the Zoning Hearing Board as contained in this application form and understand that failure to provide the required information or documents could result in delay in the hearing, or denial, of the requested appeal.

(Signature of Applicant)

For Office Use Only:

Fee: \$350.00 Check #: _____ Cash: _____
Date: _____ Date: _____

Date of Hearing: _____ Board Notified Applicant Notified Court Reporter Notified

For Zoning Hearing Board Use Only:

Decision: Appeal Granted Date _____
 Appeal Denied Date _____

Signed: _____
Chairman, Zoning Hearing Board

In order for the Zoning Hearing Board to grant a variance, the applicant must prove a hardship as provided in the PA MUNICIPALITIES PLANNING CODE & SADSBUY TOWNSHIP ZONING ORDINANCE, ARTICLE 6, SECTION 601 (H)(9):

VARIANCES:

The Board shall hear requests for variances where it is alleged that the provisions of this Ordinance inflict unnecessary hardship upon the applicant. The Board may by rule prescribe the form of application and may require preliminary application to the Zoning Officer. **The Board may grant a variance provided that all of the following findings are made where relevant in a given case:**

- a. 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 this Ordinance in the neighborhood or district in which the property is located;
- b. 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 Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;
- c. That such unnecessary hardship has not been created by the applicant;
- d. 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 or development of adjacent property, nor be detrimental to the public welfare; and
- e. 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.

In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purpose of this Ordinance.