

**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 Counsel 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 20<sup>th</sup> of the month to schedule a hearing date for the following month. ZHB conducts hearings on the 2<sup>nd</sup> Wednesday of each month, as needed.



**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.