

Middlesex Township, Butler County
133 Browns Hill Road, Valencia, PA 16059
Phone (724) 898-3571 Fax (724) 898-4607

ZONING HEARING BOARD APPLICATION

APPLICANT:

Name: _____

Address: _____

Phone: _____

FAX: _____

E-mail: _____

PROPERTY LOCATION:

Tax Map Parcel Number: _____

Street Address (if applicable): _____

PROVISION(S) of the CHAPTER 175, ZONING, BEING APPEALED:

Number/Article	Section	Sub-Section
Number/Article	Section	Sub-Section
Number/Article	Section	Sub-Section

TYPE OF APPEAL:

A Variance from any order, requirement decision, or determination by the Zoning Officer.
 B Variance from the provisions of the Zoning Ordinance.

(continued from previous page)

- C To authorize a Use by Special Exception.
- D Challenge to the validity of the Zoning Ordinance.
- E Variance from the Township Engineer or Zoning Officer's determination with reference to any floodplain or flood hazard conditions.
- F Variance from a decision by the Board of Supervisors on a Special Encroachment Permit

PLEASE COMPLETE IF YOU HAVE CHECKED ITEM “B” ON THE PREVIOUS PAGE:

Under section 910.2 of the Pennsylvania Municipalities Code and Section §175-175 of the Middlesex Township Code, no variance shall be granted until the applicant has established and the Zoning Hearing Board has made all of the following findings (A through E) where relevant in a given case:

() A. Unnecessary hardship due to unique physical circumstances.

That there are unique physical circumstances 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 provision of the Zoning Ordinance in the neighborhood or district in which the property is located.

() B. Unique physical circumstances hinder property development.

That because of such physical circumstances of conditions, there is no possibility that the property can be developed in strict conformance 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.

() C. Unnecessary hardship not created by Appellant.

That the unnecessary hardship has not been created by the appellant.

() D. Character of the neighborhood will not change.

That the variance, if authorized, will not alter the essential character of the neighborhood of the district in which the property is located, nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

() E. Appeal represents the least modification possible.

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.

OTHER REQUIRED INFORMATION

1. Applicant **MUST** provide and attach a NARRATIVE to this application including information on grounds for appeal and reasons for both with respect to law and fact for granting the appeal, special exception or variance. If hardship is claimed, state the specific hardship.
2. Applicant **MAY** be required to provide names and address of the property owners within three hundred feet (300') of the affected property if requested by the Zoning Hearing Board.
3. Seven (7) copies of the site plan or survey and other relevant information.
4. Required Application Fee.

I hereby acknowledge that the above information is true and correct to the best of my knowledge and belief, and I shall comply with all provisions of the Township Code and the laws of the Commonwealth of Pennsylvania and obtain all permits required by law.

PRINT NAME

SIGNATURE

DATE