

**APPLICATION FOR AN APPEAL, SPECIAL EXCEPTION, OR  
VARIANCE TO THE ZONING HEARING BOARD OF  
NESHANNOCK TOWNSHIP, PENNSYLVANIA**

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1. Date of Application \_\_\_\_\_ Application No. \_\_\_\_\_

2. Applicant \_\_\_\_\_

Address \_\_\_\_\_

3. Landowner \_\_\_\_\_

Address \_\_\_\_\_

Application may be filed by any landowner, or tenant with permission of the landowner. Both parties must sign application.

4. Location of Property (real estate, lot, plot, etc. affected in application)

Address \_\_\_\_\_ Subdivision Name \_\_\_\_\_

Deed Lot Numbers \_\_\_\_\_ Zoning Classification \_\_\_\_\_

(See Zone Map)

Specific Location \_\_\_\_\_

Which corner, if a corner lot, North, South, East, West side of street, road, landmarks, etc., in order to determine exact location of property.

5. Description of Property

Width \_\_\_\_\_ Depth \_\_\_\_\_ Area Square Feet \_\_\_\_\_

Utilities: Public Sewer \_\_\_\_\_ Public Water \_\_\_\_\_ Septic Tank \_\_\_\_\_

Private Treatment Plant \_\_\_\_\_ If septic tank or private treatment plant, give PA.

Department of Health Permit No. \_\_\_\_\_ Date \_\_\_\_\_

Describe present use of property \_\_\_\_\_

Describe existing improvements \_\_\_\_\_

Use and name of all existing buildings on property. Dimensions and exact location of property to be show on the drawing required to be filed with this application per directions on Page 4.

Coverage per cost \_\_\_\_\_ % (Area existing buildings/area of lot)

6. Description of Proposed Improvements to be Made Under this Application

Describe proposed improvements indicating the size of such proposed improvements, materials and general construction thereof.

Size and Dimensions of Proposed Improvements \_\_\_\_\_

Type of General Construction and Materials \_\_\_\_\_

Will Improvements Involve a Change of Present Use of Property? \_\_\_\_\_

If Yes, describe fully \_\_\_\_\_

Proposed Cover Per Cost \_\_\_\_\_ %

7. Type of Application Requested (See description and requirements of each)

a. Appeal From Zoning Officer Decision: \_\_\_\_\_

b. Special Exception: \_\_\_\_\_

Only where specifically provided and stated in the Zoning Ordinance, in accordance with standards and criteria stated in the Ordinance.

c. Variance: \_\_\_\_\_

Only where it is alleged that strict enforcement of the Ordinance inflicts unnecessary hardship upon the applicant's proposed use of the land.

8. If Application is for an Appeal

Fully describe exact Article and Section of Zoning Ordinance where applicant believes the Zoning Officer errs in interpretation, misapplication or procedure, and why the appeal should be granted.

Article \_\_\_\_\_ Section \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

9. If Application is for a Special Exception

State exact Article and Section of the Ordinance where a special exception may be lawfully granted:

ART: \_\_\_\_\_ SEC. \_\_\_\_\_ PG. \_\_\_\_\_

Describe and give reasons why applicant believes a special exception should be granted: \_\_\_\_\_

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10. If Application is for a Variance

Describe fully reasons why the applicant believes that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the applicant's proposed use of the land.

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Variance Notes: (See PA Municipalities Plan. Code Act 247, Sec. 910.2) The Hearing Board may grant a Variance only providing the following findings are made where relevant:

1. There are unique physical conditions or circumstances involving size, shape, slope, etc. applicable to property causing unnecessary hardship if zoning regulations were adhered to.
2. The property cannot be developed in conformance with the zoning ordinance because of conditions stated in #1.
3. Hardship has not been created by the applicant or landowner.
4. A Variance if granted will not alter the character of the neighborhood or impair appropriate use or development of adjacent property, nor be detrimental to public welfare, and will be the minimum variance that will afford relief.
5. If granted, the Hearing Board may attach modifications, restrictions, etc. similar to those stated under Special Exception #9.

11. Drawings Required with Application – Eight (8) Copies Required.

No application will be accepted by the Zoning Hearing Board without the required drawings of the property. Drawing may be rough (but preferably to scale) and must show all of the following information.

- a. Exact size of lot or property showing the relative shape and with all the boundaries of the property dimensioned.

- b. Show all adjoining streets, roads, alleys, etc. with dimensions of all right of ways.
- c. Directions of North on drawing and slope of property.
- d. Show and locate all existing structures, buildings, etc. on the property with their dimensions and distance from all property lines and from each other.
- e. Show and locate all proposed structures, buildings, driveways, additions, etc. desired under this application. Show all dimensions as for existing buildings (d).
- f. Show locations of existing or proposed sewers, septic tanks, drain fields with dimensions from buildings and property lines.
- g. Show any special features, such as nearby existing buildings on adjacent lots, names of owners of adjacent lots, etc.

Please Note: All applications for Hearings must be advertised at least 14 days prior to the public hearing date. A HEARING DATE CANNOT BE SET, OR HEARING HELD UNLESS AND UNTIL ALL OF THE ABOVE INFORMATION WITH THE REQUIRED DRAWINGS ARE SUPPLIED COMPLETE IN EVERY RESPECT.

## 12. Miscellaneous Other Information

Provide all other relevant information such as parking spaces, loading docks, etc. which may be required by the Zoning Ordinance particular to the various zoning classification districts.

13. Has an application been submitted for a similar use or similar requested action as requested in this application within five (5) years of the date of this application? \_\_\_\_\_ If Yes, what was the prior action of the Zoning Hearing Board and in what way does this application vary from the previous application(s) so as to merit a new hearing by the Zoning Hearing Board?

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**APPLICANT STATES THAT THE INFORMATION GIVEN IS, TO THE BEST OF HIS OR HER KNOWLEDGE, TRUE AND CORRECT. IT IS UNDERSTOOD AND AGREED BY THE APPLICANT THAT ANY ERROR, MIS-STATEMENT OR MISREPRESENTATION OF FACT, EITHER WITH OR WITHOUT INTENTION ON APPLICANT'S PART, SUCH AS MIGHT, IF KNOWN, CAUSE REFUSAL OF THIS APPLICATION SHALL CONSTITUTE SUFFICIENT GROUNDS FOR DISMISSAL OR REVOCATION OF THE APPLICATION.**

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_

Signature of Landowner \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_