

APPLICATION FOR HEARING BEFORE:
Zoning Hearing Board
Borough of Economy
2856 Conway Wallrose Road
Baden, Pa 15005

APPLICATION No. _____
Date application received _____
Fee \$300.00 _____
Receipt No. _____
Received By _____

1. Application is made by:
Name: _____ Phone No. _____
Mailing address: _____
Location of property: _____ Zoning Classification: _____
Name of landowner: _____ Tax Parcel No. _____
Has a previous application been filed with the Board for this property? _____
Approximate cost of proposed work: _____
2. Nature of application including explanation:
Variance () _____
Special Exception () _____
Interpretation () _____
3. Cite specific Section of the Economy Borough Zoning Ordinance 300 which is applicable to this appeal: Article _____, Section _____, _____
4. If applicant is claiming a hardship variance, please describe the hardship:

5. List below the names and COMPLETE MAILING ADDRESSES OF OWNERS OF PROPERTY WITHIN 300 FEET OF THE EXTERIOR LIMITS OF THE PROPERTY INVOLVED IN THIS APPEAL. These names and addresses can be obtained at the Assessment Office, Courthouse, Beaver, Pa 15009 or the appropriate courthouse of the County in which the property is located. **THIS IS THE RESPONSIBILITY OF THE APPLICANT PURSUANT TO Article XII, Section 180-77, Paragraph C7 of the Zoning Ordinance 300. IN ORDER THAT YOUR HEARING WILL NOT BE POSTPONED OR CONTINUED, PLEASE BE CERTAIN THIS SECTION HAS BEEN PROPERLY COMPLETED.** If you need additional space, please use the reverse side of this application and/or attach you list.

<u>NAMES (FIRST & LAST)</u>	<u>COMPLETE MAILING ADDRESS</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

I hereby state that the above information is true and correct to the best of my knowledge.

Signature of Applicant/Appellant

Signature of Code Enforcement Officer Date

THE COST OF THESE PROCEEDINGS IS THE RESPONSIBILITY OF THE APPLICANT. THIS APPLICATION MUST BE ACCOMPANIED BY THE REQUIRED FEE AND A COPY OF THE PLOT PLAN FOR THE PROPERTY INVOLVED.

Copies to Zoning Hearing Board _____ Hearing date _____
Date applicant notified _____ Public Notice Ads _____
Notice to Council, Mayor, PC, CEO's _____ Date Property owners notified _____
Date CEO posted property _____

DISPOSITION:

Granted _____ Denied _____ Date of ORDER _____

SPECIAL EXCEPTION AND VARIANCE PERMIT

AND NOW, this _____ day of _____, 200 , this permit is issued subject to the conditions set forth by the Zoning Hearing Board of Economy Borough. A complete record of this case is available for review at the Borough Office, 2856 Conway Wallrose Road, Baden, Pa. 15005, during regular business hours. Any violation by the applicant of these conditions or any Borough Ordinance pertaining to this use may result in revocation of this permit. Fee \$25.00.

Applicant

Code Enforcement Officer

ZONING APPLICATION

Borough of Economy
Code Enforcement Department
Beaver County, Pennsylvania
2856 Conway Wallrose Road, Baden, Pa 15005
Phone (724) 869-4779 Fax (724) 869-8111
(Ext. 3)

ZONING HEARING BOARD APPLICATION REQUIREMENTS

- 1 Complete the enclosed application:
- 2 Applicant **MUST** provide and attach a narrative to this application including information on grounds for appeal and reasons both with respect to law and fact for granting the appeal, special exception or variance. If hardship is claimed, state the specific hardship;
- 3 Application shall be accompanied by six (6) copies of a survey or plot plan locating all existing and proposed structures on the property, to include primary and accessory structures, providing accurate location measurements to all property lines;
- 4 Six copies of Construction plans, blueprints, or architectural drawings which detail the exact dimensions of the proposed structure;
- 5 Stake out or mark the area where the proposed structure is to be constructed for visual review by the Zoning Hearing Board;
- 6 Pay the required fee of \$300 non refundable.

Type of appeal:

- A. Appeal from any order, requirement decision, or determination by the Zoning Officer
- B Variance from the provision of the Zoning Ordinance.
- C To authorize by Special Exception
- D Challenge the validity of Zoning Ordinance

Please Note:

The Zoning Hearing Board may require additional information before a decision can be rendered. Each case is heard on an individual basis.

This box is to be completed if you have checked item "B" on previous page.

Under Section 910.2 of the PA Municipalities Planning Code and Article XII Chapter 180-77 of the Code of Borough of Economy Pennsylvania, no variance shall be granted until the applicant has established and the Board has made all of the following findings (A through E) where relevant in a given case:

- () A. **Unnecessary hardship due to unique 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 provisions 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 or 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 or 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 modifications 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.