

Application for Hearing Selinsgrove Borough Zoning Hearing Board

APPLICANT

Name: _____

Address: _____

Phone: _____

Email: _____

PROPERTY OWNER (if other than applicant)

Name: _____

Address: _____

Phone: _____

Email: _____

PROPERTY

Address: _____

Do Not Write in This Space	NUMBER
<u>CHECKLIST</u>	
Action Taken	DATES
Application Filed	
Fee Paid \$ _____	
Receipt Issued	
Placed on <u>Calendar</u>	
For a meeting of Board on _____	
Notice of a) to applicant	
Hearing Mailed: b) to nearby property owners	
Property Posted	
Hearing Held	
Decision Made	
Notification of Decision Sent	
Appeal Filed	

PROPERTY DESCRIPTION _____

_____ Present zoning district(s): _____

Date purchased: _____ Present use: _____

Lot size: width _____ depth _____ Proposed use: _____

Area _____ sq ft. _____

Date of previous action, if any _____

THE ABOVE-NAMED APPLICANT REQUESTS A HEARING BEFORE THE ZONING HEARING BOARD AND A DETERMINATION ON THE FOLLOWING MATTER:

INTERPRETATION (fill in Section 1)	SPECIAL EXCEPTION (fill in Section 2)	VARIANCE (fill in Section 3)
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1 REQUEST FOR INTERPRETATION and review of decision of Zoning Officer dated _____, 20__ based upon an interpretation of Section _____ of the Zoning Ordinance.

NATURE OF ERROR CLAIMED BY APPLICANT: _____

2 REQUEST FOR SPECIAL EXCEPTION as required by the Zoning Ordinance in Section _____. The proposed use at the proposed location (see attached site plan), is claimed by the applicant:

a. To not adversely affect the character of the district nor the conservation of property values nor the health and safety of residents or workers on adjacent properties and in the general neighborhood:

b. To be of appropriate size and so located and laid out in relation to its access streets that vehicular and pedestrian traffic to and from such use will not create undue congestion or hazards prejudicial to the general neighborhood: _____

c. To not conflict with the direction of building development in accordance with the Borough's Comprehensive Plan or portions thereof which has been adopted by the Planning Commission:

d. To be consistent with such other standards as required by the Zoning Ordinance in Section _____

Standard	Provisions for Compliance

3 REQUEST FOR VARIANCE of Section _____ of the Zoning Ordinance under which the Zoning Officer refused to issue a permit on _____, 20__.

NATURE OF VARIANCE REQUESTED _____

THE APPLICANT BELIEVES THE VARIANCE SHOULD BE GRANTED BECAUSE:

a. He/she is unable to make reasonable use of his/her property for the following reason(s): _____

b. The unnecessary hardship on this property is: *(refer to the Borough Zoning Ordinance for additional information)*

- The result of the application of the Zoning Ordinance.
- Due to unique physical circumstances of the property in question not shared by other properties in the vicinity.
- Not financial in nature.
- Not self-created.

c. The proposed variance will not alter the essential character of the neighborhood nor impair the use of adjacent property for the following reason(s): _____

4 REQUEST FOR CONDITIONAL USE as required by the Zoning Ordinance in Section §_____.
The proposed use at the proposed location (see attached site plan), is claimed by the applicant:

- a. To not detract from the permitted uses of the district: _____

- b. That sufficient safeguards, such as parking, traffic control, screening and setbacks, can be implemented to remove any potential adverse influences the use may have on adjoining uses: _____

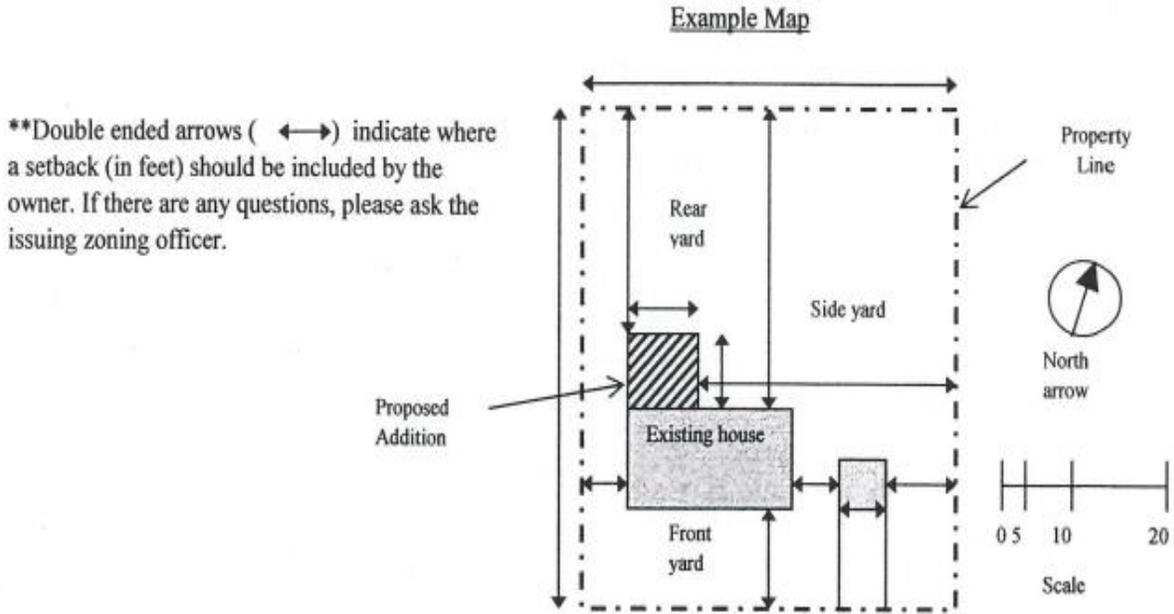
- c. That there is sufficient area to effectively screen the conditional use from adjacent different uses:

- d. That the need for the use in the area proposed is established by the Comprehensive Plan or other valid service: _____

Additional information required by the Zoning Hearing Board is attached. Per the most recent update to Pennsylvania’s Sunshine Act (Open Meetings Law), all information discussed at a meeting is required to be placed on the official agenda and made available to the public prior to the meeting. For this reason, no additional documentation or evidence is able to be provided at meetings. If additional documentation is necessary, the Board will either call for executive session to review the materials or will recess the meeting to a later date. Associated costs will be the responsibility of the applicant.

NOTE: I hereby certify that all of the above statements and the statements contained in any pages or plans submitted herewith are true to the best of my knowledge and belief and that I have read and understand all information contained herein.

DATED _____, 20____ _____
(Signature of Applicant)



Attach to the application a scaled drawing (see example above) showing all existing structures, proposed construction, and relation to all existing roads public/private. Show all setbacks and existing boundary lines.