Borough of Plum PENNSYLVANIA

Application to the Zoning Hearing Board

Name of Applicant:		
Address:		
City:	State:	Zip:
Phone No:	E-mail address:	
Location of Property Involved:		

Provision(s) of Zoning Ordinance appealed:	
Ordinance	**Section No.**

Type of Appeal:

□ A. Appeal from any order, requirement decision, or determination made by the Zoning Officer

□ B. Variance from the provisions of the Zoning Ordinance

□ C. To authorize use by special exception

□ D. Other _____

A previous appeal □ has □ has not been made.

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, variance, or special exception. If hardship is claimed, state the specific hardship.

□ Check here that narrative has been attached.

This is to be completed if you have checked item "B" in the Type of Appeal section.

Under Section 910.2 of the PA Municipalities Planning Code and Section 1204.3 of the Plum Borough Unified Development Ordinance, 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.**

1204.3.a That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of LOT size or shape, or exceptional topographic 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 district in which the property is located;

□ **B. Unique physical circumstances hinder property development.**

1204.3.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 Articles Two, Three, Four, Five and Six of this Ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of such property;

□ **C. Unnecessary hardship not created by appellant.**

1204.3.c That such unnecessary hardship has not been created by the appellant;

□ **D. Character of the neighborhood will not change.**

1204.3.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. Appeal represents the least modification possible.**

1204.3.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.

I certify that the information contained herein is true and correct.

_____	_____	_____
Printed Name	Signature	Date

The following must be submitted to be considered a COMPLETE application:

1. Completed Zoning Hearing Board application
2. Seven (7) copies of the site plan/survey or proposed construction plans
3. Narrative
4. Fee: $250.00 - Residential Application

   $400.00 – Non-Residential Application