

North Codorus Township

APPLICATION FOR HEARING BEFORE THE ZONING HEARING BOARD OF NORTH CODORUS TOWNSHIP

Applicant: List names, addresses and phone numbers of the Applicant: _____

Owner: List names, addresses and phone numbers of all owners of the property: _____

Property: Address: _____
Road Name and legal description of the property: _____

Tax Map and Parcel Number: _____
Subdivision and Lot Number, if applicable: _____

Lot Size: _____

Zoning District in which Property is located: _____

Date Purchased: _____

Date and explanation of any prior application to the Zoning Hearing Board regarding this Property: _____

Use: Current Use of the Property: _____

Proposed Use: _____

Dimension: If dimensions are involved in this application explain here: _____

NOTICE TO APPLICANT:

- Attach a plot plan of the property (drawn to scale) and any other documents.
- Attach a list of names and addresses of all property owners which adjoin this property.
- Attach a list of names and addresses of all property owners on the same street as this property and within 500 feet of this property.

APPLICANT hereby requests a hearing before the Zoning Hearing Board of North Codorus Township on the following matter(s).

_____ APPEAL FROM A DECISION OF THE ZONING OFFICER
(Complete Part 1 below)

_____ SPECIAL EXCEPTION
(Complete Part 2 below)

_____ VARIANCE
(Complete Part 3 below)

1. APPEAL FROM A DECISION OF THE ZONING OFFICER

Date of the decision of the Zoning Officer from which this Appeal is taken: _____

Section of the Zoning Ordinance involved in this Appeal: _____

Explain the basis of this Appeal: _____

2. APPLICATION FOR SPECIAL EXCEPTION

Explain the Special Exception requested, including the section(s) of the Zoning Ordinance involved: _____

Explain how the proposed Special Exception will comply with the following criteria of Section § 195-59D of the Zoning Ordinance:

- A. The proposed use must be consistent with the North Codorus Township Comprehensive Plan.
- B. The proposed use is compatible with the surrounding area and community at large, including it's nature, intensity and environmental impacts, including but not limited to pollution, noise, hazards, congestion, illumination and glare, restriction on natural light and circulation of air.

- C. The proposed use is suitable for the site with respect to existing or future streets and will not create traffic congestion or cause nonresidential traffic on residential streets.
- D. The proposed use will be provided with adequate water supply, sewage disposal, storm drainage, trash and garbage collection.
- E. The proposed use shall be in conformance with all the applicable requirements of the Zoning Ordinance and the Subdivision and Land Development Ordinance.

3. APPLICATION FOR VARIANCE

Explain the Variance requested, including the section(s) of the Zoning Ordinance involved: _____

Explain why the Variance should be granted: _____

Explain how the proposed Variance will comply with the following criteria of Section § 195-59C of the Zoning Ordinance: _____

- A. There are unique physical circumstance or conditions, including:
 - Irregularity, narrowness, or shallowness of lot size or shape; or
 - Exceptional topographical or other physical conditions peculiar to the particular property; and that
 - Unnecessary hardship is due to the above 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. The physical circumstances or conditions described in (A) above yield no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and the authorization of a variance is therefore necessary to enable reasonable use of the property.**
- C. The unnecessary hardship has not been created by the applicant.**
- D. The Variance, if authorized will not cause any of the following to occur:**
- Alter the essential character of the neighborhood or district in which the property is located,**
 - Impair substantially or permanently the appropriate use or development of adjacent property,**
 - Be detrimental to the public welfare.**
- E. The Variance, if authorized, will represent the minimum Variance that will afford relief and will represent the least modification possible of the regulation at issue.**

The undersigned do hereby certify, under penalty of perjury, that the aforementioned information is true and correct, and that the undersigned has the authority to make this application.

Date: _____

Signed: _____
