

VARIANCE APPLICATION
LITITZ BOROUGH ZONING HEARING BOARD
APPLICATION FOR VARIANCE NO. _____

GENERAL INFORMATION

Name of Applicant(s) _____

Address _____

Telephone No. _____ Application Date _____

Name of Landowner of Record _____ Phone # _____

Subject Property Address _____ Owner-Occupied? _____

If applicant is not owner, what is applicant's interest in property? _____

Subject Property Zoning District _____ Tax Acct #370- _____ Historical? _____

Requested Use (Section Nos. _____) _____

Has this property been involved in previous hearings? _____ If so, please list:

FEES

The hearing fee for a variance is **\$600** for a residential request and **\$700** for a commercial request pursuant to Section 603.B of the Zoning Ordinance. This fee covers compensation for the secretary, notice and advertising costs, zoning solicitor, court stenographer, and necessary administrative overhead connected with the hearing. The costs shall not include legal expenses of the Zoning Hearing Board, expenses for engineering, architectural or other technical consultants or expert witness costs. **Fee is due upon application submission.**

REQUIREMENTS (Include an original plus 10 copies of each of the following)

- _____ 1. Ground floor plans and elevations of proposed structures;
- _____ 2. A scaled site plan of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of the Zoning Ordinance, including street/road name, dimensions of property including lot size, dimensions of all structures and impervious surfaces, setbacks of existing and proposed structures, driveway/parking areas, streams/ponds, swales, right-of-ways, etc.;
- _____ 3. A written description of the proposed use in sufficient detail to demonstrate

compliance with all applicable provisions of the Zoning Ordinance. A variance can only be granted if all of the following are demonstrated:

- That there are unique physical circumstances 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 the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Ordinance in the neighborhood or zone in which the property is located.
- 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 the Ordinance, and that the authorization of a variance is therefore necessary to enable reasonable use of the property.
- That such unnecessary hardship has not been created by the appellant.
- That the variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, not be detrimental to the public welfare.
- That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue.
- That variances within the Floodplain Zone shall comply with Section 215.E.6 and 215.F of the Ordinance and Article 9 of the Lititz Borough Floodplain Ordinance.

The Board shall hear requests where it is alleged that the provisions of the Ordinance inflict unnecessary hardship upon the applicant. The Board may grant a variance, provided that all of the above findings are made where relevant in a given case.

In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Ordinance. These conditions shall be enforceable by the Zoning Officer, and failure to comply with such conditions shall constitute a violation of the Ordinance and be subject to the penalties described in Article 7.

SIGNATURE

I hereby certify that the information submitted in accordance with this application is correct, and I further agree to pay for those costs outlined above.

Applicant's Signature _____ Date _____

Note: It is the responsibility of the applicant to provide all the information needed for the Zoning Hearing Board to make its decision. Attach any other documents available to support your request.

Fee paid \$ _____ Received by: _____ Date _____