CONDITIONAL USE APPLICATION -- DEMOLITION
LITITZ BOROUGH COUNCIL
APPLICATION FOR CONDITIONAL USE NO._____

GENERAL INFORMATION

Name of Applicant(s) _____

Address _____

Telephone No._____ Email _____

Name of Landowner of Record _____Phone #_____

Subject Property Address _____Owner-Occupied?_____

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

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

Purpose of Application - Demolition Permit Application_____

Name of Associated Land Development Plan _____

Plan Submission Date _____

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

_____

FEES

The hearing fee for a conditional use hearing is **$750.00**. This fee covers the compensation for the staff, notice and advertising costs, solicitor fees, and necessary administrative overhead connected with the hearing. The applicant is also responsible for half of the stenographer costs which is not included in this fee. **Fee is due upon application submission.**

 REQUIREMENTS (Include original plus 15 copies of each of the following:

_____ 1. A description of the structure in question, including photos, with the year it was built and Historic Resource class designation, if available.

_____ 2. A complete narrative describing the reasons behind this demolition request.

_____ 3. A signed statement from the landowner stating that the structure cannot be feasibly rehabilitated to meet a permitted use.

REVIEW CRITERIA

The following are the review criteria set forth in §322.D of the Zoning Ordinance. The submitted narrative should be framed in this context. The decision will be based on consideration of all factors.

> ➢ It is not feasible to continue the current use.
> ➢ Other uses permitted within the underlying zoning district, either as permitted uses, special exception uses, or conditional uses, have been denied or are not feasible due to constraints on the building or structure.
> ➢ Adaptive use opportunities do not exist due to constraints related to the building, structure or property.
> ➢ The building, it's permitted uses, and adaptive use potential does not provide a reasonable rate of return, based on a reasonable initial investment. Such reasonable rate of return shall be calculated with respect to the property taken as a whole.
> ➢ The Applicant has not contributed to the existing conditions, either through neglect or prior renovation, conversion, alteration or similar physical action.
> ➢ The demolition will not adversely affect the character of the property, streetscape, neighborhood or community.
> ➢ A proposed new building, structure or use (if applicable) on or of the property will not adversely affect the character of the streetscape, neighborhood or community.
> ➢ The building is structurally unsound.
> ➢ The denial of demolition would result in unreasonable economic hardship to the owner.
> ➢ Sale of the building or structure is impossible or impractical.
> ➢ Denial of demolition will deprive the property as a whole of all beneficial use

Lititz Borough Council, in approving conditional use applications, may attach conditions considered necessary to protect the public welfare and implement the purposes of the Zoning Ordinance, including conditions which are more restrictive than those established for other uses in the same Zone. These conditions shall be enforceable by the Zoning Officer, and failure to comply with such conditions shall constitute a violation and be subject to the penalties.

While conditional use approval may be granted, a demolition permit shall not be issued until the associated land development plan has been recorded by the Lancaster County Recorder of Deeds office.

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 Borough Council to make its decision. Attach any other documents available to support your request.

Fee Paid $_____   Received by: _____   Date _____