

EAST HOPEWELL TOWNSHIP

Zoning Hearing Board Application

A \$750 fee is due at the time application is filed

APPLICANT INFORMATION:

NAME(S): _____

MAILING ADDRESS: _____

PHONE : (____) _____

E-Mail: _____

PROPERTY OWNER INFORMATION: (If different than Applicant)

NAME(S): _____

MAILING ADDRESS: _____

PHONE : (____) _____

E-Mail: _____

PROPERTY INFORMATION:

PROPERTY ADDRESS: _____

EXISTING USE: _____ LOT SIZE: ____ X ____ FT

ZONING DISTRICT: _____ LOT AREA: _____ SQ FT or ACRES

EXISTING STRUCTURES: _____

(include buildings, signs, porches, decks, sidewalks, sheds, garages, etc.)

For Official Use Only

Date Application Received: _____

Fee Paid: \$ _____ Tax Parcel #: _____

ZHB Hearing Date: _____

APPLICATION INFORMATION:

(check applicable box)

☐ Variance to section(s) _____ of the Zoning Ordinance.

The Variance relates to one or more of the following:

_____ Building Setback _____ Lot Coverage _____ Parking _____ Use _____ Height _____ Sign

_____ Other: _____

☐ Special Exception pursuant to section(s) _____ of the Zoning Ordinance.

The Special Exception relates to the following: _____

(i.e. home occupation, apartments, parking, home day care, commercial development, etc.)

☐ Appeal of a denial of a Building/Zoning Permit or interpretation of a section of the Zoning Ordinance by the Zoning Officer. Reason for appeal:

(All correspondence from the Zoning Officer related to the appeal must be attached)

☐ Petition for Amendment of Zoning Ordinance or Zoning Map

Explain: _____

☐ Challenge Validity of Zoning Ordinance or Zoning Map

Explain: _____

SUPPLEMENTAL INFORMATION

The following is a list of questions designed to assist you and the Zoning Hearing Board in the efficient and effective review of your application. Please thoroughly complete all areas which are applicable to your application. Please type or print your responses. If the space provided is insufficient, additional sheets may be attached.

PROJECT DESCRIPTION (All applicants complete this section)

1. Briefly describe the project for which the application has been filed. Give specific details about any structures being removed and/or constructed, the nature of the use(s) being proposed, signs being erected, parking being provided, etc.

2. Describe the location of the property based on streets, nearest intersections, and/or local landmarks:

3. What is the specific nature of the existing use(s) of the property and each of the buildings and/or structures on the property?

4. What is the general character and uses of the buildings/structures which exist on the properties abutting the subject property?

VARIANCE (If the application is for a variance please complete this section.)

A. Section of the Zoning Ordinance: _____

B. Ordinance Requirement: _____

C. Applicant's Proposal: _____

D. Minimum Variance Requested [B-C]: _____

A Variance is the process required if the proposed project fails to meet all of the requirements of the Zoning Ordinance. A Variance may be granted when, owing to special conditions which are not the fault of the applicant, a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship which will not enable the applicant to utilize the land in any reasonable manner and meet the Ordinance requirement(s). Such hardships are recognized by state law to occur only where circumstances affecting the land are unique and solely related to that land and are not conditions that affect the entire neighborhood. Please complete the following questions:

1. What are the unique physical circumstances or conditions of the property, which create unnecessary hardship. (i.e. irregular shape, shallow lot depth, unusual topography, etc.)

2. Explain how the unique physical circumstance or condition created: (a) the need for a variance, and (b) a hardship in the development of the property in conformity with the provisions of the Ordinance:

(a) _____

(b) _____

3. What are the details related to the creation of the property in its current form? (When was the property purchased? Were there any subdivisions, easements or modifications to the property?)

4. Explain the anticipated impact that the granting of this variance will have in relationship to the essential characteristics of the neighborhood or district in which the property is located:

5. Explain the effect that the variance and the resultant construction or use will have on any adjacent property:

6. Explain how the variance being requested is the minimum variance that will grant relief:

7. Can the property be used for current use, or a permitted use, without a variance? Yes No

SPECIAL EXCEPTION (If this application is for a Special Exception, please complete this section)

A. Section of the Zoning Ordinance: _____

B. Proposal: _____

A Special Exception Use is one, by virtue of its own particular character, which may be permitted in a specified zoning district only after review by the Zoning Hearing Board. Special Exceptions shall only be granted if they meet the specific criteria provided within the Zoning Ordinance. Approval may be subject to conditions placed by the Zoning Hearing Board, as they are deemed necessary to protect the health, safety or welfare of the neighborhood, district or community.

APPLICANTS SEEKING APPROVAL UNDER THE PROVISIONS OF SPECIAL EXCEPTION MUST SUBMIT EVIDENCE IN COMPLIANCE WITH THE PARTICULAR PROVISIONS OF THE ZONING ORDINANCE FOR THE PROPOSED USE. A PROJECT NARRATIVE SHALL ALSO BE REQUIRED WHICH PROVIDES A RESPONSE TO EACH OF THE SPECIFIC CRITERIA ENUMERATED IN THE ORDINANCE.

The following inquiries typically relate to the review of Special Exceptions, however, they may also apply to other types of hearings, if applicable. Please complete responses to the following:

1. Address the following issues -stating how they would be affected by the proposal (attach additional sheets as and documentation as necessary):

A. Harmony with the orderly and appropriate development of the zone:

B. Is there or will there be adequate water supply, sewage disposal, storm drainage and fire/police protection are for the proposed use:

C. Will the proposed use have proper location with respect to existing or future streets giving access to it and not create traffic congestion or cause industrial or commercial traffic to use residential streets

2. Are there any existing non-conformities on the lot? If so, list them:

3. Existing and proposed square footage of the structure:

(a) Existing: _____

(b) Proposed: _____

4. Existing and proposed front, side, and rear yard setbacks:

(a) Existing: _____

(b) Proposed: _____

5. Is this an expansion of a special exception or non-conforming use? If so, what is the percentage of expansion? _____%

APPEAL OF INTERPRETATION OF ZONING ORDINANCE:

In an Appeal of Interpretation, the applicant is seeking to have the Zoning Hearing Board reverse a ruling made by the Zoning Officer in reference to the way in which a particular Section of the Zoning Ordinance has been applied in the denial of a Building/Zoning Permit Application, or on the overall effect of your project, OR, in the approval of a Building/Zoning Permit for which you have a standing interest (i.e. a permit issued for a neighbor's property).

Please state the nature of the Appeal below or provide a separate narrative: (a copy of the Building/Zoning Permit Application must be submitted with this application)

CERTIFICATION: I/We, the undersigned, hereby certify under penalty of law that:

1. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record;
2. The fee, once paid, shall not be refunded*. Payment of fees does not guarantee approval of the Zoning Hearing Board Application;
3. All additional required written and graphic materials are attached to this application;
4. The Property Owner grants the right of the Borough Zoning Officer, or other designated Borough Officials, to investigate, inspect, and examine the property set forth herein, to determine compliance with the East Hopewell Township Borough Zoning Ordinance, and to determine the accuracy of the statements contained herein.

* The fee will be refunded if the purpose of the application is to appeal a determination of the Zoning Officer and the Zoning Hearing Board or subsequent court rules in favor of the Applicant.

Applicant Signature

Date Signed

Applicant's Name (Printed)

Date Signed

Property Owner Signature (if different from Applicant)

Date Signed