

APPLICATION TO THE TOWNSHIP OF MOON ZONING HEARING BOARD

1000 Beaver Grade Road, Moon Township, PA 15108 Ph (412) 262-1700

This application must be submitted with ten (10) copies of all necessary information, surveys, plans, and the \$250.00 fee, etc. The original application and all 10 copies shall be deposited with the Zoning Officer. Copies of the plan of real estate affected showing location and size of lot, the size of improvements now erected or proposed to be erected, or other changes desired, together with any information required by the Zoning Hearing Board must be attached. If more space is required, attach a separate to each copy of the application and make specific reference to the question being answered.

Date: _____

Name of Applicant: _____ Phone: _____

Address: _____

Name of Property Owner: _____

Address: _____

Applicant petitions the Zoning Hearing Board for:

_____ a variance _____ a special exception _____ a validity change _____ an appeal from Township action

Describe the property affected:

Address of property: _____

Zoning classification: _____ Lot & Block: _____

Present use: _____

Proposed use or alterations: _____

Reference the section or sections of the ordinance upon which the application is based: _____

Justification for request (include grounds for appeal, and if physical hardship is claimed as basis for variance, state specific hardship): _____

Commonwealth of Pennsylvania
County of Allegheny

_____, being duly sworn, deposed and says that he or she is the owner of the premises herein described, and that all the above statements contained in any paper or plans submitted herewith are true to the best of my knowledge and belief.

Sworn to and subscribed before me on this _____ day of _____, 20_____

Notary Public

Application

My commission expires: _____

(Notary Seal)

Zoning Hearing Board's Functions; Variances- (a) The board shall hear requests for variances where it is alleged the provisions of the zoning ordinance inflict unnecessary hardship upon the applicant. The board may by rule prescribe the form of application and may require preliminary application to the zoning officer. The board may grant a variance provided that all of the following findings are made where relevant in a given case.

- (1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallow 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 zoning ordinance in the neighborhood or district in which the property is located.
- (2) 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 zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- (3) That such unnecessary hardship has not been created by the appellant.
- (4) 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.
- (5) 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.

Zoning Hearings are typically scheduled on the 2nd Wednesday of the month at 6:00 p.m. in the Moon Township Municipal Building, 1000 Beaver Grade Road. Applications, fees and other necessary information are required to be filed with the Township Zoning Officer twenty-four (24) days before the scheduled 2nd Wednesday of the month hearing.