

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: width _____ depth _____
area (specify acres or square feet) _____

Zoning District in which Property is located: _____

Date Purchased or date of sales contract under which Applicant is contract purchaser: _____

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

USE: Current Use of Property: _____
Proposed Use: _____

DIMENSION: If dimensions are involved in this matter, applicable current dimensions: _____
Explain proposed dimensions involved: _____

NOTICE TO APPLICANT:

- Attach plot plan of Property (drawn to scale) and other documents as may be needed.
- Attach list of names & addresses of all owners of properties which touch this Property.
- Attach list of names and addresses of all owners of properties which are on the same street as this Property and are 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 DECISION OF ZONING OFFICER
(Complete Part 1 below)
- SPECIAL EXCEPTION
(Complete Part 2 below)
- VARIANCE
(Complete Part 3 below)

1. APPEAL FROM DECISION OF ZONING OFFICER

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

Section(s) of Zoning Ordinance involved in this Appeal: _____

Explain the basis of 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 903 D(2) 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 its 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 and disposal.

- E. The proposed use shall be in conformance with all 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 903 C(3) of the Zoning Ordinance:

- A. 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
 - Unnecessary hardship is due to the above conditions and not the circumstance 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 circumstance 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 appellant.
- 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 in issue.

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

DATE: _____

