



Borough of Oakmont

767 Fifth Street
Oakmont, Pennsylvania 15139
412-828-3232

ZONING HEARING BOARD APPLICATION

APPLICANT

Name:	
Address:	
Email Address:	
Telephone Number:	Fax Number:

PROPERTY LOCATION

Lot & Block #: _____
Street Address:

APPEAL

<u>Provision(s) of the Zoning Ordinance appealed:</u>		
_____	_____	_____
Number/Article	Number/Article	Number/Article
_____	_____	_____
Number/Article	Number/Article	Number/Article
_____	_____	_____
Number/Article	Number/Article	Number/Article
 <u>Type of Appeal:</u>		
<input type="checkbox"/> A. Variance from any order, requirement decision, or determination by the Zoning Officer.		
<input type="checkbox"/> B. Variance from the provisions of the Zoning Ordinance.		
<input type="checkbox"/> C. To authorize a Use by Special Exception.		
<input type="checkbox"/> D. Challenge to the validity of the Zoning Ordinance.		
<input type="checkbox"/> E. Variance from the Borough Engineer or Zoning Officer's determination with reference to any floodplain or flood hazard conditions.		
<input type="checkbox"/> F. Variance from a decision by the Borough Council on a Special Encroachment Permit.		
 <u>A Previous Appeal:</u> <input type="checkbox"/> Has <input type="checkbox"/> Has not been made.		

This box is to be complete if you have checked item "B" on the previous page.
Under section 910.2 of the Pennsylvania Municipalities Code and the Oakmont Borough Zoning Ordinance, no variance shall be granted until the applicant has established and the Zoning Hearing Board has made all of the following findings (A through E) where relevant in a given case:

- () A. Unnecessary hardship due to unique physical circumstances.**
 That there are unique physical circumstances 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 provision of the Zoning Ordinance in the neighborhood or district in which the property is located.
- () B. Unique physical circumstances hinder property development.**
 That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformance 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.
- () C. Unnecessary hardship not created by Appellant.**
 That the unnecessary hardship has not been created by the appellant.
- () D. Character of the neighborhood will not change.**
 That the variance, if authorized, will not alter the essential character of the neighborhood of the district in which the property is located, nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.
- () E. Appeal represents the least modification possible.**
 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.

OTHER REQUIRED INFORMATION

1. Applicant **MUST** provide and attach a NARRATIVE to this application including information on grounds for appeal and reasons for both with respect to law and fact for granting the appeal, special exception or variance. If hardship is claimed, state the specific hardship.
2. Applicant **MAY** be required to provide names and address of the property owners within three hundred feet (300') of the affected property if requested by the Zoning Hearing Board.
3. Five (5) copies of the site plan or survey and other relevant information.

4. Required Application Fee.

I hereby acknowledge that the above information is true and correct to the best of my knowledge and belief, and I shall comply with all provisions of the Borough Code and the laws of the Commonwealth of Pennsylvania and obtain all permits required by law.

 PRINT NAME

 SIGNATURE

 DATE