



VARIANCE APPLICATION
GLEN ROCK BOROUGH ZONING HEARING BOARD
APPLICATION FOR VARIANCE NO. _____

Borough of Glen Rock
P. O. Box 116
Glen Rock PA 17327
Phone: 717-235-3206

GENERAL INFORMATION (please print legibly)

Name of Applicant(s) _____

Address _____

Telephone No. _____ Application Date _____

Name of Landowner of Record _____

Subject Property Address _____

Subject Property Zone _____ Tax Acct # _____

Current Use _____

Requested Use (Section Nos. _____) _____

FEES

The hearing fee for a variance is **\$450.00** pursuant to the fee schedule set by Borough Council. This fee covers compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs, court stenographer, and necessary administrative overhead connected with the hearing. The costs shall not include legal expenses of the Zoning Hearing Board, expenses for engineering, architectural or other technical consultants or expert witness costs. Fee is due upon application submission.

REQUIREMENTS (Include original plus 5 copies of each of the following)

- _____ 1. Ground floor plans and elevations of proposed structures (if required);
- _____ 2. A scaled site plan (8-1/2" x 11") of the site with sufficient detail and accuracy to demonstrate compliance with all other applicable provisions of the Zoning Ordinance, including street/road name, dimensions of property including lot size, dimensions of all structures and impervious surfaces, setbacks of existing and proposed structures, driveway/parking areas, streams/ponds, swales, right-of-ways, etc., and indicating extent of Variance request.
- _____ 3. A written description of the proposed use in sufficient detail to demonstrate compliance with all applicable provisions of the Zoning Ordinance.
- _____ 4. Names and addresses of all adjoining property owners

CHECKLIST

Where there is unnecessary hardship, the Board may grant a Variance in the application of the provisions of the ordinance provided that the following findings are made where relevant in a given case:

- There are unique physical circumstances or conditions, including (a) irregularity, narrowness, or shallowness of lot size or shape, or (b) exceptional topographical or other physical conditions peculiar to the particular property, and is not due to circumstances or conditions, generally created by the provisions of the Zoning Ordinance in the neighborhood or zone in which the property is located.
- Because of these physical circumstances or conditions, the property cannot reasonable be used in strict conformity with the provisions of the Zoning Ordinance.
- The unnecessary hardship is not financial in nature and has not been created by the appellant.
- The Variance, if authorized, will not alter the essential character of the neighborhood or zone 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.
- 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 applicant for a Variance shall have the burden of proof, which shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Zoning Hearing Board.

The Zoning Hearing Board, in approving the Variance application, may attach conditions considered necessary to protect the public welfare and the purposes listed above, 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.

Any site plan presented in support of the Variance shall become an official part of the record for said Variance. Approval of any Variance will also bind the use in accordance with the submitted site plan. Therefore, should a change in site plan be required as part of the approval of the use, the applicant shall revise the site plan prior to the issuance of a zoning permit. Any subsequent change to the use on the subject property not reflected on the originally approved site plan, shall require the obtainment of approval of the Zoning Hearing Board.

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 _____

Amount Paid \$ _____ Date _____ Received by: _____