



SPECIAL EXCEPTION APPLICATION
GLEN ROCK BOROUGH ZONING HEARING BOARD
APPLICATION FOR SPECIAL EXCEPTION 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 special exception is **\$350.00** 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 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.
- _____ 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

A Special Exception may be granted when the Zoning Hearing Board finds from a preponderance of the evidence produced at the hearing that:

- The proposed use, including its nature, intensity and location, is in harmony with the orderly and appropriate development of the zone; and
- That adequate water supply, sewage disposal, storm drainage and fire and police protection are or can be provided for the use; and
- That the use of adjacent land and buildings will not be discouraged and the value of adjacent land and buildings will not be impaired by the location, nature and height of buildings, walls and fences; and
- That the use will have proper location with respect to existing or future streets giving access to it, and will not create traffic congestion or cause industrial or commercial traffic to use residential streets; and
- That the specific standards set forth for each particular use for which a Special Exception may be granted have been met.

The applicant for a Special Exception 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.

In addition to the general standards for all Special Exceptions as contained within the zoning ordinance, specific standards for particular uses as listed in Article VI of the zoning ordinance must be met prior to the granting of a Special Exception.

The Zoning Hearing Board in approving a Special Exception 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 Special Exception shall become an official part of the record for said Special Exception. Approval of any Special Exception 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 another Special Exception approval.

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: _____