

Jackson Township Zoning Hearing Board Application

1. Applicant Information:

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Email: _____

2. Landowner Information (if different from the Applicant):

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____ Email: _____

3. Property Information:

Property Address: _____

Parcel Number: _____ Total Property Area (Sq. Ft. or Acres): _____

Existing Use: _____ Proposed Use: _____

For Township Use Only

Case #: _____ Tax Parcel #: _____ Zoning District: _____

Date Application Received: _____ Fee of \$ _____

Date of Hearing: _____ Application Denied/ Approved: _____

[illegible]

(Site specific terms used in the section of the Ordinance)

☐ **Other**

Explain: _____

6. Certification:

I/We, the undersigned, do hereby certify that:

1. The information submitted here is true and correct to the best of my/our knowledge and upon submittal becomes public record;
2. Fees are non-refundable and payment does not guarantee approval of the Zoning Hearing Board Application; and
3. All additional required written graphic materials are attached to this application.

Applicant Signature

Date

Applicant's Name (Printed)

Applicant Signature

Date

Applicant's Name (Printed)

Landowner Signed (if different from Applicant)

Date

Landowner's Name (Printed)

Landowner Signed (if different from Applicant)

Date

Landowner's Name (Printed)



JACKSON TOWNSHIP

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General Standards for Variances

There are five criteria that the Zoning Hearing Board will consider, where relevant in a given case, when determining whether to grant or deny a variance to the Township Zoning Ordinance. These five criteria are located in 53 P.S. § 10910.2 of the Pennsylvania Municipalities Planning Code, as well as Section 27-1904 of the Jackson Township Zoning Ordinance. The criteria are as follows:

1. That 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 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 applicant.
4. That the variance, if authorized, will not alter the essential charact of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, not 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 regulations in issue.

In granting any variance, the Zoning Hearing Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the zoning ordinance(s) and the Pennsylvania Municipalities Planning Code.

General Standards for Special Exceptions

Where the zoning ordinances have stated special exceptions to be granted or denied by the Zoning Hearing Board pursuant to express standards and criteria, the Board shall hear and decide requests for such special exceptions in accordance with such standards and criteria. In granting a special exception, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Chapter, as it may deem necessary to implement the purposes of this Chapter and the Pennsylvania Municipalities Planning Code.

1. Such use shall be specifically authorized as a special exception.
2. The special exception use shall satisfy all requirements and conditions specified.
3. Reasonable conditions and safeguards, in addition to those expressed in the Zoning Ordinance, may be required by the Board in granting the special exception.
4. The special exception shall be compatible with adjacent and nearby properties and shall not adversely affect the public health, safety, or interest.
5. The special exception shall be designed to provide satisfactory arrangement for:
 - a. Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and conveniences, traffic flow and control, and access in case of fire or catastrophe.
 - b. Off-street parking and loading areas where required, with particular attention to the items above, the requirements in Part 15 of the Zoning Ordinance, and the economic, noise, glare, or odor effects of the special exception on adjoining properties in the district.
 - c. Refuse and service areas to be located and maintained in a safe and sanitary manner, well screened on three sides. Trash and rubbish shall be stored in covered vermin proof containers.
 - d. Utilities to be located underground where possible and to be compatible with the surrounding area. Availability, ease of access, and safety precautions shall be considered.

VARIANCE CRITERIA

The Pennsylvania Municipal Planning Code allows a Zoning Hearing Board to potentially grant a variance (relief to a regulation) provided that all of the following findings are made where relevant in a given case:

1) That there are unique 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 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 minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

In granting any variance, the board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this act and the zoning ordinance.

I hereby acknowledge that I have read and understand the above criteria.

Signature of Appellant/Petitioner