



Youngsville
Zoning Hearing Board

VARIANCE APPLICATION

Application is hereby made for a permit to erect or alter a structure which shall be located as shown on the attached diagram and/or to use the premises for the purposes described herewith. The information which follows, together with location diagram, is made part of this application by the undersigned. It is understood and agreed by this applicant that any error, misstatement, or misrepresentation or material fact, either with or without intention of the part of this applicant, such as might or would operate to cause a refusal of this application, or any change in the location, size or use of structure or land made subsequent to the issuance of this permit, without the approval of the Zoning Officer or Zoning Hearing Board shall constitute sufficient ground for the revocation of this permit. This permit shall be exercised with one (1) calendar year from the date of its issue, otherwise it shall become null and void.

Application No. _____ Telephone _____

Name of Applicant: _____

Address: _____

Name of Lot Owner: _____

Address: _____

Premise located at: _____

Tax Parcel ID: _____ Zoning District: _____

DESCRIPTION

1. Dimensions of Proposed Building, Structure, or Addition:
a. Width _____ feet Depth _____ Height _____ stories/feet

2. Character of construction: _____
(wood, steel, brick, etc.)

3. Size of parcel: Width _____ feet x Depth _____ feet / Acres: _____
a. Include site-plan showing location of property lines and all structures

4. VARIANCE: Section _____ of Article _____

5. Explanation of request (use additional pages if needed):

6. Signature of Applicant: _____ Date: _____

A fee of \$350.00 is due with application submission. Payable to "Youngsville Borough"

Dates: Publication _____ Hearing _____

Zoning Hearing Board Decision: _____

Remarks / Conditions: _____

If denied, cite section _____ of Article _____

Date of Inspection: _____ Conditions of approval met YES NO

Zoning Permit Number _____ Fee \$ _____ Paid _____

Zoning Officer: _____

Section 910.2(a) of the Municipal Planning Code (MPC) sets forth the criteria that must be met for the grant of a variance. The Zoning Hearing Board (ZHB) may grant a variance provided that all of the following findings are made where relevant in a given case:

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 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 appropriated use or development of adjacent property, nor be detrimental to the public welfare and
5. 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.

Section 902(b) of MPC provides that, in granting any variance, the board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the MPC and the zoning ordinance.