

APPLICATION TO THE TOWNSHIP OF MOON ZONING HEARING BOARD
1000 Beaver Grade Road, Moon Township, 15108 PH (412) 262-1700

Date: _____

This application must be submitted with ten (10) copies of all necessary information, surveys, and plans. The original application and all 10 copies shall be delivered to the Zoning Officer. Copies of the plan of real estate affected showing location and size of lot, the size of improvements now erected or proposed to be erected, or other changes desired, together with any information required by the Zoning Hearing Board must be attached.

Name of Applicant: _____

Address: _____

Phone: _____ e-mail address: _____

Name of Property Owner: _____

Address: _____

Phone: _____ e-mail address: _____

Applicant petitions the Zoning Hearing Board for: a variance a special exception a validity change an appeal from Township action

Describe the property affected:

Address _____ Zoning classification: _____

Lot & Block #: _____ Current use: _____

Proposed use or alterations: _____

Reference the section or sections of the ordinance upon which the application is based: _____

Justification for request (include grounds for appeal, and if physical hardship is claimed as basis for variance, state specific hardship):

Commonwealth of Pennsylvania

County of Allegheny

Property owner, name (PRINT): _____, being duly sworn, deposed and says that he or she is the owner of the premises herein described, and that all the above statements contained in any paper or plans submitted herewith are true to the best of my knowledge and belief.

Sworn to and subscribed before me on this _____ day of _____, 20_____

Notary Public

My commission expires: _____

Property Owner's Signature

(Notary Seal)

Zoning Hearing Board functions: Variances- (a) The board shall hear request for variances where it is alleged provisions of the zoning ordinance inflict unnecessary hardship upon the applicant. The board may by rule prescribe the form of application and may require preliminary application to the zoning officer. The board may grant a variance provided that all the following findings are made where relevant in a given case.

- (1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallow 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 has not been created by the applicant.
- (4) That the variance, if authorized, will not be 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 least modification possible of the regulation in issue.

Zoning Hearings are typically scheduled on the second Wednesday of the month at 6:30 p.m. in the Moon Township Municipal Building, 1000 Beaver Grade Road. Application, fees, and other necessary information are required to be filled with the Township Zoning Officer twenty-four (24) days before the scheduled 2nd Wednesday of the month hearing.