



TOWNSHIP OF MOON

1000 Beaver Grade Road, Moon Township, PA
412.262.1700 ♦ moontwp.us

ZONING HEARING BOARD APPLICATION

Official Use Only

Case No. _____

Date: _____

This application must be submitted with five (5) copies of all necessary information, surveys, and plans. The original application and all five (5) 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. *Please include a check for \$550.00 made payable to "The Township of Moon".*

Name of Applicant: _____ Phone: _____

Address: _____ Email: _____

Name of Property Owner: _____ Phone: _____

Address: _____ Email: _____

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 and Block No.: _____ 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 based on attached criteria):

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 this _____ day of _____ 20_____.

(Notary Public)

(Property Owner's Signature)

My Commission Expires on _____, 20_____

(NOTARIAL SEAL)

A. Variances

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 for 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 said 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 hardships have not been created by the applicant.
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 least modification possible of the regulation in issue.

Zoning Hearings are held at the Moon Township Municipal Building, 1000 Beaver Grade Road on the **second Wednesday of the month at 6:30 pm. Applications, fees, and other necessary information are required to be filed with the Township Zoning Officer **24 days before** the scheduled monthly hearing.**