

DAMASCUS TOWNSHIP
60 CONKLIN HILL ROAD, DAMASCUS, PA 18415
TEL 570-224-4410

APPLICATION FOR VARIANCE

Date: _____

Name of owner: _____

Address of owner: _____

Owner phone number: _____ e-mail: _____

Location of property: _____

Under law, the Zoning Hearing Board may consider granting a variance provided the following findings are made:

- A. 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 their circumstances or conditions generally created by the provisions of the Zoning Ordinance in the neighborhood or district in which the property is located;
- B. 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.
- C. That such unnecessary hardship has not been created by the applicant.
- D. 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 to be detrimental to the public welfare; and
- E. 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.

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 Article VI of the Pennsylvania Municipal Planning Code and the Zoning Ordinance.

NOTICE: If you cannot show that the subject property does not meet the 5 items above the Zoning Hearing Board may deny the variance.

Brief description of property to be affected by such proposed change: _____

Present zoning classification of the property: _____

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List the improvements presently on the property: _____

Present use of the property: _____

Ordinance section under which the variance is requested, may be allowed, and reasons why it should be granted: _____

List the additions or structures intended to be made under this application, indicating the size of such proposed improvements, material, and general construction thereof.

Attach the following:

- Current deed or deeds for the property, along with any recorded restrictions and covenants past and present
- Accurate scale map of the entire property showing, at a minimum, the following (survey map signed and sealed by a licensed professional land surveyor or licensed professional engineer is recommended)
 - Property lines with accurate bearings and distances
 - Road or roads through or adjacent to the property
 - Easements and/or rights of way through or adjacent to the property
 - Proposed structures or development areas, including areas where earthmoving will occur
 - Existing buildings, bridges, man-made structures, fences, stone walls, above- and below-ground utility lines, well, septic system
 - Terrain features including rock outcrops, ledges, any water features, excessively steep slopes, wetlands
 - Flood hazard boundary areas, including 1% flood elevations, floodways.
 - If the area to be considered is in a flood hazard area, include: Elevations of existing structures, elevations of proposed structures, grading plan with existing and finished grade contours, floodproofing method for structures, statement of change of flood height after construction or development with justification for such statement.

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The Damascus Township Zoning Hearing Board, upon receipt of this application and the application fee and escrow if determined to be necessary, as detailed in the latest Fee Schedule authorized by Resolution of the Board of Supervisors, will set a date and time for a public hearing. You will be notified in writing of that date and time. You are required to notify any property owner within 500 feet of your property of the public hearing, and such notification must be at least a week prior to the hearing.

By signing this application, (I) (we) certify that (I) (we) are the property owner(s), that (I) (we) have provided the required information freely and that such information is true and accurate to the best of (my) (our) knowledge, and that (I) (we) have read and understood the requirements stated herein.

Signature PRINT name

Signature PRINT name

Signature PRINT name