

## **Zoning Hearing Board Duties and Powers**

The Borough Council shall appoint a Zoning Hearing Board in accordance with the provisions of Section 3207 of the Borough's Code of Ordinances and Section 901 of the Pennsylvania Municipal Planning Code of the Commonwealth of Pennsylvania. The Zoning Hearing Board shall have the following powers:

To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by the Zoning Officer in the enforcement of this article or of any ordinance adopted pursuant thereto.

To hear and decide all variances to the terms of this Ordinance upon which such Zoning Hearing Board is required to act under provisions of this Ordinance including approval of the expansion, extension or enlargement of non-conforming uses only as provided for in Section 500 herein.

To authorize upon appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of this Ordinance would result on unnecessary hardship, and so that the spirit of this Ordinance shall be observed and substantial justice done.

In exercising the above mentioned powers, such Zoning Hearing Board may in conformity with the provisions of this article reverse or affirm, wholly or partly, may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as in its opinion ought to be made. Notice of such decision shall forthwith be given to all parties in interest, and shall be filed immediately with the Zoning Officer.