

Borough of Economy
Code Enforcement Department
Beaver County, Pennsylvania
2856 Conway Wallrose Road, Baden, Pa 15005
Phone (724) 869-4779 Fax (724) 869-8111
(Ext. 3)

ZONING HEARING BOARD APPLICATION REQUIREMENTS

- 1 Complete the enclosed application:
- 2 Applicant **MUST** provide and attach a narrative to this application including information on grounds for appeal and reasons both with respect to law and fact for granting the appeal, special exception or variance. If hardship is claimed, state the specific hardship;
- 3 Application shall be accompanied by six (6) copies of a survey or plot plan locating all existing and proposed structures on the property, to include primary and accessory structures, providing accurate location measurements to all property lines;
- 4 Six copies of Construction plans, blueprints, or architectural drawings which detail the exact dimensions of the proposed structure;
- 5 Stake out or mark the area where the proposed structure is to be constructed for visual review by the Zoning Hearing Board;
- 6 Pay the required fee of \$300 non refundable.

Type of appeal:

- A. Appeal from any order, requirement decision, or determination by the Zoning Officer
- B. Variance from the provision of the Zoning Ordinance.
- C. To authorize by Special Exception
- D. Challenge the validity of Zoning Ordinance

Please Note:

The Zoning Hearing Board may require additional information before a decision can be rendered. Each case is heard on an individual basis.

This box is to be completed if you have checked item "B" on previous page.

Under Section 910.2 of the PA Municipalities Planning Code and Article XII Chapter 180-77 of the Code of Borough of Economy Pennsylvania, no variance shall be granted until the applicant has established and the Board has made all of the following findings (A through E) where relevant in a given case:

- A. **Unnecessary hardship due to unique circumstances.**
That there are unique physical circumstances 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.
- B. **Unique physical circumstances hinder property development.**
That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformance 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. **Unnecessary hardship not created by appellant.**
That the unnecessary hardship has not been created by the appellant.
- D. **Character of the neighborhood will not change.**
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 of development of adjacent property, nor be detrimental to the public welfare.
- E. **Appeal represents the least modifications possible.**
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.