



Borough of East Pittsburgh
813 Linden Avenue
East Pittsburgh, PA 15112
412-823-7124

ZONING HEARING BOARD APPLICATION

APPLICATION DATE:

Applicant Name _____ Phone Number _____

Applicant Address _____ City _____ State _____ Zip _____

Owner Name (If Owner differs from Applicant) _____ Phone # _____

Property Address _____ City _____ State _____ Zip _____

E-mail Address _____

If Applicant differs from Property Owner, Please provide Property Owner authorization: _____

Lot & Block # _____

Section of Ordinance appealing _____ Date of Hearing: _____ Appeal No. _____

Fee \$450.00

Type of Application:

Appeal from Municipal Action

Use by Special Exception

Variance: Use Height Area Dimensional Setback

Validity Challenge

Curative Amendment

Other (please explain) _____

Cite All Applicable Sections of the Zoning Ordinance: _____

Describe Property for which Appeal is Filed:

Location: _____ Approximate Cost of Proposed Work: _____

Zoning Classification: _____ Lot Size: _____

Present Use: _____ Proposed Use: _____

Existing Improvements on the Land: _____

Description of Variance / Appeal Requested: _____

Justification for Request: (please include grounds for application, and if physical hardship is claimed as basis for variance, state specific hardship)

Has a Previous Application been filed with the Board for this property? (If yes, please provide date)

Please provide names & addresses of all adjoining property owners of the property for which this application is filed as shown on the latest assessment rolls of the County of Allegheny:

1. _____
2. _____
3. _____
4. _____
5. _____

Note: The required fee and six (6) copies of any additional information must accompany this application.

Please print clearly. Illegible and incomplete forms will not be accepted. Please remit payment with this application. For Corporations, a form of identification of an authorized officer of the company, or copy of a written agreement of the corporation's registered agent is required.

The undersigned hereby represents that, to the best of his/her knowledge, belief that all information listed above is true, correct, and complete; and that all attachments contain the required information.

Applicant Signature

Print Name: _____

Signature: _____ Date: _____

For Office Use Only

Date Application Received: _____ Date Plot Plan Received: _____

Date Board Notified _____ Date Area Posted _____

Date of Hearing _____

Variance: Granted NOT Granted

Date Zoning Permit Issued: _____

Approved By: _____ Date : _____

Title: _____

**Borough of East Pittsburgh Zoning Hearing
Board
Application
Guidelines**

1. Please describe the requested variance in sufficient detail, attach additional pages to the application if necessary.
2. Attach a survey or sketch, which graphically depicts the variance being sought.
3. The appellant must demonstrate an unnecessary hardship.
4. In accordance with the Pennsylvania Municipal Planning Code and the Borough of East Pittsburgh Zoning Ordinance, a variance cannot be granted unless the following are demonstrated:
 - 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 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. 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 appellant,
 - 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 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 board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Pennsylvania Municipal Planning Code and the Zoning Ordinance.
5. Be prepared to explain the unnecessary hardship, in detail, at the public hearing.
6. Be certain of your request for a variance in terms of the variance being sought and the magnitude of the variance. A decision on the application maybe delayed should the variance requested on the application differ from that presented at the public hearing.
7. All adjoining property owners will be notified by the Borough of the variance request. This information is taken from the application and is to be supplied by the appellant. Please be certain all adjoining property owners are listed to avoid delay of a decision on the request.
8. The application must be submitted to the Zoning Officer twenty-five (25) days prior to the Zoning Hearing Board Meeting to allow time for proper advertisement (public notification in a publication of general circulation), posting of the subject property and notification of adjoining property owners.

The above guidelines represent the minimum information required for the Zoning Hearing Board to render a decision. Additional information and/or testimony may be necessary.

Zoning Hearing Board / Application Submittal Requirements

**** Insufficient information may delay the board's decision of your request ****

Have you submitted the following: (please check list)

___ A detailed description of the requested variance, special exception, validity challenge, or appeal from municipal action.

___ A survey, sketch, or plot plan, drawn to scale, for property which request is being filed.

(Include: owners name, address, size of parcel, location, and direction, etc.)

___ Justification for request, including grounds for appeal and specific hardship.

___ Authorization to act on property owner's behalf if applicant is not the owner.

___ Citation of all applicable sections of the Zoning Ordinance. {(Ex.) sect.604, 4, C, (1), d.}

___ Names and addresses of all adjoining property owners.

___ Any pictures, building plans, or other representation needed in determination of request.

(Include: setbacks, parking, access, and dimensions of all structures, etc.)

___ Completed application, signed and dated, along with required fee.

___ Six (6) copies of all information to the Zoning Officer.

**** Additional information and or testimony may be necessary before the board. ****