



Application to the Zoning Hearing Board

AP #

Name of applicant:

Address:

City:

State:

ZIP Code:

Phone No.:

E-mail address:

LOCATION OF PROPERTY INVOLVED:

Provision(s) of Zoning Ordinance appealed:

Part No.	Section No.	Subsection(s)

Type of appeal:

- ☐ A. Appeal from any order, requirement decision, or determination made by the Zoning Officer
- ☐ B. Variance from the provisions of the Zoning Ordinance.
- ☐ C. To authorize use by special exception.
- ☐ D. Challenge to the validity of the Zoning Ordinance.
- ☐ E. Appeal from the Township Engineer or Zoning Officer's determination with reference to any floodplain or flood hazard conditions.
- ☐ F. Appeal from a decision by the Board of Supervisors on a special encroachment permit.
- ☐ G. Other _____

A previous appeal: ☐ has ☐ has not been made.

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.

☐ Check here that narrative has been attached.

Applicant may be required to provide names and addresses of property owners within 300' of affected property if requested by the Zoning Hearing Board.

This box is to be completed if you have checked item “B” in the Type of Appeal box.

Under Section 910.2 of the PA Municipalities Planning Code and Section 27.1107.3 of the Township of Cranberry Zoning Ordinance, 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 physical circumstances.**

27.1108.3.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 this Chapter in the neighborhood or district in which the property is located.

☐ **B. Unique physical circumstances hinder property development.**

27. 1108.3.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 this Chapter 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.**

27.1108.3.C That such unnecessary hardship has not been created by the appellant.

☐ **D. Character of the neighborhood will not change.**

27.1108.3.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, not be detrimental to the public welfare.

☐ **E. Appeal represents the least modification possible.**

27.1108.3.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.

I certify that the information contained herein is true and correct.

Printed Name

Signature

Date

The following must be submitted to be considered a COMPLETE application:

1. Completed Zoning Hearing Board application
2. One (1) copy of the site plan/or survey and other relevant information
3. One (1) copy of Narrative
4. Fee as per current approved fee resolution