

# Borough of Strasburg

**PRESERVATION**

**AND**

**PROGRESS.**

FOUNDED—1733

Incorporated—March 13, 1816

145 PRECISION AVENUE, STRASBURG, PENNSYLVANIA 17579  
(717) 687-7732

## APPLICATION TO ZONING HEARING BOARD

APPLICATION FOR: \_\_\_\_\_ VARIANCE  
\_\_\_\_\_ SPECIAL EXCEPTION  
\_\_\_\_\_ APPEAL OR INTERPRETATION

1. ADDRESS OF PROPERTY AFFECTED: \_\_\_\_\_

2. PROPERTY OWNER INFORMATION:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Telephone: \_\_\_\_\_

3. APPLICATION INFORMATION (if other than property owner):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_ Telephone: \_\_\_\_\_

4. PROPERTY INFORMATION:

Zoning Classification of Property: \_\_\_\_\_

Present Use of Property: \_\_\_\_\_

\_\_\_\_\_

Proposed Use of Property: \_\_\_\_\_

\_\_\_\_\_

OTHER INFORMATION

Applicable Zoning Hearing Ordinance Section(s): \_\_\_\_\_

Reasons Request Should Be Granted: \_\_\_\_\_

Description of Improvements: \_\_\_\_\_

The following information shall accompany this application, as applicable:

- a. A map of the lot in question drawn to scale, indicating the lot size, and showing all dimensions of lot liens and the exact location(s) on the lot of all proposed buildings, fences, structures, and alterations to buildings or structures. Indicate zoning district; if in more than one zone, place district line on the map.
- b. A statement indicating the use, height, length, width and proportion of the total lot area covered of all proposed and/or existing buildings, structures or additions or alterations to a building.
- c. A statement indicating the number of families and/or commercial or industrial establishments to be accommodated within existing building, structures or additions or alterations to a building.
- d. The number, location and design of parking and loading areas, recreation areas, signs, buffer yards, and landscaping, means of ingress and egress to the lot, routes for pedestrian and vehicular traffic, and outdoor lighting throughout the tract.

The undersigned do(es) hereby make application to the Zoning Hearing Board as indicated and testify that the information contained herein is true and correct.

Fee: \$ 750.00 Date:  / / \_\_\_\_\_  
Signature of Applicant

I, \_\_\_\_\_, owner of the above property, join in this petition, and authorize \_\_\_\_\_ to execute this application.

/ / \_\_\_\_\_  
Date Signature of Property Owner

BOROUGH OF STRASBURG  
ZONING ORDINANCE

VARIANCES

604.4 Variances - The Board shall hear requests for variances where it is alleged that the provisions of this Ordinance inflict unnecessary hardship upon the applicant. The Board may, by rule, prescribe the form of application to the Zoning Officer, which shall at least include the following:

1. Filing Requirements - In addition to the required zoning permit information (see Section 701), each variance application shall include the following:
  - A. A scaled drawing (site plan) of the site with sufficient detail and accuracy so as to present the nature of the request and the unique site conditions that create hardship to strict compliance with this Ordinance; and,
  - B. A written description of the requested variance, along with a description of the hardship that is being alleged, and all reasons why the variance should be granted.

The Board may grant a variance, provided that all of the following findings are made where relevant in a given case:

2. 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 Ordinance in the neighborhood or zone in which the property is located;
3. 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 Ordinance and that the authorization of a variance is therefore necessary to enable reasonable use of the property;
4. That such unnecessary hardship has not been created by the appellant;
5. That the variance, if authorized, will not alter the essential character of the zone or neighborhood 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;
6. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue; and,
7. In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this Ordinance. These conditions shall be enforceable by the Zoning Officer and failure to comply with such conditions shall constitute a violation of this Ordinance and be subject to the penalties described in Article 7.

BOROUGH OF STRASBURG  
ZONING ORDINANCE

SPECIAL EXCEPTIONS

604.3 Application for special exceptions pursuant to the expressed following requirements:

1. Filing Requirements - In addition to the required zoning permit information (see Section 701), each special exception application shall include the following:
  - A. Ground floor plans and elevations of proposed structures;
  - B. A scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this Ordinance; and
  - C. A written description of the proposed use in sufficient detail to demonstrate compliance with all applicable provisions of this Ordinance;
2. General Criteria - Each applicant must demonstrate by credible evidence compliance with the following:
  - A. The proposed use shall be consistent with the purpose and intent of the Zoning Ordinance;
  - B. The proposed use shall not detract from the use and enjoyment of adjoining or nearby properties;
  - C. The proposed use will not substantially change the character of the subject property's neighborhood;
  - D. Adequate public facilities are available to serve the proposed use (e.g., schools, fire, police and ambulance protection, sewer, water and other utilities, parks, solid waste disposal, vehicular access, etc.);
  - E. The proposed use shall comply with those criteria specifically attached to it. In addition, the proposed use must comply with all other applicable regulations contained in this Ordinance;
  - F. The traffic generated by the proposed use shall be safely and adequately accommodated during peak and non-peak periods, or that improvements shall be made by the applicant in order to effect the same;
  - G. The proposed use shall be in and of itself properly designed with regard to internal circulation, parking, buffering, screening, and all other elements of proper design as required by this Ordinance and any other Federal, State, or local ordinance, law or regulation;
  - H. That the proposed use will not have deleterious impact on adjoining properties or the neighborhood due to impacts and/or by-products of the proposed use, such as noise, dust, odor, smoke, litter, glare, heat, radiation, electromagnetic interference, etc.; and

I. The proposed use will not substantially impair the integrity of the Borough's Comprehensive Plan;

3. Conditions - The Zoning Hearing Board, in approving special exception applications, may attach conditions considered necessary to protect the public welfare and the purposes listed above, including conditions which are more restrictive than those established for other uses in the same Zone. These conditions shall be enforceable by the Zoning Officer and failure to comply with such conditions shall constitute a violation of this Ordinance and be subject to the penalties described in Article 7; and,
4. Site Plan Approval – Any site plan presented in support of the special exception pursuant to Section 604.3.1. shall become an official part of the record for said special exception. Approval of any special exception will also bind the use in accordance with the submitted site plan; therefore, should a change in the site plan be required as part of the approval of the use, the applicant shall revise the site plan prior to the issuance of a zoning permit. Any subsequent change to the use on the subject property not reflected on the originally approved site plan, shall require the obtainment of another special exception approval.