

ASTON TOWNSHIP ZONING HEARING BOARD APPLICATION

The Zoning Board MAY NOT GRANT A VARIANCE unless all the Following findings are made where relevant in given cases:

- 1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size 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**
- 2. That because of such physical circumstances or conditions, there is not 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:**
- 3. That such unnecessary hardship has not been created by the appellant:**
- 4. 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:**
- 5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation of issue.**
- 6. In granting any variance, the board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the zoning ordinance.**

**Applicant acknowledges that they have received
A copy of this notice**

Signature of Applicant

**APPLICATION TO ZONING HEARING BOARD OF ASTON TOWNSHIP
TO THE MEMBERS OF THE ZONING HEARING BOARD:**

The Petitioner in this case is:

And respectfully represents that the following facts are true:

- 1. Name, address, telephone number of
Petitioner and or attorney:***

- 2. Name, address, telephone number of
Property owners: (If the petitioner is
The equitable owner please indicate the
Name of the legal owner:***

- 3. The Legal Description of the premises as
Contained on the deed is attached hereto
And marked Exhibit "1" (Please attach a
Copy of your Deed or a typed legal description
As found on your deed).***

- 4. Dated property was acquired (included Deed Book
And page number where recorded)***

- 5. A plot plan, scale drawing or sketch of property
Showing improvements, municipal improvements
Abutting, width of abutting streets, set backs,
Rear yard and side yards, and a nature of the abutting
properties is attached hereto and marked exhibit "2"***

- 6. Photographs of the property are attached hereto and
Marked Exhibit "3" (Photographs must not be less than
3 x 5 in size and include the relevant portions of the
premises)***

7. *The present Zoning applicable to this property:*

8. *Presently, there are the following restrictions on This property (deed restriction, easements, etc)*

9. *This is a request for: Special Exception,
Variance Or Appeal. (Please circle one)*

10. *If a Special Exception is requested, list the section Of the Zoning Code authorizing said Special Exception is:*

11. *If a Variance is being sought list the following Hardships are being relief upon:*

12. *If an appeal is being sought, a copy of the official Disapproval of request is attached hereto and marked Exhibit "4" (If an official have given you a Letter disapproving your request for a building permit, etc., please include a copy of said letter)*

13. *Since the Zoning Code has been enacted the property has been used in the following matter: (Indicate all uses of the property since Zoning Code has been enacted and or prior Zoning Board decisions which has directly affected this property. (attached Exhibit "5")*

14. Describe in detail the intended use and/or construction including diagrams, plans, etc, setting forth in detail locations and nature of building, parking areas, surface drainage facilities and related topography, lighting, signs fencing, screening and other pertinent items where required by Ordinance or Statute or where such information will be helpful to the Zoning Hearing Board in this application and mark the items Exhibit "6" (If more space is required, use a separate sheet of paper and attach with this application.

15. The reasons for desiring the request use are as follows:

Wherefore, your Petition respectfully requests that the Zoning Hearing Board of Aston Township set a date and time for public hearing on the within Petition so that your Petitioner and others may be heard for and against the granting of this Petition in accordance with the relevant codes and ordinances of the Township of Aston.

Petitioner

Address

On this, the day of A.D. 20 , before me a Notary Public for

The undersigned officer, personally appeared
Known to me (Satisfactorily proven) to be the person whose name is
Subscribed to the within Petition and acknowledge that he executed
The same for the purposes therein contained.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL
SEAL: