West York Borough Zoning Hearing Board- Variance/ Special Exception Application

Application Number: _____ Date: _____

Fee paid: $ 500.00

The above fee must be paid when application is submitted to the borough. In order to be heard at the dates below, your application and fee must be filed on or before the 16th of each month.

Applicant: _____

Address: _____

Location: _____

Zoning District: _____ Estimated Cost: _____

Zoning Board Meeting

Applicant must attend or be represented at the Zoning Meeting.

Meetings are held at the West York Borough municipal building, 1381 West Poplar Street, York, PA 17404, at 6:00 PM on dates to determined.

As required by law, your property will be posted with a notice advising the public of the upcoming hearing. The posting must remain on your property until the zoning hearing is finalized and a decision is reached. The West York Borough planning commission will review your application and forward their recommendation to the zoning hearing board.

This application must be completed in its entirely and signed by the applicant where noticed.

It is the option of the applicant if they desire to obtain legal counsel to assist in this matter.

Applicant: _____

The undersigned hereby makes application for a building permit under all applicable ordinances of West York Borough and hereby certificates under the penalties of perjury, that all facts set forth herein, and in the plans submitted herewith are true and correct. Proper permits must be obtained prior to commencement of any work involved.

Brief description of proposed improvements or change in use. If application involves any building construction or their improvements, describe building type, materials, the number of rooms and nature of all improvements. If no construction is involved, such as converting a dwelling into an apartment or business use, describe fully the changes to be made.

_____

_____

_____

_____

Site Served by:

Paved Street: (Yes or No): _____ Paved Alley:_____
Is street/ Alley Adopted: _____
Public Sewer: _____
If site is not served by public sewer, describe provisions for disposing of sewage: _____

Number of buildings proposed:
Proposed height:

Total area (square feet) occupied by all buildings(A) (Add together the area of the house, including covered porches, Garage, Outbuildings and any other proposed buildings)
Total area (Square Feet) of Lot (B)_____
How much of lot is occupied by buildings (A) divided by (B) _____ %

Habitable floor area for dwelling purposes (Add together the area of all rooms used for living, such as living room, dining room, kitchen and bedrooms, but not including hallways, stairways, cellars, attics, bathrooms, utility rooms or unheated areas such as enclosed porches nor rooms without at least one window or skylight) _____
Number of off-street parking spaces: Per unit:_____ Total: _____

Is special exception specifically authorized? ○ Yes ○ No
If special exception is required, state section of zoning ordinance for which such personal exception was specifically authorized

_____

_____

_____

Is variance requested? ○ Yes ○ No

If variance is requested, state reasons why a literal enforcement of the zoning ordinance will result in unnecessary hardship

_____

_____

_____

State how variance will promote public interest, do substantial justice and observe spirit of zoning ordinance

Applicant Signature _____Date _____

Borough will complete information below:

Name and address of all adjoining property owners:

Name	Property Location	Mailing Address
Name	Property Location	Mailing Address
Name	Property Location	Mailing Address

Below for Borough Use Only:

Notices mailed to planning commission, Zoning Board & Solicitor

Notice to adjoining property owners, Interested parties

Notice faxed to Newspaper

Property posted

Application granted/ Refused by zoning hearing board

Decision notices mailed

PLOT PLAN

Instructions:

1. Plan must be drawn to scale, with scale shown.
2. Show all dimensions of lot, all adjoining streets and alleys and all existed buildings and improvements, and all front, side and rear yard set-back distances as required in the district in which the property is located.
3. Show all proposed buildings and improvements.
4. Show names of all abutting owners.
5. Upon demand of zoning officer, complete plans must be submitted in duplicate, in addition to this plot plan.