

Lancaster Township Zoning Hearing Board Application

1240 Maple Avenue • Lancaster, PA 17603 • (717) 291-1213 Fax: (717) 291-6818

This application is a request for: Interpretation of Zoning Ordinance Variance
 Appeal from Zoning Officer Special Exception

Location of property: _____

Tax map number of property: _____ Current Zoning: _____

Name and Address of Owner: _____
_____ Phone: _____

Name and Address of Applicant: _____
_____ Phone: _____

If applicant is not the owner, what is the applicant's interest in the property? _____

Has this property been involved in a previous Zoning hearing? Yes No

If yes, give details: _____

What is the present use of the property? _____

What is the proposed use of the property? _____

Is the property in a flood plain? Yes No

Under what Section of Lancaster Township's Zoning Ordinance is the applicant requesting a Special Exception or Variance? _____

Why does the applicant feel he/she is entitled to the request? _____

Having been informed that I am entitled to a decision on my Zoning application within 45 days, I nevertheless, hereby waive this right and extend to the Zoning Hearing Board 75 days in which to render a decision: Yes No

FEE to accompany application
Call 291-1213 for the current fee schedule
All advertising fees & costs will be assumed by applicant

Paid by: _____

Signed by: _____ Date: _____
(Owner of Property)

Bill advertising fees & additional costs to:

Contact Name: _____ Phone: _____

Address: _____

Application for Special Exception

All applicants for a special exception shall submit seven (7) copies of the following:

- a. Statement describing the proposed use.
- b. A plot plan showing the entire tract and its relation to the surrounding area drawn on a scale of one thousand (1,000) feet to the inch.
- c. The location of all existing flood plains, wetlands, watercourses, railroads, areas of subsidence, wooded areas (marking all wooded areas to be cleared), bridges, culverts, and other significant natural features on the tract and within two (200) feet of the tract.
- d. The location of all streets, adjoining tracts, and buildings within two (200) feet of the tract.
- e. If applicable, location of all proposed land uses including residential uses by types.
- f. The location and arrangement of all open spaces and yards, landscaping, fences, and buffer yards including the methods and materials used for screening.
- g. The location, size, number, arrangement, and capacity of all areas to be used for motor vehicle access, off-street parking, off-street loading and unloading, and provisions to be made for lighting such areas.
- h. The location and dimensions of sidewalks and all other common areas.
- i. If applicable, a description of any proposed industrial or commercial operations in sufficient detail to indicate effects of those operations in producing noise, glare, air pollution, water pollution, fire hazards, traffic congestion or other safety hazards.
- j. If applicable, provisions to be made for the treatment and disposal of sewage and industrial wastes and for water supply.
- k. Name, address, phone number of the developer (if applicable) and landowner.
- l. Name, address, phone number of the individual and/or firm that prepared the plan.

Application for Variance

A variance is requested to permit the following _____

_____ on the property described below.

Description of Property: Location (common address) _____

Assessment Map Parcel Number: _____ Lot Size: _____ ft. x _____ = _____ sq. ft.
(frontage) (depth)

Must submit a detailed plot plan

Reasons for Variance Request: What special circumstances or unusual conditions of your property prevent its being used in accordance with the regulations of your zoning district? (check all that apply):

Too narrow To shallow Too steep Soil Shape Other (specify) _____

To the best of your knowledge can you affirm that the hardship described in the previous sections was not created by an action of anyone having property interests in the land after the Zoning Ordinance or applicable parts thereof became law? Yes No

Are the conditions on your property the result of man-made changes, such as the relocation of a road or highway? Yes No

If so, describe: _____

Questions can be directed to:

Director, Planning & Zoning
Lancaster Township
1240 Maple Avenue
Lancaster, PA 17603

Phone: (717) 291-1213
Fax: (717) 291-6818
Website: www.twp.lancaster.pa.us