



Township of O'Hara Application to the Zoning Hearing Board

CASE NO. _____	DATE RECEIVED _____
FEE \$ _____	CHECK NO. _____ DATE PAID _____

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Location of Property Involved _____

Lot and Block of Property Involved _____

Zoning Classification _____

Provision(s) of Zoning Ordinance appealed:

Part No.	Section No.	Subsection

Type of Appeal (check those that apply):

- ____ A. Appeal from any order, requirement, decision of 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. Other _____

Property:

Lot size _____

Present Use _____

Proposed Use _____

Cost of Proposed Improvements _____

Existing Improvements on the Land _____

Describe Property for which application is filed _____

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. Narrative must accompany the application or the application will be deemed incomplete.

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 72-19.7 of the Township Zoning Ordinance, the following are required to be established and the Board has made the following findings (A-E) where relevant to any given case:

☐ **A. Unnecessary hardship due to unique physical circumstances.**

72-19.7.A.1. 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 the zoning ordinance in the neighborhood or district in which the property is located.

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

72-19.7.A.2. 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 the zoning ordinance 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.**

72-19.7.A.3. That such unnecessary hardship has not been created by the appellant.

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

72-19.7.A.4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, not substantially or permanently impair the appropriate use of development of adjacent property, not be detrimental to the public welfare.

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

72-19.7.A.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 in issue.

I certify that the information contained herein is true and correct to the best of my knowledge.

Printed Name

Signature

Date

**TOWNSHIP OF O'HARA
ZONING HEARING BOARD
REVIEW REQUIREMENTS FOR HEARINGS**

(Please make up eight (8) packets of the following information for each of the Board Members)

1. **Narrative:** **Eight Copies** of written request for Zoning Hearing Board – important information as to the reasons for the Hearing, etc.
2. Completed application, signed and dated.
3. **Filing Fees:** Residential Per Current Township of O’Hara Fee Resolution
Non-Residential..... Per Current Township of O’Hara Fee Resolution
Validity Challenge Per Current Township of O’Hara Fee Resolution
4. **Eight copies** of record of Building Permit denial, Occupancy Permit denial, Zoning Decision.
5. **Eight copies** of plans for project.
6. **Eight copies** of detailed site plan.
7. List of names and street addresses of any and all property owners within 100 linear feet of the subject property boundaries.
8. Applicant is required to be present at this Hearing to answer questions and discuss the Hearing request.
9. If the applicant is not the owner of the property, the owner of the property must be in attendance at the Hearing or must submit their approval to the Zoning Hearing Board through a notarized written letter.
10. **Eight copies** of a directional map must be submitted indicating nearest cross-streets in relation to street involved.

The above required information is to be submitted to the Township Office thirty (30) days prior to the scheduled Zoning Hearing Board Meeting.

Mailing Address: Township of O'Hara
325 Fox Chapel Road
Pittsburgh, PA 15238
412-782-1400 Fax: 412-782-4530