

REQUEST TO THE WAYNE TOWNSHIP ZONING HEARING BOARD

REQUEST # _____

I (We) _____ of _____,

(mailing address)

respectfully request the following;

_____ INTERPRETATION

_____ VARIANCE

_____ APPEAL FROM DECISION OF ZONING OFFICER

From Section _____, Paragraph _____ of the Zoning Ordinance for reason that:

It is a Request relating to the _____ use _____ frontage _____ area _____ yard _____ or _____ provision of the ordinance.

REMARKS: _____

The premises affected are situated at _____ in the zone district _____.

Legal description of the property involved in this request: _____

Has any previous application or appeal been filed in connection with these premises? __yes__ __no__

If yes, state previous appeal number: _____

What is the applicant's interest in the premises affected? _____

Plot plan attached? _____yes_____no

Applicant Signature

DATE

NOTE: A request form is required for each request individually.

May the Wayne Township Zoning Hearing Board, suggest that all applicants request to the zoning hearing board, include written instructions stating the importance of a clear and complete statement of what relief is sought and why the applicant is entitled to it, emphasizing that the outcome will depend upon evidence being presented at the hearing that satisfies the relevant legal requirements.

Page 62 of the Wayne Township Zoning Ordinance

808. H (1-5) Variances

The zoning hearing board shall hear requests for variances where it is alleged that the provisions of this ordinance inflict unnecessary hardship upon the applicant. The zoning hearing board may by rule prescribe the form of application and may require preliminary application to the zoning officer. The zoning hearing board may grant a variance provided that all of the following findings are made where relevant in a given case:

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 district in which the property is located;

- 1. 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 the reasonable use of the property;**
- 2. That such unnecessary hardship has not been created by the applicant;**
- 3. 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; and**
- 4. 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.**

In granting any variance, the zoning hearing board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purpose of this ordinance.