



Dingman Township

Pike County, Pennsylvania

Application for a Zoning Variance or other Relief before the Dingman Township Zoning Hearing Board

This form is to be used by persons seeking relief from the provisions of the Dingman Township Zoning Ordinance, to appeal a determination made by the Zoning Officer, or for any other hearing before the Zoning Hearing Board EXCEPT for special exception requests.

Instructions:

1. List the name of the person who is actually applying for the hearing. The applicant may differ from the property owner.
2. List the address where the applicant receives his/her mail.
3. List the City/State/Zip Code of where the applicant receives his/her mail.
4. List the name of the property owner. The property owner may differ from the applicant.
5. List the address where the owner of the property receives his/her mail.
6. List the City/State/Zip Code of where the property owner receives his/her mail.
7. Identify the property as applicable. For the street address, include the E-911 identification number. (For example: *109 Cloudy Drive*)
8. Check the nature of the hearing requested as applicable. It may be necessary to check more than one box.
9. Based on the request noted in section 8, complete section 9a or 9b as applicable. It may be necessary to complete both sections. Applicants are reminded that variance requests **MUST** list the individual section(s) for which the variance is to be requested. A copy of the Zoning Ordinance may be reviewed for free at the Township Office or on the internet at www.dingmantownship.org.

10. Attach a copy of the RECORDED property deed to the space provided. If you do not have a copy of the deed that was recorded, you may obtain a copy at the Pike County Recorder of Deeds office.

11. Attach a site plan of the property to the space provided. The site plan should show the boundary of the property with dimensions, the location of a structures, the structure in which the variance would be necessary (if applicable), and all other amenities (well, sewage system, storm water system etc.). Also show any streams, ponds, and lakes and the distances to any structures on, or proposed to be placed on the property.

12. Floodplain variance requests only – submit a copy of the following materials (as applicable). Check the appropriate boxes in section 12 to indicate the materials submitted.

- A photocopy of the appropriate F.I.R.M. map with the subject property identified.
- Evacuation plan for any proposed structure to be built in the floodplain and Pike County Emergency Management Agency comments on the Plan.
- Documentation from a Professional Engineer or architect indicating that the project will not increase flood heights or create threats to public safety.
- Documentation that the plans have been reviewed by the Pennsylvania Department of Community and Economic Development and the U.S. Federal Emergency Management Agency and the comments of each agency.
- Plans for flood proofing the structure (if applicable).

After completing, submit the form to the Secretary of the Zoning Hearing Board along with a check for \$ 425.00 (hearing fee and stenographic bond deposit).

The Secretary will notify you of the Hearing date and time.

It is advisable that the applicant be represented by legal counsel.

Be sure to read the Variance Requirements on the back of this form.

1. Applicant's Name:	4. Property Owner's Name:
2. Applicant's Address:	5. Property Owner's Address:
3. City, State, Zip:	6. City, State, Zip:

7. Property Location:

Subdivision: _____ Section _____ Block _____ Lot _____

Street Address: _____

Tax Map # _____

8. Type of Hearing Requested:

Variance of the Zoning Ordinance Provisions

Floodplain Variance

Appeal of Zoning Officer's Determination

Other (list) _____

9 a. List the Sections of the Dingman Township Zoning Ordinance for which Relief is requested:

Section: _____ Reason: _____

Section: _____ Reason: _____

Section: _____ Reason: _____

Section: _____ Reason: _____

Section: _____ Reason: _____

Section: _____ Reason: _____

Section: _____ Reason: _____

Check here if additional sections are listed on a separate sheet of paper

9 b. Reason(s) You Believe the Zoning Officer's Determination is Incorrect:

Check here if continued on a separate sheet of paper

10. Attach a copy of the RECORDED property deed here.

11. Attach a copy of the site plan of the property.

The site plan should show where the problem for which relief is needed.

12. For floodplain variances, submit the following documents with this application. Check the boxes to indicate the material that is being submitted..

A photocopy of the appropriate F.I.R.M. map with the subject property identified.

Evacuation plan for any proposed structure to be built in the floodplain and Pike County Emergency Management Agency comments on the Plan.

Documentation from a Professional Engineer or architect indicating that the project will not increase flood heights or create threats to public safety.

Documentation that the plans have been reviewed by the Pennsylvania Department of Community and Economic Development and the U.S. Federal Emergency Management Agency and the comments of each agency.

Plans for flood proofing the structure (if applicable).

In order for the Zoning Hearing Board to grant a variance, the applicant must prove a hardship because the property and application meet all of the following points:

710.1 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;

710.2 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;

710.3 That such unnecessary hardship has not been created by the appellant;

710.4 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 or development of adjacent property, not be detrimental to the public welfare; and

710.5 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.

In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this Act and the Zoning Ordinance.

This authority shall not include the right to grant a use variance that would, in fact, alter the Zoning Map and thus constitute a re-zoning.

In addition, ALL floodplain variances must meet the special variance requirements found in Section 307 of the Zoning Ordinance.

To review a copy of the Zoning Ordinance log on to:

www.dingmantownship.org

(Then click on Ordinances, then Zoning Ordinance.)