



WEST DEER TOWNSHIP

109 East Union Road, Cheswick, PA 15024
Phone: (724) 265-3680 Fax: (724) 265-2228

VARIANCE APPLICATION

1. The applicant/property owner must review the West Deer Township Zoning Ordinance, Article XXIV, §210-124 through §210-126 to verify powers and duties, functions of the Board and application procedures. The Zoning Ordinance can be viewed at www.westdeertownship.com
2. The application must accompany the required fees.
3. ***Application Requirements: The following information shall be depicted on the site plan, if applicable and supporting documents***
 - Project name, project owner and address, and telephone and fax number
 - Date, scale, and north arrow, total acreage
 - Vicinity map
 - Existing and proposed use of the property
 - Required yard setbacks appropriately dimensioned
 - Existing zoning of the property and adjoining properties
 - Letter of intent explaining the reason (and demonstrated hardship) for the request for the variance.
 - Any additional relevant information from the applicant

Any other data or information required by the Zoning Administrator or Zoning Hearing Board

4. Incomplete applications will not be accepted.

Thank you.



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VARIANCE APPLICATION

(To be submitted to the Department of Code Enforcement and Zoning)

CASE #: **VAR –**

FEE PAID Amount: \$ _____

Applicant is (check one) Property Owner
 Attorney for Property Owner
 Property Owner's Agent

Property Owner (if not the applicant): Check here if additional property owners and attach additional sheets.

Name (please print)

Name (please print)

Title

Title

Corporate Entity Name

Corporate Entity Name

Mailing Address

Mailing Address

City, State, Zip Code

City, State, Zip Code

Telephone

Telephone

Email

Email

Type of Appeal: Appeal from zoning violation

Type of Variance: Use Dimensional De Minimis Hybrid (use & dimensional)

Request for Variance from Zoning Ordinance Section: _____

Explain the Requested Variance (Attach additional sheet, if needed):

Present Zoning District Classification: _____

Property Street Address: _____

Parcel Lot and Block No.: _____ Size of the Property: _____

Applicant's Signature

Date



VARIANCE APPLICATION

(To be submitted to the Department of Code Enforcement and Zoning)

§ 210-125 Functions of the Board

Please respond to the following standards in the form of a written narrative that must be submitted with the application. The response must be in this format. Any additional information may be included at the discretion of the applicant. Answers should be specific examples. Additional sheets may be attached.

1. There are unique physical circumstances or conditions including, but not limited to, 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 Chapter in the neighborhood in which the property is located.
2. 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 Chapter and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
3. Such unnecessary hardship has not been created by the appellant.
4. The variance, if authorized, will not alter the essential character of the neighborhood 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.
5. 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.

Thank you.