



Borough of Ligonier

Application to Zoning Hearing Board on Variances, Special Exceptions and Appeals of Decisions

Tax Map # 16 - ___ - ___ - 0 - ___

Zoning District: _____

Street Address of Property in Borough: _____

This application requires action by the Zoning Hearing Board and as that Board does not meet regularly, a complete application including any drawings must be submitted to the Borough so that the meeting might be arranged. This process typically requires six to eight weeks after receipt of the complete application.

You must submit these documents with this application:

- a) Deed, written lease agreement or written sales agreement.
- b) Professional survey and or survey plat
- c) Application fee in the amount of **\$330.00 made payable to the Borough of Ligonier.**

1. Select Type of Relief Sought (Check all that apply)

- New Building or structure or addition to an existing building or structure
- Change of use
- Change or expansion of non-conforming use
- Appeal of a Determination of the Zoning Officer (Attach Decision)
- Appeal of a Determination of another agency or officer (Attach Decision)
- Challenge to the validity of the Zoning Ordinance
- Request for Variance

Ordinance Reference: Section ___ and Paragraph ___

2. Identification/Background

Name of Applicant _____
 Address of Applicant _____
 Phone Number of Applicant () _____

Name (s) of Property Owner (s) _____
 Address of Property Owner (s) _____
 Phone Number of Owner () _____

Name (s) of Business Owner (s) _____
 Address of Business Owner(s) _____
 Phone Number of Owner () _____

3. Site and Dimensional Information

Present Land Use of Site: _____
 Proposed Land Use of Site: _____

4. Information for Permits in Residential Districts (R-1, R-2, R-3, R-4 and VR) only:

Number of Existing Dwelling Units on the Property _____ Units
 Number of Dwelling Units on the Property with This Application _____ Units
 For Applications in the VR District Only: Are Any Businesses Being Proposed for This Site?
 _____ No _____ Yes

5. Information for Residential Districts (MH) only:

Number of Existing Dwelling Units on the Property _____ Units
Number of Dwelling Units on the Property with This Application _____ Units
Distance from Nearest Mobile Home? _____ Feet

6. Information for Permits in Commercial Districts (C-1, C-2 and C-3):

Describe Businesses Proposed to be Operating at This Site: _____
Which floors will be occupied commercially? _____

7. Information for Permits in Light Industrial/Warehouse District):

Describe Businesses Proposed to be Operating at This Site: _____
Identify the Classification Number for the Zoning Ordinance Which You Believe this Business Fits _____

8. Demolition Information, if appropriate

Describe what is to be demolished _____
Date of Demolition _____
Who will do the demolition? _____

9. If request is an appeal of a decision by the zoning officer, or other agency or official, please answer:

Date of Decision under Question ___/___/_____
Decision by Zoning Officer ___ or other agency/official ___ Identify _____
Describe nature of denied request _____

Describe decision of the Zoning Officer/agency/official _____

10. If request is for a variance, check all that apply and briefly note justification:

- a. There are unique physical conditions related to this property that cause a hardship, not related to the neighborhood or zoning district in which the property is located. ____yes ____ no
Describe _____
- b. Because of the physical conditions noted in a. above, there is no possibility that the property can be developed in strict conformity with the Zoning Ordinance and a variance is necessary for reasonable use of this property. ____yes ____ no
Describe _____
- c. The unnecessary hardship has not been created by this application. ____yes ____no
Describe _____
- d. If authorized, the requested variance will not alter the essential character of the (1) neighborhood or district in which the property is located, (2) not impair the appropriate use/development of adjacent property, and (3) not be detrimental to the public welfare. ____ yes ____no
Describe _____

- e. If authorized, the requested variance will be the minimum variance affording relief and represents the least modification possible of that portion(s) of the zoning ordinance in issue. ___ yes ___ no

Describe _____

11. Verification and Certification

Applicant/Developer will be responsible for reimbursing Ligonier Borough for any costs incurred for review and advertising of this application.

I declare that all information submitted with this application is true and correct to the best of my knowledge and belief. I agree to comply with the provisions of all applicable ordinances of the Borough of Ligonier. If I am acting on behalf of others, I certify that I have the authority. I understand that the statements herein are made subject to the penalties of 18 PA. Cons. Statutes Section 4904 relating to unsworn falsification to authorities.

_____/_____/_____
Signature of Applicant/Agent **Date**

~~~~~**OFFICE USE ONLY BELOW THIS LINE**~~~~~

Date Received \_\_\_\_\_ Fee Received \$\_\_\_\_\_ for \_\_\_\_\_ Check # \_\_\_\_\_  
 Date Received \_\_\_\_\_ Fee Received \$\_\_\_\_\_ for \_\_\_\_\_ Check # \_\_\_\_\_

Note: Public Hearing must be held within 60 days of the "Date Received" above.)

Posting Date: \_\_\_/\_\_\_/\_\_\_ Property must be posted at least 7 days prior to the PUBLIC HEARING DATE above.

**SUMMARY OF HEARING/CONDITIONS:**

\_\_\_\_\_  
 \_\_\_\_\_

Signature of Zoning Officer \_\_\_\_\_

**Comments of Zoning Officer:**

|          |                                                                                                                                                                                                         |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b> | Was the hearing properly advertised? ___ Yes ___ No<br>Were land owners within 100 feet of the affected property notified by letter? ___ Yes ___ No<br>Was the property properly posted? ___ Yes ___ No |
| <b>2</b> |                                                                                                                                                                                                         |
| <b>3</b> |                                                                                                                                                                                                         |
| <b>4</b> |                                                                                                                                                                                                         |
| <b>5</b> |                                                                                                                                                                                                         |