



I _____, hereby request a hearing before the Hollidaysburg Zoning Hearing Board to consider my request for:

- 1. A Variance to the Provisions of Ordinance No. 644 (complete Sections I, II, and VI)
- 2. A special exception use as permitted under Ordinance No. 644 (complete sections I, III, and VI)
- 3. An appeal of a decision of, or action permitted by, the Zoning Administrator. (complete sections I, IV, VI)
- 4. Approval of a change of one non-conforming use to another non-conforming use (complete sections I, V, VI).

and wish to submit the following for your consideration:

(Please use additional sheets where necessary, and attach to this form)

I. INFORMATION	
Applicant Information	Name _____ Street Address _____ City State Zip _____ Phone _____
Owner Information	Name _____ Street Address _____ City State Zip _____ Phone _____
Property Information	Street Address _____ City State Zip _____

I. INFORMATION – CONTINUED

D. Present zoning classification of affected real estate:

E Brief description of area in which real estate is located:

F. Brief description of existing improvements, buildings, structures on the affected real estate:

G. Present use(s) of the affected real estate:

H. Accurate description of the proposed improvements, additions, alterations, changes of use, etc. for which approval is being sought under this application. Please attach a plot plan of the real estate to be affected indicating the location and size of the lot, and the location and size of the existing and proposed changes, improvements, or new uses:

SECTION II VARIANCE APPLICATION SECTION

A variance is a permissive waiver from the terms of the Zoning Ordinance. It is a means of solving problems created in the attempt to apply general terms of the ordinance to fit the land which is regulated. An applicant for a variance must demonstrate to the Board that an unnecessary hardship exists with the property in question, that the hardship was not created by the owner, and that the variance will be consistent with the public interest.

A. Provide a brief description of specific variance(s) being requested. Please list each variance being requested, separately, and provide as much detail on each as possible.

B. Section of Ordinance 644, under which the variance may be allowed.

C. Justification of need for variance:

1. Describe the unique physical circumstances or conditions (e.g. lot irregularity, narrowness, shallowness, shape, exceptional topography, etc.) peculiar to the affected real estate that create an unnecessary hardship:

2. Describe how the unique physical circumstances or conditions prohibit or prevent the property from being developed or used in strict conformity with the provisions of the Zoning Ordinance.

3. Has the unnecessary hardship been created by the applicant? (If not, provide documentation or explanation)

4. Provide documentation or justification as to how or why the variance will not alter the essential character of the neighborhood or District that the property is located in, will not impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare.

5. Additional justification or reasons not indicated above (explain):

D. What is the minimum variance that will provide relief from the provisions of the Zoning Ordinance?

SECTION III SPECIAL EXCEPTION APPLICATION INFORMATION

A special exception is an approval granted by the Zoning Hearing Board to an applicant to use land in a district for a purpose other than that generally permitted outright in that district. All special exception uses for each zoning district are specifically listed under the provisions for each district. The applicant must demonstrate to the Board that the intended use is a use permitted in that district as a special exception, that the use will be in accordance with standards provided in the ordinance for special exception uses, and that the use would not prove injurious to the public interest.

A. Brief description of special exception being requested.

B. Section of Zoning Ordinance under which the special exception may be permitted:

C. Reasons why special exception should be granted. (please complete the following):

1. Provide description and documentation of how your project or requested use will comply with all of the "General Standards and Criteria" sections of the Zoning Ordinance (Sections 403 and 404) established for Special Exception Uses:

2. Other justifications for approval not included above:

SECTION IV APPEAL OF THE ZONING ADMINISTRATORS DECISION OR ACTION

Appeals from the determination of the Zoning Administrator may be filed with the Zoning Hearing Board. Appeals may be filed concerning the granting or denial of any permit; failure to act on an application; issuance of any cease and desist order; the registration or refusal to register any nonconforming use, structure, or lot; and other similar actions. The appellant must demonstrate to the Board that the ruling or determination of the Zoning Administrator was made in error.

A. Briefly describe incident or alleged erroneous ruling by the Zoning Administrator:

B. Indicate Section(s) of the Zoning Ordinance governing the situation in which the erroneous ruling is being appealed:

C. Briefly describe reasons for appeal:

D. Briefly describe remedies being sought:

SECTION V CHANGE OF NON-CONFORMING USE TO ANOTHER NON-CONFORMING USE

A non-conforming use may be changed to a similar non-conforming use or one which more closely conforms to the use authorized in the zoning district. A change of one non-conforming use to another non-conforming use requires review and approval by the Zoning Hearing Board. The proposed new use requires review and approval by the Zoning Hearing Board. The proposed new use must be in the same type of use category as the original non-conforming use, or must be a use that more closely conforms to the current district regulations. In order to make a determination of similar use, the Zoning Hearing Board shall be guided by the current edition of the Standard Industrial Classification manual published by the Federal Office of Management and Budget. The proposed new use also may not be any more objectionable than the original non-conforming use in terms of congestion; traffic generation and requirements for off-street parking and loading; outdoor storage of wastes, materials, supplies and equipment; and height, area, and bulk of all structures.

A. Description of Non-conforming use.

1. Proposed new use:

2. Original (previous non-conforming use):

B. Standard Industrial Classification (SIC code)

1. Proposed New Use:	_____
2. Original Use:	_____

C. Traffic Generation and Off-street Parking/Loading Requirements

1. Proposed New Use:

a. Estimated Traffic to be Generated by New Use	_____	
b. Off-street Parking Spaces Required for New Use	_____	(section 508.3 of Zoning Ordinance)
c. Off-street Parking Spaces to be Provided	_____	(attach site plan)
d. Off-street Loading Required for New Use	_____	(Section 509.3 of Zoning Ordinance)
e. Off-street Loading to be Provided	_____	(attach site plan)

2. Original (Former) Use:

a. Estimated Traffic to be Generated by Previous Use	_____	
b. Off-street Parking Spaces Required for Former Use	_____	(Section 508.3 of Zoning Ordinance)
c. Off-street Parking Spaces Actually Provided	_____	(Attach site plan)
d. Off-street Loading Required for Former Use	_____	(Section 509.3 of Zoning Ordinance)
e. Off-street Loading Actually Available	_____	(Attach site Plan)

D. Outdoor Storage of Waste, Material, Supplies, Equipment, etc.

In regard to outdoor storage, provide a brief discussion of comparison between the former and proposed new use, which will document that the proposed use will not be any more objectionable than the former use:

E. Height, Area, Bulk.

Describe any differences in height, area or bulk, between the former and the proposed new use:

F. Other Documentation

Please provide any additional information that will document that the proposed new use will not be any more objectionable than the former use:

SECTION VI. CERTIFICATION

Have any supplemental sheets been attached? YES NO

If so, how many? _____ (please sign and date all attachments)

I, _____ hereby certify that the facts and information contained in the this application are true and correct and that the application is authorized by the owner of record, and (if applicant is not the owner) I am authorized by the owner of the property to make this application as his authorized agent.

Signature

Date

Note:

A public hearing, before the Zoning Hearing Board, will be scheduled within sixty (60) days of receipt, by the Borough of Hollidaysburg, of a completed and signed application and all required hearing fees. You will be notified, by certified mail, of the date, time, and location of the hearing. You, or an authorized representative, should be present at the hearing to attest to the information provided in this application, and to answer any questions that the Board may have concerning your request. The Board will render a decision at a second public meeting, within 45 days of the last hearing before the Board. All decisions of the Board may be appealed to the Court of Common Pleas of Blair County within 30 days of issuance of the Board's decision.