



ZONING HEARING BOARD APPLICATION PROCEDURES

All submitted Zoning Hearing Board applications are reviewed by the East Rockhill Township Board of Supervisors at the next scheduled public meeting after receipt of the application and the applicant is encouraged to attend this meeting.

Under the Municipal Planning Code, the Board of Supervisors at their discretion may choose to send the Township Solicitor to oppose an application. Notice is sent to the Zoning Hearing Board Solicitor and the applicant's attorney and/or other professionals.

General Instructions for Applicants:

All information requested on the application must be furnished with supporting documents.

Legal Advertising of the hearing scheduled by the Board to consider your application will be based exclusively upon the information contained in the application. Any omissions or inaccuracies will be the sole responsibility of the applicant.

Applicant or representative must be present at the hearing. Otherwise, the petition will be dismissed unless a continuance is granted by the Zoning Hearing Board upon cause shown or upon their motion.

At all hearings, proof of title, (a copy of the deed) to the property affected must be made available to the Zoning Hearing Board upon request, whether the applicant's interest be as owner, tenant, purchaser, or otherwise.

Township will send the public notice to all properties located within 500 feet of the property in question including all adjoining property owners as well as those located across any adjoining street

The following must accompany all applications:

- One (1) notarized original and five (5) copies completed of the application form
- Six (6) copies of the plot plan drawn to scale showing ALL buildings and other improvements
- One (1) check payable to East Rockhill Township for required fee per Fee Schedule
- One (1) digital copy of all documents, including plans and all reports (pdf)

Powers of the Zoning Hearing Board:

- A. To hear and decide appeals from a decision or determination of any administrative official in connection with the Zoning Ordinance and its amendments. Such appeals must be made within 30 days after the date of the written decision.
- B. To grant Special Exceptions, where the Special Exception is authorized by a provision of the Zoning Ordinance which applies to the Zoning District affected. Such Special Exception will only be granted when the proposed use of the property and/or the physical characteristics of the property conform to the standards and criteria set forth by the Zoning Ordinance as prerequisites for the granting of the Special Exception. A Special Exception will not be granted where the public interest will be injured. The burden of proving that the grant of Special Exception would be contrary to the public interest shall be upon those opposing the grant of such a Special Exception.
- C. To grant Variances from the terms of the Zoning Ordinance. The Board may only grant a Variance where, owing to special conditions prevailing on the subject property, a literal enforcement of the Zoning Ordinance will result in an unnecessary hardship, meaning that the property owner will be prevented from making reasonable use of the property. The burden of proving the existence of an unnecessary hardship and proving that the proposal will not harm neighboring properties or the public good rests upon the applicant. The circumstances which give rise to such hardship must be unique to the subject property. The possibility that the applicant will gain a greater financial return if a Variance is granted does not in itself constitute a sufficient reason for the granting of a Variance.

All meetings of the Zoning Hearing Board are open to the public.

No decision by the Zoning Hearing Board relieves any applicant from the responsibility of obtaining any required permits in the manner prescribed by the Township Ordinance or State Law.

If bringing EXHIBITS to distribute at the meeting, applicant or representative must have enough to provide at a minimum one each to the ZHB solicitor, three each for the Board members and one each to the Township representative and any potential party status requests.

EAST ROCKHILL TOWNSHIP

1622 North Ridge Road, Perkasie, Pennsylvania 18944
 Phone: 215-257-9156 • Email: Manager@EastRockhillTownship.org
 Website: EastRockhillTownship.org



ZONING HEARING BOARD APPLICATION FOR HEARING

Six (6) copies of this application, including all plans and drawings, must be submitted to the Township with the application fee. No application will be accepted without an adequate plan for the subject premises.

Please select one of the following:

- _____ Appeals from a determination of the Zoning Officer
- _____ Requests for a special exception
- _____ Requests a variance
- _____ Challenges the validity of a zoning ordinance or map
- _____ Requests other relief with the jurisdiction for the Zoning Hearing Board as established in §909.1(a) of the Pennsylvania Municipalities Planning Code.

Site Address: _____		Primary Contact (Check One)
Tax Map Parcel(s): _____		
Owner of Record	Name	<input type="checkbox"/>
	Address	
	Phone	
Applicant	Name	<input type="checkbox"/>
	Address	
	Phone	
Attorney	Name	<input type="checkbox"/>
	Address	
	Phone	

_____ **I am not represented by an attorney in connection with the application**

ERT USE ONLY		<div style="border: 1px solid black; width: 150px; height: 60px; margin: auto;"> Received Stamp </div>
Fee \$ _____	Application # _____	
Check # _____	Credit Card Confirmation # _____	

1. If applicant is not the owner, state applicant's authority to submit this application. _____

2. Date of Present Deed: _____
3. Present Zoning Classification: _____
4. Lot Size: _____ acres
5. Nature of Improvements
 - a. Present use of property: _____
 - b. Proposed use of property: _____
6. If you are **appealing a determination of the Zoning Office**, complete the following: N/A
 - a. The action taken was: _____

 - b. The date action was taken: _____
 - c. The foregoing action was in error because: _____

7. Attach a copy of any written order issued by the Zoning Officer in connection with this matter.
8. If you are requesting a **special exception** complete the following: N/A
 - a. Nature of special exception sought is: _____

 - b. The special exception is allowed under: _____
Part: _____ Section: _____
Subsection: _____ of the East Rockhill Township Zoning Ordinance.
(If more than one special exception is required, list all ordinance references and the nature of the exceptions sought).
9. If you are requesting a **variance**: N/A
 - a. Nature of variance sought is: _____

 - b. The variance is from: _____
Part _____ Section: _____
Subsection: _____ of the East Rockhill Township Municipal Zoning Ordinance. (If more

than one variance is required, list all ordinance references and the nature of the exceptions sought).

c. The nature of the unique circumstances and the unnecessary hardship justifying the request for a variance is: _____

10. If you are challenging the **validity of a zoning ordinance or map**, complete the following: N/A

a. Identify the provisions of the ordinance or map which you believe to be invalid: _____

b. The challenge is ripe for decision because: _____

c. The provisions challenged is invalid because: _____

d. The foregoing action was in error because: _____

11. Use in case of a **challenge to the validity of a Zoning Ordinance or Map**: N/A

a. The Ordinance of Map Challenged is as follows: _____

b. The challenge is ripe for decision because: _____

c. The Ordinance challenged is invalid because: _____

12. If you are requesting a **unified appeal as defined in Section 913.1 of the Municipal Planning Code**, complete 11, 12, 13 or 14 above setting forth the Zoning question(s) for the Board's consideration, and complete the following: N/A

a. The development or development plan is designated as follows: _____

b. The non-zoning issue(s) about which testimony will be presented are: _____

13. Has there been **any previous zoning appeal, variance, or special exception for this property:**

Yes No

If yes, please indicate the date thereof and nature of zoning granted: _____

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted in connection with this application are true to the best of my knowledge and belief.

Further, I understand that the decision of the Zoning Hearing Board concerning this matter may be appealed by any interested party within thirty (30) days of said decision.

I further understand that any work done under said Permit within the thirty (30) day appeal period is at my own risk, and that I will not hold East Rockhill Township responsible, financially or otherwise, for the delay, loss or injury which may occur as the result of such appeal.

I further understand that, if such appeal is made, said Permit will be revoked until such time as the appeal has been resolved.

_____ Signature _____ Printed Name _____ Date

State of Commonwealth of Pennsylvania
County of _____
Signed and sworn to (or affirmed) before me this _____ day of _____, 20_____
_____ Notary Public