



Township of Falls
Department of Planning and Zoning
188 Lincoln Highway, Suite 100
Fairless Hills, PA 19030
Phone: (215) 949-9000 Fax: (215) 949-9015
www.fallstwp.com

APPLICATION FOR ZONING ORDINANCE APPEAL

Application is hereby made to request a:

Dimensional Variance:

Use Variance:

Other (describe general nature):

APPLICANT/CONTACT INFORMATION

Name _____ Phone: _____

Address: _____

Attorney Information: _____

PROPERTY INFORMATION

Location: _____

Tax Parcel Number: _____ Present Zoning: _____

Owner: _____

REQUEST INFORMATION

The purpose of this request is to: _____

Applicable Section(s) of the Zoning Ordinance requiring this appeal: _____

Has this or similar request been made previously? (If yes, give details) _____

I hereby affirm that the attached statements/ plans are true and correct to the best of my knowledge and belief.

DATE: _____ Signature of Owner _____

DATE: _____ Signature of Attorney: _____

IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY, OWNER MUST SIGN BELOW.

I am the owner of the property pertaining to this appeal and I am aware of this application.

DATE: _____ Signature of Owner: _____

FOR OFFICE USE ONLY

Application is complete and accepted for filing.

Date: _____ Fee: _____ Receipt Number _____

ZONING HEARING BOARD APPLICATION

INSTRUCTIONS: PLEASE READ CAREFULLY AND COMPLETE ALL PARTS TO THIS APPLICATION. APPLICATION MUST BE COMPLETE AND LEGIBLE OR IT WILL BE REJECTED BY THE ZONING OFFICER.

DATE: 2ND TUESDAY OF EACH MONTH AT 7:00 P.M.

DUE DATE: DUE TO THE TOWNSHIP BY 12 NOON, THREE WEEKS PRIOR TO THE MEETING. NO EXCEPTIONS!!!!

LOCATION: PUBLIC MEETING ROOM, TOWNSHIP BUILDING.
ALL APPLICANTS MUST BE PRESENT

PAPERWORK MUST BE RECEIVED THREE WEEKS PRIOR TO HEARING. CHECKS OR MONEY ORDERS PAYABLE TO "FALLS TOWNSHIP". FEES ARE NON-REFUNDABLE.

FEES: RESIDENTIAL - \$100.00 (SEE "PLEASE NOTE")

NON-RESIDENTIAL - \$1,000.00 (SEE "PLEASE NOTE")

NOTE: There will be additional expenses after the hearing for Court Stenographer, advertising in courier times twice, engineering (if applicable) and Code Enforcement Department services.

SUBMIT TEN (10) SETS EACH OF THE FOLLOWING:

Written description of your variance request and hardship (see attached **HARDSHIP** requirements).

Application form must be completely filled out and signed.

Impervious surface form must be filled out completely.

Site/plot plan must be submitted with application.

A copy of the hardship letter addressed to ZHB members.

RESIDENTIAL: All properties that are in any way abutting any portion of your property must be notified via first class mail. (Sample attached)

COMMERCIAL: All property owners within ¼ mile radius of the subject property must be notified via regular mail. (Sample attached)

NOTE: If all conditions-above are not completed, the APPLICATION will be rejected and returned to the applicant. There is a thirty (30) day appeal period before release of the permit, which all fees MUST be paid prior to obtaining the permit.

HARDSHIP REQUIREMENTS

The Board shall hear requests for variances where it is alleged that the provisions of this chapter inflict unnecessary hardship upon the appellant. The Board may grant a variance, provided the following findings are made where relevant in a given case.

- (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 this chapter in the neighborhood or district in which the property is located.
- (2) that because of such physical circumstances or conditions, there is no possibility that the the property can be developed for any use permitted within the district or districts or in accordance with the provisions related to the district in which the property is located 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) that such unnecessary hardship has not been created by the appellant.
- (4) that the variance, if authorized, will not alter the essential character of the neighborhood or district 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) that the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation at issue.
- (6) that the variance will not be contrary to the public health, safety, morals and general welfare.

Sample Letter

This is the sample letter to notify your surrounding neighbors FIVE DAYS (5) before hearing.

I, the undersigned _____ have made application to the Falls Township Zoning Hearing Board to allow _____

_____ which is not in conformance with the Falls Township Zoning Code.

This application will be heard at a public hearing to be held at the FALLS TOWNSHIP MUNICIPAL BUILDING, PUBLIC MEETING ROOM, 188 Lincoln Highway, Fairless Hills Pa. on _____ beginning at 7:00 P.M.

Anyone wishing to comment on this application may do so at the public hearing on the above date.

Application and plans are on file with the Township and may be examined at the Municipal Building, Code Enforcement Department, Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m.

ATTACH: TEN (10) COMPLETE SETS OF APPLICATIONS AND FOLDED PLANS, SORTED AND STAPLED. UNFOLDED PLANS WILL BE REJECTED.

CELL TOWERS: TEN (10) COMPLETE SETS OF APPLICATIONS AND FOLDED PLANS SORTED AND STAPLED ALONG WITH THE GROUND LEASE AGREEMENT AND TOWER LEASE AGREEMENT AS EVIDENCE OF THE APPLICANT'S AUTHORITY TO PROCEED WITH THIS APPLICATION.

NOTE: A SITE PLAN MUST ACCOMPANY THIS REQUEST (TO BE ATTACHED)

NOTE: ATTACH SEPARATE SHEET STATING REASONS FOR REQUEST

MAXIMUM IMPERVIOUS SURFACE AND MAXIMUM BUILDING COVERAGE CALCULATION SHEET

ALL PERMIT APPLICATIONS FOR BUILDING ADDITIONS, SHEDS, POOLS, OR OTHER ACCESSORY STRUCTURES MUST BE ACCOMPANIED BY A PLOT PLAN INDICATING ALL STRUCTURES AND IMPERVIOUS SURFACES THAT EXIST ON THE PROPERTY, INCLUDING THE PROPOSED ADDITION.

THE MAXIMUM BUILDING COVERAGE (IN MOST RESIDENTIAL DISTRICTS) IS 35% OF THE PROPERTY.

THE MAXIMUM IMPERVIOUS SURFACE COVERAGE (IN MOST RESIDENTIAL DISTRICTS) IS 40% OF THE PROPERTY.

PLEASE COMPLETE THE FOLLOWING, WHERE APPLICABLE.

- A. SQUARE FOOTAGE OF HOUSE, INCLUDING ADDITIONS _____
 - B. SQUARE FOOTAGE OF CARPORT/GARAGE _____
 - C. SQUARE FOOTAGE OF POOL _____
 - D. SQUARE FOOTAGE OF SHED OR DETACHED BUILDING _____
 - E. SQUARE FOOTAGE OF DECK OR COVERED PORCH _____
 - F. SQUARE FOOTAGE OF PROPOSED ADDITION _____
 - G. TOTAL SQUARE FOOTAGE OF BUILDING
(A + B + C + D + E + F) _____
 - H. SQUARE FOOTAGE OF DRIVEWAY _____
 - I. SQUARE FOOTAGE OF SIDEWALK
(INCLUDING AROUND POOLS) _____
 - J. SQUARE FOOTAGE OF PATIO _____
 - K. TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE
(G + H + I + J - C) _____
- TOTAL SQUARE FOOTAGE OF LOT _____

TO COMPUTE THE MAXIMUM SQUARE FOOTAGE OF BUILDING COVERAGE ALLOWED ON A LOT, MULTIPLY 0.35 X THE TOTAL SQUARE FOOTAGE OF THE LOT (EXAMPLE: A LOT MEASURING 7,200 SQ. FT. WOULD HAVE A MAXIMUM ALLOWABLE BUILDING COVERAGE OF 2,520 SQ. FT.) _____

TO COMPUTE THE MAXIMUM SQUARE FOOTAGE OF IMPERVIOUS SURFACE ALLOWED ON A LOT, MULTIPLY 0.40 X THE TOTAL SQUARE FOOTAGE OF THE LOT (EXAMPLE: A LOT MEASURING 7200 SQ. FT. WOULD HAVE A MAXIMUM ALLOWABLE IMPERVIOUS SURFACE OF 2,880 SQ. FT.) _____

Variance

A. The Board shall hear requests for variances where it is alleged that the provisions of this chapter inflict unnecessary hardship upon the appellant. The Board may grant a variance, provided the following findings are made where relevant in a given case:

(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 this chapter in the neighborhood or district in which the property is located.

(2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed for any use permitted within the district or districts or in accordance with the provisions related to the district in which the property is located, 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) That such unnecessary hardship has not been created by the appellant.

(4) That the variance, if authorized, will not alter the essential character of the neighborhood or district 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) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation at issue.

(6) That the variance will not be contrary to the public health, safety, morals and general welfare.

B. In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this chapter. The applicant shall have one year after the time the variance was granted to obtain a building permit for any structure for which the variance was required. The time shall be computed from the date that the decision is rendered in writing.