

TOWNSHIP OF HAZLE
NOTICE OF APPEAL

**** All information must be completed. If not applicable answer NA do not leave blank answers. Any incomplete applications will be returned to the applicant.**
****All Corporations must be represented by an Attorney licensed to practice in Pennsylvania.**
**** Proof of legal standing for appeal must be provided.**

Location of Property (legal address):

PIN: _____ Deed Book/ Page: _____

Property Owner: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-Mail: _____

Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-Mail: _____

If the applicant is a firm or corporation:

All plans must be stamped/signed by a PE or Architect

Corporation/Business Name:

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-Mail: _____

Representing Attorney: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-Mail: _____

The undersigned does hereby appeal the decision of the Hazle Township Zoning Officer dated _____, for _____ to the Hazle Township Zoning Hearing Board.

The reason for this appeal is as follows:

(attach additional sheets as needed)

The applicant shall be responsible for providing the Zoning Hearing Board with the names and addresses of the true and correct owners of record based on the records contained in the Luzerne County Tax Assessors Office of all property owners within two hundred and fifty feet of the property lines.

Appellant is requesting a **Variance** _____ **Special Exception** _____

Applicant Signature Date

Property Owner Signature Date
(if different from applicant)

Date/Time Received by Hazle Township _____

BY: _____

Zoning Officer or designee

Accepted _____ Returned _____ Date _____

Reason for return: _____

Residential Fee: \$350 Cash _____ Check _____

Commercial Fee: \$500 Cash _____ Check _____

SECTION 1409 VARIANCES
INITIAL DETERMINATION BY ZONING OFFICER

An application for a variance shall not be submitted to or considered by the Zoning Hearing Board until the following procedure has been completed:

1. The applicant submits an application for a Zoning Permit to the Zoning Officer in accordance with section 1302 of this Ordinance.
2. The Zoning Officer after reviewing the subject application renders a determination that the proposed development and/or use of property fails to comply with an applicable provisions and/or regulations of this Ordinance.
3. The Zoning Officer specifies the applicable Sections of this Ordinance relative to the applicant's need to secure a variance (s) from the Zoning Hearing Board.

**All applications for a variance shall contain a completed appeal form.

**Deed for the property or agreement of sale.

**Six (6) copies of all applicable drawings (minimum size 11x17).

**List of all property owners within 250 feet of the property lines.

**Any completed permit applications related to the appeal.

SECTION 1410 SPECIAL EXCEPTIONS

An application for a special exception use shall not be submitted to or considered by the Zoning Hearing Board until the following procedure has been completed:

1. The applicant submits an application for a zoning permit to the Zoning Officer in accordance with Section 1302 of this Ordinance and a Site Plan in accordance with Section 603 of this Ordinance.
2. The Zoning Officer shall initially review the Site Plan to determine its compliance with Section 603 of this Ordinance.

Uses classified as a special exception shall file, in addition to a zoning permit, a site plan at a scale of not greater than (1 ") inch equal fifty (5 0 ') feet, for properties less than twenty (20) acres; one (1) inch equals one hundred (100') feet for properties twenty (20) acres to one hundred

(100) acres; and, one (1 ") inch equals four hundred (400') feet for properties over one hundred (100) acres, which shall be submitted to the Zoning Office. Such plan shall provide all applicable information required for the Zoning Hearing Board to render a decision, including but not limited to the following:

- A. The location and size of all buildings and structures, both principal and accessory.
- B. The location of all off-street parking areas and/or loading areas.
- C. The location of all open space areas, including buffer areas and fencing, if applicable.
- D. Traffic access to the site and internal traffic circulation within the site.
- E. All streets, both public and private, within five hundred (500') feet of the site.
- F. Contours of the site for each twenty (20') feet of change in elevation.
- G. The location, nature and terms of any existing or proposed easements on the site and any easements both on-site and off-site which are used or intended to be used for access to the site.
- H. Streams, ponds, watercourses, wetlands or any other type bodies of water, including natural or man-made drainage swales, located on the site and/or within five hundred (500') feet of the site.
- I. The location of any residential structure within five hundred (500') feet of any property boundary line of the subject site.
- J. The Map, Block and Lot Number of the subject parcel.
- K. A location map at a scale of not greater than one (1 ") inch equals two Thousand (2,000') feet, indicating the relation of the site to its geographic proximity within the Township.
- L. A narrative outline which fully describes the proposed use of the site and the pertinent operational aspects and features of the proposed use.