

M U N I C I P A L I T Y O F B E T H E L P A R K
A L L E G H E N Y C O U N T Y

GROUND S FOR A V A R I A N C E

In accordance with the Pennsylvania Municipalities Planning Code (MPC), Section 912, the Zoning Hearing Board shall hear requests for variances where it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the applicant. 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 the Zoning Ordinance in the neighborhood or Zoning 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 in strict conformity with the provisions of the Zoning Ordinance 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 represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue

In granting any variance, the Zoning Hearing Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the MPC and the Zoning Ordinance.

GENERAL POLICY

1. All Zoning Hearing Board Meetings shall take place the first Monday of each month at 7:30 p.m. in the Council Chambers. If Monday is a recognized holiday, the meeting will generally be scheduled on the first Tuesday of each month (unless otherwise stated).
2. All Zoning Hearing Board applications shall be submitted and approved on or before 11:00 a.m. on the scheduled cut-off dates. The application shall be submitted in person in order to assure that all pertinent information is included, unless otherwise stated by the Municipality.
3. Applications shall include all and any information necessary for the Zoning Hearing Board to comprehend the extent of the requested variance which may include, but not limited to the following:
 - a. A property survey (20 sets) showing the locations of proposed structures.
 - b. Plans or drawings (20 sets) showing sizes, locations, heights, and the orientation of the object in question (i.e., sign, fence, recreational vehicle, addition, etc.).
 - c. The applicant's arguments which shall set forth any hardships or unusual circumstances which prevent compliance with the Zoning Ordinance (see "Grounds for a Variance" on the previous page).

Any other evidence which may be beneficial to the applicant's case such as photographs, petitions, neighbor's comments, etc., may be presented to the Zoning Hearing Board during the meeting, or submitted with the application.

Please be advised that any evidence submitted will not be returned and shall be filed by the Municipality.

4. A public notice will be posted at the property one (1) week prior to the meeting and legal advertisement will appear in the Pittsburgh Post Gazette per the yearly deadlines set forth in the Zoning Hearing Board advertising date information calendar.
5. Any questions or concerns shall be directed to the Building Inspection or Zoning Department.

BEFORE THE ZONING HEARING BOARD OF BETHEL PARK
NOTICE OF APPEAL OR APPLICATION

FEE: ☐ \$300.00 – Single Family Residential
 ☐ \$500.00 – All Others

Case Number: _____ Hearing Date: _____

Applicant(s) Name: _____

Applicant Email: _____ Phone No.: _____

Applicant(s) Address: _____

It is hereby requested that the Zoning Hearing Board hear:

- ☐ An application for a Variance
- ☐ An appeal from a decision of _____
- ☐ A challenge to the validity of the Zoning Ordinance
- ☐ Other matters over which the Zoning Hearing Board has jurisdiction

The land involved:

Address or other identification: _____

Block and Lot Number: _____

Site Plan Number: _____

Landowner: _____

Current Zoning Classification: _____

Involved Ordinance or Legislative Act:

Ord. 7-12-93A Section _____ Subsection _____ Paragraph _____

Variance Type (Use or Dimensional):

Description of Variance Request:

Please use reverse side for any additional information.

TO BE FILLED IN BY APPLICANT

Applicant's Petition:

The Zoning Hearing Board should grant the following relief:

(Describe why the Zoning Hearing Board should grant your request as stated on page 1 of this application. Please feel free to attach additional pages as necessary.)

Response to ALL questions listed below is required. Each item must be responded to by checking YES or NO as well as initialed by the applicant.

		Yes	No	Initials
1.	Are there unique physical circumstances or conditions peculiar to the particular property that creates an unnecessary hardship? (i.e., topography, shape, etc.?)	<input type="checkbox"/>	<input type="checkbox"/>	
2.	Is there a reasonable possibility that the property can be developed in strict conformity with the Zoning Ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	
3.	Is the hardship created by the applicant(s) or his/her predecessor's own actions?	<input type="checkbox"/>	<input type="checkbox"/>	
4.	Would the variance, if granted, alter the essential character of the neighborhood?	<input type="checkbox"/>	<input type="checkbox"/>	
5.	Is the variance requested the <u>least</u> modification of the Zoning Ordinance possible for the development considered?	<input type="checkbox"/>	<input type="checkbox"/>	

Any items responded to by answering YES must have an explanation presented in the Applicant's Argument below.

Applicant's Arguments to above-mentioned responses:
