

CITY OF WARREN, PENNSYLVANIA
FORMAL APPLICATION TO ZONING HEARING BOARD
FOR SPECIAL EXCEPTION REQUEST

Date of Application _____ Case No. _____

Name of Applicant _____

Address _____

Telephone: Home _____ Business _____

Is applicant the owner, lessee, or other of the property proposed for special exception to the Zoning Ordinance: _____

Location of property where change is requested, described according to subdivision plat filed at the County Court House or City tax rolls

Lot(s) _____ Tax Map No. _____

Deed to this property is recorded in the County Clerk's Office:

Volume _____ Page _____

Address of subject property: _____

Property is situated along the _____ (N. S. E. W.) side of
_____ (Street).

Approximately _____ feet _____ (N. S. E. W.) of the intersection of
_____ (Street) with _____ (Street).

Are there deed restrictions that would prohibit business use? _____

Other use? _____

Reasons for requesting special exception: (Please list all proposed activities.)

Will off-street parking be required/provided? _____

I, the undersigned owner, lessee, or _____ hereby request a special exception to the City of Warren, Pennsylvania, Zoning Ordinance as follows. (In addition, I hereby consent to the posting of hearing notices on or adjacent to said property understanding that no undue damage will be incurred.)

Attached are the following:

Check for four hundred dollars payable to the City of Warren, Pennsylvania, as fee for the purpose of defraying expenses of mailing notices and hearing before the Zoning Hearing Board.

Certified by Applicant

Part 13

Zoning Hearing Board

§1301. Creation and Function.

1. A Zoning Hearing Board shall be created for the purpose of reviewing applications for variances or special exceptions to this Chapter and deciding whether there is a legitimate reason for granting relief or exception to a specific provision(s) of this Chapter when requested.
2. The Zoning Hearing Board shall be created as prescribed by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended, and shall have all authority, perform all duties and exercise all powers vested in it by the provisions of the aforementioned Act.
3. Special Exceptions. Where this Chapter has set forth expressed standards and criteria for special exceptions, the Board shall hear and decide requests for such special exceptions in accordance with such standards and criteria. In granting a special exception, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Chapter, as it may deem necessary to implement the purposes of the enabling Act and this Chapter.
4. Standards and Criteria. In considering any special exceptions, the Zoning Hearing Board shall not grant such special exception unless:
 - A. The property is suitable for the use desired.
 - B. The proposed use will not substantially injure or detract from the use of neighboring property or from the character of the neighborhood.
 - C. Adequate public facilities, such as streets, water and sewers, are available.
 - D. The proposed use will not adversely affect public services and facilities, such as water, sewers, police and fire protection.

[Ord. 1329]