

**CITY OF WARREN, PENNSYLVANIA**  
**ZONING HEARING BOARD**  
**FORMAL APPLICATION FOR A VARIANCE 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 variance 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 a variance: (Please list **all** proposed activities.)

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Will off-street parking be required/provided? \_\_\_\_\_

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I, the undersigned owner, lessee, or \_\_\_\_\_ hereby request a variance 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 is a check in the amount of four hundred dollars (\$400.00) 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:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name



**ARTICLE XIII  
ZONING HEARING BOARD**

**Section 1300 – CREATION AND FUNCTION:**

A Zoning Hearing Board shall be created for the purpose of reviewing applications for Variances or Special Exceptions to the Zoning Ordinance and deciding whether there is a legitimate reason for granting relief or exception to a specific provision(s) of the Ordinance when requested.

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.

(Ordinance No. 1295, 4/20/1981)

**PENNSYLVANIA MUNICIPAL PLANNING CODE**

**Section 910.2 Zoning Hearing Board's Functions: Variances.**

- a) The 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, by rule, prescribe the form of application and may require preliminary application to the Zoning Officer. The Board may grant a variance, provided that all of 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 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 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 in issue.
  
- 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 Act and the Zoning Ordinance.