

CITY OF BRADFORD

AREA VARIANCE APPLICATION

For Office Use Only

Application #: _____

Hearing Date/Time: _____

Date: _____

To: The Zoning Hearing Board

I _____

I _____ (applicant, if different from owner) _____ (relationship to owner)

hereby make application to the Zoning Hearing Board of the City of Bradford, Pennsylvania for a Area Variance to permit the premises known as _____ (location)

to vary from the use requirements of the Zoning Law.

Detailed description of request: _____

Variance request will vary from the requirement(s) of:

- Article _____ Section _____ of the Zoning Law.
Article _____ Section _____ of the Zoning Law.
Article _____ Section _____ of the Code of the City of Bradford.
Article _____ Section _____ of the Code of the City of Bradford.

In making its determination, the Zoning Hearing Board shall take into consideration the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making determination the Board shall also consider:

- (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 Part 1 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 this Part 1 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.

It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Hearing Board that the benefit to the applicant does not outweigh the detriment to the community or neighborhood.

_____ (owner's signature) _____ (date)

_____ (applicant's signature) _____ (date)