



ZHB-1(c): REQUEST FOR VARIANCE

The Pennsylvania Municipalities Planning Code (MPC) grants the Zoning Hearing Board the authority to hear and render adjudications on the following matters:

Section 909.1. Jurisdiction.

- (a) The zoning hearing board shall have exclusive jurisdiction to hear and render final adjudications in the following matters:
 - (5) Applications for variances from the terms of the zoning ordinance and flood hazard ordinance or such provisions within a land use ordinance, pursuant to section 910.2.

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.

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Applicant			
Name (please print)			
Address			
Email		Phone Number	
Request for Variance			
Indicate the ordinance(s) and section(s) from which the variance is being requested:			
☐ State College Borough Zoning Ordinance Section(s): _____			
☐ State College Borough Sign Ordinance Section(s): _____			
Explain the requested variance from the Zoning Ordinance (attach separate page if necessary):			
Justification of Variance			
Explain the specific reasons the variance is warranted in accordance with MPC §910.2 :			
a. The unique physical circumstances or conditions of the property that create the unnecessary hardship are:			
b. Indicate why these unique physical circumstances or conditions prevent development in strict conformity with the provisions of the Zoning Ordinance:			
c. Explain why the hardship is not self-created:			

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- d. The proposed variance will not alter the essential character of the neighborhood, nor impair the use of adjacent properties for the following reasons:

- e. The requested variance represents the minimum variance needed to afford relief from the Zoning Ordinance for the following reasons:

Supporting Documentation

Attach plans, maps, or other documents that will be helpful in understanding and evaluating the issues involved with the variance request. The following attachments are included (select all that apply):

- ☐ Narratives
- ☐ Plans
- ☐ Maps
- ☐ Images
- ☐ Other (please describe below):

Signature of Applicant

Date