

Taylor Borough

122 Union Street Taylor, Pennsylvania 18517
Phone: (570) 562-1400 Fax: (570) 562-1415

APPLICATION FOR: _____ VARIANCE _____ APPEAL
_____ ZONE CHANGE _____ SPECIAL EXCEPTION
_____ CONDITIONAL USE _____ OTHER _____

A. TO BE COMPLETED BY APPLICANT

1. Two (2) copies of Application to be filed in its entirety along with required fee. \$400.00

2. Date: _____ Phone No: _____

3. Name: _____

4. Address: _____

5. Describe Nature of Request : _____

6. Adjacent Neighbors : (use Back of Page for Additional Space)

6-A Name and Address : _____

6-B Name and Address : _____

B. TO BE COMPLETED BY ZONING OFFICER

1. Type name and No. on file folder.

2. Zoning Hearing Board, Planning Commission or Borough Council to accept application.

Date: _____

3. Date _____ Time _____ for Public Hearing.

4. Type letter and mail to newspaper to advertise date and time of public hearing.

(Must be advertised twice)

5. Type letters to adjacent neighbors and mail 14 days prior to Public Hearing.

1. _____ 2. _____

6. Cut Articles out of newspaper on advertisement days, make copies and place in each folder for proof of publication for Public Hearing.

ZONING ORDINANCE
BOROUGH OF TAYLOR
LACKAWANNA COUNTY, PENNSYLVANIA

Planning Consultant:

MARVIN A. BROTTER CONSULTING SERVICES

MARCH 2005

Amended December 9, 2015

8.300 PARTIES APPELLANT BEFORE THE BOARD

Parties appellant before the Board shall be as set forth in Section 913.3 of Act 247 as amended.

8.400 TIME LIMITATIONS

8.410 Filing Proceedings with the Board

No person shall be allowed to file any proceeding with the board later than 30 days after an application for development, preliminary or final, has been approved by an appropriate municipal officer, agency or body if such proceeding is designed to secure reversal or to limit the approval in any manner unless such person alleges and proves that he had no notice, knowledge, or reason to believe that such approval had been given. If such person has succeeded to his interest after such approval, he shall be bound by the knowledge of his predecessor in interest. The failure of anyone other than the landowner to appeal from an adverse decision on a tentative plan pursuant to Section 709 of Act 247 as amended or from an adverse decision by a zoning officer on a challenge to the validity of this ordinance pursuant to Section 916.2 of Act 247 as amended shall preclude an appeal from a final approval except in the case where the final submission substantially deviates from the approved tentative approval.

8.420 Appeals From Adverse Determinations

All appeals from determinations adverse to the landowner shall be filed by the landowner within 30 days after notice of the determination is issued.

8.430 Expiration of Approvals

The approval of a variance, special exception, or conditional use will automatically expire after a period of two (2) years, from date of approval, if construction has not reached completion. If said construction has not reached completion in two (2) years time from date of approval, the applicant may apply for not more than one (1) ninety (90) day extension. All such applications shall be accompanied by an additional fee of \$100.00 payable to the Borough of Taylor.

8.500 ZONING CHALLENGES

8.510 Procedure for Landowner Curative Amendments

The procedure to be followed for landowner curative amendments shall be as set forth in Section 609.1 of Act 247 as amended.