

**NORTH HUNTINGDON TOWNSHIP
ZONING HEARING BOARD APPLICATION RELEVANT CASE FINDINGS**

If applying for a variance from the Zoning Ordinance, under Section 910.2 of the Pennsylvania Municipalities Code and Article 9, Section 910 of the Township Zoning Ordinance, no variance shall be granted until the applicant has established and the Zoning Hearing Board has made off of the following findings 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 applicant.
4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, not substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
5. That the variance will represent the minimal variance that will afford relief and will represent the least modification possible of the regulation in issue.

It is understood of by the applicant that it is the burden of the applicant to establish that the above provisions are applicable to the request for action by the Board.

Applicants are to keep this page as reference.