

**BOROUGH OF MARIETTA
ZONING HEARING BOARD APPLICATION
SUPPLEMENTAL INFORMATION**

The following is a list of questions designed to assist you and the Zoning Hearing Board in the efficient and effective review of your application. Please thoroughly complete all areas which are applicable to your application. Please type or print your responses. If the space provided is insufficient, additional sheets may be attached.

PROJECT DESCRIPTION *(All applicants complete this section)*

1. Briefly describe the project for which the application has been filed. Give specific details about any structures being removed and/or constructed, the nature of the use(s) being proposed, signs being erected, parking being provided, etc.

2. Describe the location of the property based on streets, nearest intersections, and/or local landmarks.

3. What is the specific nature of the existing and proposed use(s) of the property and each of the buildings and/or structures on the property?

4. What is the general character and uses of the buildings/structures which exist on the properties abutting the subject property?

VARIANCE *(If the application is for a variance please complete this section. Refer to section 604.4 of the Marietta Borough Official Zoning Ordinance, enacted 12/12/2000.)*

- A. To Section(s) _____ of the Zoning Ordinance.
- B. Ordinance Requirement: _____
- C. Applicant's Proposal: _____
- D. Net Variance requested [B-C]: _____

A Variance is the process required if the proposed project fails to meet all of the requirements of the Zoning Ordinance. A Variance may be granted when, owing to special conditions which are not the fault of the applicant, a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship which will not enable the applicant to utilize the land in any reasonable manner and meet the Ordinance requirement(s). Such hardships are recognized by state law to occur only where circumstances affecting the land are unique and solely related to that land and are not conditions that affect the entire neighborhood. Please complete the following questions:

1. What are the unique physical circumstances or conditions of the property, which create the unnecessary hardship. (*i.e. irregular shape, narrowness, shallow lot depth, or unusual topography, etc.*)

2. Explain how the unique physical circumstance or condition created: (a) the need for a variance, and (b) a hardship in the development of the property in conformity with the provisions of the Ordinance.

(a) _____

(b) _____

3. What are the details related to the creation of the property in its current form? (*When was the property purchased? Were there any subdivisions, easements or modifications to the property?*)

4. Explain the anticipated impact that the granting of this variance will have in relationship to the essential character of the neighborhood or district in which the property is located.

5. Explain the effect that the variance and the resultant construction or use will have on any adjacent property.

6. Explain how the variance being requested is the minimum variance that will grant relief.

7. Can you utilize the property for the current use or a permitted use without a variance? Y / N

SPECIAL EXCEPTION *(If this application is for a Special Exception, please complete this section. Refer to section 604.3 of the Marietta Borough Official Zoning Ordinance, enacted 12/12/2000.)*

A Special Exception Use is one, by virtue of its own particular character, which may be permitted in a specified zoning district only after review by the Zoning Hearing Board. Special Exceptions shall only be granted if they meet the specific criteria provided within the Zoning Ordinance. Approval may be subject to conditions placed by the Zoning Hearing Board, as they are deemed necessary to protect the health, safety or welfare of the neighborhood, district or community.

APPLICANTS SEEKING APPROVAL UNDER THE PROVISIONS OF SPECIAL EXCEPTION MUST SUBMIT EVIDENCE IN COMPLIANCE WITH THE PARTICULAR PROVISIONS OF THE ZONING ORDINANCE FOR THE PROPOSED. A PROJECT NARRATIVE SHALL ALSO BE REQUIRED WHICH PROVIDES A RESPONSE TO EACH OF THE SPECIFIC CRITERIA ENUMERATED IN THE ORDINANCE.

The following inquiries typically relate to the review of Special Exceptions, however, they may also apply to other types of hearings, if applicable, please complete responses to the following:

1. Address the following issues as they would be affected by the proposal (attach additional sheets as and documentation as necessary):

A. Traffic generation _____

B. Parking _____

C. Employees _____

D. Nuisance characteristics (*noise, dust, odor, smoke, glare, hazardous materials, etc.*) _____

2. Describe the manner and hours of operation _____

3. What landscaping, if any, is planned? (*Show areas on the plot plan*) _____
