

TOWNSHIP OF PINE

230 PEARCE MILL ROAD, WEXFORD, PA 15090
PHONE: (724) 625-1591 FAX: (724) 625-1790

REQUEST FOR HEARING - BOARD OF SUPERVISORS

I. APPLICANT INFORMATION

Name: _____ Phone: _____
Address: _____ City: _____ State: _____ Zip Code: _____

I/We request that a determination be made by the Board of Supervisors on the following request for a variance.

II. PROPERTY DESCRIPTION

Location: _____ Present Use: _____
Lot Size: _____ Zoning District: _____

The variance is requested from: Article: _____, Section: _____, Paragraph: _____ of the
Township of Pine Code or other reason: _____

I/We believe that the Board should approve this request because: _____

(Include the grounds for the application or reasons both with respect to law and fact for granting the variance, and if hardship is claimed state the specific hardship. Use additional paper if required).

Has any previous application been filed with the Zoning Hearing Board in connection with this property?

YES: _____ NO: _____ UNKNOWN: _____

Have you applied for a building permit for this site: YES: _____ NO: _____

What is the applicant's interest in the property affected?

OWNER: _____ AGENT: _____ LESSEE: _____ OTHER: _____

I hereby certify that the above information is true and correct to the best of my knowledge.

Applicant's Signature: _____ Date: _____

Filing Fee:	\$125.00	Residential	Filing Fee:	\$1,000.00	Rezoning Request
	\$250.00	Other	Escrow:	\$5,000.00	Rezoning Request

Escrow:	\$500.00	Residential
	\$1,000.00	Other

Submit seven copies of this request along with seven copies of the plan or plat affected showing location and size of lot, the size of improvements now erected or proposes to be erected, proposed use or other change desired, together with any other information as required by the Board. All items must be received with this application.

The Township staff has no discretionary authority over situations that do not comply with the ordinances and must refer these to the Zoning Hearing Board for their decision. You should seek legal assistance, and may hire an attorney to represent you and present your case to the Board of Supervisors.

All hearings, or cases before the Board are conducted in a formal manner as in any court of law. All persons intending to offer testimony must be sworn in and all testimony given must be factual and pertinent to the particular case.

ESCROW ACCOUNTS

Effective immediately, and in accordance with §A144-6,F¹ of the Code of the Township of Pine, the Township of Pine shall require that all applicants establish an escrow account with the Township of Pine. This escrow account will be used to reimburse the Township for actual costs incurred to review applications, plans, or for inspections performed by the township's professional consultants.

Initial Escrow amounts shall be established and renewed when the account falls below the limit to renew the initial amount as follows:

Grading, Filling, Excavations, Application Review and Inspection:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
0.00-4.99 acres	\$1,000.00	\$200.00
5.00-9.99 acres	\$1,500.00	\$300.00
10.0 acres and greater	\$2,000.00	\$500.00

NOTE: Escrow account amounts for Grading, Filling and Excavations are applicable to proposed grading, Filling or excavations without further development. For escrow account information for grading, filling, or excavations with further lot development please refer to the subdivision or Planned Residential Development escrow section.

Driveway Road Entry permits, Application Review and Inspection:

<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
\$100.00	\$25.00

Road Right-of-Way Permits, Application Review and Inspection:

<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
\$1,000.00	\$200.00

Subdivision of Land, Application Review and Inspections:

Two Lot Subdivision or Simple Subdivision:

<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
\$500.00	\$200.00

Preliminary and/or Final Subdivision:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
0-60 lots	\$4,000.00 ²	\$1,000.00
61-150 lots	\$6,000.00 ²	\$1,500.00
151 or more	\$8,000.00 ²	\$2,000.00

Planned Residential Developments, Application Review and Inspections:

Preliminary and/or Final Subdivision:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
0-60 lots	\$4,000.00 ³	\$1,000.00
61-150 lots	\$6,000.00 ³	\$1,500.00
151 or more	\$8,000.00 ³	\$2,000.00

¹ A144-6,F Upon initial submission of any application under this section, the township may, in its discretion, require that the applicant shall deposit with the township a monetary amount sufficient to defray the township's estimate of the costs to review of the application/plans by its professional consultants. The township shall deduct from the initial deposit the actual costs incurred by the township, as they accrue. The applicant shall receive an itemization of such deductions by the township. If at any time during the progression of the application, it is determined by the township that the remaining deposit balance available is or will be inadequate to fully cover anticipated remaining review costs, the applicant will be notified that an additional deposit is required and the amount thereof, and such additional deposit shall be promptly required to be posted by the applicant. At the completion of the application/plan review, any moneys remaining on deposit (after all costs incurred by the township are deducted) shall be promptly returned to the applicant.

² Plus 2% of the Township Engineers approved bonding costs once established

³ Plus 2% of the Township Engineers approved bonding costs once established

Land Development, Applications Review and Inspections:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
0.00–5.00 acres	\$2,000.00 ⁴	\$500.00
5.00 acres or greater	\$6,000.00 ⁴	\$1,500.00

Variances or Appeals:

	<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
Residential	\$500.00	\$100.00
Other	\$1,000.00	\$200.00

Rezoning:

<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
\$5,000.00	\$1,000.00

Curative Amendment:

<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
\$5,000.00	\$1,000.00

Logging and/or Timber Harvesting, Application and Inspection:

<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
\$5,000.00	\$1,000.00

Demolition Permit Application:

<u>Initial Escrow Amount</u>	<u>Limit to renew account</u>
\$500.00	\$100.00

Copy Charges:

<u>Initial Escrow Amount</u>
\$5.00 ⁵

4 Plus 2% of the Township Engineer's approved bonding costs once established

5 A copy charge escrow account may be required when the quantity or size of the copies requested can not be produced while the requestor is present. The escrow account shall be approximately the cost associated with the requested documents.