



# CITY OF TITUSVILLE

*"Birthplace of the Oil Industry"*

107 North Franklin Street · Titusville, PA 16354

Building Inspector · (814) 827-5300 Ext. 313

## ZONING VARIANCE / SPECIAL EXCEPTION / CONDITIONAL USE APPLICATION

DATE: \_\_\_\_\_

CHECK ONE

\_\_\_ VARIANCE \_\_\_ SPECIAL EXCEPTION \_\_\_ CONDITIONAL USE \_\_\_ APPEAL

LOCATION: \_\_\_\_\_

OWNER: \_\_\_\_\_

OWNER ADDRESS: \_\_\_\_\_

OWNER PHONE: \_\_\_\_\_ CELLPHONE: \_\_\_\_\_

OWNER EMAIL: \_\_\_\_\_

ZONING DISTRICT: \_\_\_\_\_

OCCUPATION TYPE: \_\_\_ RESIDENTIAL \_\_\_ COMMERCIAL \_\_\_ INDUSTRIAL

DESCRIPTION OF REASON FOR  
REQUEST: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTACH SUPPORTING DOCUMENTS AS NEEDED

**Variations:** The Board shall hear requests for variances where it is alleged that the provisions of this 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:

\_\_\_ 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 this Ordinance in the neighborhood or district in which the property is located;

\_\_\_ 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 this Ordinance

and that the authorization of a variance is therefore necessary to enable the reasonable use of the property;

\_\_\_ That such unnecessary hardship has not been created by the applicant;

\_\_\_ 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; and

\_\_\_ 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.

In granting any variance, the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purpose of this Ordinance.

**Special Exceptions:** The Board shall hear and decide requests for such special exceptions in accordance with the standards and criteria of this Ordinance. In granting a special exception, the Board may attach such reasonable conditions and safeguards, in addition to those expressed in this Ordinance, as it may deem necessary to implement the purposes of the Planning Code and this Zoning Ordinance. When this Ordinance requires certificates, licenses, permits or similar documents, and when, in the Board's opinion, such documents will be issued in a matter of time, the Board may issue a conditional approval based upon the final issuance of such documents.

**Conditional Use:** Certain uses, as specified by this Ordinance, are conditional uses to be granted or denied by the City Council. The Planning Commission is to advise the City Council relative to conditional uses. In general, the Council is to be governed by the specific criteria set forth by this Ordinance, the general intent of the Ordinance, the welfare of the community and the recommendations of the Planning Commission in rendering its decision. The Council may attach reasonable conditions to its decision.

**Appeals:** Appeals from the determination of the Zoning Officer, including, but not limited to, the granting or denial of any permit, or failure to act on the application therefore, the issuance of any cease-and-desist order or the registration or refusal to register any nonconforming use, structure or lot.

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APPLICANT SIGNATURE

ZONING HEARING FEES \$275.00 Plus 1/2 the Stenographers Cost

FEE PAID \_\_\_\_\_ CHECK # \_\_\_\_\_ DATE \_\_\_\_\_