

APPLICATION TO THE ZONING HEARING BOARD
TOWNSHIP OF LOWER MORELAND
640 RED LION ROAD
HUNTINGDON VALLEY, MONTGOMERY COUNTY, PA 19006

Application is made to the Zoning Hearing Board for:

	Check those that apply	Brief description
[]	a special exception	
[]	a variance	
[]	an appeal or interpretation	
[]	additional hearing	

The following information is required as set forth in Article XXI, Section 144 of the Zoning Ordinance

- Names, addresses and telephone numbers of:
 - Applicant - Tele. # _____
 - Attorney - Tele. # _____
- Name, address and telephone number of owner of property affected if not applicant: Tele. # _____
- Interest of applicant if not owner:
- Description of property including dimensions, improvements thereon, present use and zoning classification.
- A statement giving accurate description of improvements intended to be made under this application, indicating size of such proposed improvements, materials and general construction thereof.

6. Variance – identify section(s) of the code from which relief is requested and state the reasons for which the relief should be granted.

7. Special Exception – identify section(s) of the code that authorizes the special exception and state the reasons for which the relief should be granted.

8. In the case of an appeal, specifications of error shall state separately the applicant’s objections to action of the administrative officer with respect to each question of law and fact, which is sought to be reviewed. A true and exact copy of the order, requirement, decision, or determination of the administrative officer must be included. Additional information may be provided on this application or in the form of an addendum document.

9. Applicant must submit with this application:
 - a. Three (3) original signed and dated applications – *copies are not acceptable*.
 - b. Eight (8) complete copies of plans, prepared by a registered engineer and/or land surveyor, that accurately depicts the lot or property drawn to scale, showing dimensions of lot, set-back or restriction lines, area of lot in square feet, easements, right-of-ways, public and private utilities, and any other pertinent data such as water courses, driveways, topographic details where applicable, etc. Present and proposed improvements, additions, and buildings intended to be constructed under this application must be included.
 - c. Photographs of the property, viewed from abutting streets and properties when possible.
 - d. Eight (8) copies of the deed, agreement of sale, or other evidence of interest.
 - e. Fee to Lower Moreland Township as stipulated in Chapter A214 of the Code of Ordinances.

10. Remarks:
This space may be used to provide additional information in support of this application.

Attachments that should be included with this application:

Three (3) original applications
Eight (8) plot plans
Eight (8) construction documents
Eight (8) copies of deed
Photographs
Fee to Lower Moreland Township

Signature of applicant

date

Signature of owner or agent

date

For Municipal Use – Not To Be Filled Out By Applicant

Application received on _____
date

Application approved _____ *denied _____
date

*Reason for denial and return of application:

Hearing date set for _____
date

In addition to submittal documentation this application includes the following agency reviews:

___ Township Engineer ___ Township Planner ___ Township Zoning Officer
___ Township Planning Commission ___ Montgomery County Planning Commission
___ Other (_____)

The property and/or structure subject to this application is receiving review under separate cover as:

Subdivision and/or Land Development # _____
Storm Water Management Review # _____
Other (_____) # _____

Chapter 208, Zoning Fees

[Amended 1-21-1998 by Res. No. 98-15; 10-21-2009 by Res. No. 09-47; 11-10-2016 by Res. No. 16-48]

Application for public hearing:

Residential	\$500
Nonresidential	\$800
Postponement, continuance or additional hearing	\$200
Change of zoning	\$250
Conditional use	\$250
Professional services escrow*	
Change of zoning	\$3,000
Conditional use	\$3,000
<p>*All professional service escrow accounts shall be required to be deposited with the Township at the time of the initial application pursuant to the Township's professional services agreement. The Township-incurred professional services fees shall be billed in accordance with the professional services fee schedule included in Chapter 180.</p>	
Curative amendment	\$1,000
Floodplain letter, each property	\$25
Zoning certification, each property	\$25