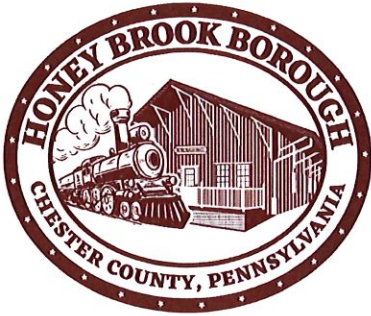


**BOROUGH OF HONEY BROOK  
REQUEST FOR ZONING  
BOARD HEARING**

71 PEQUEA AVENUE / PO BOX 249  
HONEY BROOK, PA 19344  
610-273-2020



**Section 1 - APPLICANT INFORMATION**

Full Name(s) of Applicants(s):

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

Mailing Address of Applicant(s):

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

Phone Numbers: Home \_\_\_\_\_ Business \_\_\_\_\_ Cell \_\_\_\_\_

Email Address: \_\_\_\_\_

Name, Address and Telephone Number of Agent for Applicant (*including Attorney, if any. If Applicant is a corporation, list name of President, CEO, or equivalent*)

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

## Section 2 - Property Information

Exact Address of Property: (Do Not Use PO Box)

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Current Chester County Tax Parcel Number:

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Lot Size (Stated in Square Feet) :

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Name of Subdivision (If Applicable):

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Current Zoning Classification(s) of Property:

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Complete Name(s) of Landowner(s) Of Record of Property\*:

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Complete Name(s), Address(es), Telephone Number(s) of Owner(s) of Record of Property:

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Relationship of Applicant(s) to Owner(s) of Record: (Check One)

Owner of Record  Equitable Owner\*\*  Lessee\*\*  Other(Give detailed explanation below)

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*\*The term "Landowner" as used in this Application shall mean and include the legal or beneficial owner/owners of land, the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee, if the lessee is authorized under the lease to exercise the rights of the landowner, or other person or entity having any proprietary interest in the property which is the subject of the application. NOTE: If the Applicant is a Lessee, a copy of the current lease must be attached to this Application.*

*\*\* Applicants who are Equitable Owners of the property which is the subject of this Application, or who are Lessees of the property which is the subject of this Application, must bring to the Hearing a copy of any Agreement of Sale, Option Agreement, or, in the case of Lessees, a copy of the Lease containing language that the Lessee is authorized to exercise the rights of the Landowner or written confirmation from the Landowner confirming that the Applicant is authorized to exercise the rights of Landowner. Under no circumstances will the Zoning Hearing Board consider the Application unless these documents are supplied to the Zoning Hearing Board at the time of the Hearing.*

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List all building(s) and other structure(s) which are currently on the Property which is the subject of this Application:

1 \_\_\_\_\_

2 \_\_\_\_\_

3 \_\_\_\_\_

State with specificity what use(s) is currently being made of the Property and state with specificity the use(s) of all structures on the Property:

Uses of Property: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Uses of Structure(s) on Property: \_\_\_\_\_

\_\_\_\_\_

Has the Property which is the subject of this Application ever been the subject of a prior proceeding before the Honey Brook Borough Zoning Hearing Board and/or the Honey Brook Borough Council (e.g. Special Exception, Variance, Appeal from the determination of a Zoning Officer, Conditional Use proceeding, etc.).  YES  NO

If the answer "yes", give a detailed explanation of the nature of the prior proceeding(s), what relief was or was not granted or what approvals were given by either the Honey Brook Borough Zoning Hearing Board or the Honey Brook Borough Council. Attach to this Application a copy of any prior Decision of the Zoning Hearing Board or the Borough Council, as applicable.

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List All Building Permits which have been issued by Honey Brook Borough for this Property. (If possible, attach copies of the Permits to this Application).

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### Section 3 – Nature of This Application

Check all applicable sections below:

- 1. Substantive Challenge to the validity of any Honey Brook Land Use Ordinance (or any provision thereof) or the Honey Brook Borough Zoning Ordinance, as amended to date (or any provision thereof).
- 2. Appeal from a determination of the Zoning Officer, including, but not limited to, the granting or denial of any permit, or the failure to act on any application for any permit, the issuance of any Cease-and-Desist Order, or the registration or refusal to register any non-conforming use, structure or lot.
- 3. Appeal from the determination of the Borough Engineer or the Zoning Officer concerning the administration of any Flood Plain Ordinance or Flood Hazard Ordinance, or any similar provisions which may be contained in the Honey Brook Borough Subdivision and Land Development Ordinance, or the Honey Brook Borough Zoning Ordinance, as amended.
- 4. Request for a Variance or Variances from the Honey Brook Borough Zoning Ordinance.
- 5. Application for a Variance from the terms of the Flood Hazard Ordinance or any similar provisions contained in any Honey Brook Borough Land Use Ordinance of any nature.
- 6. Application for Special Exception.

- \_\_\_ 7. Appeal from the determination of any officer or agency charged with the administration of any transfers of development rights or any performance density provisions of the Honey Brook Borough Zoning Ordinance, as amended.
- \_\_\_ 8. Appeal from any determination of the Zoning Officer concerning the Preliminary Opinions permitted by Section 916.2 of the Municipalities Planning Code.
- \_\_\_ 9. Appeal of the Zoning Officer's or Borough Engineer's decision or determination concerning the administration of any Land Use Ordinance of Honey Brook Borough (or any provision thereof) which deals with sedimentation and erosion control and storm water management, provided such decision or determination does not relate to any application submitted to Honey Brook Borough for a Subdivision and/or Land Development under Article V of the Pennsylvania Municipalities Planning Code or for the development of a Planned Residential Development under Article VII of the Pennsylvania Municipalities Planning Code.

**SECTION, SUBSECTION, AND PAGE NUMBER OF THE ZONING ORDINANCE  
(OR OTHER ORDINANCE) TO WHICH THIS APPLICATION APPLIES**

Section: _____	Subsection: _____	Page No.: _____
Section: _____	Subsection: _____	Page No.: _____
Section: _____	Subsection: _____	Page No.: _____
Section: _____	Subsection: _____	Page No.: _____
Section: _____	Subsection: _____	Page No.: _____

**BRIEF WRITTEN EXPLANATION OF PURPOSE OF APPLICATION  
(Use Additional Pages if Needed)**

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**Section 4 – Additional Information Required for Application:**

1. Proposed New Use(s) of Property (if applicable): \_\_\_\_\_

\_\_\_\_\_

2. Dimensions (including height) of all Existing Structure(s) on Property: \_\_\_\_\_

\_\_\_\_\_

3. Dimensions (include height) of Proposed New Structure(s) on Property (if applicable): \_\_\_\_\_

\_\_\_\_\_

4. Source of Potable Water (e.g., well, public water, etc): \_\_\_\_\_

\_\_\_\_\_

5. Existing Sewage Disposal Method(s): \_\_\_\_\_

\_\_\_\_\_

6. Proposed Sanitary Sewage Disposal Method(s), if any: \_\_\_\_\_

\_\_\_\_\_

7. Is the Property located in a Flood Plain?    \_\_\_ YES    \_\_\_ NO

8. Is any portion of the Property located on a slope of over twenty percent (20%):    \_\_\_ YES    \_\_\_ NO

9. Do any "Wetlands" exist on the Property:    \_\_\_ YES    \_\_\_ NO

10. List the number of Residential, Commercial, Industrial, or other uses to be accommodated within all existing and/or proposed Structure(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

11. For each use being made of all existing and/or proposed structures on the Property, state the square Footage being devoted to each use being made of the existing and/or proposed structures:

\_\_\_\_\_

12. Does the current use or proposed use of this property involve hazardous and/or toxic and/or radioactive substances or waste?  YES  NO

13. Is the Property (because of its dimensions, etc.) or any use of the Property "Non-Conforming" as Defined by the Zoning Ordinance?  YES  NO

If "YES", give a detailed explanation of the dimensional or use non-conformity:

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14. Is any structure currently situated on the Property "Non-Conforming" as defined by the Zoning Ordinance?  YES  NO

If "YES", give a detailed explanation of the non-conformity (e.g., encroachment into a side yard Setback, a front yard setback, exceeds impervious surface coverage, etc.):

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## **ITEMS REQUIRED TO BE SUBMITTED BY APPLICANT**

THE FOLLOWING ITEMS MUST BE PRESENTED TO THE ZONING HEARING BOARD DURING THE HEARING FOR THIS APPLICATION. ALL OF THESE ITEMS MUST BE SUBMITTED IN TRIPLICATE DURING THE COURSE OF THE HEARING. ALL SUBMISSIONS WILL BE RETAINED BY THE BOARD.

IF ANY ITEMS ARE UNABLE TO BE PRESENTED TO THE ZONING HEARING BOARD AT THE TIME OF THE SCHEDULED HEARING, A CONTINUANCE SHOULD BE REQUESTED PRIOR TO THE SCHEDULED HEARING OR WILL BE REQUESTED BY THE BOARD AT THE TIME OF THE HEARING UNTIL **ALL ITEMS** REQUIRED ARE ABLE TO BE SUBMITTED IN THE FORM PRESCRIBED.

APPLICANT(S) MAY USE DOCUMENTARY EVIDENCE (E.G., PHOTOGRAPHS, PLOT PLANS, ETC.) AS EXHIBITS DURING THE HEARING, *HOWEVER*, APPLICANTS MUST PROVE TO THE ZONING HEARING BOARD ADDITIONAL COPIES OF ALL SUCH EXHIBITS, REDUCED IN SIZE TO 8.5" X 11".

1. Fully completed copy of this application.
2. Proof of Ownership (e.g., copy of Recorded Deed, Agreement of Sale, Option Contract, Lease, etc.).
3. A written Statement signed by the Landowner authorizing this Application.
4. Property Plan:
  - Each Plan must be drawn to scale, with that scale being not less than one inch (1") = Fifty feet (50').
  - Exact dimensions of all existing and/or all proposed lot lines and lot sizes must be shown on the Plan.
  - The Plan must show all streets adjacent to the property which is the subject of the Application.
  - All Plans must show the exact location of all existing and proposed buildings and/or structures, existing and proposed parking areas (including truck loading and unloading areas, etc.).
  - All Plans must show all Zoning setback requirements for existing and proposed buildings and/or structures, e.g. side yard setbacks, front yard setbacks, parking requirements, sign limitations, etc.
  - All Plans must show the exact dimensions of all existing and/or proposed driveways, rights-of-ways, utility easements, etc.
  - All Plans must contain a "LEGEND" on the face of the Plan, which indicates the following information and data:
    - All Applicable current zoning data and specifications (e.g., lot area, lot width, building coverage, lot coverage, etc.) for the Zoning District (or Districts) in which the subject property is located.
    - Proposed data and requirements for the Applicant.
    - Net differentials (plus or minus) between the required zoning specifications and proposed specifications.

4. Signs:

For any application involving a sign (freestanding or otherwise), the Applicant shall furnish a photograph, or other pictorial rendering drawn to scale, showing the dimensions of the proposed sign, the materials to be used for the sign, and the method of installation and anchorage.

5. Subdivision or Land Development Plans:

Any Applicant who is requesting any relief of any nature from the Zoning Hearing Board as part of the submission of Preliminary Subdivision and/or Land Development Plans to the Planning Commission and/or the Borough Council of Honey Brook Borough shall submit those Plans to the Zoning Hearing Board in conjunction with the Application, and as part of it. This is to ensure that, should the Zoning Hearing Board give the relief requested, there is no substantive or material change or changes in these Plans between the time of the granting to the relief requested and the time of the submission of these Plans to the Planning Commission and/or the Borough Council as appropriate.

6. All Applicant must complete the "List of Adjacent Property Owners" attached hereto as Exhibit "A".

# NOTICE

UNDER NO CIRCUMSTANCES SHALL ANY APPLICANT OR ANY AGENT OF THE APPLICANT COMMUNICATE DIRECTLY WITH ANY MEMBER OR MEMBERS OF THE ZONING HEARING BOARD. ALL COMMUNICATIONS SHALL BE DIRECTED TO THE BOROUGH SECRETARY, WITH COPIES TO THE SOLICITOR FOR THE ZONING HEARING BOARD AND THE ZONING OFFICER.

ALL APPLICANTS AND LANDOWNERS, BY EXECUTING THIS FORM, HEREBY REPRESENT TO THE HONEY BROOK BOROUGH ZONING HEARING BOARD THAT THE INFORMATION SUBMITTED BY THEM, OR EITHER OF THEM, TO THE BOARD IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE AND BELIEF. FURTHER, ALL APPLICANTS, BY SIGNING AND SUBMITTING THIS FORM, AGREE TO COMPLY WITH ALL TERMS AND CONDITIONS IN THIS FORM PERTAINING TO APPLICATIONS, AND AGREE TO PAY IN FULL ALL FEES IN CONNECTION WITH THIS APPLICATION AT ANY HEARINGS ATTENDANT TO THIS APPLICATION.

Signature of Applicant(s)

Date

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Signature of Landowner(s)

Date

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**FOR OFFICE USE ONLY:**

Application Fee: \$ \_\_\_\_\_

Date Application Fee Paid: \_\_\_\_\_

Application Fee Received By: \_\_\_\_\_

Date Application Deemed Complete by Zoning Officer: \_\_\_\_\_