

NORTH MIDDLETON TOWNSHIP  
CUMBERLAND COUNTY, PENNSYLVANIA

ZONING HEARING APPLICATION

1. I hereby apply for: (identify request and complete Ordinance Section)

A. Variance \_\_\_\_\_ Ordinance Section \_\_\_\_\_

B. Special Exception \_\_\_\_\_ Ordinance Section \_\_\_\_\_

C. Appeal from Zoning Officer, other Municipal body or  
official \_\_\_\_\_ Ordinance Section \_\_\_\_\_

D. Substantive Challenge: Validity of Map/Zoning Ordinance \_\_\_\_\_  
Ordinance Section \_\_\_\_\_

2. Applicant's Name \_\_\_\_\_

Address \_\_\_\_\_

Phone No. (717) \_\_\_\_\_

APPLICANT MUST BE PRESENT AT TIME OF HEARING

3. Owner's Name \_\_\_\_\_

Address \_\_\_\_\_

Phone No. (717) \_\_\_\_\_

4. Applicant's Attorney \_\_\_\_\_

Address \_\_\_\_\_

5. Location of Property Affected \_\_\_\_\_

6. Detailed Description of Use of Land:

A. Zoning District \_\_\_\_\_

B. Present Use \_\_\_\_\_

C. Proposed Use \_\_\_\_\_

D. Expected Period of Time of Use \_\_\_\_\_

7. Reason for Request: (Insert Attachment if Necessary)

8. All required additional information and exhibits in compliance with Section 204-125 Zoning Hearing Board's Functions of the North Middleton Township Zoning Ordinance.

9. Fees: A. Special use or Variance Request in;
1. Conservation District
  2. Agricultural District
  3. Agricultural Holding District
  4. Suburban Residential District
  5. Hi-Density Residential District

Amount Due: \$ 500.00

- Fees: B. Special use or Variance Request in;
6. Neighborhood Commercial District
  7. Highway Commercial District
  8. Campus Industrial District
  9. Industrial District
  10. Scenic River District

Amount Due: \$500.00

Fee of \$ \_\_\_\_\_ Received

I certify the above information and submitted exhibits to be true, correct and complete. Any information I have failed to supply may be grounds for the Zoning Hearing Board to dismiss application.

I or We agree the hearing by the Board on this application may be tape recorded rather than stenographically recorded. (Strike out if not agreed.)

**APPLICANT MUST BE PRESENT AT TIME OF HEARING**

\_\_\_\_\_  
Township Official

\_\_\_\_\_  
Applicant - Owner - Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## ZONING APPLICATION FILING RECOMENDATIONS

**General Criteria: In addition to the requirements, each applicant must also demonstrate at the hearing among other things the following:**

A. Filing Requirements for Special Exceptions, as provided for in this chapter and subject to all applicable requirements, including, but not limited to:

- Ground floor plans and elevations of proposed structures.
- Names and addresses of adjoining property owners including properties directly across a public right-of-way.
- A scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this chapter.
- A written description of the proposed use in sufficient detail to demonstrate compliance with all applicable provisions of this chapter.

B. Filing Requirements for Variances requirements in addition to the required zoning permit information, but not limited to:

- Ground floor plans and elevations of existing and/or proposed structures.
- Names and addresses of adjoining property owners including properties directly across a public right-of-way.
- A scaled drawing (site Plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this chapter.
- A written description of the proposed use in sufficient detail to demonstrate compliance with all applicable provisions of this chapter.

C. In addition to Filing Requirements, each applicant must also demonstrate at the hearing, among other things, the following:

- The proposed use shall be consistent with the purpose and intent of the Zoning Ordinance.
- The proposed use shall not detract from the use and enjoyment of adjoining or nearby properties.
- The proposed use will not substantially change the character of the subject property's neighborhood.
- Adequate public facilities are available to serve the proposed use (e.g., school, fire, police and ambulance protection, sewer, water and other utilities, vehicular access, etc.)
- For development within the Floodplain Zone, that the application complies with those requirements listed in 204-24 of this chapter.
- The proposed use shall comply with those criteria specifically listed in other applicable regulations contained in this chapter.
- The proposed use with not substantially impair the integrity of the township's Comprehensive Plan.

## Application for all Zoning Permits

Applications shall contain a general description of the proposed work, development, use or occupancy of all parts of the structure or land and shall be accompanied by plans. All applications should be verified to contain all this information, but zoning officer has discretion as to required detail, as follows:

- Dimensions and shape of lot to be developed
- Location and dimensions of any structures to be erected constructed and altered.
- Existing and proposed uses, including the number of occupied units, businesses, etc., all structures are designed to accommodate.
- Off-street parking and loading spaces.
- Utility systems affected and proposed.
- Alterations or development of any improved or unimproved real estate
- The size of structures and the number of employees anticipated.
- Any other lawful information that may be required by the Zoning Officer to determine compliance with this chapter.
- Copies of any applicable approved subdivision of land development plans.

If the proposed activity requiring a zoning permit, other than as regulated in 204-23E, is located within the Floodplain Zone, that following information is specifically required to accompany all applications, as prepared by licensed professional:

- The accurate location and elevation of the floodplain and floodway.
- The elevation, in relation to the National Geodetic Vertical Datum of 1929 (NGVD), of the lowest floor, including basements.
- The elevation, in relation to the NGVD, to which all structures and utilities will be flood proofed or elevated.
- Flood proofing. Where flood proofing is proposed to be utilized for a particular structure, the zoning permit application shall be accompanied by document certified by a licensed professional engineer registered by the Commonwealth of Pennsylvania or a licensed professional architect.
- Registered by the Commonwealth of Pennsylvania certifying that the flood proofing methods used meet all applicable codes and ordinances.

**NORTH MIDDLETON TOWNSHIP**  
**CUMBERLAND COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2008.06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA, PROVIDING FOR INCREASES IN VARIOUS FEES, NEW FEES TO BE CHARGED, MODIFICATION TO CERTAIN FEE STANDARDS, AND THE PAYMENT OF ADDITIONAL COSTS ASSOCIATED THEREWITH.**

WHEREAS, the Board of Supervisors of North Middletown Township has enacted the Code of the Township of North Middleton, 2001, Chapter 204 Zoning, Section 204-132. Determination of Fees, which Ordinance provides, in pertinent part, for the establishment of fees for the administration of the Zoning Ordinance which fees include, but are not necessarily limited to, fees for special exception uses, variances, appeals and ordinance validity challenges, conditional uses, and amendments to the North Middleton Township Zoning Ordinance and Zoning Map and further, enacted Resolution No. 2003.02, which established a fee structure therefore; and

WHEREAS, the Board of Supervisors of North Middleton Township is desirous of modifying and amending the fee structure for special exception uses, variances, appeals and ordinance validity challenges, conditional uses, and amendments to the North Middleton Township Zoning Ordinance and Zoning Map, along with the payment of additional costs associated therewith; and

WHEREAS, any Ordinances or Resolutions or parts of Ordinances or Resolutions conflicting with the terms and fees of this Resolution be and the same are hereby repealed to the extent of such conflict.

NOW, THEREFORE, be it resolved by the North Middleton Township Board of Supervisors, Cumberland County, Pennsylvania, as follows:

SECTION 1:

The North Middleton Township Fee Structure as provided for in the Code of the Township of North Middleton, 2001, Chapter 204 Zoning, Section 204-132. Determination of Fees and as is further provided for in Resolution No. 2003.02, shall be amended, changed and modified in its entirety as follows:

The application fees and initial escrow deposits for special exception uses, variances, appeals and ordinance validity challenges, conditional uses and amendments to the North Middleton Township Zoning Ordinance and Zoning Map are hereby established in accordance with the following schedules:

A) Special Exception Uses and Variance Request Applications:

All Districts

1) Application Filing Fee \$500.00

B) Appeals and ordinance validity challenges:

All Districts

1) Application Filing Fee \$750.00

Plus

2) Escrow Fee to be Established \$1,500.00

As to the escrow amount, same shall be deposited and retained by North Middleton Township the purpose of the escrow fund is to insure payment or reimbursement to North Middletown Township for all costs incurred with respect to processing the Application and holding a hearing on said request. The escrow amount will be deposited and retained by North Middleton Township in an escrow account. The Applicant will be advised by North Middleton Township as to the amount of any payments made from the escrow account. North Middletown Township reserves the right, from time to time, to request that the Applicant make additional payments into the escrow account to replenish those funds should the initial amount or deposit be or become depleted.

C) Conditional Uses:

All Districts

1) Application Filing Fee \$500.00

Plus

2) Escrow Fee to be Established \$1,000.00

As to the escrow amount, same shall be deposited and retained by North Middletown Township. The purpose of the escrow fund is to insure payment or reimbursement to North Middletown Township for all costs incurred with respect to processing the Application and holding a hearing on said request. The escrow amount will be deposited and

retained by North Middletown Township in an escrow account. The applicant will be advised by North Middletown Township as to the amount of any payments made from the escrow account. North Middletown Township reserves the right, from time-to-time, to request that the Applicant make additional payments into the escrow account to replenish those funds should the initial amount or deposit be or become depleted.

D) Amendments to the North Middletown Township Zoning Ordinance and Zoning Map:

All Districts

1) Application Filing Fee \$750.00

Plus

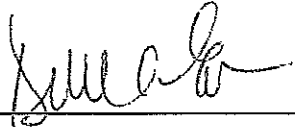
2) Escrow Fee to be Established \$1,000.00

As to the escrow amount, same shall be deposited and retained by North Middletown Township. The purpose of the escrow fund is to insure payment or reimbursement to North Middletown Township for all costs incurred with respect to processing the Application and holding a hearing on said request. The escrow amount will be deposited and retained by North Middletown Township in an escrow account. The applicant will be advised by North Middletown Township as to the amount of any payments made from the escrow account. North Middletown Township reserves the right, from time-to-time, to request that the Applicant make additional payments into the escrow account to

replenish those funds should the initial amount or deposit be or become depleted.

ATTEST:

NORTH MIDDLETON TOWNSHIP  
BOARD OF SUPERVISORS

  
\_\_\_\_\_

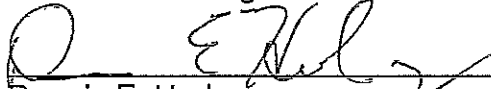


Richard A. Bucher, Chairman

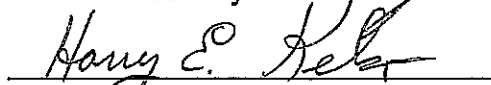
\_\_\_\_\_  
Robert H. Shearer, Vice-Chairman



\_\_\_\_\_  
Robert A. Reisinger



\_\_\_\_\_  
Dennis E. Hurley



\_\_\_\_\_  
Harry E. Kelso