

LAND USE AND DEVELOPMENT

300 Attachment 10

Form 9

**“D” Variance Applications
Plat Details and Requirements
[Amended 12-21-2010 by Ord. No. 1507]**

Applicant’s Name _____

Application # _____ Date Received _____

In addition to the requirements indicated in forms for site plans and/or subdivisions, the following information shall be submitted for all applications for a “D” variance to the Zoning Board of Adjustment, including those cases when the variance application has been bifurcated from any other applications which may be required.

PLAN ACCURACY AND LEGIBILITY

SUFFICIENT FOR REVIEW: Yes () No ()

Yes No

- () () 1. A general description of the proposed development and a brief assessment of its effect on the site, adjacent properties, the neighborhood and the Borough as a whole, including but not necessarily limited to effects upon the natural environment, land use patterns, traffic and circulation, visual factors, utilities and drainage.
- () () 2. A key map showing location of tract to be considered in relation to the surrounding area, within at least 200 feet of the subject site.
- () () 3. Title block containing name of applicant and owner, street address preparer, lot and block numbers, date prepared and date of last amendment.
- () () 4. Scale of map, both written and graphic. The scale shall contain no more than 50 feet to the inch.
- () () 5. North arrow.
- () () 6. Zoning district in which parcel is located, and the zone district of adjacent property, with a table indicating all setbacks, lot areas, lot widths, lot coverage, floor area ratios, and density, both as to required and proposed, for the subject property.
- () () 7. The location and width of any abutting streets, both right-of-way and pavement.
- () () 8. The boundaries of the tract in question, with dimensions of same.
- () () 9. Location of existing easements or rights-of-way including power lines.

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- () () 10. Contours to determine the natural drainage of the land. Intervals shall be: up to 10% slope - two feet; over 10% slope - five feet.
 - () () 11. Location of natural features, including woodlands, streams and other water bodies, wetlands, flood hazard areas and rock outcrops, as well as locations of mining activity.
 - () () 12. Location of existing buildings and their setbacks from property lines.
 - () () 13. Preliminary floor plans and building facade elevations for existing and proposed buildings.
 - () () 14. Location of existing and proposed parking, loading, access and circulation improvements.
 - () () 15. Location and description of existing and proposed landscaping.
 - () () 16. A copy of the certified list of property owners within 200 feet of the subject property prepared by the Tax Assessor.
 - () () 17. Any additional information deemed necessary by the approving board.
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