

# TOWNSHIP OF FRAZER

592 Pittsburgh Mills Circle  
Tarentum, PA 15084

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## APPLICATION FOR CONDITIONAL USE APPROVAL

### APPLICANT/PROPERTYOWNER

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

FAX \_\_\_\_\_

### AGENT/REPRESENTATIVE

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

FAX \_\_\_\_\_

I/We hereby request that a determination be made by the Board of Supervisors on the following conditional use request under the Frazer Township Zoning Ordinance, Ordinance No. 107, as amended (the "Zoning Ordinance"):

1. Description of the property involved in this application:

Location \_\_\_\_\_

Block/Lot No. \_\_\_\_\_ Lot Size \_\_\_\_\_

Present Use \_\_\_\_\_ Zoning District \_\_\_\_\_

Present Improvements on Land: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Approximate cost of work involved: \_\_\_\_\_

2. Applicable Zoning Ordinance Provision(s): \_\_\_\_\_  
Section(s)/Subsection(s)

3. Has a previous land use appeal, variance, special exception, conditional use, or rezoning application been filed in connection with this property (attach additional sheets as necessary)? Yes \_\_\_\_\_ No \_\_\_\_\_

If yes, \_\_\_\_\_ (Type) \_\_\_\_\_ (Date) \_\_\_\_\_ (Disposition)

4. Description of Conditional Use Proposal/Request:  
A conditional use under the Zoning Ordinance is requested as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE:** Before approving a conditional use application, the Board of Supervisors shall determine that the proposed use complies with the following general standards and criteria, which are in addition to any other requirements in this Chapter for a specific type of use or development:

- The proposed use will not alter the established character and use of the neighborhood or district in which it is located, and will not substantially impair the use or development of adjacent properties.
- The establishment, maintenance, location and operation of the proposed use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- The proposed use complies with all applicable provisions and requirements for that type of use contained in this Chapter (unless a variance to any provision has been granted by the Zoning Hearing Board) and all other applicable Federal, State, County, and Township laws, statutes, ordinances and regulations, including but not limited to: the Township Subdivision and Land Development Ordinance; the Township Storm Water Management Ordinance [Chapter 26, Part 1]; and the Frazer Township Code of Ordinances.
- The proposed use is compatible with surrounding land uses. It does not have a negative impact on the existing neighborhood or development in terms of air and water quality, noise, illumination and glare, restrictions to natural light and air circulation or other hazardous conditions that could endanger surrounding residents or impair the use of surrounding properties.
- The proposed site of the conditional use is suitable in terms of topography, soil conditions and size, based on number of projected users and the frequency of use of the proposed use.
- The proposed use and site provides for safe, adequate vehicular and pedestrian access. It has access from a street capable of handling the traffic generated by the proposed use, and it will not result in undue traffic congestion and hazardous conditions on adjacent streets. The use provides for safe and efficient internal circulation and sufficient off-street parking and loading.
- The proposed use complies with all applicable standards and requirements for providing sanitary sewage disposal, water supply, storm water management, solid and toxic waste storage and disposal.
- The proposed use provides landscaping, screening and buffer areas sufficient to protect the use, enjoyment and development of adjacent properties.
- The proposed use is in general conformity with the Comprehensive Plan.

5. I/We believe the Board of Supervisors should approve this request because (include reasons both with respect to law and fact for granting the conditional use and, if hardship is claimed, state the specific information (attach additional sheet if necessary)): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Have you applied for a building permit? Yes \_\_\_\_\_ (Date \_\_\_\_\_) No \_\_\_\_\_. If no, why not:  
\_\_\_\_\_  
\_\_\_\_\_

7. What is applicant's interest in property affected (Owner, Agent, Lessee, Etc.)? \_\_\_\_\_  
\_\_\_\_\_

**NOTE:** Applicant must submit a copy of the deed, lease, sales agreement or other contract proving interest in property with the filing of this Application. If the applicant is other than the owner of the subject property, then signed consent of the property owner must accompany this application.

**As part of this Application, the applicant must provide: three (3) full scale copies and 15 half-scale copies of all required plans, maps and drawings; and 15 copies of all other application materials.**

**An application for conditional use approval shall not be considered administratively complete until all items required by this Chapter, including the application fee and and/or deposit, have been received by the Township. An administratively incomplete Application will be returned to applicant.**

I/We hereby certify that all of the above information is true and correct to the best of my/our knowledge.

Date: \_\_\_\_\_ Applicant Signature \_\_\_\_\_



*OFFICIAL USE ONLY*

Date Application Filed: _____	Township File No.: _____
Amount of Fee/Deposit Paid: _____	Date Fee Paid: _____
Date Admin. Complete: _____	Public Hearing Period Expires: _____
Date Hearing Advertised: _____	Date Notices Sent to Interested Parties: _____
Date Property Posted: _____	Date Township Building Posted: _____
Planning Commission Meeting Date: _____	Planning Commission Decision: _____
Public Hearing Date: _____	Board Decision/Date: _____