



Requirements and Instructions  
For Filing  
APPLICATION FOR APPEALS

In order to provide the information required by the Zoning Hearing Board is hearing appeals, the attached form as been adopted by the Board for its use. Request for appeals will be accepted only when they are submitted on the attached form, filled out as described below, and with the necessary attachments.

1. This form is to be completed and sent to the Municipal Secretary/Manager, 225 Spring Run Road, Crescent, PA 15046 ATTENTION: Zoning Hearing Board.
2. One certified copy of a plot plan of the property in question will be submitted along with this form. The plot plan must be drawn to scale, indicated the position of the structures on the lot in question and on adjacent lots.
3. Photographs of the property involved, of adequate size to illustrate the condition of the property under discussion, are always helpful and may be requested by the Board.
4. The Filing Fee required in the amount of \$550.00 (\$50.00 non-refundable application fee plus \$500.00 deposit for expenses), make check payable to Crescent Township at the time of filing the application. All unused monies will be returned. The Township shall have the authority to increase the deposit to cover the actual costs of these items.
5. The application must be filled out completely with full answers to every statement and question.
6. The application must be signed.

The first hearing to be commenced 60 days from request; subsequent hearing not more than 45 days apart; hearings to conclude 100 days from completion of applicant's case-in chief, applicant entitled to 7 hours of hearing. See amendment for details. Process is quite complex.

**CRESCENT TOWNSHIP**  
**APPLICATION FOR ZONING HEARING**

Zoning Hearing Board  
225 Spring Run Road  
Crescent, PA 15046

Date application received \_\_\_\_\_  
Fee \$550.00 \_\_\_\_\_  
( \$50-application fee + \$500-deposit for expenses )  
Received by \_\_\_\_\_

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Application for Appeal

Name: \_\_\_\_\_ Phone No. \_\_\_\_\_  
Mailing address: \_\_\_\_\_  
Location of property: \_\_\_\_\_ Zoning Classification \_\_\_\_\_  
Name of landowner: \_\_\_\_\_ Tax Parcel No. \_\_\_\_\_  
Lot size \_\_\_\_\_ x \_\_\_\_\_ = sq. ft. \_\_\_\_\_  
Present improvements on land \_\_\_\_\_  
Has a previous application been filed with the Board for this property? \_\_\_\_\_  
Approximate cost of proposed work: \_\_\_\_\_

Nature of application including explanation:

A. ( ) Variance \_\_\_\_\_  
B. ( ) Special permit \_\_\_\_\_

If appellant is claiming a hardship, describe said hardship: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Citation of zoning which is applicable to this request.

Article \_\_\_\_\_ Section \_\_\_\_\_

List below the names and COMPLETE MAILING ADDRESSES OF OWNERS OF ADJACENT  
PROPERTY INVOLVED IN THIS APPEAL.

These names and addresses can be obtained at the Office of Property Assessments  
County Office Building, 542 Forbes Ave, Third Floor, Pittsburgh, PA 15219 or  
[www.county.allegheny.pa.us/opa/index.aspx](http://www.county.allegheny.pa.us/opa/index.aspx) IN ORDER THAT YOUR HEARING WILL NOT BE  
POSTPONED OR CONTINUED, PLEASE BE CERTAIN THIS SECTION HAS BEEN PROPERLY  
COMPLETED. If you need additional space, please use the reverse side of this application and/or  
attach a list.

NAMES (FIRST & LAST)

COMPLETE MAILING ADDRESS

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

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

I hereby state that the above information is true and correct to the best of my knowledge.

\_\_\_\_\_  
Signature of Applicant/Appellant

\_\_\_\_\_  
Signature of Code Enforcement Officer

THE COST OF THE PROCEEDINGS IS THE RESPONSIBILITY OF THE APPLICANT. THIS APPLICATION MUST BE ACCOMPANIED BY THE REQUIRED FEE AND A COPY OF THE PLOT PLAN FOR THE PROPERTY INVOLVED.

<u>NAMES (FIRST &amp; LAST)</u>	<u>COMPLETE MAILING ADDRESS</u>
_____	_____
_____	_____
_____	_____
_____	_____

FOR OFFICE USE ONLY

Date application Received _____	Date Plan Received _____
Copies to Zoning Hearing Board _____	Hearing Date & Time _____
Date applicant notified _____	Public Notice Ads 1st _____
Notice to Board _____	2 <sup>nd</sup> _____
Date Township posted property _____	Date Property owners notified _____

DISPOSITION:

Granted \_\_\_\_\_ Denied \_\_\_\_\_ Date of ORDER \_\_\_\_\_

Decision issued \_\_\_\_\_

SPECIAL EXCEPTION AND VARIANCE PERMIT

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, this permit is issued subject to the conditions set forth by the Zoning Hearing Board of Crescent Township. A complete record of this case is available for review at the Township Office, 225 Spring Run Road, Crescent, PA 15046, during regular business hours. Any violation by the applicant of these conditions or any Township Ordinance pertaining to this use may result in revocation of this permit.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Code Enforcement Officer

\_\_\_\_\_  
ZONING/APPLICATION

## VARIANCES

A variance is a means of adjusting the literal terms, the detailed present regulations, of the zoning ordinance to fit the land which it regulates. It enables a property owner to use his or her land which, due to specific location, topography, size or shape, would otherwise not be suitable for development under the strict interpretations of the zoning ordinance. It is a permission granted as relief from unnecessary hardship that would be imposed by strict adherence to ordinance provisions. The variance acts as a relief valve to solve problems in applying general legislation to specific situations.

Suppose a individual owned a lot platted prior to the adoption of the zoning ordinance. If the requirements (i.e., lot size, setbacks) of the zoning ordinance prevent any reasonable use of the individual's property, and if the proposed use is consistent with the public interest and the hardship to the applicant is not self-inflicted or financially related, a variance is usually in order to avoid a taking or confiscation of the property.

A variance is granted by the zoning hearing board. The MPC in Section 910.2 contains strict standards that must be met before a variance can be issued. The board may grant a variance provided that all of the following findings are made where relevant:

1. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions, and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
3. That such unnecessary hardship has not been created by the applicant.
4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor be detrimental to the public welfare.
5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

In granting any variance, the board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purpose of the MPC and the zoning ordinance.

ZONING HEARING BOARD  
TOWNSHIP OF CRESCENT

NOTICE TO INTERESTED PROPERTY OWNERS

Case No: \_\_\_\_\_

Dear Property Owner:

An appeal for (an interpretation of the ordinance or map) (a variance) (a special exception) had been filed with the Zoning Hearing Board by \_\_\_\_\_.  
The property is situated in the \_\_\_\_\_ Zone District and is located at \_\_\_\_\_.

This request, if approved, would authorize \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

The Zoning Officer was required, under the provisions of the Zoning Ordinance, to deny the permit because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

However, the Zoning Hearing Board, under certain conditions and safe-guards, may have the authority to grant the request.

A public hearing will be held by the Zoning Hearing Board on \_\_\_\_\_  
20, \_\_\_\_\_, at \_\_\_\_\_ p.m. in the Municipal Building at which time you may submit your views on the matter in person, by writing, or by representative.

If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be greatly appreciated if you would inform him of the time and place of the hearing.

TOWNSHIP OF CRESCENT  
ZONING HEARING BOARD

\_\_\_\_\_  
Secretary

ZONING HEARING BOARD  
TOWNSHIP OF CRESCENT

NOTICE OF DECISION TO APPELLANT

Case No: \_\_\_\_\_

Dear: \_\_\_\_\_

The Zoning Hearing Board at a meeting held \_\_\_\_\_ 20\_\_\_\_\_

DENIED

GRANTED

GRANTED SUBJECT TO THE FOLLOWING CONDITIONS

Your appeal for \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Any aggrieved person may appeal to the Court of Common Pleas of Allegheny County within 30 days after the decision of the Board. A copy of the formal decision in reference to your appeal is available for your inspection from the Manager/Secretary of the Township.

TOWNSHIP OF CRESCENT  
ZONING HEARING BOARD

\_\_\_\_\_  
Secretary

ZONING

430 Attachment 1

Table A  
Township of Crescent

Permitted uses	A-1 Conservation	R-1 Residential	R-2 Residential	B-1 Business	P-2 Business	M-1 Light Industrial	M-2 Heavy Industrial
Open land recreation Parks Accessory uses	Single-family dwellings Two-family dwellings Multiple-family dwellings Cemeteries Group residence facilities <sup>1</sup> Planned residential developments <sup>2</sup> Communication towers <sup>4</sup>	Single-family dwellings Parks, schools, churches Accessory uses Home occupations Group residence facilities <sup>1</sup> Planned residential developments <sup>2</sup>	Single-family dwellings Two-family dwellings Multiple-family dwellings Parks, schools, churches Accessory uses Home occupations Group residence facilities <sup>1</sup> Planned residential developments <sup>2</sup>	Single-family dwellings Professional offices Public utility structures Churches Accessory uses Multiple-family dwellings Financial institution offices Mixed use Group residence facilities <sup>1</sup> Boardinghouses <sup>3</sup> Planned residential developments <sup>2</sup>	Single-family dwellings Retail stores Financial institution offices Mixed use Public utility structures Churches Accessory uses Multiple-family dwellings Group residence facilities <sup>1</sup> Boardinghouses <sup>3</sup> Planned residential developments <sup>2</sup> Integrated center	Light manufacturing Research laboratories Offices Warehousing Public buildings Public utility structures Accessory uses Auto body repair Kennels	Light manufacturing Research laboratories Offices Warehousing Public buildings Public utility structures Supply yards Construction activities Truck terminals Truck, bus, recreational vehicle and construction equipment service Repair garages Heavy manufacturing Accessory uses
Conditional uses	Single-family dwellings Two-family dwellings Multiple-family dwellings Cemeteries Group residence facilities <sup>1</sup> Planned residential developments <sup>2</sup> Communication towers <sup>4</sup>	Public utility structures Cemeteries	Public buildings Public utility structures	Retail stores Kennels	Motels Commercial recreation Eating and drinking places Gas station, auto repair Auto sales Kennels	Motels Gas stations Eating and drinking places Industrial park Communication towers Truck terminals Truck, bus, recreational vehicle and construction equipment service Repair garages	Auto and scrap salvage Communication Towers
Minimum lot area	3 acres	7,500 square feet	7,500 square feet	7,500 square feet	7,200 square feet	20,000 square feet	20,000 square feet
Lot area per family	1 acre	7,500 square feet	1,500 square feet	—	—	100	100
Width (feet)	230	75	75	75	75	50	35
Front yard (feet)	50	25	25	25	25	10	20
Side yard (feet)	30	10	10	10	10	20	25
Rear yard (feet)	50	25	25	10	10	50	25
Height (feet)	25	25	25	45	45	45	45
Accessory use							
Side yard (feet)	10	5	5	5	5	20	20
Rear yard (feet)	10	5	5	5	5	50	25

NOTES:  
1. "Group residence facility" is defined in § 430.06A. Group residence facilities are subject to the rules in § 430.02R, in addition to the other rules, requirements and restrictions in this chapter.  
2. "Boardinghouse" is defined in § 430.06A.  
3. "Planned residential development" is defined at § 430.06A. Planned residential developments are subject to Chapter 450.  
4. Communication towers are subject to § 430.04F. In addition, the following setbacks apply: width – 200 feet; front yard – 70 feet; side yard – 40 feet; rear yard – 50 feet.

THE DIMENSIONS SHOWN ON THE SKETCH BELOW.

SIGNED \_\_\_\_\_

STREET ON SIDE OF PROPERTY

Curb — ↓

Curb

Curb — ↑

STREET FRONTING THE PROPERTY

FRONT PROPERTY LINE — |

SIDE PROPERTY LINE

Show

PROPERTY LINE

REAR PROPERTY LINE — |

PROPERTY LINE

NOTE: The Zoning Office is NOT responsible for any property dimensions shown on this sketch; establishment of property lines is the responsibility

SIDE PROPERTY LINE

Curb — ↑

Curb — ↑

STREET ON SIDE OF PROPERTY

The following dimensions shall be shown:-

1. Distance from front property line to front of structure.
2. Distance from side property line to nearest portions of structure thereon.
3. Distance from rear property line to rear of structure.
4. Distances (as described in 1, 2, 3) to nearest structure thereon.



ZONING

430 Attachment 2

**Table A.1**  
**Preexisting Nonconforming Lots; Relaxed Building Setbacks**  
**Township of Crescent**

	Greater Than 75 Feet Wide	75 Feet Wide or Less	50 Feet Wide or Less
<b>A-1, R-1</b>			
Minimum lot area	—	—	—
Lot area per family (square feet)	—	—	—
Width	—	—	—
Front yard <sup>1</sup> (feet)	25	15	10
Side yard <sup>1</sup> (feet)	15	10	5
Rear yard <sup>1</sup> (feet)	15	10	5
Accessory use			
Side yard (feet)	5	5	5
Rear yard (feet)	5	5	5
<b>R-2</b>			
Minimum lot area (square feet)	—	—	—
Lot area per family	1,500	1,500	1,500
Width	—	—	—
Front yard <sup>1</sup> (feet)	25	15	10
Side yard <sup>1</sup> (feet)	15	10	5
Rear yard <sup>1</sup> (feet)	15	10	5
Accessory use			
Side yard (feet)	5	5	5
Rear yard (feet)	5	5	5
<b>B-1</b>			
Minimum lot area (square feet)	—	—	—
Lot area per family	—	—	—
Width	—	—	—
Front yard <sup>1</sup> (feet)	25	15	10
Side yard <sup>1</sup> (feet)	10	10	5

CRESCENT CODE

	Greater Than 75 Feet Wide	75 Feet Wide or Less	50 Feet Wide or Less
Rear yard <sup>1</sup> (feet)	10	10	5
Accessory use			
Side yard (feet)	5	5	5
Rear yard (feet)	5	5	5
<b>B-2</b>			
Minimum lot area (square feet)	—	—	—
Lot area per family	—	—	—
Width	—	—	—
Front yard <sup>1</sup> (feet)	25	15	10
Side yard <sup>1</sup> (feet)	10	10	5
Rear yard <sup>1</sup> (feet)	10	10	5
Accessory use			
Side yard (feet)	5	5	5
Rear yard (feet)	5	5	5

NOTE:

<sup>1</sup> The relaxed setbacks shown are permitted only for preexisting nonconforming lots in accordance with § 430.02Q.