



Township of  
**FERGUSON**  
Pennsylvania

Planning & Zoning Department

**Ferguson Township, Centre County, Pa.**  
**Application for Zoning Variance/Appeal Hearing**

Application for a Hearing must be filed in the name of the owner of record or in the name of the holder of an option or a contract to purchase, or in the name of the lessee if authorized under a lease.

The application must be completed in full and the following must accompany the application:

1. Thirteen (13) copies of the application.
2. Thirteen (13) copies of a diagram or site plan (as outlined on page 3).
3. For a Variance Hearing a non-refundable filing fee of \$300.00 (make check payable to Ferguson Township).
  - For an Appeal Hearing a filing fee of \$500.00 (make check payable to Ferguson Township). The Appeal Hearing fee is refundable if the applicant prevails in the appeal of a notice of violation.
  - If applying for both a Variance Hearing and an Appeal Hearing both the Variance fee of \$300.00 and the Appeal fee of \$500.00 must be paid to the Township.
4. A copy of the applicant's deed or other instrument showing authority to file this application must be attached.
  - If the instrument attached does not contain a legal description, a legal description must be provided.

All material should be submitted to the Ferguson Township Zoning Office no later than 5:00 PM on the fourth Monday of the month. All incomplete applications will not be processed.

Email \_\_\_\_\_

**ENTRY OF APPEARANCE**

Name \_\_\_\_\_

Address \_\_\_\_\_

I am appearing on my own behalf  (Check if this is true.)

I am representing \_\_\_\_\_

Please send me notice at the above address of any final decisions in this matter.

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

The undersigned hereby applies to the Ferguson Township Zoning Hearing Board for a hearing under the provisions of the Ferguson Township Zoning Ordinance affecting the following premises in the manner herein described.

Applicant \_\_\_\_\_

Address \_\_\_\_\_

Phone FAX \_\_\_\_\_

Owner \_\_\_\_\_

Address \_\_\_\_\_

Phone FAX \_\_\_\_\_

1. Location of premises \_\_\_\_\_

2. Centre County Tax Map Parcel Number \_\_\_\_\_

3. Present zoning \_\_\_\_\_

4. How long has the applicant held an interest in the property? \_\_\_\_\_

5. Present use of the premises \_\_\_\_\_

6. Proposed use of the premises \_\_\_\_\_

7. Explain extent of proposed alteration(s), if any: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. Describe all existing structures, including type size and height: \_\_\_\_\_

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9. Has the property been involved in previous zoning hearing(s)? \_\_\_\_\_ If so, describe date of hearing, nature of hearing and outcome of hearing:

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10. For new construction or alterations:

a) Have plans been submitted to the Zoning Officer? \_\_\_\_\_

b) Has he/she reviewed, approved, and signed the plans? \_\_\_\_\_

c) Has he/she issued a permit? \_\_\_\_\_

11. For a variance hearing, describe the provisions or regulations of the Ferguson Township Zoning Ordinance under which application for a variance is sought:

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12. For an appeal hearing, describe the alleged misinterpreted or misapplied provision of the ordinance which will be relieved by granting this appeal:

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13. A variance will be granted only upon the showing of an unnecessary hardship meeting all of the following criteria:

a) The unnecessary hardship is caused by unique physical circumstances in the size, shape or topography of the lot.

b) Because of the unnecessary hardship so caused, the lot cannot be developed in conformity with the Zoning Ordinance.

c) The unnecessary hardship was not created by the applicant. a) Key map showing the generalized location of the property.

d) The variance, if granted, would not alter the essential character of the neighborhood, impair the use or development of adjacent property or be detrimental to the public welfare.

e) The variance would be the minimum necessary to afford relief and would be the least possible modification of the Zoning Ordinance.

Describe hardship, as listed above, which will be relieved by granting this variance:

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14. Attach a diagram or site plan showing the following:

- a) Key map showing the generalized location of the property.
- b) North point.
- c) Name and address of all abutting property owners.
- d) Total tract boundaries of the property showing approximate distances and a statement of total acreage of the tract.
- e) All existing streets including streets of record (recorded but not constructed) on or abutting the tract including names and right-of-ways.
- f) If relevant to the application, existing sewer lines, water lines, fire hydrants, utility lines, culverts, bridges, railroads, watercourses, and easements.
- g) All existing buildings or other structures and approximate location of all tree masses.

15. List all abutting property owners. Include full name, address, and telephone numbers

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FOR STAFF USE ONLY:

- Plans submitted
- Advertised
- Posted
- Fee Paid