



BOROUGH OF FOREST HILLS

Code Enforcement Department
2071 Ardmore Boulevard
Pittsburgh, PA 15221

Office: 412-351-7330 • Fax: 412-351-7337
www.foresthillspa.org

APPLICATION FOR CONDITIONAL USE APPROVAL

Applicant Name: _____ Email: _____

Address: _____

Telephone: _____ Fax: _____

I/We hereby request that a determination be made by the Borough Council on the following conditional use request under Chapter 27 of the Forest Hills Borough Code of Ordinance, Zoning, as amended ("Zoning Ordinance"):

1. Description of the property involved in this appeal:

Location _____

Block/Lot No.: _____ Lot Size _____

Present Use _____ Zoning District _____

Present Improvements on Land: _____

Proposed Use/Improvements: _____

Approximate cost of work involved: _____

2. Proof of Ownership/Legal Interest: _____
(Provide copy of deed, lease, sales agreement or other contract proving interest in property if not the as shown in the Allegheny County Assessment Office Records.)

3. Applicable Zoning Ordinance Provision: _____
Section _____ Subsection _____

4. Has a previous land use appeal, variance, special exception, conditional use, or rezoning application been filed in connection with this property? Yes _____ No _____

If yes, _____
(Type) (Date) (Disposition)

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5. Description of Conditional Use Proposal/Request:

A conditional use under the Zoning Ordinance is requested as follows: _____

6. **Applicant must provide a written statement demonstrating that the application meets the express standards and criteria of §27-905___ [Subsection to be inserted by Borough].**

7. **Applicant must provide a written statement demonstrating that the application meets the following standards set forth in 27-904 of the Borough Zoning Ordinance:**

- A. The proposed use complies with the objectives of the Zoning Ordinance and is consistent with the Comprehensive Plan.
- B. The proposed use complies with all applicable provisions and requirements for that type of use contained in the Zoning Ordinance, unless a variance to any provision has been granted by the Zoning Hearing Board, and with other applicable Borough, county and Commonwealth and Federal ordinances, laws and regulations. The proposed use shall obtain applicable permits, licenses, approvals from Borough, Allegheny County, Commonwealth and Federal agencies before final approval of the conditional use application is granted.
- C. The proposed use is compatible with the 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.
- D. The proposed site for the conditional use is suitable in terms of topography and soil conditions and size, based on number of projected users and the frequency of use of the proposed use.
- E. 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, efficient internal circulation and sufficient off-street parking and loading.
- F. The proposed use complies with all applicable standards and requirements for providing sanitary sewage disposal, water supply, storm water drainage, solid and toxic waste storage and disposal.
- G. The proposed use provides screening or buffer areas as required by the Zoning Ordinance.
- H. The proposed use and development conforms to the scale, character and exterior appearance of existing structures and uses in the neighborhood in which it is located.

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8. The proposed use / improvement must comply with the applicable lot and yard requirements of the zoning district in which it is proposed, Zoning Ordinance (TABLE 2). Indicate the following where applicable:

Lot Area: _____
Lot Area/Family: _____
Lot Width: _____
Front Yard Setback: _____
Side Yard Setbacks: _____
Rear Year Setback: _____

9. I/We believe the Borough Council should approve this request because (include reasons both with respect to law and fact for granting the conditional use) (attach additional sheet if necessary): _____

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

11. Provide names and addresses of owners of properties adjacent to and/or directly across a street from the boundary of the property or properties affected by the hearing as shown by the latest records of the Allegheny County Assessment Office.

1. _____ _____	2. _____ _____	3. _____ _____
4. _____ _____	5. _____ _____	6. _____ _____

NOTE: As part of this Application, the applicant must provide twenty-one (21) copies of this application along with no fewer than six (6) full-size copies and fifteen (15) half-size copies of all required maps, and twenty-one (21) copies of all other application materials.

Applications shall also contain the following:

- **A land development plan, as defined by the Zoning Ordinance; and**
- **Construction plans, where renovations or modifications of an existing building is immediately contemplated, showing the scope, nature and extent of said renovation or modification.**

An incomplete Application will be returned to applicant. An Application will be considered incomplete unless and until the appropriate application fee and deposit are paid in full.

Any and all documents or drawings submitted as evidence or for review must be to reasonably accurate dimensions, no free-hand drawings will be accepted.

I/We hereby certify that all of the above information is true and correct to the best of my/our knowledge. The undersigned agrees to pay all applicable fees and deposits required in accordance with Borough ordinances and resolutions.

Date: _____ Applicant Signature _____

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OFFICE USE ONLY

Date Application Filed: _____ Filed With: _____

Application Fee Paid: _____ Date Paid: _____

Administratively Complete: _____ Date: _____

Planning Commission Meeting Date: _____ Planning Commission Recommendation: _____

Dates Advertised: _____ , _____ Date Notices Sent to Interested Parties: _____

Date Property Posted: _____ Date Borough Building Posted :_ _____

Public Hearing Date: _____ Council Decision/Date: _____ / _____

Borough File No: _____