

**Tatamy Borough**  
423 Broad Street PO Box 218  
Tatamy, PA 18085-0218

Phone: 610-252-7123

Fax: 610-252-2747

Borough.office@tatamypa.org

FOR OFFICE USE  
ONLY:

Case #:

Hearing Date:

Fee: \$

Approved

Denied

Permit #:

**CONDITIONAL USE APPLICATION**

**APPLICANT:**

1. Name: \_\_\_\_\_
2. Company Name (if applicable): \_\_\_\_\_
3. Address: \_\_\_\_\_
4. Home Phone #: \_\_\_\_\_ Office Phone #: \_\_\_\_\_  
Fax #: \_\_\_\_\_ Mobile #: \_\_\_\_\_

**PROPERTY:**

5. Zoning District: (circle one) R-1 (Residential) NC (Mixed Use) I (Industrial)  
O/I (Office/Industrial) FP (Floodplain) Other  
Corner Lot:  Yes  No (Corner lots are required to meet the front setbacks on both streets.)
6. Deed Owner's Name: \_\_\_\_\_
7. Deed Owner's Address: \_\_\_\_\_
8. Deed Owner's Home Phone #: \_\_\_\_\_ Office Phone #: \_\_\_\_\_  
Fax #: \_\_\_\_\_ Cell #: \_\_\_\_\_
9. Property Address: \_\_\_\_\_
10. Deed Reference #: \_\_\_\_\_ Parcel #: \_\_\_\_\_ Block #: \_\_\_\_\_ Lot #: \_\_\_\_\_
11. Present Use of Property: \_\_\_\_\_

**SITE DATA:**

12. Setbacks (ft.)  
Front \_\_\_\_\_ Sides \_\_\_\_\_ Rear \_\_\_\_\_
13. Sewer System  
 Septic  Public
14. Water System  
 Well  Public
15. Borough Road  
 Yes  No
16. Has any previous zoning appeal been filed in connection with this property?

Yes       No

If Yes:

Applicant's Name: \_\_\_\_\_

Date of Appeal: \_\_\_\_\_

Nature of Appeal: \_\_\_\_\_

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

17. Type of appeal sought:

- Variance
- Special Exception
- Interpretation of Zoning Ordinance
- Enforcement Notice
- Other: \_\_\_\_\_

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

**RELIEF REQUESTED:**

*Cite the specific section(s) from the Tatamy Borough Zoning Ordinance from which you are seeking relief and a description of **relief requested**. (Please note that if this section is not complete, the appeal will not be heard.)*

18. Article # \_\_\_\_\_ Section # \_\_\_\_\_ Subsection # \_\_\_\_\_

Ordinance Citation

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

Article # \_\_\_\_\_ Section # \_\_\_\_\_ Subsection # \_\_\_\_\_

Ordinance Citation

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\_\_\_\_\_  
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Article # \_\_\_\_\_ Section # \_\_\_\_\_ Subsection # \_\_\_\_\_

Ordinance Citation

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Article # \_\_\_\_\_ Section # \_\_\_\_\_ Subsection # \_\_\_\_\_

Ordinance Citation

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Article # \_\_\_\_\_ Section # \_\_\_\_\_ Subsection # \_\_\_\_\_

Ordinance Citation

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19. State in narrative form the nature of your appeal, including the relevant facts to be presented to the Zoning Hearing Board. (Please attach additional sheets as necessary.)

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20. State exact use proposed for the property (if applicable).  
 List hours of operation, number and type of employees



- Has this plan been submitted to the Lehigh Valley Planning Commission for their review?
- Has the stormwater grading plan been reviewed by the Northampton County Conservation District, if applicable?

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24. **What will the impact of this use be on existing sewage or water infrastructure?**

- Does this project comply with Act 537?

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An engineering study and plan **may** be **required** prior to the submission of this appeal for sewer and water supplied.

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**REQUIRED HARDSHIP(S):** *(Select all that apply)*

25. The Board shall hear and decide requests for variances where it is alleged that the provisions of this Ordinance inflict unnecessary hardship on the applicant. The Board may by rule prescribe the form of application as provided by Section 14-3. The Board may grant a variance provided the following findings are made where relevant in a given case.

- 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 peculiar to the particular property, and that the unnecessary hardship is due to such 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. -
- 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 property.
- That such unnecessary hardship has not been created by the applicant.
- That the variance, if authorized, will neither alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

- That in the case where the property in part or totally is located within the regulatory floodway, the granting of a variance will not increase the base flood elevation:
- 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.

**ATTACHMENTS:**

26. The following must accompany the application:
- Legal Description of Property (Use [www.ncpub.org](http://www.ncpub.org))
  - Authorization from Owner (*If applicant is not the owner*)
  - Proof of Ownership
  - Property Owners List**
  - Application Fee

**SITE PLAN:** (*The site plan must be submitted with the application.*)

27. The site plan shall include the following:
- A North arrow and scale
  - Existing structures and dimensions
  - Driveway and road access locations (existing and/or proposed)
  - Proposed structures and dimensions
  - All setbacks
  - Roads
  - Lot dimensions
  - Easements and details
  - Locations of septic/public sewer and water lines
  - Indicate location of floodplain (if applicable)
  - All slopes

**APPLICANT CERTIFICATION:**

28. The undersigned states that the above information is true and correct to his/her knowledge.

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Applicant's Signature

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Date



**AUTHORIZATION FROM OWNER**

*(If applicable)*

STATE OF PENNSYLVANIA        )  
NORTHAMPTON COUNTY        ) SS:

I, \_\_\_\_\_ , AFTER BEING DULY SWORN, DEPOSE AND  
*(Name of property owner(s))*

SAY THE FOLLOWING:

- 1. That I am the owner of real estate located at \_\_\_\_\_ ;
- 2. That I have read and examined the Application made to the Tatamy Borough Zoning Hearing Board by  
\_\_\_\_\_  
*(Name of Applicant)*
- 3. That I have no objections to and consent to the request(s) described in the Application made to the Tatamy Borough Zoning Hearing Board.

\_\_\_\_\_  
Owner's Name (please print)

\_\_\_\_\_  
Owner's Signature

Sworn to and ascribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

(seal)

My Commission Expires: \_\_\_\_\_