

VALLEY TOWNSHIP BOARD OF SUPERVISORS
890 West Lincoln Highway
P. O. Box 467
Coatesville, PA 19320
(610) 384-5751 384-2746 (Fax)

APPLICATION FOR ZONING AMENDMENT HEARING
BEFORE THE BOARD OF SUPERVISORS

APPLICANT _____

ADDRESS _____

PHONE (S) (H) _____ (W) _____ (FAX) _____ (CELL) _____

PROPERTY OWNER _____ PHONE _____

DATE OF APPLICATION _____ TAX PARCEL NO. _____ ZONING DISTRICT _____

LOCATION OF SUBJECT PROPERTY _____

WHAT SECTION OF THE VALLEY TOWNSHIP ZONING ORDINANCE ARE YOU REQUESTING TO BE REVISED?

PROPOSED CHANGE IN ZONING ORDINANCE--Describe reason in detail. (If text change is proposed, provide text of proposed revision on an attached sheet.)

Please complete this form and return, along with other supporting and required documents, to the Township Secretary. **Do not forget to include the appropriate escrow amount or your application will not be processed.**

Please make checks payable to "VALLEY TOWNSHIP".

(FOR OFFICE USE)

ESCROW RECEIVED: DATE _____ AMOUNT _____ BY _____

DATE FOR APPEARANCE BEFORE PLANNING COMMISSION _____

DATE FOR APPEARANCE BEFORE BOARD OF SUPERVISORS _____

ADVERTISEMENT DATES _____

PROPERTY POSTED: DATE _____ BY _____

HEARING RESULTS _____

- B. All invoices received by the Township for conditional use hearing expenses shall be paid by the Township from the deposited funds for the particular conditional use application. Invoices are to be for the actual time spent at rates that are in accordance with the ordinary and customary rates charged by the consultant for similar service in the Township.
- C. An application will not be considered complete and will not be officially accepted until all escrow amounts as described above for the conditional use hearing expenses are received and entered at the time of application at the Township Office by the Township Secretary.
- D. If the balance of the escrow account falls below 25% of the original amount deposited, and the review/hearing process is continuing, an additional deposit must be made to restore the escrow account to the amount originally deposited in order for the review/hearing process to continue.
- E. Any amount remaining in the escrow account after all conditional use hearing expenses are paid and the application has either received approval, been denied approval or is withdrawn, following written request from the applicant, shall be returned to the applicant along with an accounting of expenses.

2. Escrow Amounts for Zoning Amendment Expenses.

- A. Escrow amounts for zoning amendment expenses shall cover all charges resulting from, but not limited to, the following activities and costs required for processing and review of the zoning amendment application and for conduct of the zoning amendment hearing: costs and consultant, professional, clerical, stenographic and advertising fees for application processing and review; preparation of studies, reports and recommendations; and attendance of meetings or hearings with applicants, Planning Commission, County Officials, Supervisors and others as necessary to adequately perform the review and conduct the hearing. The escrow amounts for the zoning amendment requested in the application are as listed below.
 - (1) Zoning ordinance text change - no change in district classification \$1,500.00
 - (2) Other changes of an existing or proposed Residential (R-1 or R-2) District, but not involving a nonresidential district \$2,000.00
 - (3) All other changes \$3,000.00
- B. All invoices received by the Township for zoning amendment expenses shall be paid by the Township from the deposited funds for the particular zoning amendment application. Invoices are to be for the actual time spent at rates that are in accordance with the ordinary and customary rates charged by the consultant, professional or other person for similar service in the Township.

- C. An application will not be considered complete and will not be officially accepted until all escrow amounts as described above for the zoning amendment expenses are received and entered at the time of application at the Township Office by the Township Secretary.
- D. If the balance of the escrow account falls below 25% of the original amount deposited, and the review/hearing process is continuing, an additional deposit must be made to restore the escrow account to the amount originally deposited in order for the review/hearing process to continue.
- E. Any amount remaining in the escrow account after all zoning amendment expenses are paid and the application has either received approval, been denied approval or is withdrawn, following written request from the applicant, shall be returned to the applicant along with an accounting of expenses.

3.	<u>Zoning Applications.</u>	Commercial/Industrial	Residential/Non-commercial
A.	Variance	\$1,000.00	\$500.00
B.	Special exception	\$1,000.00	\$500.00
C.	Appeal of Zoning Officer decision	\$1,000.00	\$500.00
D.	Challenge to validity of zoning ordinance or map	\$1,000.00	\$500.00
E.	In the event of any second or subsequent hearing on the same application, the applicant shall be required to post an additional fee as follows:		
(1)	Variance	\$1,000.00	\$500.00
(2)	Special exception	\$1,000.00	\$500.00
(3)	Appeal of Zoning Officer decision	\$1,000.00	\$500.00
(4)	Challenge to validity of zoning ordinance or map	\$1,000.00	\$500.00

The aforesaid fees shall be applied to (1) compensation of the Board Secretary, when applicable; (2) compensation for the Zoning Hearing Board members; (3) notice and advertising costs of the hearing(s); and (4) administrative overhead of the Township in processing the application.

In the event that the cost(s) of the zoning hearing(s) exceed the above fees, the applicant shall be responsible for the costs incrementally in amounts not less than one hundred dollars (\$100.00). In the event that the cost(s) of the zoning hearing(s) is less than the above fees, the applicant shall be refunded the difference between the fees charged and the actual costs.