REQUEST FOR VARIANCE

In connection with your application for zoning and/or subdivision variance relief from the terms of the Borough Land Use Ordinance, please set forth:

1. Nature of Relief Requested		Section of the Zoning Ordinance from which relief is requested
_____	"a" appeal	_____
X	"b" appeal (interpretation)	207-7: Defenitions: Lot Line, Rear
_____	"c" variance appeal	_____
_____	"d" variance appeal	_____
_____	Other	_____

REQUEST FOR "C" VARIANCE INFORMATION

2. In what manner does the strict application of the foregoing present parctical difficulties and/or hardship?

3. What exceptional circumstances or conditions affect the site which are in support of the request.

REQUEST FOR A,B, AND D VARIANCE INFORMATION

4. State the nature of the variance being sought, including dates of any decisions previously made on this tract.

Variance is being sought on the interpretation of the definition of a rear lot line defined in ordinance §207-7. Per ordinance §207-7 a rear lot line is defined as:

> The lot line opposite and most distant from the front lot line. In the case of a corner lot, the lot line opposite the shorter front street line shall be considered the rear lot line.

The ordinance does not provide clarification on an irregularly shaped lot with 3 sides.

As such, we are requesting that the irregularly shaped 3 sided lot be interpreted to have 1 front lot line and 2 side lot lines.

5. What are the "special reasons" for such a "d" variance request which apply to this particular case which would justify the appeal?

The subject lot is special in that it is an irregularly shaped lot with 3 sides. Clarification for this unique lot geometry is not specified within ordinance §207-7.

For a 3 sided lot the geometry is such that there are no lot lines opposite the front lot line. Additionally, the two lines that are not the front lot line are not "most distant from the front line" because they are touching the endpoints of the front lot line, therefore, the distance between them and the front lot line is zero.

As such, the geometry of the lot presents itself in a manner where it does not conform to the definition of a rear lot line as written in ordinance §207-7. We are requesting that the irregularly shaped 3 sided lot be interpreted to have 1 front lot line and 2 side lot lines.

6. State other pertinent facts which support the request.

Per ordinance §207-7, a side lot line is defined as:

> Any lot line other than a front lot line or rear lot line.

Because the geometry of the 3 sided lot presents itself in a manner where the two sides other than the front lot line do not conform to the definition of a rear lot line, we request that the remaining two sides be considered side lot lines per the above definition.

With such a consideration, the proposed subdivision would produce a lot that conforms to the front and side setback requirements defined for zone R-3.

(Please note that an application presented to the Board also requires a plat submission in conformance with the Borough Development Checklist.)