

REQUEST FOR SPECIAL EXCEPTION

Petitions for the granting of special exceptions shall be filed with the Township Clerk. There will be a fee required to cover the cost of advertising and of sending notices and other miscellaneous expenses in connection with this petition.

In hearing a request for any special exception, the Planning Commission shall be governed by the following principals and conditions:

- A. The applicant for a special exception shall have the burden of proof, which shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission.
- B. A special exception may be granted when the Planning Commission finds from the evidence produced at the hearing that:
 1. The proposed use does not affect adversely the Land Use Plan for physical development of Ross Township as embodied in this Ordinance and in any master plan or portion thereof adopted by Ross Township; and
 2. The proposed use will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the use or development of adjacent properties or the general neighborhood; and
 3. The standards as may be set forth for a particular use, for which a special exception may be granted, can and will be met by the applicant.
 4. The special exception request application and all related information shall be submitted to the Township Zoning Administrator (or other designee of the Planning Commission) **at least 45 days** before the Planning Commission meeting at which the applicant would like to have the request reviewed. **No additional information will be accepted or heard that does not comply with this deadline.** The agenda item will be tabled if complete data is not available.

The Ross Township Planning Commission meets the 4th Monday of the month. If you have any questions concerning this form, please complete as much of it as possible and then contact the Township Offices for further assistance.

ROSS TOWNSHIP
ROSS TOWNSHIP PLANNING COMMISSION

REQUEST FOR SPECIAL EXCEPTION

Name _____ Date _____

Address of Property _____

We, the undersigned, request a Special Exception from the Ross Township Zoning Ordinance be granted us. In support of this request the following facts and information are submitted:

1. Description of property – Tax Code Number _____

Lot Number and Subdivision or Section Number _____

2. Property owned by _____
(Deedholders)

(Land Contract Purchasers)

3. This property is zoned _____. We are applying for Special Exception as allowed in
Section _____, Subsection _____ in the Ross Township Ordinance.

4. Attach separate sheets showing drawings of tentative plans with the following specifications:
- A. The date, north arrow and scale; the scale shall be not less than one (1) inch equals twenty (20) feet for property under three (3) acres and at least one (1) inch equals one hundred (100) feet for those three (3) acres or more.
 - B. All lot and/or property lines are to be shown and dimensioned, including building setback lines.
 - C. The location and height of all existing and proposed structures on and within one hundred (100) feet of the subject property.
 - D. The location and dimensions of all existing and proposed drives, sidewalks, curb openings, signs, exterior lighting, parking spaces, loading and unloading areas and recreational areas, etc.
 - E. The location and the pavement and right-of-way width of all abutting roads, streets or alleys.
 - F. The name and firm address of the professional individual responsible for the preparation of the site plan (including imprint of this professional seal if any).
 - G. The location of all rubbish receptacles and landscaping and the location, height, and type of fences and walls.

- H. Size and location of existing and proposed utilities, including proposed connections to public sewer or water supply, systems, if available.
- I. Lot size (basis of calculation), setbacks, trailer pads, patios and complete park layout for mobile home parks.
- J. Size and location of all surface drainage facilities.
- K. Property survey by registered surveyor.
- L. Existing and proposed contour shall be shown on all site plans (with two (2) foot intervals, minimum.)
- M. Elevations and floor plans for all buildings and the location of all buildings on the property.

5. Describe the proposed operation: _____

6. Describe how the following will be affected by the proposed operation:

Traffic Congestion _____

Noise _____

Glare _____

Air Pollution _____

Land Pollution _____

Fire or Safety Hazards _____

Emission of potentially harmful or obnoxious matter or radiation _____

7. How will sewage and waste be treated _____

_____ (The Commission may request engineering and architectural plans of the treatment and disposal of sewage if it deems it necessary.)

8. List number of employees and shifts you foresee in this operation _____

9. Please explain why you think this proposed project should be approved _____

Signature of Applicants:

Mailing Address:

Telephone: _____
