

VARIANCE

The MPC and Section 604 of the Ross Township Zoning Ordinance provides the requirements for the granting of a variance and said requirements are the standard requirements set forth in the MPC and the ZHB may grant a variance providing that **ALL** of the following findings are made:

- (A.) That there are unique physical circumstances or conditions particular to the property that inflict an unnecessary hardship upon the applicant;
- (B.) That because of the physical circumstances or conditions of the property, it cannot be developed in strict conformity with the Zoning Ordinance;
- (C.) That any such unnecessary hardship has not been created by the applicant;
- (D.) That the variance, if authorized, will not alter the essential character of the neighborhood or district, not substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare; and,
- (E.) That the variance, if authorized, will represent the minimum variance that will afford the relief requested by the applicant.