

Northumberland County Planning Modification Request Form

Description: Per section 803 of the Northumberland County Subdivision and Land Development Ordinance (SALDO), an applicant may request a modification from the Planning Commission to any mandatory provision(s) of the SALDO. Please provide the following information if making a Modification Request. In addition, attach the relevant subdivision or land development plan(s) along with the SALDO application. If additional space is needed for an answer you may modify this document to create additional lines or provide attachments.

Name of Applicant: _____

Name of Property Owner (if different from applicant): _____

Address: _____

Phone: _____

Email: _____

Address of Property listed on the SALDO Application:

Please answer the following questions.

Provision(s) of the Ordinance involved. Please reference both the section and page number.

The grounds and facts of unreasonableness or hardship on which the request is based or evidence of equal or better results.

A description of the minimum modification necessary.

I, or we, acknowledge that all the information provided in this Application and in the Plan and documents are true and factual. I, or we, understand that false statements herein are made subject of the penalties of 18 PA CS-Section 4909, relating to unsworn falsification to authorities, and I or we, shall comply with all ordinances of Northumberland County as they apply.

Signature: _____

Date: _____

Northumberland County SALDO Section 803

MODIFICATIONS

A. An applicant may request a modification from the Commission to any mandatory provision(s) of this Ordinance.

B. All modification requests shall be in writing and shall accompany the application for subdivision or land development.

C. All modification requests shall include the following:

1. Provision(s) of the Ordinance involved.
2. The grounds and facts of unreasonableness or hardship on which the request is based or evidence of equal or better results.
3. A description of the minimum modification necessary.

D. The Commission shall consider the following in reviewing modification requests:

1. Whether literal compliance with the mandatory provision(s) of the Ordinance is unreasonable or causes unique and undue hardship as it applies to the particular land being developed or subdivided.
2. If granting the modification(s) will detract from the character of the surrounding area.
3. If granting the modification(s) will have the effect of nullifying the intent and purpose of the ordinance and be contrary to the public interest.
4. If the modification(s) is the minimum necessary.
5. If the modification(s) can be demonstrated to provide equal or better results.
6. If granting the modification will be detrimental to public safety, health or welfare.

E. In granting modifications the Commission may impose such conditions as will, in its judgment, encourage innovative design and/or secure substantially the objectives of the standards and requirements of this Ordinance.

F. Commission staff shall not have the authority to grant modifications to this Ordinance.