



CITY OF MARION
PLANNING DEPARTMENT
301 S. Branson Street, Marion, IN 46952
765/651-4296 • Fax: 765/651-4298

LAND USE VARIANCE APPLICATION

(From the Requirements of the Master Plan and Zoning Ordinance, as per IC #36-7-4-918.5

Docket Number: _____

Public Hearing Date/Time* _____

***Attendance Required**

1. APPLICANT/REPRESENTATIVE INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Contact Person: _____

2. OWNER OF PROPERTY WHERE VARIANCE IS BEING REQUESTED

Name: _____

Address: _____

Telephone: _____

Fax: _____

Contact Person: _____

3. PROPERTY INFORMATION

Location: _____

Street Address

Lot #

Subdivision

Land Use: _____

Zoning: _____

●●● *Legal Description Must Be Attached* ●●●

4. FULL STATEMENT OF VARIANCE REQUEST AS APPLIED FOR UNDER THE REQUIREMENTS OF THE MASTER PLAN AND ZONING ORDINANCE, AS PER IC #36-7-4-918.5

5. CERTIFICATION

I hereby certify that I have the authority to make the above application, that the information, to my knowledge and belief, is true and correct.

Signature of Property Owner _____

Signature of Applicant _____

The information contained herein has been duly subscribed and sworn to me this _____ day of _____ 20 ____.

Notary Public

Printed Name

My Commission Expires: _____

CITY OF MARION

BOARD OF ZONING APPEALS

LAND USE VARIANCE FINDINGS OF FACT

[1] The approval of this variance will not be injurious to the public health, safety, morals, and general welfare of the community because:

[2] The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

[3] The strict application of the terms of the Zoning Ordinance to the property will result in practical difficulties in the use of the property because:

[4] The need for the variance arises from some condition peculiar to the property because:

[5] The approval of this variance does not interfere substantially with the comprehensive plan because:

DECISION OF THE BOARD

IT IS THEREFORE the decision of the Marion Board of Zoning Appeals that the variance request and application for Docket # _____, as filed by _____, is hereby _____, subject to any conditions and/or stipulations hereinafter stated in the official meeting minutes of this board meeting, which are incorporated herein by reference and made part hereof.

ADOPTED THIS _____ DAY OF _____, 20 ____.

Board Chairman

Board Vice- Chairman

Board Secretary

Board Member

Board Member

Board Member



PUBLIC VARIANCE PROCEDURE HANDOUT: _____ - V- _____

IMPORTANT DATES:

-Application Filing Date- _____

Land Use Variance

-BZA Public Hearing- _____

Development Standards Variance

(Generally the 2nd Tuesday of the month)

DATE: _____ 1) Original Variance Application (filed **21** days prior to next Board of Zoning Appeals meeting) including:

- \$50.00 fee
- Legal description
- Proof of ownership/or owner's signature
- Reason for variance- (see FINDINGS below and on Variance Application)

DATE: _____ 2) Noticing of the public and affected property owners (**10** days prior to hearing):

- Mail notices by certified mail
- Post sign (return with photo and sign affidavit)
- Will be printed in Chronicle Tribune (send to print 13 days prior to hearing)

DATE: _____ 3) Staff will introduce case and applicant at Board of Zoning Appeals

DATE: _____ 4) Applicant will present at hearing and answer questions of the Board and public

DATE: _____ 5) Board of Zoning Appeals may decide to do either of the following:

- Approve
 - Approve with set conditions
 - Continue with need of more discussion or information
 - Deny
-

VARIANCE FINDINGS:

1. The approval of this variance WILL NOT be injurious to the public health, safety, morals, and general welfare of the community because:

2. The use and value of the area adjacent to the property included in the variance WILL NOT be affected in a substantially adverse manner because:

3. The strict application of the terms of the Zoning Ordinance to the property will result in practical difficulties in the use of the property because:

Land Use Variances – also answer the following:

4. The need for the variance arises from some condition peculiar to the property because:

5. The approval of this variance does not interfere substantially with the comprehensive plan because: