



Board of Zoning Appeals Variance Application

Town Hall, 106 Lebanon St., Lizton, IN 46149

For Office Use Only

Case #: _____

Hearing Date: _____

Fees: _____

Approved Denied

1. Applicant/Property Owner:

Applicant:

Name: _____

Street Address/PO Box: _____

City/State/Zip: _____

Phone Number: _____

Email Address: _____

Owner:

Name: _____

Street Address/PO Box: _____

City/State/Zip: _____

Phone Number: _____

Email Address: _____

2. Applicant's Attorney/Contact Person and Project Engineer (if any):

Attorney/Contact Person:

Name: _____

Street Address/PO Box: _____

City/State/Zip: _____

Phone Number: _____

Email Address: _____

Project Engineer:

Name: _____

Street Address/PO Box: _____

City/State/Zip: _____

Phone Number: _____

Email Address: _____

3. Board of Zoning Appeals Classification: (Please indicate the number of each action requested)

Variance of Development Standards: _____ Variance of Use: _____

Flood Hazard Area Standards Variance: _____

4. Project Information:

Address of Property: _____

Name of Subdivision: _____

Existing Use of Property: _____ Current Zoning: _____

5. Applicable Ordinance Section Number(s): (Please indicate ALL applicable Zoning Ordinance Section Numbers for your Petition including Section, and Page Number)

6. Attachments:

- Affidavit & Consent of Property Owner (if applicable)
- Proof of Ownership (Copy of Deed)
- Site Plan (if applicable)
- Letter of Intent/Appeal
- Health Department Approval (if applicable)

- Waste Disposal Verification (if applicable)
- Copies of Original Submittals (for appeals only)
- Copies of Written Decisions (for appeals only)
- Application Fee
- Findings of Fact form

The undersigned states the above information is true and correct as is informed and believes.

Signature of Applicant: _____

Date: _____

State of Indiana)
County of Hendricks) SS:

Subscribed and sworn to before me this _____ day of _____, 20____.

_____/_____
Notary Public Printed

Residing in _____ County

My Commission expires _____

NOTICE OF PUBLIC HEARING
Notice by the Lizton Board of Zoning Appeals

Notice is hereby given that the Lizton Board of Zoning Appeals will hold a Public Hearing on _____
(Date of hearing)

at _____ at Lizton Town Hall located at 106 Lebanon St., Lizton, Indiana, to consider

(Time)

a petition by _____ case number _____, to allow the

(Name of applicant)

(Case number)

following:

(Brief description of request)

On property commonly know as _____ and also described by the following:

(Common address of property)

(INSERT LEGAL DESCRIPTION OF PROPERTY)

A copy of this Petition, and all information pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Lizton Board of Zoning Appeals located in Town Hall at 106 Lebanon St, Lizton, IN 46149.

Written comments in support of or in opposition of the Petition may be filed with or mailed to the Plan Administrator prior to the Public Hearing at the above address or filed with the Board of Zoning Appeals Chairperson at the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary.

Applicant's Name

AFFIDAVIT OF NOTICE TO INTERESTED PARTIES
Public Hearing of the Lizton Board of Zoning Appeals

STATE OF INDIANA)
 COUNTY OF HENDRICKS) SS:

I, _____, do hereby certify that notice has been sent
(Name of person mailing letters)
 to interested parties of the public hearing by the Lizton Board of Zoning Appeals, to consider the application of:
 _____:
(Name of person on application)

Requesting: _____

For Property Located at: _____

Was sent to the following owners and addresses as obtained from _____
 (attach additional sheets if necessary):

<u>OWNERS</u>	<u>ADDRESS</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

And that said notices were sent on or before the ____ day of _____, _____, being at least ten (10) days prior to the date of the Public Hearing.

(Name of person mailing the letters)

State of Indiana)
 County of Hendricks) SS:

Subscribed and sworn to before me this _____ day of _____, _____.

_____/_____
 Notary Public Printed

Residing in _____ County My Commission expires _____

(SAMPLE NOTIFICATION LETTER TO ADJACENT PROPERTY OWNERS)

Date *(date letters mailed)*

Name *(Mailing address of adjacent property owner)*

Address

City, State Zip

Notice is hereby given that the below signatory has filed an application for a Variance pursuant to the Zoning Ordinance of the Town of Lizton, Indiana.

The land subject of said application is legally described as:

Insert legal description

And more commonly know as:

Insert property address or common description here

Project Description:

Sample – (John and Jane Doe have submitted an application to the Lizton Plan Commission to Amend the Zoning Map from R-1 Residential to CO Commercial Office for the purpose of building an office complex on the above referenced property.)

This petition will be heard at 6:00 P.M. at the Town Hall, 106 Lebanon St, Lizton, IN on the _____ day of _____, 20__.

The petition and file on this matter is available for examination during regular working hours at the office of the Town Hall, 106 Lebanon St, Lizton, IN 46149.

Applicant

Date

**DEVELOPMENT STANDARDS VARIANCE
Proposed Finding of Fact by the Petitioner**

Applicant: _____

Location: _____

The Petitioner does now enter the following findings:

1. General Welfare

The approval will not be injurious to the public health, safety, morals, and general welfare of the community because;

2. Adjacent Property

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. Practical Difficulty

The strict application of the terms of this Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain because;

USE VARIANCE

Proposed Finding of Fact by the Petitioner

Applicant: _____

Location: _____

The Petitioner does now enter the following findings:

1. General Welfare

The approval will not be injurious to the public health, safety, morals, and general welfare of the community because;

2. Adjacent Property

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. Practical Difficulty

The strict application of the terms of this Ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain because;

4. Unnecessary Hardship

The strict application of the terms of this Ordinance will constitute an unnecessary hardship as they are applied to the property for which the variance is sought because;

5. Comprehensive Plan

The granting of the variance does not interfere substantially with the Comprehensive Plan because;
