

DEVELOPMENT STANDARD VARIANCE APPLICATION

Georgetown Board of Zoning Appeals
GEORGETOWN TOWN HALL
9111 STATE ROAD 64, PO BOX 127
GEORGETOWN, IN 47122
TELEPHONE 812-951-3012; FAX 812-951-2034

**This Application is a document of public record.
Any information disclosed on this Application is available for review by the public.**

Please Note: This Application is incomplete if copies of the Deed/Contract, Site Plan, Driving Instructions, or any required Approval Certificates are not attached.

Incomplete Applications will not be accepted and/or set for hearing.

For Office Use Only

Docket No. G- ____ - ____ - ____

Date Filed: _____

Petitioner(s): _____

Fee Paid:\$ _____

Receipt No.: _____

Notice Sign(s): Given

Newspaper Ad: Done Date of Hearing: _____

Decision BZA: Granted

Granted with Conditions Denied

STATUTORY AUTHORITY: Indiana Code§ 36-7-4-918.5

A Board of Zoning Appeals shall approve or deny variance from the development standards (such as height, bulk, or area) of the zoning ordinance only if (1) The approval will not be injurious to the public health, safety, moral and general welfare of the community; (2) The use and value of the area adjacent to the property will not be affected in a substantially adverse manner; and (3) The strict application of the terms of the zoning will result in practical difficulties in the use of the property.

ORDINANCE AUTHORITY: Georgetown Zoning Ordinance Regulations

The variance petition shall be approved if the findings of fact are made consistent with the requirements of this Ordinance and the Indiana State Code standards as follows: (1) approval will not be injurious to the public health, safety, moral and general welfare of the community; (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; involved; (3) the strict application of the terms of the zoning will result in practical difficulties in the use of the property; and (4) any structure that is near an airstrip and regulated under Indiana Code 8-21-10 must meet the requirements set forth in Indiana Code 36-7-7-918.5(b). The petition shall be approved with modification if the Board determines that the required finding of fact may be made if certain conditions are applied to the petition. The Board may make reasonable conditions related to the required findings of fact part of its approval or accept written commitments from the petitioner.

1. Petitioner(s)

Check One: Owner Agent Lessee Contract Purchaser Other: _____

Name of Applicant: _____

Address of Applicant: _____

Telephone: _____ Fax: _____ Email: _____

2. Owner(s) of Property (Complete this section if Owner is different than Applicant)

Note: If Applicant is not the Owner, attach completed Attachment A: Affidavit of Ownership.

Name of Property Owner(s): _____

Address of Owner(s): _____

Telephone: _____ Fax: _____ Email: _____

3. Applicant's Contact Person or Attorney and Project Engineer, if applicable.

Contact Person/Attorney Name:

Project Engineer Name:

Address:

Address:

Telephone: _____

Telephone: _____

Fax: _____

Fax: _____

Email: _____

Email: _____

4. Site Information

Parcel Numbers: _____

Address of Property: _____

General description of street location from the closest street intersection: _____

Current use of the property: _____

Current Zoning: (circle one) Mixed Roadside Residential/Business
A R-2 R-3 B-1 B-2 B-3
M-1 M-2 M-3

5. Prior Appeal or Application

Has any appeal or application been filed previously with the Board on the same property?

No Yes; If Yes, please give date of prior appeal or application: _____

6. Variance Requested so that Applicant may:

7. Justification for Variance: (Please complete all applicable sections below)

1. Approval of the 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 will result in practical difficulties in the use of the property because: _____

4. This variance (DOES / DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

8. Include with this application to submit by the FIRST Friday of the month ON or BEFORE 2:00 p.m. three (3) copies of the following:

- Application
- Affidavit of ownership, if applicable
- Deed for subject property
- Site Plan meeting requirements of the Georgetown Zoning Regulations.
- Letter from the Floyd County Board of Health indicating that this variance will not negatively affect the operation of a septic system, if applicable
- Letter describing any written commitments being made by the Petitioner
- Cover letter
- Driving Instructions
- List of adjoining Property Owners-two (2) deep surrounding subject property

If the structure is near an airstrip and regulated under Ind. Code 8-21-10, also include:

- A permit for the structure issued by the Indiana Department of Transportation
- Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration; and
- Evidence that notice was delivered to a public use airport as required in Ind. Code 8-21-10-3 not less than sixty (60) days before the proposal is considered.

Submit by the FOURTH Friday of the month ON or BEFORE 2:00 p.m. ten (10) copies of the following:

- Complete application including all listed above
- All other requested information
- Filing fee of \$250.00 (non-refundable)

Additional Information:

NOTE: Notice of the Public Hearing on the Development Standard Variance must be provided to all abutting property owners by certified mail as explained in the Rules of Procedure for the Board of Zoning Appeals. Proof of the certified mailings must be provided to Georgetown Town Hall the Wednesday prior to the hearing,

9. Signatures

The undersigned states that the above information is true and correct as he/she is informed and believes.

Signature of Applicants:

_____	Date: _____
_____	Date: _____