



APPLICATION FOR A VARIANCE
City of Greenfield
Board of Zoning Appeals

Greenfield Board of Zoning Appeals Checklist
Variance

The following items must be submitted before a petition to the Board of Zoning Appeals can be scheduled for public hearing. Any questions regarding these items should be directed to the Plan Commission office at 477-4320.

- Application Form - One completed petition form with original signature.
- Legal Description.
- Plot Plan/Sketch.
 - location/key map w/ North arrow
 - property dimensions
 - existing buildings
 - adjacent roads and thoroughfares and ingress/egress to the site
 - setbacks
 - parking areas
 - proposed changes
 - existing easements
 - address of property or location
- Plan Submittal:
 - 1 digital and 12 preliminary sets (sized 24 x 36) of land use plans, development plans and elevations (if Technical Review is required) for distribution to Technical Review Committee members
 - 1 digital and 12 revised sets, please note architectural elevations must be in color, (size 11 x 17) and 2 revised sets (size 24 x 36), after Technical Review for Board of Zoning Appeals
- Copy of the property deed or contract.

Note: Any application filed by any person other than the legal owner of the real estate involved shall be accompanied by a written statement of such legal owner consenting to the filing of such application.
- Required fee:
 - Residential variance \$50.00, per variance requested
 - All others \$200.00 plus \$50.00 for each additional variance

City of Greenfield, Planning Department 10 S. State Street, Greenfield, IN 46140

Phone: 317-477-4320 Fax: 317-477-4321 E-mail: planning@greenfieldin.org www.greenfieldin.org



APPLICATION FOR A VARIANCE
City of Greenfield
Board of Zoning Appeals

DATE FILED: _____

DOCKET #BZA _____

1. Premises Affected

Address _____

Key Parcel # _____

Attach or enter Legal Description _____

Present Zoning _____ Total Acreage _____

Current Use _____

Use of Adjacent Properties: North: _____ South: _____

East: _____ West _____

Proposed Use _____

Section of the Ordinance to be modified _____

Is this a Variance of Development Standards _____ or, Variance of Use? _____

2. Applicant Info

Name _____ Telephone _____

Street Address _____

City, State, Zip _____

Primary Contact Person regarding this petition _____

Phone, Fax, E-Mail _____

Signature of Applicant _____

Applicant is (circle one): Sole owner Joint Owner Tenant Agent Other (specify) _____

3. PROPERTY OWNER (if different from Applicant)

Name _____

Street Address _____

City, State, Zip _____

Telephone _____ E-Mail _____

Signature of Owner _____

Documentation required: See Checklist under Plan Submittal for size and number.

Site Plan _____ Photographs _____ Building Plans _____ Samples _____ Drawings _____ Other _____

City of Greenfield, Planning Department 10 S. State Street, Greenfield, IN 46140

Phone: 317-477-4320 Fax: 317-477-4321 E-mail: planning@greenfieldin.org www.greenfieldin.org



APPLICATION FOR A VARIANCE
City of Greenfield
Board of Zoning Appeals

Note: This page is to be completed by the applicant only when filing a variance of development standards

**PETITIONER'S PROPOSED FINDINGS OF FACT FOR A
VARIANCE OF DEVELOPMENT STANDARDS**

(1) The approval (will / will not) be injurious to the public health, safety, morals, and general welfare of the community:

(2) The use and value of the area adjacent to the property included in the variance (will / will not) be affected in a substantially adverse manner:

(3) The strict application of the terms of the Zoning Code (will / will not) result in practical difficulties in the use of the property:

(4) There (are / are not) exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class of use in the same vicinity and district:



APPLICATION FOR A VARIANCE
City of Greenfield
Board of Zoning Appeals

Note: This page is to be completed by the applicant only when filing a variance of use.

PETITIONER'S PROPOSED FINDINGS OF FACT FOR A VARIANCE OF USE

1) The approval (will / will not) 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 / will not) be affected in a substantially adverse manner because:

(3) The need for the variance arises from some condition peculiar that (is / is not) to the property involved:

(4) The strict application of the terms of the Zoning Code (will / will not) result in undue hardship in the use of the property:

(5) The approval (does / does not) not interfere substantially with the Greenfield Comprehensive Plan:



APPLICATION FOR A VARIANCE
City of Greenfield
Board of Zoning Appeals

INSTRUCTIONS FOR PUBLIC NOTICE:

For every application that is to be heard by the Board of Zoning Appeals, the applicant shall assume the responsibility and expense of notifications and publication of notice as required by the Rules of Procedure of the Board of Zoning Appeals, by Ordinance, or by State Law.

Staff will prepare Legal Notice of Public Hearing and provide to petitioner the approved notice, signed by the Planning Director a minimum of 5 business days prior Notice Deadline.

a. Public Notice (Newspaper)

For every application which is to be heard by the Board of Zoning Appeals, the Legal Notice of Public Hearing shall be given in a newspaper of general circulation in Greenfield, Indiana, in the form prescribed by the Board of Zoning Appeals. The applicant shall cause the notice to be published at least fifteen (15), but not more than thirty (30), days prior to the date set for the hearing.

The Daily Reporter asks that all notices for publication be emailed. The paper is published Tuesday through Saturday. Tuesday - Friday's deadline: previous day by Noon. Saturday deadline: Thursday by Noon. Contact Dee Berge at DRlegals@greenfieldreporter.com Tel: 317-477-3243

b. Personal Notice (U.S. Mail)

For all applications to be heard before the Board of Zoning Appeals, the petitioner shall notify all abutting and adjoining legal land owners within two (2) property depths, or 660 feet of the subject property, whichever is satisfied first. Such Legal Notice of Public Hearing shall be mailed 'certified mail/return receipt' or by 'certificate of mailing' (Postal Service Form 3877) at least fifteen (15) days before the date of the hearing.

c. Proof of Notice

1. Proof of publication of the **Public Notice** must be made by an affidavit of the publisher and attached to a copy of the notice taken from the paper in which it was published and filed with the Board of Zoning Appeals Secretary before the hearing. Such affidavit must specify the City, the date, and the paper in which the notice was published.
2. The certified mail receipts or the Form 3877 certificate of mailing of the **Personal Notice** shall be filed with the Plan Commission Secretary before the hearing accompanied by an Affidavit signed by the applicant verifying that all persons entitled to receive notice pursuant to these rules and the ordinances of the City of Greenfield, Indiana, have been properly notified.



APPLICATION FOR A VARIANCE
City of Greenfield
Board of Zoning Appeals

AFFIDAVIT:

STATE OF INDIANA)
COUNTY OF HANCOCK)
TO THE GREENFIELD BOARD OF ZONING APPEALS

_____, verifies and states that he/she, at least fifteen (15) days prior to the scheduled hearing, has mailed notice by certified mail/certificate of mailing to all of the adjoining legal landowners within two property depths or 660 feet of the property which is the subject matter of the petition for:

_____ filed by _____ on the _____ day of _____, 20____ at the addresses obtained from the Office of the Auditor of Hancock County, Indiana. Said return receipts are attached hereto.

Signed

Printed name

Further affiant sayeth not.

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

Notary Public

Printed Name

Commission Expires: _____

County of Residence: _____



APPLICATION FOR A VARIANCE
City of Greenfield
Board of Zoning Appeals

CONSENT FORM:

The undersigned, _____, being the owner of the property commonly known as _____ hereby authorizes _____ to file land development petitions or request the applicable permits for the aforementioned address.

This consent shall:

- Remain in effect until revoked by a written statement filed with the Engineering and Planning Department of the City of Greenfield, or
Remain in effect until

Property Owner
Address
Phone, Email
Date

Property Owner
Address
Phone, Email
Date

STATE OF INDIANA
COUNTY OF HANCOCK, SS:
Subscribed and sworn to before me
this ___ day of _____.

STATE OF INDIANA
COUNTY OF HANCOCK, SS:
Subscribed and sworn to before me
this ___ day of _____.

Notary Public

Notary Public

Printed Signature
My Commission Expires:

Printed Signature
My Commission Expires:

County of Residence

County of Residence