

**PERKINS TOWNSHIP BOARD OF ZONING APPEALS
APPLICATION
VARIANCE**

DATE FILED: _____ APPLICATION: _____

APPLICANT: _____ PHONE #: _____

ADDRESS: _____

LANDOWNER: _____ PHONE #: _____

ADDRESS: _____

I hereby request a variance for following premises:

ADDRESS: _____

ZONING CLASSIFICATION: _____ LOT #: _____

VARIANCE REQUESTED: _____

REASON FOR THE VARIANCE (proof of hardship created by the strict application of the zoning resolution): _____

Notice of this application has been filed with the Perkins Township Zoning Inspector:

SIGNATURE: _____ DATE: _____

APPLICANT

SIGNATURE: _____ DATE: _____

ZONING INSPECTOR

This application must be accompanied with:

1. Filing fee \$300.00
2. Legal description of the property
3. Names and addresses of all individuals, firms or corporations owning property adjacent to both sides, the rear and across the street from the premises which are the subject of the above request.
4. Narrative statement establishing and substantiating that the variance conforms to the standards on page 2 (attached).

APPLICATION AND STANDARDS FOR VARIANCES

Except as otherwise permitted in this Resolution, no variance in the strict application of the provisions of this Resolution shall be granted by the Board of Zoning Appeals unless the Board shall find that the written application for the requested variance contains all of the following requirements:

1. Name, address and phone number of the applicant.
2. Legal description of the property.
3. Description or nature of the variance requested.
4. The fee as established by resolution.
5. Narrative statements establishing and substantiating that the variance conforms to the following standards:
 - a.) The granting of the variance shall be in accordance with the general purpose and intent of the regulations imposed by this Resolution on the district in which it is located and shall not be injurious to the area or otherwise detrimental to the public welfare.
 - b.) The granting of the variance will not permit the establishment of any use which is not otherwise permitted in the district.
 - c.) There must exist special circumstances or conditions fully described in the findings applicable to the land or buildings for which the variance is sought, which are peculiar to such land or buildings and do not apply generally to land or buildings in the area and which are such that the strict application of the provisions of this Resolution would deprive the applicant of the reasonable use of such land or building. Mere loss in value shall not justify a variance; there must be deprivation of beneficial use of land.
 - d.) There must be proof of hardship created by the strict application of the Resolution. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must be suffered directly by the property in question; and evidence of variances granted under similar circumstances need not be considered.
 - e.) The granting of the variance is necessary for the reasonable use of the land or building and the variance as granted is the minimum variance that will accomplish this purpose.
 - f.) The proposed variance will not impair an adequate supply of light and air to adjacent properties, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety or substantially diminish or impair property values of the adjacent area.
 - g.) The granting of the variance requested will not confer on the applicant any special privilege that is denied by the Resolution to other lands, structures or buildings in the same district.