

Office Use:
Land Use Application # _____

Adams Township
Application for Land Use Variance

Applicant Information:

Name _____

Phone _____ Email _____

Address _____

Owner Information (if different from applicant):

Name _____

Phone _____ Email _____

Address _____

Property Information:

Address/Location _____

Parcel Number _____

Land Use Zone _____ Property size _____

Description of Proposed Use/Request (use other side or attach pages as needed):

I hereby attest that the information n this application form is, to the best of my knowledge, true and accurate.

Signature of Applicant _____

Date _____

Optional:

I hereby grant permission for the Adams Township Zoning Administrator, Zoning Board of Appeals, Planning Commission, and or Township Board members to enter the property described above for the purposes of gathering information related to this application. (This permission is optional and failure to grant permission will not affect any decision on your application.)

Signature of Applicant _____
Date

Date Received _____

Application accepted by _____

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.
4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.

Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date of the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of the one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.