



City of Celina Application for Zoning Variance



APPLICATION FEE: \$ _____

DATE FILED _____ / _____ / _____

*This application shall include a two dimensional sketch plan drawn to an appropriate scale showing the property as it is intended to be developed or modified pursuant to the proposed variance. An approved variance shall be personal to the record title owner at the time of its approval. **Note:** Should there be any changes in the approved plans a second review will be necessary **prior** to the beginning of construction.*

1. Applicant's Name: _____

2. Applicant's Address: _____

3. Applicant's daytime phone number : () _____

4. Name and address of the owner as shown in the public records of Mercer County: _____

5. Complete Property address: _____

6. Between streets _____ and _____

7. Current Zoning Classification: _____

8. Variance sought: _____

9. What are the unique and peculiar circumstances of your property which create a hardship? _____

10. Explain why you could not accomplish your goals without a variance, perhaps through an amended site plan. _____

11. Explain why it is not your fault that your property is causing you a hardship. _____

12. Explain why this variance would not be a detriment to the surrounding properties or the general public. _____

13. Explain why this variance would not lower property values in the area, or alter the general character of the area. _____



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14. Is the proposed project affected by or within a Flood Plain per the City of Celina's FIRM map?

Yes

No

Note: *Prior to permit issuance, additional forms are required to be completed if your property is within a designated Flood Zone or Design District.*

No variance shall be granted unless the Board of Zoning Appeals finds that ALL of the following conditions exist.

- *Special circumstances exist that are peculiar to the particular land, structure or building involved and are not applicable to the other lands, structures or buildings in the same zoning district.*
- *A literal interpretation of the provisions of this code would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Codified Zoning Ordinance.*
- *The special circumstances are not a result of the actions of the Applicant.*
- *Granting the variance requested will not confer upon the Applicant any special privilege that is denied by the Zoning regulations to other lands, structures or buildings in the same district.*
- *The existence of nonconforming uses of neighboring land, buildings or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a reason for the requested variance.*
- *The variance requested is the minimum variance that will make possible the reasonable use of the land building or structure.*
- *The requested variance will be in harmony with the general purpose and intent of the Zoning Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*
- *The variance is not a request to permit a use of land, building or structure not permitted by right or by special exception in the district involved.*
- *There are practical or economic difficulties in carrying out the letter of the regulation*
- *The variance request is not based exclusively upon a desire to reduce the cost of developing the site.*
- *The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.*
- *The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.*

In authorizing a variance, the Board of Zoning Appeals may attach conditions and require such guarantee or bond as it may deem necessary to assure compliance with the objectives of the Zoning Ordinance of the City of Celina.

