

STATE OF INDIANA

BEFORE THE CITY OF JEFFERSONVILLE BOARD OF ZONING APPEALS

IN RE AN APPLICATION FOR USE
VARIANCE _____

JEFFERSONVILLE, INDIANA.

_____, Petitioner.

Docket No. _____

FINDINGS OF FACT

This matter is before the City of Jeffersonville Board of Zoning Appeals (hereinafter this “BZA”) on application of _____ (the “Petitioner(s)”), for a use variance

_____ on the property located at _____, Jeffersonville, Indiana (the “Subject Property”). The Petitioner appeared at public hearing held by the BZA on _____, by its authorized agent, Nathan Pruitt, and by its attorney, Les Merkley.

I. USE VARIANCE.

The BZA, having conducted a public hearing on Petitioner’s application following notice and publication in accordance with applicable law, now finds in accordance with the provisions of Ind. Code § 36-7-4-918.4 as follows:

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

- a.
- b.
- c.
- d.

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:

- a.

b.

c.

3. The need for the variance arises/does not arise from some condition peculiar to the property involved because:

a.

b.

4. The strict application of the terms of the zoning ordinance will/will not constitute an unnecessary hardship if applied to the property for which the variance is sought because:

a.

b.

c.

d.

e.

5. The approval does/does not interfere substantially with the comprehensive plan because:

a.

b.

If approved, this use variance applies to the subject parcel until such a time as (a) the use of the variance ends, is vacated, or unused for three (3) months consecutively, (b) the property conforms with the applicable Zoning Ordinance as written, or (c) ownership of the property changes. The approval of this application is subject to the following reasonable conditions being met and maintained by the petitioner and all future entities responsible for the conditions of this property:

- 1.
- 2.
- 3.
- 4.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that the use variance is hereby **approved/denied** pursuant to the provisions of Ind. Code § 36-7-4-918.4 and Section _____ of the City of Jeffersonville Zoning Ordinance, subject to Petitioner's execution and recording of the Commitment within sixty (60) days following certification of this approval.

So determined and ordered this _____ day of _____, 2017,
by the affirmative vote of a majority of the entire membership of the BZA.

**CITY OF JEFFERSONVILLE
BOARD OF ZONING APPEALS**

By: _____

Mike McCutcheon, Chairman

Attested by:

Secretary of the BZA