

# Development Standard Variance Process

- Apply for a Building Permit with the Building Commissioner.  
A copy of the rejected building permit will be forwarded to the Secretary of the Burns Harbor Board of Zoning Appeals/Plan Commission indicating the Special Exception, Use Variance or Development Standard Variance needed.
- Contact the Secretary to the Burns Harbor Board of Zoning Appeals/Plan Commission to obtain appropriate paperwork @ 219-771-3910 to set date for public hearing

The following must be submitted to the BZA/Plan Commission Secretary, 1240 North Boo Road, Burns Harbor at least 10 days prior to the public hearing.

## **Group all of the originals in one envelope marked “originals” and make 10 copies of the originals packet and staple each copy together**

- Application**, notarized where indicated
- Completed Findings and Decisions or Special Exception Required Findings**, the petitioner must check will or will not on the form and provide reasons to support the choice, the BZA then agrees or disagrees  
In the case of a Special Exception, it is required to explain in narrative form on a separate piece of paper how the eight (8) standards for compliance will be met.
- Rejected Building Permit/Letter from Building Commissioner**
- Deed to Property**
- Site Plan, drawn to scale**, showing both the existing improvements, if any, on the property, and the proposed improvements.
- Power of Attorney, if the petitioner is NOT the legal owner** of the property under petition, a notarized letter from the property owner indicating you are authorized to act as their agent for the purpose of this petition must be submitted. (Appendix E)
- Notice of Public Hearing**, published in the Chesterton Tribune at least 10 days prior to the public hearing and posted at the Town Hall, 1240 North Boo Road, Burns Harbor and at the convenience store on the SE corner of Hwy 149 and Hwy 20  
\*Notice must be sent to newspaper no later than the Wednesday prior to the 10 day requirement
- Proof of Posting**, submit notarized proof of posting
- Submit** a copy of the paid receipt for the publication in the Chesterton Tribune to the Secretary
- Names and Addresses** of property owners within 300 feet of the property, and a **map** indicating where each is located in relation to the property  
(Obtain the names and addresses of the property owners within 300 feet of the property involved in the petition by taking the legal description to the Westchester Township Assessor’s office, 223 Broadway, Chesterton, IN or the Porter County Assessor’s office at the County Administration Building in Valparaiso, IN or through a Title Company)
- Notify neighbors** within 300 feet by certified mail of the public hearing at least 10 days prior to the meeting, submit all white and green cards from certified mailing to the Secretary
- Filing Fee**, pay \$150.00 filing fee to the Clerk-Treasurer at the Town Hall and provide a copy of the receipt to the Secretary
- Landscaping Plan**, where applicable  
(According to Section 15-4-7 A of the Burns Harbor Zoning Ordinance, “The front, side and rear yards of each site not utilized for parking (where permitted) shall be landscaped utilizing an effective combination of street, grass, ground cover and shrubbery, and undeveloped areas in the interior of the site shall be seeded with the appropriate grasses and maintained in a neat, orderly, mowed condition.”)
- Drainage Calculations**, where applicable.
- Any other relevant information**; pictures or exhibits.

**BURNS HARBOR BOARD OF ZONING APPEALS  
APPLICATION FOR A DEVELOPMENT STANDARD VARIANCE**

Petition: **2008-**

Name of Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

Name of Owner of premises involved: \_\_\_\_\_

General location of premises; street or road on \_\_\_\_\_  
\_\_\_\_\_ between road \_\_\_\_\_ and road \_\_\_\_\_

Explain the DEVELOPMENT STANDARD VARIANCE applied for (from the Notice of Public Hearing):

\_\_\_\_\_  
\_\_\_\_\_

Explain in detail why applicable zoning requirements CANNOT reasonably be complied with:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Explain in detail the exact nature of the use(s) you plan to conduct and any use(s) you would like to conduct in the future:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant hereby agrees to pay the cost of the published legal notice of public hearing required by law – to have said notice published and to notify all owners within 300 feet distance from the applicant's property lines. The above information, to my knowledge and belief, is true and correct, subject to penalty of perjury.

\_\_\_\_\_  
(Signature of Applicant)

STATE OF INDIANA, COUNTY OF PORTER SS:

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
(Signature of Notary Public)

My Commission expires: \_\_\_\_\_

**BURNS HARBOR BOARD OF ZONING APPEALS  
DEVELOPMENT STANDARD VARIANCE FINDINGS AND DECISIONS**

Petition: **2008-**

The Petition of: \_\_\_\_\_

Public Hearing held the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_.

Public Hearing closed the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_.

**We, the members of the Burns Harbor Board of Zoning Appeals FIND:**

1. That the Development Standard Variance as requested **WILL**  **WILL NOT**  be injurious to public health, safety, morals, and general welfare **BECAUSE** of the facts shown as follows:

\_\_\_\_\_  
\_\_\_\_\_

2. That the Development Standard Variance requested **WILL**  **WILL NOT**  cause substantial adverse effect on neighboring properties **BECAUSE** of the facts shown as follows:

\_\_\_\_\_  
\_\_\_\_\_

3. That the strict application of the Zoning Ordinance **WILL**  **WILL NOT**  result in practical difficulties in the use of the Petitioner's property unless the Development Standard Variance requested is granted **BECAUSE** of the facts shown as follows:

\_\_\_\_\_  
\_\_\_\_\_

**THE BOARD NOW DECIDES:**

That said request **BE AND IS GRANTED** \_\_\_\_\_, and further decides that these condition(s) shall be imposed:

\_\_\_\_\_  
\_\_\_\_\_

That said request **BE AND IS HEREBY DENIED** \_\_\_\_\_.

DATED: \_\_\_\_\_, 20 \_\_.

**BURNS HARBOR BOARD OF ZONING APPEALS**

_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>
_____	YES <input type="checkbox"/>	NO <input type="checkbox"/>

**NOTICE OF PUBLIC HEARING  
BEFORE THE BURNS BOARD OF ZONING APPEALS**

Notice is hereby given that the Board of Zoning Appeals will hold a public hearing at the Town Hall, 1240 North Boo Road, Burns Harbor, Indiana 46304 on (insert date) and will hear the Petition of (insert petitioner name) seeking (insert nature of petition) in a (insert zoning) zoning for the following described real estate in Burns Harbor, Indiana, to-wit:

(Insert Legal Description)

which property is commonly known as (insert address of location of property)

A copy of the Petition is on file at the Office of the Burns Harbor Clerk-Treasurer, 1240 North Boo Road, Burns Harbor, Indiana, for examination by the public before the public hearing. Written objections to the Petition that are filed with the Board of Zoning Appeals Secretary prior to the hearing will be considered. Oral comments concerning the Petition will be heard at the public hearing. The hearing may be continued from time to time as may be found necessary. The hearing will begin at 7:00 p.m. or as soon thereafter as the agenda for the Board of Zoning Appeals will permit.

**BURNS HARBOR BOARD OF ZONING APPEALS**

**PUBLICATION DATE:** At least 10 days prior to meeting date. Publication is required one time only.

Proof of publication can be sent to the Town of Burns Harbor, 1240 North Boo Road, Burns Harbor, Indiana 46304 and (Petitioner's home address).

Note to Petitioner: The Notice must be placed in a newspaper of general circulation within the Town at least ten (10) days prior to the meeting date. Petitioner is responsible for the cost of publication and is expected to bring a receipt for payment to the Public Hearing.

**FORM OF NOTICE TO PROPERTY OWNERS WITHIN 300 FEET**

DATE \_\_\_\_\_

Mr. and Mrs. \_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Street)

\_\_\_\_\_  
(Town, State, Zip)

Dear Mr. and Mrs. \_\_\_\_\_:

We are the owners of the following described real estate in the Town of Burns Harbor, Indiana, to-wit:

(insert legal description)

Commonly known as (insert address or general location of property.)

We have submitted a Petition to the Board of Zoning Appeals for:  
(insert variance applied for)

The Board of Zoning Appeals has set our Petition for public hearing on (insert date) at 7 o'clock p.m. at the Burns Harbor Town Hall, 1240 North Boo Road, Burns Harbor, Indiana.

You are invited to be present for said hearing and to direct your comments to the Board of Zoning Appeals concerning this application or to submit your comments to the Board of Zoning Appeals in writing prior to the hearing.

Very truly yours,

\_\_\_\_\_  
(Petitioner's signature)

STATE OF INDIANA)

SS:

COUNTY OF PORTER)

**PROOF OF POSTING**

\_\_\_\_\_, being first duly sworn, deposes and says:

1. That as a representative of Petitioner \_\_\_\_\_ that affiant caused the Posting of a copy of the Notice of Public Hearing on the Petitioner’s Petition requesting a Special Exception, Use Variance, Development Standard Variance or Finding, a copy of which is labeled exhibit “A” and attached hereto and made a part hereof, in the following public places in the Town of Burns Harbor, Indiana, to wit:
  - a. The Town Hall building located at 1240 North Boo Road, and
  - b. The convenience store located at the southeast corner of Indiana 149 and U.S. 20
  
2. That said copies of said Legal Notice were duly posted on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, and that to the best of my knowledge and information of the affiant, said Notices remained posted until the Public Hearing described therein was held on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Signature)

BEFORE ME, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ and acknowledges the execution of the foregoing Proof of Posting on this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
(Printed Signature)

My Commission Expires: \_\_\_\_\_

Resident of \_\_\_\_\_ County

## NAMES & ADDRESSES

- LIST THE NAMES & ADDRESSES OF ALL OWNERS OF PROPERTY WITHIN 300 FEET DISTANCE FROM THE PROPERTY.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\*\* This form is to be used in the event a person who will be appearing in front of the BZA or Plan Commission does not have legal title, or is not an equitable owner of the property in question. The owner of the real estate must sign the Power of Attorney authorizing the person appearing before the Board to act with proper authority on the owner's behalf in presenting the petition.

STATE OF INDIANA

SS:

COUNTY OF \_\_\_\_\_

### POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I,

\_\_\_\_\_ (insert name of property owner), a resident of

\_\_\_\_\_ County, State of \_\_\_\_\_, have made, constituted and

appointed, and by these presents do make, constitute and appoint

\_\_\_\_\_ (insert name of appointee) of \_\_\_\_\_

County, State of \_\_\_\_\_, my true and lawful attorney, for me and in my name, to do

the following:

1. Act for me and in my behalf in connection with a petition before the \_\_\_\_\_ (Town of Burns Harbor Board of Zoning Appeals or Town of Burns Harbor Advisory Plan Commission) concerning property located at \_\_\_\_\_ (insert address), Burns Harbor, Porter County, Indiana, legally described as follows:

(Insert legal description)

2. Accept conditions on any variance(s) sought by the petition and make written commitments concerning the use of the real estate in the event that a variance(or variances) is granted.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_ day of

\_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
(Signature of property owner)