

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA**

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

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

the paired villas are part of a maintenance free section of a subdivision with ample common area, such that residents will be able to meet to
public health, safety and general welfare aspect of the open space requirement without the individual lot meeting it.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

there are no adjacent properties abutting the lots which are the subject of the variance, and the site plan and plat have not changed, so
adjacent properties are not being subjected to any sort of new proposal.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

the zoning ordinance does not allow for common area to be calculated as part of an individual lots open space.

DECISION

IT IS THEREFORE the decision of this body that this VARIANCE petition is APPROVED.

Adopted this _____ day of _____, 20____

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