



**CICERO/JACKSON
TOWNSHIP
PLAN COMMISSION**

Findings of Fact/Decision Criteria:

Article 12.13 of the Cicero/Jackson Township Zoning Ordinance permits the Board of Zoning Appeals to allow conditional uses that meet the criteria listed below. The Board may impose written commitments and/or reasonable conditions as part of an approval:

- 1 **The proposal will not be injurious to the public health, safety, morals, and general welfare of the community.**

Findings of Facts:

This criterion has / has not been met.

- 2 **The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Findings of Facts:

This criterion has / has not been met.

- 3 **The proposed need for a variance arises from some condition peculiar to the property involved.**

Findings of Facts:

This criterion has / has not been met.

- 4 **The proposed use does not interfere substantially with the comprehensive plan adopted under the 500 series of IC 36-7-4.**

Findings of Facts:

This criterion has / has not been met.



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5 The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship applied to the property for which the variance is sought. *Hardship: A difficulty with regard to one’s ability to improve land stemming from the application of the development standards of this Ordinance, which may or may not be subject to relief by means of variance. In and of themselves, self-imposed situations and claims based on a perceived reduction of or restriction on economic gain shall not be considered hardships. Self-imposed situations include: the purchase of land with actual or constructive knowledge that, for reasons other than physical characteristics of the property, the development standards herein will inhibit the desired improvement; any improvement initiated in violation of the standards of the Ordinance: any result of land division requiring variance from the development standards of this Ordinance in order to render that site buildable.*

Findings of Facts:

This criterion *has / has not* been met.

Board of Zoning Appeals Options:

In reviewing a request for Conditional Use Variance the Board may (1) approve the petition as proposed, (2) approve the petition with conditions, (3) continue the petition to a future meeting of the Board, or (4) deny the petition (with or without prejudice). Failure to achieve a quorum or lack of a positive vote on a motion results in an automatic continuance to the next regularly scheduled meeting.

Decision: _____

Any Conditions Attached: _____

Signature: _____

Date: _____