



PLANNING COMMISSION SUBDIVISION REGULATIONS

VARIANCE APPLICATION

KRS. 100.243. FINDINGS NECESSARY FOR GRANTING VARIANCES

Please Print or Type

A. **Applicant (s) Name:** _____

Mailing Address: _____

_____ Phone _____

Business entity - Names of Officers, Directors; Shareholders or Members: _____

B. **Property Owner(s) Name(s):** _____

Mailing Address: _____

_____ Phone _____

C. **Location of Property:** _____

PID# _____ Property Size: _____

D. **Variance Requested** (provide article and section number of Subdivision Regulations): _____

E. **Variance Description** (provide reasons using factors found on page 2 to support request): _____



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General. Where the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations; and further provided the Planning Commission shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The granting of the variance will not be detrimental to the public safety, health or welfare or injurious to other property.
2. The request for the variance is based upon the individual character of the land and in the opinion of the Planning Commission; the proposal represents an approved innovative development, not applicable generally to other property.
3. Because of particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.
4. Financial disadvantage to the property owner is not conclusive proof of inconvenience or hardship within the purpose of these regulations.
5. The characteristics must be unique to the property and not be shared by adjacent parcels.
6. The unique characteristic must pertain to the land itself, not to its inhabitants, or the property owners.
7. The variances will not in any manner vary the provisions of the Zoning Ordinance or Comprehensive Plan.
8. Conditions. In approving variances, the Planning Commission may require such conditions as will, in its judgment, secure substantially the objective of standards or requirements of these regulations.
9. Procedures. A petition for any variance shall be submitted in writing by the subdivider at the time when the preliminary plat is filed for the consideration of the Planning Commission. The petition shall state fully the grounds for the application and the facts relied upon by the petitioner.

Signature of Owner(s):

Signature of Applicant(s) if different from owner:

(Please print name and title)

(Please print name and title)

Fees: \$100.00 **Date of Filing:** _____ **Application #** _____