

## Land Use/Zoning Petitions

### General Information

The following zoning petitions are prescribed by State of Indiana statutes with a defined scope of review that each respective board or commission must consider. As part of the required submittals for a completed application a narrative must be provided. In addition to describing the details, reason, and necessity of the petition the narrative shall respond to the applicable statutory requirements as outlined below. **An application will be considered incomplete if the narrative does not address the items below.**

### Relevant Zoning Petitions

- Petition for an amendment to the zone map (rezoning) shall consider:  
*IC 36-7-4-608*
  1. The comprehensive plan
  2. Current conditions and the character of current structures and uses in each district
  3. The most desirable use for which the land in each district is adapted
  4. The conservation of property values throughout the jurisdiction
  5. Responsible growth and development
- Petition for a variance of use may be approved upon a determination that:  
*IC 36-7-4-918.4*
  1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community
  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
  3. The need for the variance arises from some condition peculiar to the property involved
  4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought
  5. The approval does not interfere substantially with the comprehensive plan
- Petition for a variance from development standards may be approved upon a determination that:  
*IC 36-7-4-918.5*
  1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community
  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
  3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property