

B. Variance. (Fee: \$300.00 Administrative; \$500.00 Planning Commission)

Before an amendment to a Variance Permit is approved, findings will be made that the following criteria are satisfied:

1. 12.030(A)(1) The request is necessary to prevent unnecessary hardship.

2. 12.030(A)(2) Development consistent with the request will not be substantially injurious to the neighborhood in which the property is located.

3. 12.030(A)(3) The request is necessary to make reasonable use of the property.

4. 12.030(A)(4) The request is not in conflict with the Comprehensive Plan.

SITE PLAN: A Site Plan depicting property lines and the location of all existing and proposed structures, parking, landscaping, and/or signs is required. The Plan must include distances to all property lines. Scaled free-hand drawings are acceptable.