
APPLICATION FOR ZONING VARIANCE
MONROE TOWNSHIP BOARD OF ZONING APPEALS

(Form Effective Date: 05.2018)

Application No. _____

APPLICANT INFORMATION

Applicant Name: _____

Applicant's Mailing Address: _____

Applicant's Phone Number: _____

1. PROPERTY THAT WILL BE SUBJECT TO THE VARIANCE

Property Address: _____

Parcel No.: _____

Property Classification (mark one): Residential _____ Agricultural _____ Other _____

*Applicant shall attach a copy of the Legal Description of the Property to this Application.

2. NATURE OF VARIANCE

Zoning Resolution Article and Section at issue: Article: _____ Section: _____

Describe generally the nature of the variance, including the current requirement and why the property does not conform or cannot meet the current requirement, including any dimensions, measurements or distance at issue:

*In addition, plans in triplicate and drawn to scale must accompany this application showing dimensions and shape of the lot, size and location of existing buildings, the locations and dimensions of proposed buildings or alternations, and any natural or topographic peculiarities of the lot in question.

3. JUSTIFICATION AND STANDARDS FOR VARIANCES

Requests for Variance are controlled by the Monroe Township Zoning Resolution, Article 5, Sections 5.11 – 5.17. The Board of Zoning Appeals considers and weighs the factors set forth below when determining if a property owner’s variance application should be granted as set forth in Article 5, Section 5.12 of the Zoning Resolution. **The Applicant must submit a narrative statement (on a separate sheet) addressing each factor as related to the requested variance:**

- a) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
- b) Whether the variance is substantial;
- c) Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.
- d) Whether the variance would adversely affect the delivery of governmental services, (e.g. water, sewer, garbage, etc.).
- e) Whether the property owner purchased the property with knowledge of the zoning restriction.
- f) Whether the property owner’s predicament feasibly can be obviated through some method other than a variance.
- g) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting variance.

I certify that the information contained in this application and its supplements is true and correct:

Applicant Signature: _____ Date: _____

Owner Signature: _____ Date: _____

*****Applications that do not contain all required information will not be accepted.*****

Township Use Only

Received by Zoning Inspector Bill Smith Date: _____ Initials: _____

Received by Board of Zoning Appeals, Clerk Beth M. Miller Date: _____ Initials: _____

Fee Paid: \$ _____ Check _____

Proposed Date for Board of Zoning Appeals Public Hearing: ____/____/____ @ ____:____pm

____ Application REJECTED by BZA as not being satisfactorily completed: Date: _____ Initials: _____