7 Variances

7.1 VARIANCES FOR UNUSUAL PHYSICAL CONDITIONS - Where the Planning Commission finds that strict enforcements of these regulations would create an undue hardship because of exceptional and unique physical conditions that exist on the property to be subdivided, but not usually found within the jurisdiction of the Hancock County Planning Unit, the Planning Commission may modify these regulations to the extent necessary to provide relief for the hardship; provided, however, that such relief may be granted without detriment to the public welfare and without substantially impairing the intent and purpose of these regulations. In granting such variances or modifications, the Planning Commission may require such conditions as will substantially secure the objectives of the standards or requirements so varied or modified. Financial disadvantage to the property owner is no proof of hardship within the purpose of these regulations.

7.2 VARIANCE FOR MULTI-BUILDING DEVELOPMENT -

A. Variance - A variance from this ordinance may be granted for multi-building development if it is shown that the land in question cannot be subdivided and that more open space is created, and a lower density can be established, and traffic problems are lessened, and a better relation between land and building is created by not subdividing the land. However, in no case shall the Planning Commission grant a variance which does not comply with the Hancock County Zoning Regulation, where applicable, or which destroys the character of the neighborhood.

B. Future Subdivision - Future subdivision of a multi-building development requires that all lots and buildings meet the requirements of the subdivision regulation at the time of such subdivision.

7.3 VARIANCES IN CONFLICT WITH THE ZONING REGULATION - When a variance from the Subdivision Regulations is granted, and such variance is also a variance from the Hancock County Zoning Regulation, the variance shall only be granted by the Planning Commission with the condition that the variance is granted by the Board of Adjustments. An application for a variance shall first be considered by the Planning Commission, and then by the Board of Adjustments. The Board of Adjustments shall have jurisdiction only where the Hancock County Zoning Regulation is in effect, and shall follow the procedure set forth in the Hancock County Zoning Regulation.