

New Applications:

11. Phillip R. & Kitty A. Smith – Variance from Development Standards (Setbacks). Applicant requesting zero lot line setback from the north and south property lines so as to allow for rebuild of a deteriorating wall.

Location: **306 Jefferson St.**

Zoned: Central Business District (CBD)

Removed from agenda

12. Karen Sue Arvin (Purchaser: Kimberly S. Taylor) – Conditional Use permit for a Jefferson County Transitional Services residential facility.

Location: **309 St. Michael's Ave.**

Zoned: Historic District Residential (HDR)

13. Prince of Peace Catholic Schools – Variance from Development Standards so as to allow for a 20-ft. x 30-ft. billboard. Said variance is in relation to the Madison City Zoning Ordinance, Section 6.10 – Restrictions – Residential Districts (A)(2)(c).

Property Address: **201 W. State St. (Desired billboard location in field north of 1505 Michigan Rd.)**

Zoned: Medium Density Residential (R-8)

Moved to May 11, 2020 agenda

Tabled Applications:

14. David and Sharon Dagher – Conditional Use permit for cultural education classes – small groups of five to ten people for introductory classes to various arts, heritages and historical education – two (2) per month.

Location: **601 Jefferson St.**

Zoned: Historic District Residential (HDR)
One-Year Renewal

Moved to May 11, 2020 agenda

15. Indiana Apartment Holdings, LLC – Conditional Use permit for an apartment complex

Location: **2219, 2223, 2225, 2227 & 2213 Michigan Rd.**

Zoned: Medium Density Residential (R-8)

Moved to May 11, 2020 agenda

16. Anthony Hall – Variance from Development Standards (Setback Variance) – Applicant request a 3-ft. setback from the north (side) lot line and a 3 ½-ft. setback from the east (front) property line so as to allow for construction of an accessory building.

Location: **2711 Lanier Dr.**

Zoned: Medium Density Residential (R-8)

Moved to May 11, 2020 agenda

17. The White Barn Venue, LLC – Conditional Use permit for the operation of a rustic barn venue with an emphasis on weddings.

Location: **501 Thomas Hill Rd.**

Zoned: Residential Agriculture (RA)
One-Year Renewal

Business – Old or New:

For the purpose of hearing those for or against said applications, a public hearing will be held on Monday, April 13, 2020 at 5:30 p.m. in City Hall, 101 W. Main St., Madison, IN 47250

BY ORDER OF THE MADISON CITY ZONING BOARD OF APPEALS

Louann Waller, Secretary

As per Title II of the Americans with Disabilities Act, anyone requiring an auxiliary aid or service for affective communication, should contact the Madison City Plan Commission at 812-265-8324 as soon as possible, but no later than 48 hours before the scheduled meeting.

**MADISON CITY BOARD OF ZONING APPEALS
CONDITIONAL USE PERMIT APPLICATION**

RECEIVED
MAR 12 2020
Plan Commission

Conditional Use Permit \$ 35.00
Ad Fee (for Legal Notice) \$ 15.00
Recording Fee \$ 25.00
Total Due \$ 75.00

Madison City Plan Commission
101 W. Main St.
Madison, IN 47250
812-265-8324

NOTICE: ALL QUESTIONS AND NARRATIVE MUST BE COMPLETED AT TIME OF FILING APPLICATION

This application must be filed at least 28 days prior to Board of Zoning Appeals meeting.

Owner Information:

Name: Karen Sue Arvin
Address: 309 St. Michaels Ave, Madison, IN 47250
Phone #: 502-686-0215 (Work/Home) _____ (cell)
Email: arvinsue@yahoo.com

If Needed - Additional Contact Information Associated with Application:

Name: Kimberly S Taylor (Buyer)
Address: 1292 S Riverview Dr Hanover, IN 47243
Phone #: (502) 241-5483 (Work/Home) _____ (cell)
Email: skktaylor@bellsouth.net

Address or Legal Description of Property: 309 St. Michaels Ave S15E AND S / 6
Parcel I.D. #: 39-13-07-131-003-000-007

Description of Existing Use: HDR RESIDENTIAL

Zoning Classification: HDR

Description of Proposed Use: 2nd facility
Madison County Transitional Services Residential facility for
women transitioning back to work/life
As applicable to this application - Official Schedule of District Regulations Category # 121

1st location - 117 Presbyterian Ave.
If locating mobile home, provide site plan and advise if mobile home will be serviced with sewer or septic.

Description of all proposed additions and/or changes to the property:
NONE AT THIS TIME

Approximate cost of work to be done, if any: _____

Certified letters **MUST** be mailed to adjoining property owners (includes owners of real estate at corners, across streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting and mailing stubs along with green certified receipts shall be presented to the Plan Commission office at least one (1) working day before hearing.

3-10-2020
(Date)

Karen Sue Arvin
(Signature of Applicant)



Madison City Board of Zoning Appeals

Conditional Use Permit Application

Narrative related to Section 11.73 – General Standards Applicable to all Conditional Uses

1. In accordance with the Madison City Plan Commission Official Schedule of District Regulations, category 121 is an approved use in Historic District Regulations contingent upon receiving a Conditional Use Permit.
2. The plan usage of the property in question will be harmonious with and in accordance with the general objectives or with any specific objectives of the City's comprehensive Plan and/or the zoning ordinance.
3. The desired use will be harmonious and appropriate in appearance with the character of the general vicinity as there will be no changes to the outside of the building and on signage placed on the building.
4. There will be no hazardous or disturbing impact to the neighborhood.
5. There will be no need to change any essential public facilities such as roadways, police or fire protection, drainage, schools or any other City provided services due to intended usage of the property.
6. The intended usage of the property will not create additional requirement at public expense for public facilities and services and will not be detrimental to the economic welfare of the community.
7. The intended usage will not include any activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property of the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
8. The intended use of the property will not impact the surrounding community greater than the usage of a single family home since most residents will not have a vehicle while living at the property.
9. There will be no destruction, loss or damage of the natural, scenic or historic features of the property or neighborhood as there will be no outward changes to the appearance of the building no any signage placed on the exterior.