

MADISON CITY BOARD OF ZONING APPEALS
VARIANCE FROM DEVELOPMENT STANDARDS

Application Fee: \$ 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 MUST BE FILLED OUT COMPLETELY; NARRATIVE AND SITE PLAN ATTACHED

A complete application must be filed at least 28 days prior to meeting.

Owner Information:

Name: Anthony & Lisa Hammock
Address: PO Box 1065
Phone #: (Work/Home) _____ (cell) 812-599-2008
Email: hammockcontr@aol.com

If Needed - Additional Contact Information Associated with Application:

Name: _____
Address: _____
Phone #: (Work/Home) _____ (cell) _____
Email: _____

Property Address: 1339 E. Fulton St. Madison, IN 47250
Parcel I.D.: 39-13-01-224-014.000-006
Zoning Classification: RA

Description of Existing Use: VACANT lot

Description of Proposed Use: build a new residence

Type of Variance requested: Parking ☒ Setbacks Other (Explain) _____

For new construction submit plans and specifications

(Required application attachments outlined on back.)

If you plan to make any changes in the following items, please circle and give detailed description below;
Include available materials, pictures, drawings, etc.

Roof Porches Outbuilding(s) Walks Driveways Removal or Demolition Addition to existing
building(s) Other

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

Description of work to be done:

Build a new home

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 prior to hearing.

12/14/21

(Date)

Jessie L. Hammock

(Signature of Applicant)

City of Madison Zoning Ordinance

Variance definition – A modification of the strict terms of the relevant regulations of this ordinance where such modification will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of this ordinance and regulations would result in unnecessary and undue hardship.

*A narrative/explanation addressing each of the seven (7) items in Section 11.35 **MUST** be submitted with this application.*

Section 11.35 -

The Board of Zoning Appeals shall approve or deny variances from the development standards of the zoning ordinance. A variance may be approved under this section only upon a determination that:

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; and*
3. *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.*
4. *How will not be contrary to public interest*
5. *Conditions peculiar to the property*
6. *The peculiarities to the property are not the result of the applicant.*
7. *The unnecessary and undue hardship.*

*If requesting a setback variance, a site plan showing setbacks from all four (4) property lines for new structure and all existing structures **MUST** be included with application!!!*

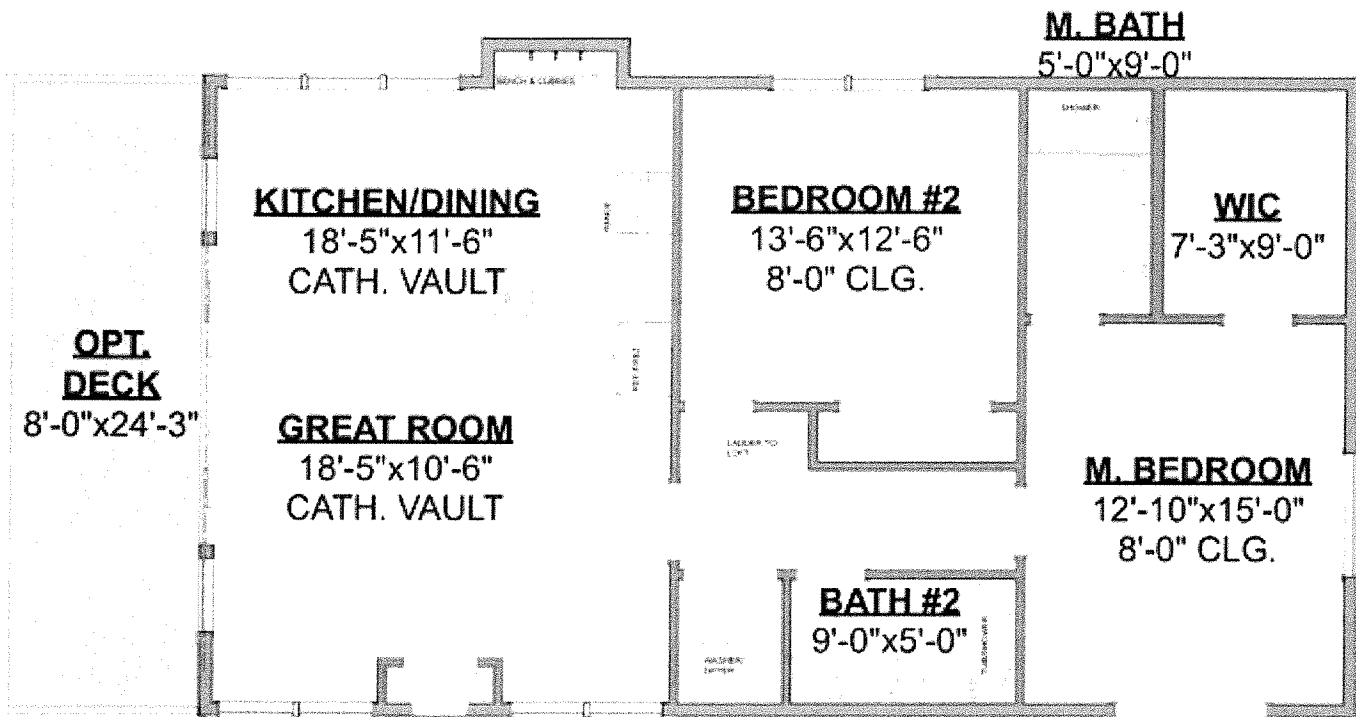
Section 11.36 – APPLICATION FOR VARIANCES FROM DEVELOPMENT STANDARDS

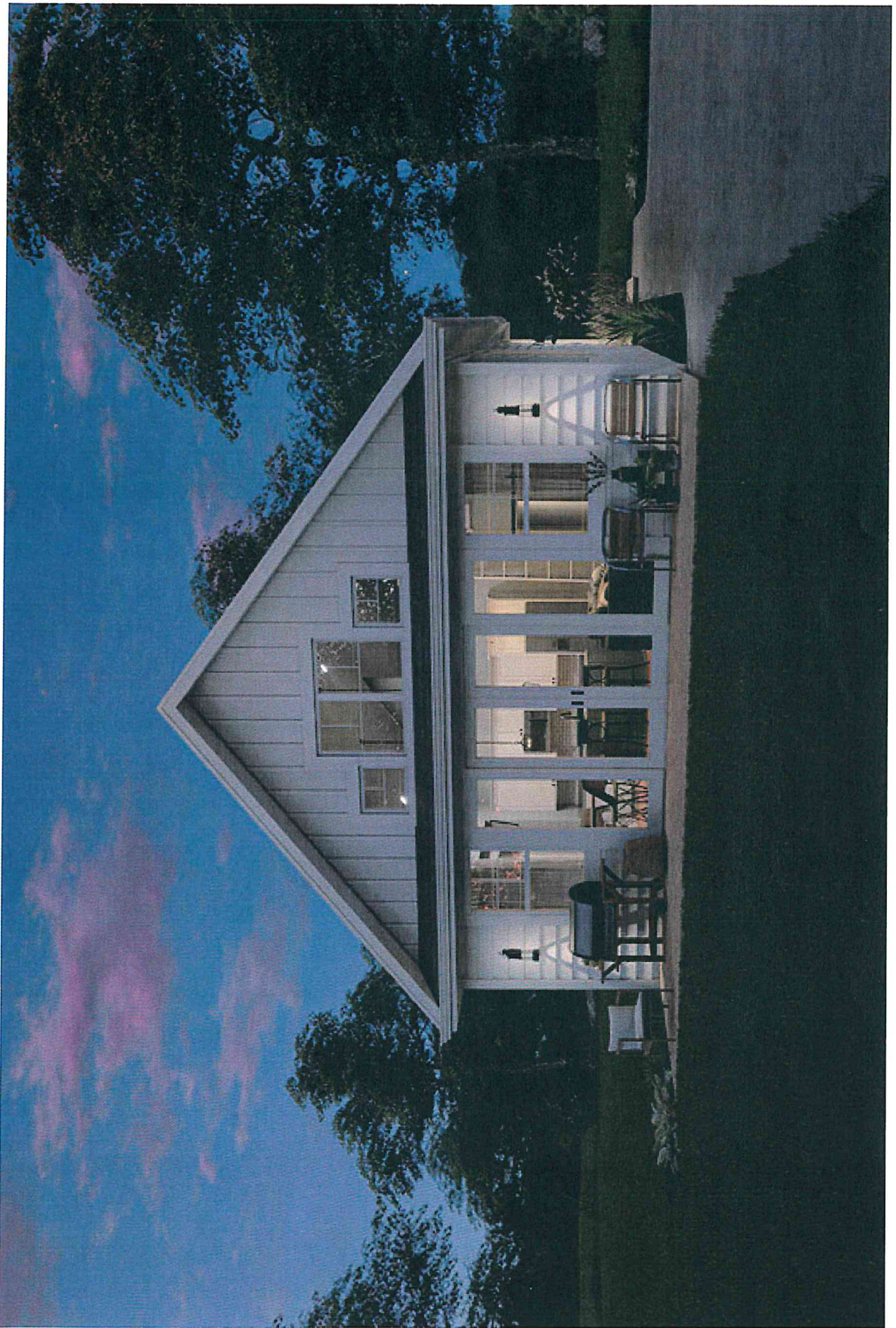
A variance from development standards of the Zoning Ordinance shall not be granted by the Board of Zoning Appeals unless and until written application for a variance from development standards is submitted to the Building Inspector and the Board of Zoning Appeals

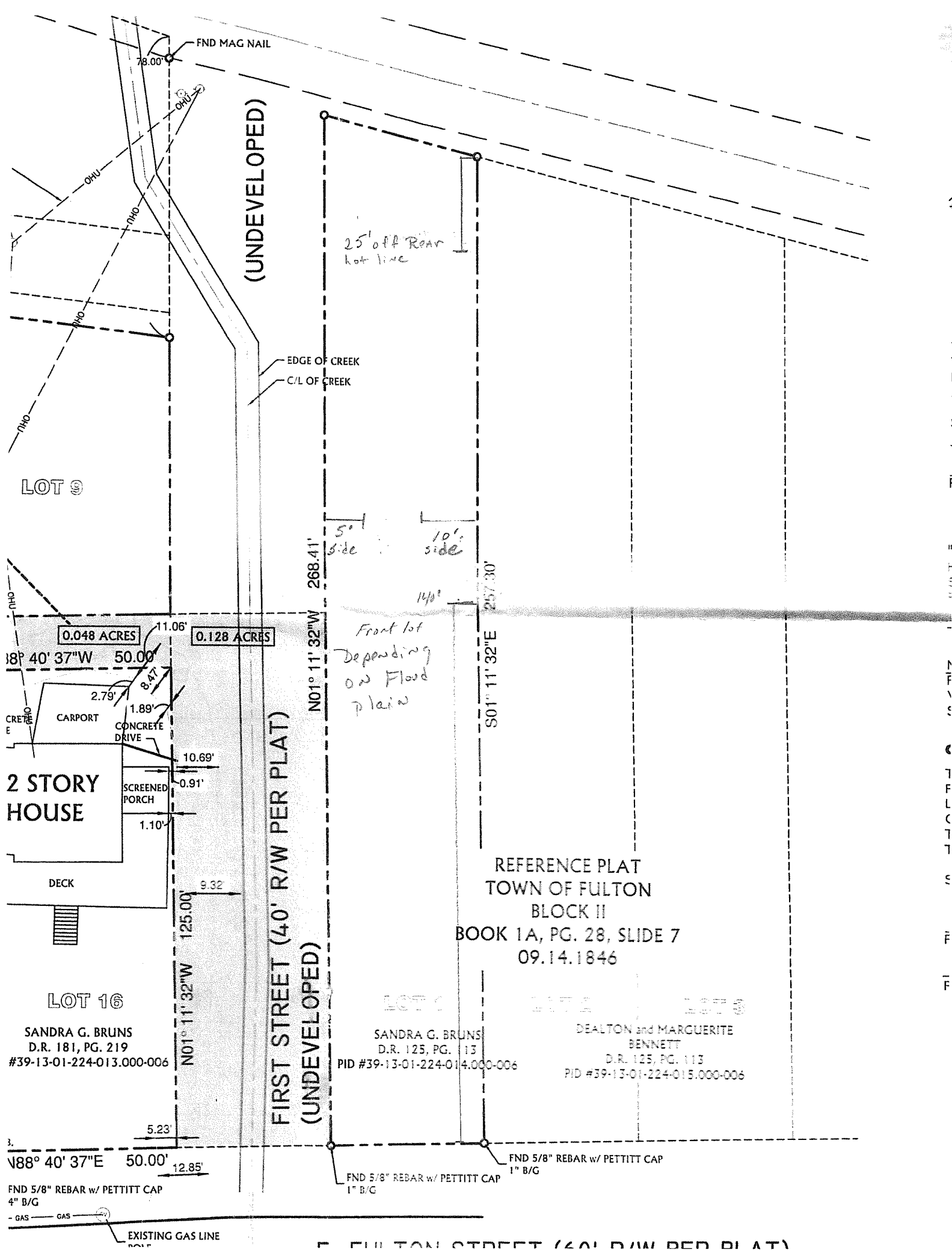
Section 11.37 – SUPPLEMENTARY CONDITIONS AND SAFEGUARDS

Under no circumstances shall the Board of Zoning Appeals grant an appeal for variance to allow a use not permissible under the terms of this ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this ordinance in said district. In granting any appeal or variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the appeal or variance is granted, shall be deemed a violation of this ordinance and punishable under Section 11.50 of the Zoning Ordinance.

MAIN FLOOR









MadisonZoning

Zoning Code:

- HDR
- HS
- OS
- RA

- Regional Counties
- County Boundary
- Townships
- Corporate Boundaries
- Water
- Parcels
- Drives, Alleys, etc.
- Historic District

Addresses

- Regional Counties
- Regional Roads
- Regional Highways
- Water
- Railroad
- Drives, Alleys, etc.
- Roads
- Highways

1339 E Fulton St

