



Application for Variance Of Use

City of Madison
Office of Planning, Preservation, & Design
101 W Main St
Madison, IN 47250
(812) 265-8324

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

Purpose: Per the City of Madison Zoning Ordinance, the Board of Zoning Appeals shall approve or deny variances of use from the terms of the Zoning Ordinance. The Board may impose reasonable conditions as a part of its approval. A variance may be approved only upon a determination by the Board.

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

APPLICANT INFORMATION

Name: Jefferson County C/O David Bramer
Street: 300 E Main Street
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-265-8944
Phone (Alternate): 812-701-0902
Email: david.bramer@jeffersoncounty.in.gov

OWNER INFORMATION (IF DIFFERENT*)

Name: _____
Street: _____
City: _____ State: _____ Zip: _____
Phone (Preferred): _____
Phone (Alternate): _____
Email: _____

** If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.*

PROPERTY FOR WHICH VARIANCE IS REQUESTED

Address and/or Legal Description of Property: 1150 JA BERRY LN, MADISON, IN 47250; Parcel ID:
39-08-16-000-019.002-006

Zoning Classification: M-2

Description of Existing Use: Agriculture

Description of Proposed Use: County Jail

Submit property site plan showing structures, setbacks, parking, adjoining streets and neighboring land uses.

Per the City of Madison Zoning Ordinance, a variance shall not be granted unless the Board makes specific findings of fact based directly on the particular evidence presented to it, which support conclusions that the standards and conditions has been met by the applicant.

Provide a detailed Narrative statement demonstrating that the requested variance conforms to the following standards. If anything is contrary to stated standard, describe plan to mitigate the impact or why you believe it should be an authorized exception. Use additional pages if necessary.

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. The Jefferson County Sheriff and Justice Center being built on this property will be 87,000 sq. ft. with approximately 300 beds. The facility will have space to enhance the opportunity for programs to reduce recidivism but will also meet the short-term and long-term detention housing needs of the county which will enhance public safety 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.

The new Jefferson County Sheriff and Justice Center which will cost approximately \$42 million will not affect the value of adjacent area property in a substantially adverse manner but will enhance the economic value of surrounding properties.

3. The need for the variance arises from some condition peculiar to the property involved.

The zoning classification for the property is heavy manufacturing (M-2) and we are requesting a variance in the use for the property because this parcel provides the size to accommodate the new jail facility and a surrounding buffer area. The variance of use will fit in with the mix of zoning and uses in the surrounding parcels.

4. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.

The current zoning classification of heavy manufacturing does not allow for the construction and operation of Justice facility and the selected property provides for a sufficient buffer zone around adjacent properties while providing a reasonable distance to other Justice facilities, primarily the Court rooms in Jefferson County.

5. The approval does not interfere substantially with the Comprehensive Plan.

The property has been used previously for Agricultural purposes and the new Jefferson County Sheriff and Justice Center will develop the property which will increase the economic value of the property as well as manufacturing facilities on adjacent properties.


Include any other documents/information which you feel will aid the Board in making its determination.

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. The Planning Office can assist you in obtaining this information. Proof of the Certified Mail receipts and the corresponding returned green cards shall be given to the Planning Office at least one (1) working day prior to the scheduled meeting. The Board will not review the application unless these are received.

I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations.

16 December 2021

Date



Signature of Applicant

Documentation Review (Completed by Planning Office)

- ☐ Owner Authorization provided (if req'd)
☐ Site plan is adequate
☐ Narrative Statements completed
(Proposed Use & 1 - 5 above)
☐ Application is complete
☐ GIS Information to applicant and attached
☐ Certified Mail Receipts received (attach)
☐ Certified Mail Green Cards received (attach)

Staff Notes

COMPLETED BY PLANNING OFFICE

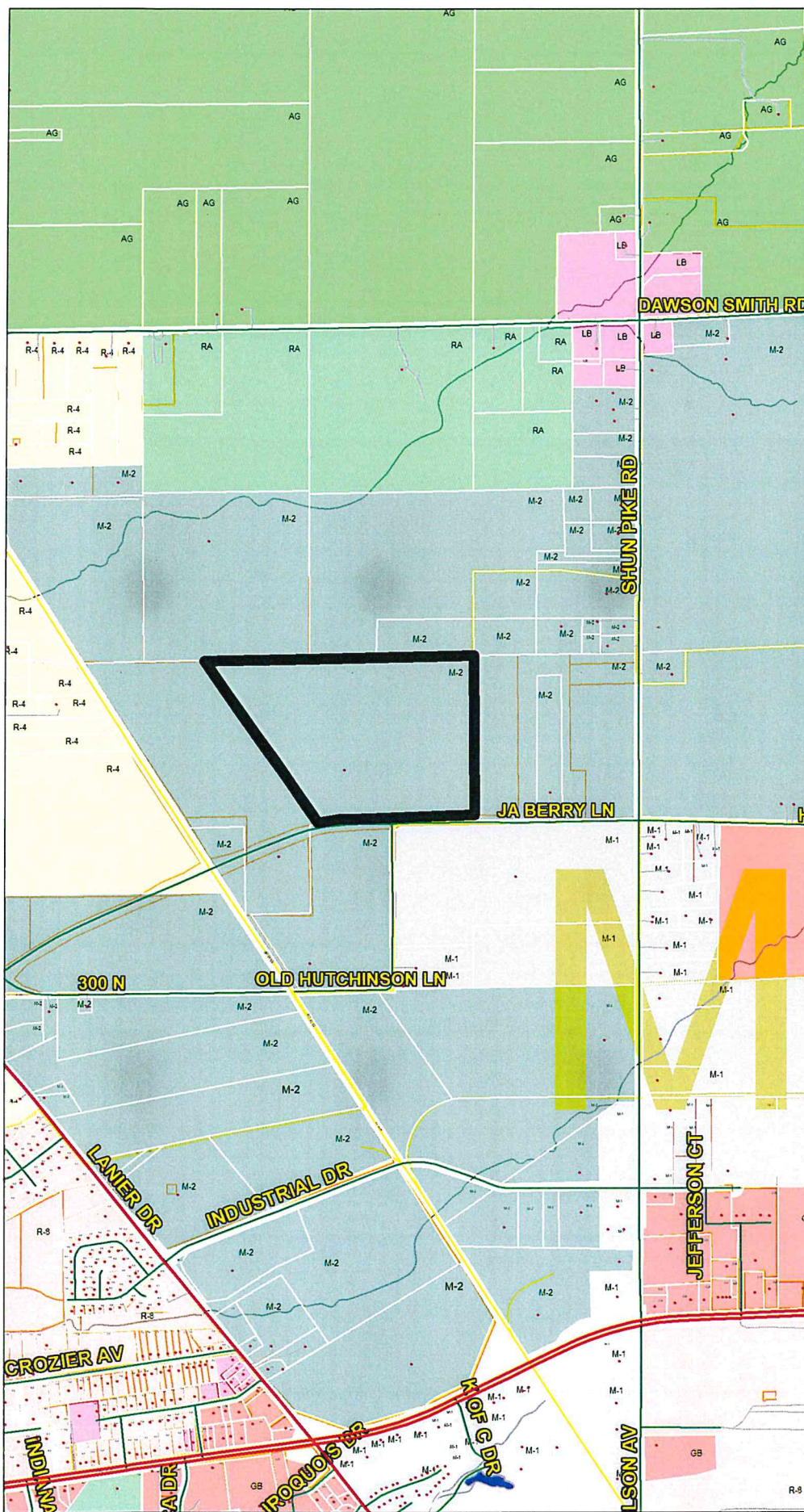
Application Accepted on: _____

Application Accepted by: _____

Meeting Information: Board of Zoning Appeals

101 W Main St, Madison, IN 47250 Council Chambers

Meeting Date: _____ **Time: 6:30PM**



MadisonZoning

Zoning Code:

- AG
- GB
- LB
- M-1
- M-2
- R-4
- R-8
- RA

Regional Counties

County Boundary

Townships

Corporate Boundaries

Water

Parcels

Drives, Alleys, etc.

Parcels

Points of Interest

Churches & Cemeteries

Addresses

Regional Counties

Regional Roads

Regional Highways

Water

Railroad

Drives, Alleys, etc.

Roads

Highways

1150 JA Berry Ln

