



MADISON

Indiana
Planning, Preservation and Design

101 W Main St
Madison, IN 47250
(812) 265-8324

Application for Variance Of Use

Application Fee	\$ 60.00
Ad Fee (for Legal Notice)	\$ 15.00
Recording Fee	\$ 25.00
Total Due	\$ 100.00

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: Granbrazil, Inc / Daryl Detmer
Street: 170 Clifty Drive
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-574-2222
Phone (Alternate): 812-292-0722
Email: granbrazil@hotmail.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Gregory Properties
Street: 9186 Lexington Rd
City: Lexington State: IN Zip: 47138
Phone (Preferred): 812-599-2330
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: 140 Clifty Drive, Madison IN
See attached for description

Zoning Classification: GB

Description of Existing Use: Retail / Restaurant

Schedule of Use Category #: 259

Description of Proposed Use: Warehousing / Manufacturing of countertops the
same as property next door

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. Respond to each question with Yes/No and why. Use additional pages if necessary.

1. Are there any special conditions and circumstances existing which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

NO - IM EXPANDING MY GROWING BUSINESS AND NEED THE ADDITIONAL BUILDING SPACE & LAND.

2. Will literal interpretation of the provisions of this ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance?

YES - I WOULD LIKE THE OPPORTUNITY TO EXPAND MY BUSINESS THE SAME AS OTHER BUSINESSES

3. Do special conditions and circumstances result from the actions of the applicant?

NO, I WOULD LIKE EXPAND MY BUSINESS AFTER PURCHASE AS PROPERTY IS COMPLETE

4. Will the variance requested confer on the applicant special privilege(s) that is denied by Zoning Ordinance to other lands, structures, or buildings?

NO, I HAVE AN EXISTING VARIANCE ON THE EXISTING PROPERTY I WOULD LIKE TO EXTEND IT TO THIS ADJOINING PROPERTY

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 Certified Mail receipts and 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 proof of attempt(s) of contact are provided. USPS delays will not be held against you if proof indicates that letters were sent appropriately.

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.

1-10-23

Date



Signature of Applicant

COMPLETED BY PLANNING OFFICE

Application Accepted on: 1/11/2023

Application Accepted by: JOE PATTERSON PPO

Meeting Information: Board of Zoning Appeals

101 W Main St, Madison, IN 47250 – Council Chambers

Meeting Date: 2/13/2023 Time: 6:30PM

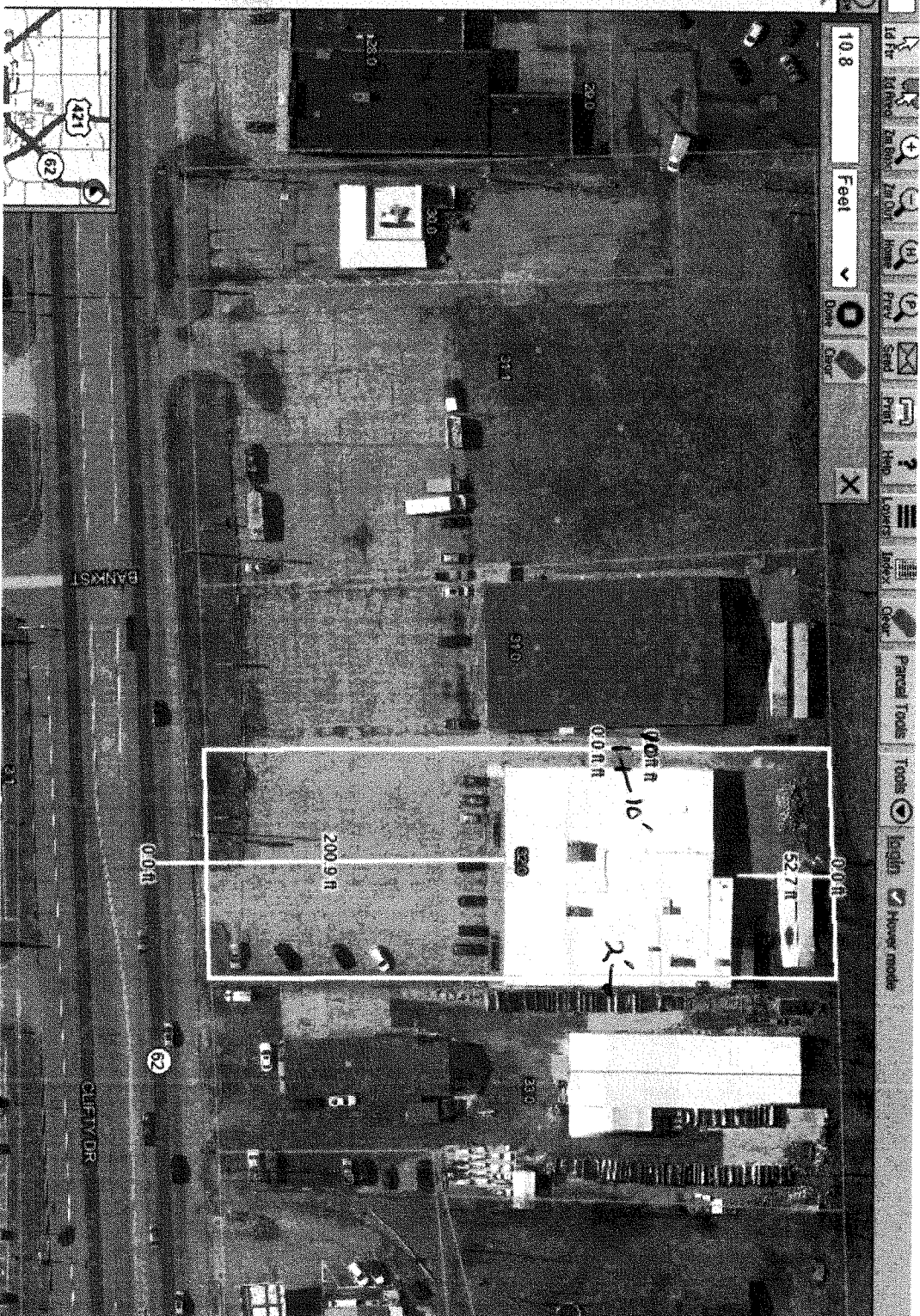
Documentation Review (Completed by Planning Office)

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

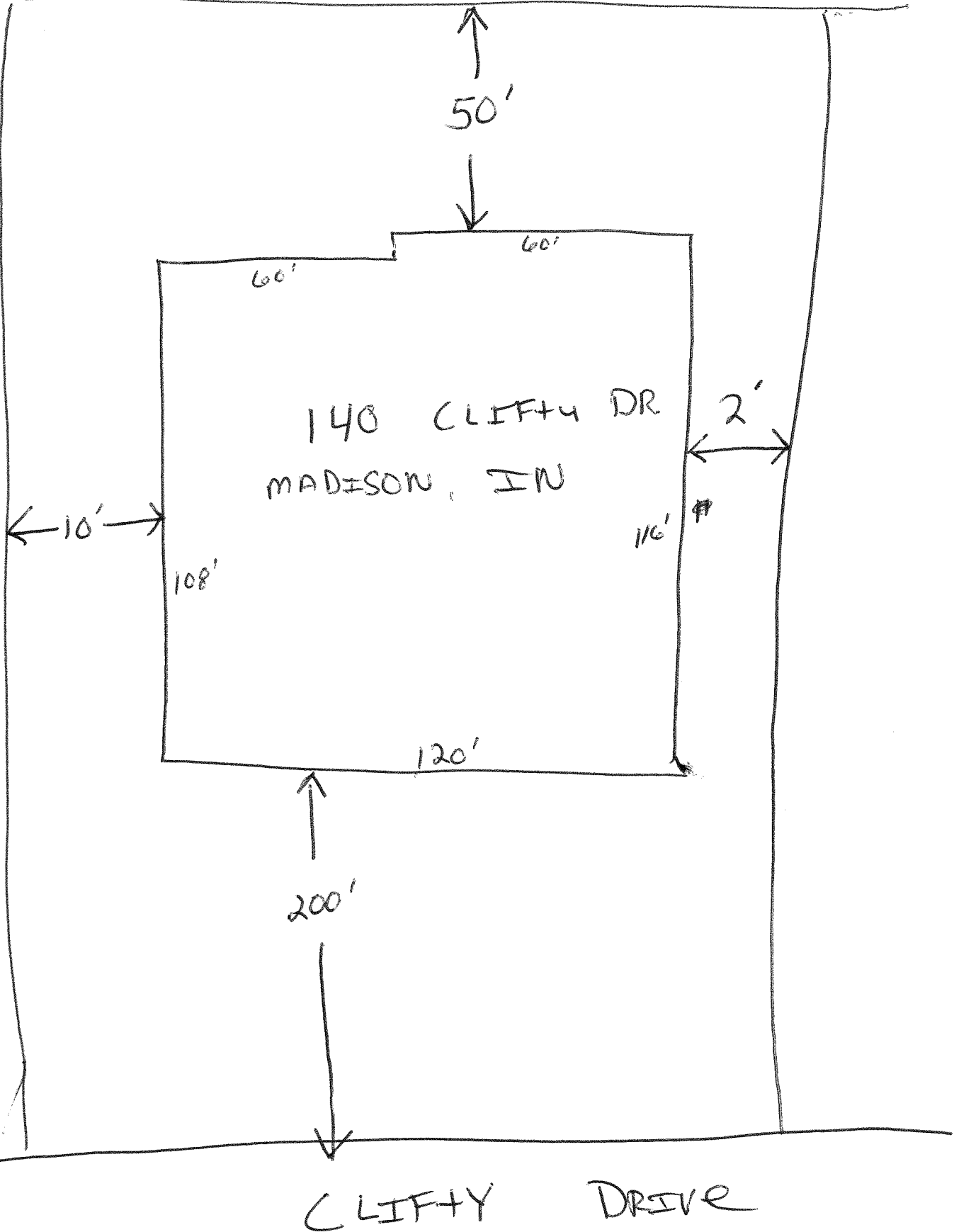
Staff Notes

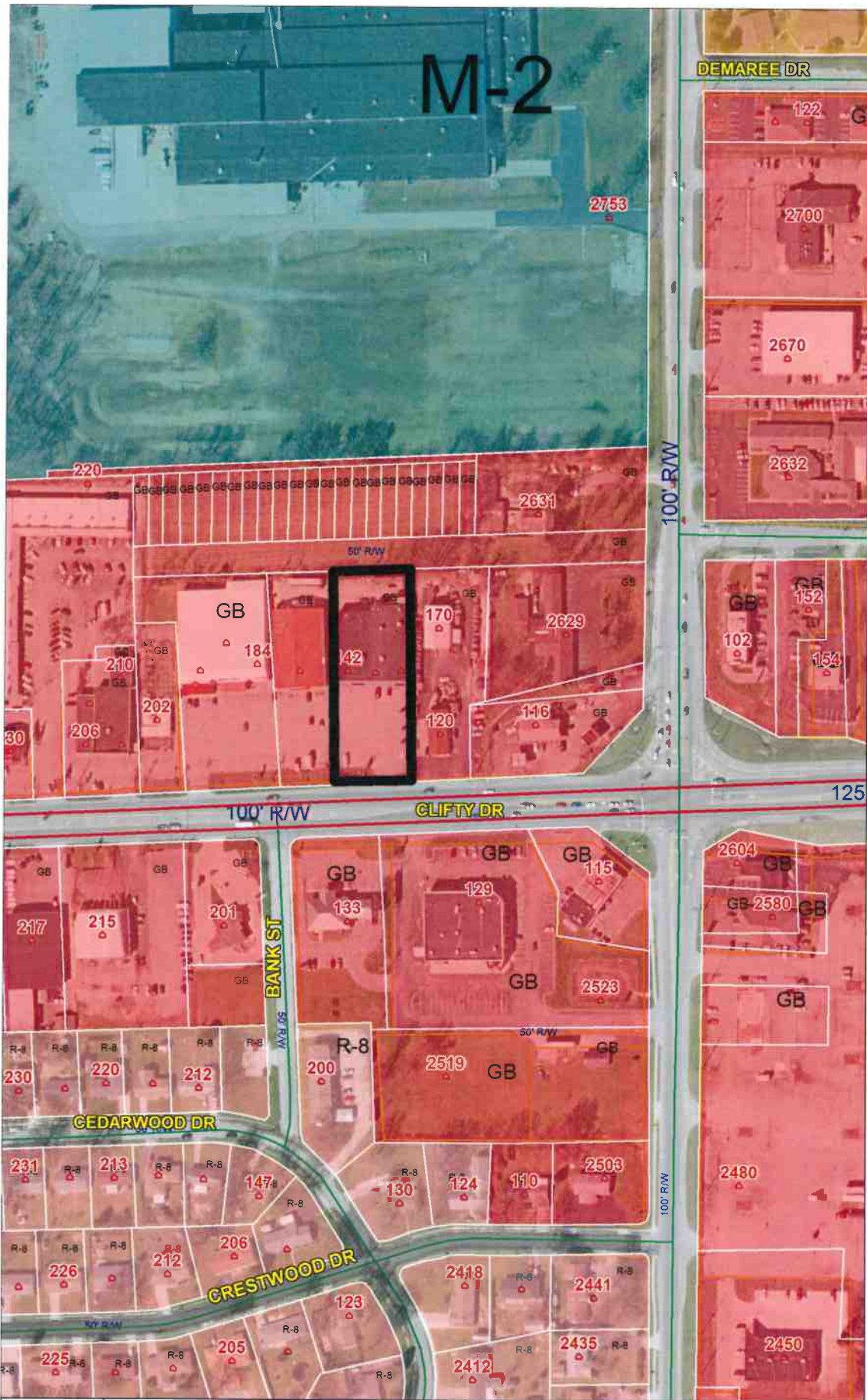
Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
Sketches	Show Sketches(1)
Owner Name	Gregory Properties LLC
State Parcel Number	39-08-22-114-032-000-007
Parcel Number	39-08-22-114-032-000-007
Map Number	
Routing Number	
Legal Description	011-00124-00 PT S SIDE NE 22-4-10 1.13A 11-3-22 1 140-150 CLIFTY DR
Acreage	1.1300
Location Address	140 CLIFTY DR MADISON IN 47250-0000
Owner Address	9186 W Henry Rd Lexington IN 47138-7933

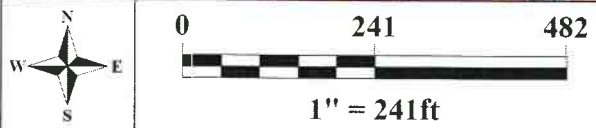


NORTH





- MadisonZoning**
Zoning Code:
- GB
 - M-2
 - R-32
 - R-8
- Regional Counties**
- County Boundary
 - Townships
 - Corporate Boundaries
- Water**
- Parcels
 - Drives, Alleys, etc.
- Addresses**
- Regional Counties
 - Regional Roads
 - Regional Highways
 - Water
 - Railroad
 - Drives, Alleys, etc.
 - Roads
 - Highways



140 Clifty Dr