



BZVD-23-1

Application for Variance from Development Standards

Status: Active

Date Created: Jan 18, 2023

Applicant

Mark Viterna
mark.viterna@gmail.com
716 W Third St
Madison, IN 47250
502-216-8317

Primary Location

526 Walnut Street
Madison, IN 47250

Owner:

Mark Viterna
716 W 3rd st MADISON, IN 47250-3117

Internal

BZA Meeting Date

02/13/2023

Permit Information

Address and/or Legal Description of Property

011-03768-00 171/2 BY 77 FT LOT 2 O T 11-127-14 526
Walnut St

Zoning Classification

HDR

Description of Existing Use

Single family

Description of Proposed Use

Single family

List sections of the Zoning Ordinance for which a variance is requested

Setbacks

Describe why a variance is requested

Downtown property lines create unique challenges that often require unique solutions. This particular Federal home, has very tight distances to neighboring properties. We would like to request a zero foot varince to the lot line on all sides. We are currently rehabilitating the building and and new repairs or extensions to the building will need a variance from building standards.

Is this application requesting a variance from setbacks?

Yes

Variance from Setback Request

Current North Lot Line (Ft)	Current East Lot Line (Ft)
0.5	3
Current South Lot Line (Ft)	Current West Lot Line (Ft)
0.5	0
Requested North Lot Line (Ft)	Requested South Lot Line (Ft)
0.5	0.5

Narrative

Will this variance be injurious to the public health, safety, morals, and general welfare of the community?

No. By rehabilitating this structure, it will add value to a currently blighted area

Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?

Absolutely not. Rehabilitating property is known to substantially increase value of neighboring buildings.

Will the strict application of the terms of the zoning ordinance result in practical difficulties in the use of the property?

Yes. This building was in place long before the current zoning ordinance. We are trying to save the historic structure, but by doing so, we will need to re-enforce and create new walls in the rear. By not being able to do so, the structure will eventually be lost.

Acknowledgement

Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, accross 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

Digital Signature

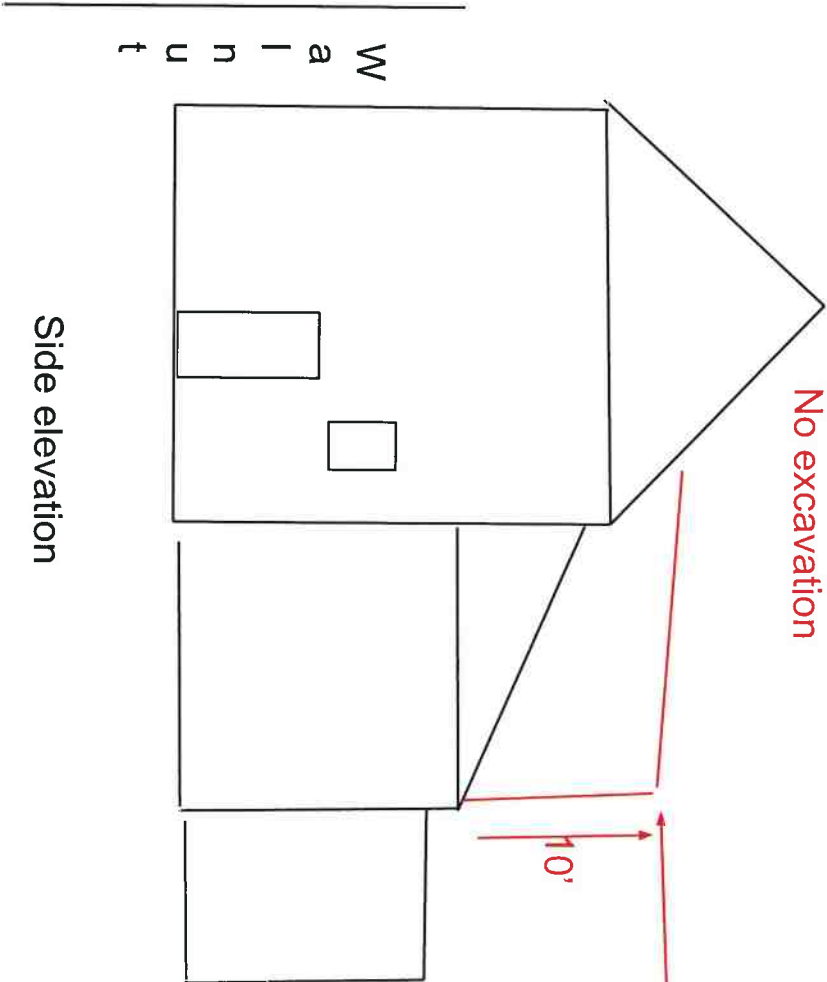
Mark Viterna
01/18/2023

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.

526 Walnut - Madison Unlimited, LLC

Proposed 10' vertical addition.
No changes to building width or length.
No excavation



North Side

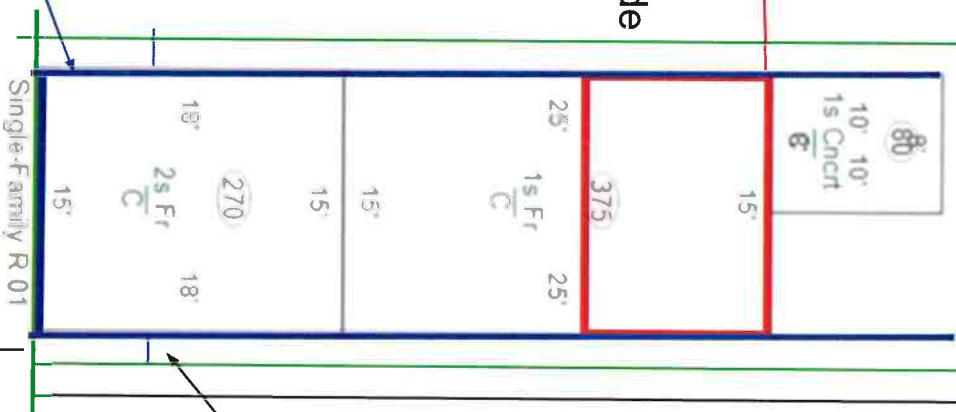
South side

17' 6"
wide lot

77'
Deep
lot

◇ Water/Sewer

Lot Line



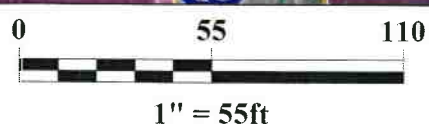
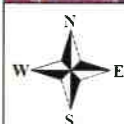
Current
building sits
6" to 1' from
property line

Proposed 6" setback on North and South Sides

Walnut Street (West side)



- MadisonZoning**
Zoning Code:
HDR
- 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



526 Walnut St