



## Conditional Use Permit

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

Conditional Permit Renewal Fees	\$ 75.00
Conditional Use Permit Late Renewal Fee	\$ 20.00 per meeting

Purpose: Per the City of Madison Zoning Ordinance, the Official Schedule of District Regulations identifies each land use according to whether it is a permitted use, a conditional use, or a prohibited use within each district. A conditional use permit is granted by the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the district to the property owner who makes the original application. This permit does not transfer to the new owner if the property changes ownership. The new owner must apply to the Board of Zoning Appeals for a new permit in order to continue the use that was conditionally allowed.

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: Kerri Tucker  
Street: 2713 Basswood Drive  
City: Madison State: IN Zip: 47250  
Phone (Preferred): (812) 265-3452 (home)  
Phone (Alternate): (812) 599-3718 (cell)  
Email: ktucker2@roadrunner.com

### 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 A CONDITIONAL USE IS REQUESTED

Address and/or Legal Description of Property: 2713 Basswood Drive  
Madison IN 47250  
Zoning Classification: R-8  
Description of Existing Use: Residence  
Proposed Schedule of Uses Category #: 681  
Description of Proposed Use: In home daycare

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

Per the City of Madison Zoning Ordinance, the Board of Zoning Appeals shall review the particular facts and circumstances of each proposed use in terms of the established standards and shall find adequate evidence supporting such use at the proposed location.

Provide a detailed Narrative statement demonstrating that the requested variance conforms to the following standards. Respond to each question below with Yes/No and why. Use additional pages if necessary.

1. Is this use in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of District Regulations adopted by Section 7.00 for the zoning district involved?

Yes, it is R-8. authorized.

2. Will this use be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Zoning Ordinance?

Yes, very harmonious! ☺

3. Will this use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area?

Yes, this is the home I reside in, and reflects as such.

4. Will this use not be hazardous or disturbing to existing or future neighboring uses.

Yes, it will not be hazardous or disturbing.

5. Will this use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

Yes, it is easily accessible to everyone. A fire hydrant is located across the street.

6. Will this use not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community.

Yes, it will not create any public expense.

7. Will this use not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

Yes, it will not involve any activities detrimental to anyone. This is my home that I reside in, as well.

8. Will this use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Yes, it will not create any interference with traffic. My personal driveway is utilized for drop-off/pick-up.

9. Will this use not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance.

Yes, it will not cause any damage, whatsoever.

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.

1/4/23  
Date

Kerry Tucker  
Signature of Applicant

**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

**Documentation Review** (Completed by Planning Office)

- ☐ Owner Authorization provided (if req'd)
- ☐ Site plan is adequate
- ☐ Narrative Statements completed  
(Proposed Use & 1 – 9 above)
- ☐ Application is complete
- ☐ GIS Information to applicant and attached
- ☐ Certified Mail Receipts received (attach)
- ☐ Certified Mail Green Cards received (attach)
- ☐ Category # Requires Conditional Use

**Staff Notes**


KOEHLER Farm

Jane's Ln

Penced back

2712

2707

2713

2719

Basswood Dr.

Oak hill  
Park

Meadowood Dr.

Valley Dr.

CASSIDY LN

39-08-20-114-027.000-007

General Information

Parcel Number  
39-08-20-114-027.000-007  
Parent Parcel Number  
0110046800

Tucker Kerri L

Ownership

Tucker Kerri L  
2713 Basswood Dr  
Madison, IN 47250

2713 BASSWOOD DR

Transfer Of Ownership

Date  
01/01/1900  
Owner  
Tucker Kerri L  
Doc ID Code  
Book/Page  
Sale Price  
\$00

510, 1 Family Dwell - Platted Lot

3908072-007

Notes

1/2

Legal

011-00468-00 LOT 67 OAK HILL ADD  
11-9-67

2713 BASSWOOD DR

Property Class 510

1 Family Dwell - Platted Lot

RESIDENTIAL

Valuation Records (work in progress values are not certified values and are subject to change)

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	GEN REVAL	GEN REVAL	GEN REVAL	AA	AA
As Of Date	06/28/2022	06/28/2021	06/30/2020	06/26/2019	01/01/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Land Res(1)	\$11,000	\$11,000	\$11,000	\$11,000	\$11,000
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$79,900	\$70,200	\$68,900	\$66,300	\$62,900
Imp Res(1)	\$79,900	\$70,200	\$68,900	\$65,600	\$62,300
Imp Non Res(2)	\$00	\$00	\$00	\$700	\$600
Imp Non Res(3)	\$00	\$00	\$00	\$00	\$00
Total	\$90,900	\$81,200	\$79,900	\$77,300	\$73,900
Total Res(1)	\$90,900	\$81,200	\$79,900	\$76,600	\$73,300
Total Non Res(2)	\$00	\$00	\$00	\$700	\$600
Total Non Res(3)	\$00	\$00	\$00	\$00	\$00

Land Computations

Calculated Acreage 0.00

Developer Discount

Parcel Acreage 0.00

Land Data

Land Type	Soil ID	Act Front	Size	Adj Rate	Ext Value	Value
F		65	1x1	\$11,000	\$11,000	\$11,000

Location Address  
2713 BASSWOOD DR  
MADISON, IN 47250

Zoning

Characteristics

Topography  
Level  
Public Utilities  
All  
Streets or Roads  
Paved

Printed Wednesday, January 4, 2023



