



BZVD-23-6

Application for Variance
from Development
Standards

Status: Active

Submitted On: 5/4/2023


Primary Location


524 WALNUT ST
MADISON, IN 47250


Owner


Doublett Ben Steven George
WALNUT ST 522 MADISON,
IN 47250

Applicant

 Mark Viterna

 502-216-8317

 mark.viterna@gmail.com

 524 Walnut St
Madison, IN 47250

Permit Information

Address and/or Legal Description of Property*

011-03767-00 ADD O T LOT 2 22 FT S SIDE 11-127-13 524 Walnut St

Zoning Classification*

HDR

Description of Existing Use*

Vacant lot (Prior to demolishing was a Single Family residence)

Description of Proposed Use*

Single Family/HDR

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

Section 4.15 Setback

Describe why a variance is requested*

We would like a 0' setback (instead of 3') on all four sides of the lot. The old building footprint was built on the property line. It was demolished and we would like to build another in its place

Is this application requesting a variance from setbacks?*

Yes

Variance from Setback Request

Current North Lot Line (Ft)

3

Current East Lot Line (Ft)

3

Current South Lot Line (Ft)

3

Current West Lot Line (Ft)

0

Requested North Lot Line (Ft)

0

Requested East Lot Line (Ft)

3

Requested South Lot Line (Ft)

0

Requested West Lot Line (Ft)

0

Narrative

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

No it will not be injurious. By improving and building on the lot, it would improve the general welfare of the community.

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

No. By replacing the old dilapidated structure, it will greatly benefit the community

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

Absolutely it would be a hardship on our part if we couldn't get a setback variance. The lot size is just too small. The old house probably needed one, but never had one. To return the character and build a similar federal style home, a setback variance would be required.

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 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.

Digital Signature*

☑ Mark Daniel Viterna
May 4, 2023

