



BZVD-23-7

Application for Variance
from Development
Standards

Status: Active

Submitted On: 5/19/2023





Primary Location

929 W SECOND ST
MADISON, IN 47250

Owner

Erlewein Chris & Regina
Wagner Rd 15808
CAMBRIDGE CITY, IN 47327

Applicant

 Regina Erlewein
 765-541-0850
 erlewein5@aol.com
 929 West Second St
Madison, Indiana 47250

Permit Information

Address and/or Legal Description of Property*

929 W 2nd St

Zoning Classification*

HDR

Description of Existing Use*

Home with deck used for recreation

Description of Proposed Use*

Replace/remodel existing deck to be used for recreation

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

The Deck that is being replaced is a one story deck. I would like to build a 2 story deck that would enable me to see the river and give me more recreational space in my back yard.

Describe why a variance is requested*

The variance is requested due to setbacks. The old deck was built along the back of the house, half of which is 927 W 2nd St. It was built right up to the back of the house. The new proposed deck will be the same. The concrete patio will go up along the back of 929 W 2nd, the stone and concrete patio in the center will be along the back of 927 W 2nd, being the same as the old deck that was removed.

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)

3

Requested North Lot Line (Ft)

0

Requested East Lot Line (Ft)

3

Requested South Lot Line (Ft)

3

Requested West Lot Line (Ft)

3

Narrative

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

No, it is an enclosed back yard and follows the footprint of the deck that was taken down. Nothing will be injurious etc to the general welfare of the community. It is a patio in an enclosed private back yard.

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

No it will not. This deck and patio will increase the value of both properties. The prior deck that was in disrepair, was unsightly with rotting holes and decaying wood. Debbie, the property owner at 927 W 2nd Street, has windows that look out into the back. Replacing the old deck with a new stone patio will improve the view from her residence and will not adversely affect the value of her property.

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

Yes it will not allow me to replace the old deck with a deck that is the same and has no increased footprint on the lower ground level. It would also prohibit the completion of the deck and patio which I believe will add value to 927 W 2nd St. and increase the recreational space and enjoyment of use for our family as property owners. The project will not take away from the historical appearance of the residence or detract from the beauty of Madison's Historic District and would only be visible from Pearl Street. The neighbor directly West and the adjoining neighbor on the East both have verbally stated they have no issues with the proposed project.

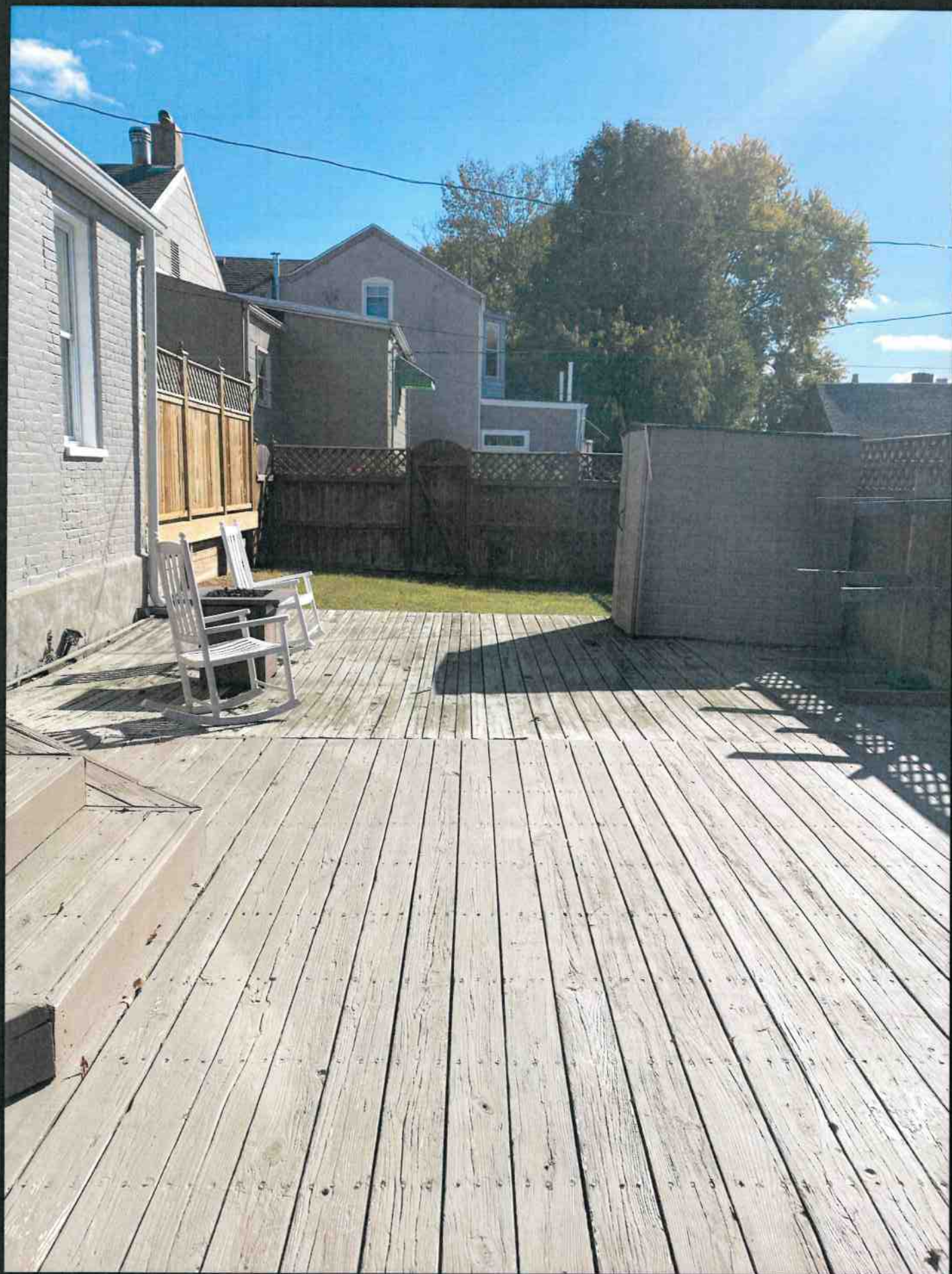
Acknowledgement

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*

✓ Regina M. Erlewein
May 18, 2023



2nd Street



34' Lot Line

Sidewalk

929 W. 2nd St.

927 W. 2nd St.

Chris & Regina
Erlewein

Neighbor

Existing Residence

Existing Residence

Neighbor's Yard

Parking Spaces

58'

Pearl Street

83'

Door

Concrete
Patio

Stone
Patio

Grass

22'

19

16'

18'

19'

3'

Fence

Retaining Wall

Lot Line 72'



MadisonZoning

Zoning Code:

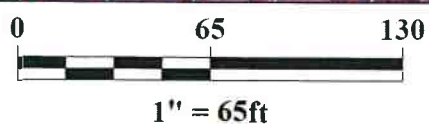
- HDR
- LB
- M-2
- SD

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



929 W Second St