



BZVD-23-14

Application for Variance
from Development
Standards

Status: Active

Submitted On: 9/11/2023





Primary Location

405 E SECOND ST
MADISON, IN 47250

Owner

Barkman Corrie K and
Buchinsky Jacqu
MAPLE ST 812
JEFFERSONVILLE, IN 47130

Applicant

 Jacque Buchinsky
 502-528-7124
 corriebarkman@gmail.com
 812 E MAPLE ST
JEFFERSONVILLE, IN
47130

Permit Information

Address and/or Legal Description of Property*

405 E Second St, Madison, Indiana

Zoning Classification*

CBD

Description of Existing Use*

Residence

Description of Proposed Use*

Addition of a Shade Shelter

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

Development Standard for Setbacks of 3 feet from property line

Describe why a variance is requested*

Existing home is non-conforming to setback requirements, shade shelter will be in line with house and also will sit near lot lines (5 to 6 inches from lot lines). Other side of lot lines are the paved parking lot for the Prince of Peace Catholic Church which runs to the edge of their property lines and parking lot butts our back yard. There will be no impediment to church parking lot.

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)

—

Current West Lot Line (Ft)

—

Requested North Lot Line (Ft)

0

Requested East Lot Line (Ft)

0

Requested South Lot Line (Ft)

—

Requested West Lot Line (Ft)

—

Narrative

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

No, proposed structure is just a shade shelter - will not be injurious to public health, safety, morals or 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, area adjacent is a parking lot for the Prince of Peace Catholic Church (which runs to property lines) and a small retaining wall area - apx 3 ft - for the apartments next door (our home has a shared common wall with this structure). - buliding of the shade structure in our back yard will not impede on parking lot or retaining wall in any manner. Formerly a fence existed in the same space but it was aged and not built well or using quality materials so removal of that is an increase in value of the area. We will be using the shade shelter as a 'fence' of sorts to enclose the property as it once was.

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

Yes, footprint of yard is small and setback requirements will reduce the shade structure area by a quarter (making the proposed 12x12 shade shelter just 9x9. Shade shelter is needed becuse of the lack of trees and green space on parking lot area which creates a heat effect and impedes use of the back yard becuae the heat is intollerable.

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*

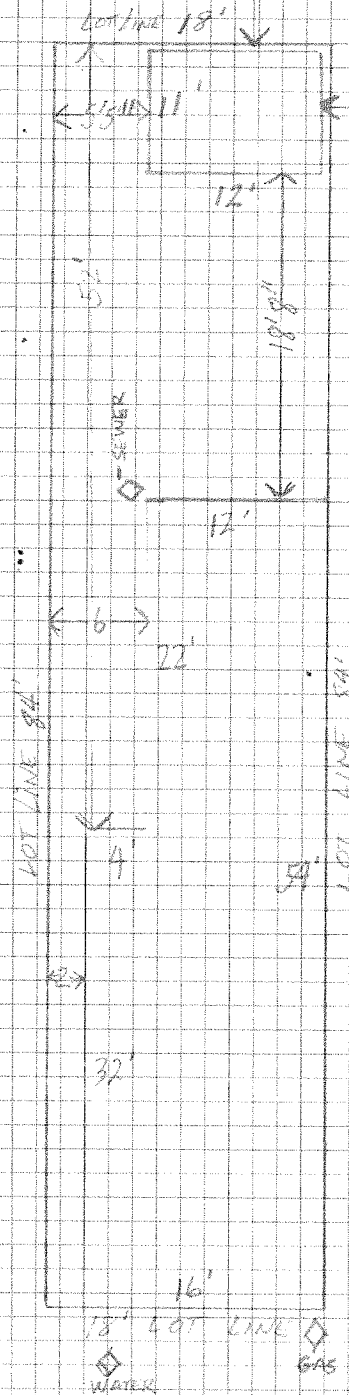
 Jacquelynn B Buchinsky

Sep 11, 2023

OWNERS: CORRIE BARKMAN
JACQUE BUCHINSKY

5.5" RAM PROBE AT 1102

10/5 FERNI PRODUCTIONS





MadisonZoning

Zoning Code:

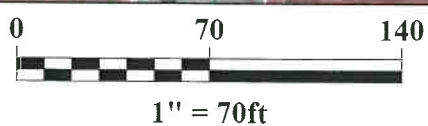
- CBD
- HDR
- SD

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



405 E Second St