



BZCU-23-68

Conditional Use Permit

Status: Active

Submitted On: 8/16/2023

Primary Location

604 MULBERRY ST
MADISON, IN 47250

Owner

604 Mulberry LLC
EAST FIRST ST 804
MADISON, IN 47250

Applicant

Kelly | 604 Mulberry LLC
Rodgers
703-244-9626
ryan@pinelanellc.com
804 E. First St.
Madison, IN 47250

Internal Review

Is applicant paying by credit card?

☐

Staff Completing Initial Application

☐

BZA Meeting Date

09/11/2023

Did BZA approve the application?

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Permit For:

short and long-term rentals.

Renewal

Number of Meeting's Late

--

Is applicant paying for renewal with Credit Card?

☐

Is applicant paying late fee with credit card?

☐

General Information

Are you the property owner?*

Yes

Permit Information

Type of Application

Initial Application

Zoning Classification

Historic District Residential (HDR)

Legal Description of Property

604 Mulberry Street Madison, IN 47250.

Being in Dobbins-Hodges and Robinson's Addition North to the City of Madison, Indiana, commencing on the east line of Mulberry Street and the west line of Lot No. 4 in the middle of the partition wall; thence south with the east line of Mulberry Street 20-1/2 feet to a point in the center of a partition fence already built; thence east by and with the middle of said partition of said partition fence to the west line of Lot No. 2; thence continuing east in a direct line with the middle of said partition fence 20 feet, more or less, to George J. Hummel's west line; thence north with Hummel's west line parallel with the east line of Lot No. 2 to a point where a direct line to the center of a partition west on Lot No. 4 extended would touch said point; thence west in a direct line that will pass through the center of said partition wall to the east line of Mulberry Street, the place of beginning.

Also, a strip of ground five feet wide off the entire side of a lot formerly owned by Harry Lemen, the land hereby described being alley-way five feet wide immediately south of the southeast corner of the lot ground hereinabove described.

Description of Existing Use

Currently and for more than 20 years the building has provided 2 individual apartments; APT 1 (downstairs), APT 2 (upstairs)

Description of Proposed Use

Provide 2 apartments; APT 1 (downstairs), APT 2 (upstairs). Short-term, Mid-term and long-term rentals

810821
Proposed Schedule of Uses Category #

581 and 130

Narrative

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, residential rental for rent for short-term, mid-term and or long-term

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, the current use of the building is providing 2 rentals

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, there are no plans for any changes to the current appearance or character of the building.

Will this use not be hazardous or disturbing for existing or future neighboring uses?

Yes, it will be used for residential rentals and not provide any hazard or disturbing uses

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, all these services will be active and accessible as it is today

Narrative (Continued)

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?

No, this use will not require additional requirements or be a detriment to the economic welfare of the community

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?

No, this use will not involve any uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

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?

No there will be no impact on traffic as a result of this conditional use

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


No, this conditional use will not result in the destruction, loss, or damage of natural scenic, or historic features of major importance.

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.

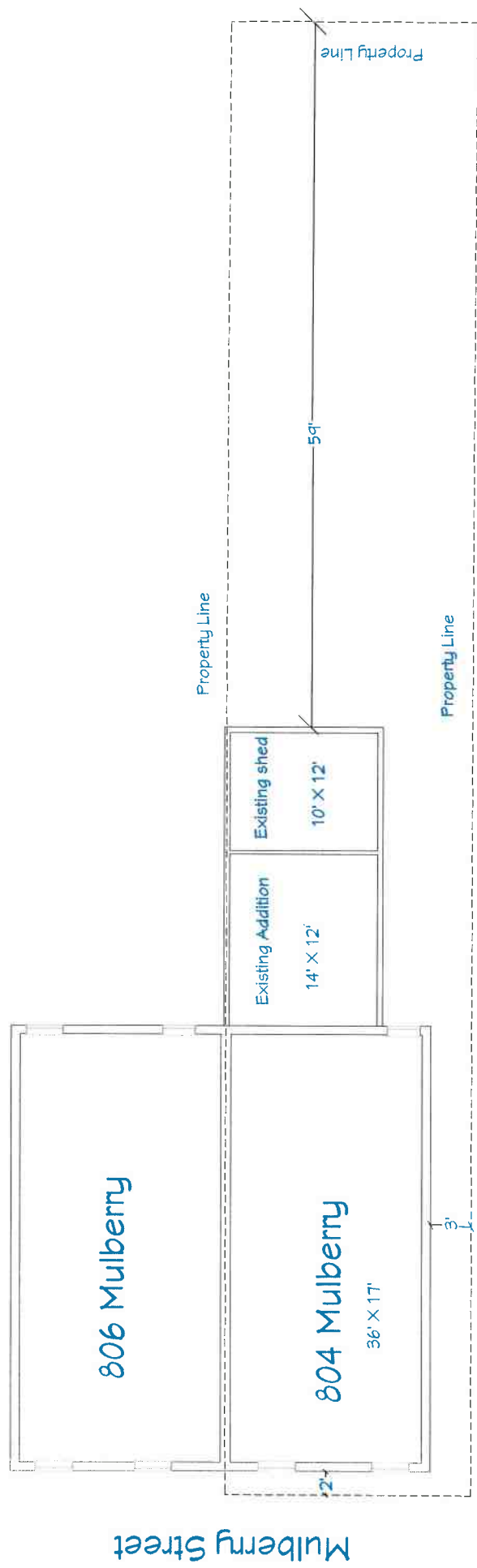
Digital Signature*

 Kelly Rodgers, 604 Mulberry LLC

Jul 4, 2023

Owner:
604 Mulberry LLC / Kelly Rodgers
riverhikes@gmail.com
703-999-2053
804 E First Street Madison In 47250

Property Address:
604 Mulberry Street Madison In 47250



604 Mulberry St Madison, IN 47250

- No parties
- No additional guests beyond what was booked
- No smoking inside the house
- Respect the neighbors, no loud parties
- No pets
- No illegal drugs substances or activities allowed
- Any tenant arrested and or found guilty of a crime must vacate the property immediately
- Short-term Rental – Check-in time is 11 a.m. Check-out time is 4 pm
- Street parking is on a first come first served basis
- When leaving the property lock all doors
- No Subleasing of the property in any manner
- Background and credit checks are required for long-term rentals
- Any damage to the property or furnishings will be the responsibility of the tenant renting the property.



- MadisonZoning**
Zoning Code:
- GB
 - 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



604 Mulberry St