



BZVD-23-16

Application for Variance from
Development Standards

Status: Active

Submitted On: 9/29/2023

Primary Location

734 E 400 N


MADISON, IN 47250


Owner


Pettit Properties, LLC


PAPER MILL RD 3818 MADISON, IN 47250

Applicant

 Joe Pettit

 812-292-4159

 pettitgroupinc@yahoo.com

 621 Clifty Dr
Madison, IN 47250

Permit Information

Address and/or Legal Description of Property*

010-00407-01 NW NE 14-4-10 6.0292A 10-21-19.1 734 E 400 N 39-08-14-000-002.001-006

Zoning Classification*

RA

Description of Existing Use*

Vacant Land

Description of Proposed Use*

Multiple one-acre minimum lots for single-family residences

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

Section 6.11.A.3 - Lot Width for Residential Agricultural (RA) zoning

Describe why a variance is requested*

Allow for multiple one-acre minimum lot area parcels with a minimum lot width of 100' instead of 150' within RA zoning.

Is this application requesting a variance from setbacks?*

No

Narrative

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

No, providing more affordable opportunities for housing will help the general welfare of the community. The potential addition of a retention pond on the rear of the property may aid with possible drainage concerns thereby improving the health and safety 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, there are already more than a dozen properties in the immediate vicinity where the lot area, lot width, or both are not currently met per RA or AG zoning requirements. With the potential addition of a drainage/retention pond which could assist with any possible drainage concerns in the area, this would help to improve the values of adjacent properties.

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


Yes, strict application would only allow for the parcel to exist as is which makes a majority of the land not buildable from a practical standpoint. By reducing the lot width, but still maintaining a minimum one-acre lot area, it allows for multiple homes to be built while maintaining practical setbacks and housing plans to fit on each new parcel and meet more practical and affordable housing market demands.

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*

 Joseph Pettit
Sep 29, 2023



734 E 400 N - Other RA.AG Lots in Area

PARCEL ID: 39-08-14-000-002.001-006