



BZVD-23-17

Application for Variance from Development Standards

Status: Active

Submitted On: 10/17/2023


Primary Location


740 CLIFTY DR
MADISON, IN 47250


Owner


Lucy LLC
HIGH SCHOOL RD 1314 Indianapolis, IN 46241-
3129

Applicant

 Garrett Baker

 251-802-9384

 garrettb@delaneyinc.net

 3262 Old Shell Road

Suite C-1

Mobile, Alabama 36607

Permit Information

Address and/or Legal Description of Property*

740 Clifty Drive

Zoning Classification*

GB

Description of Existing Use*

Parking Lot

Description of Proposed Use*

General Retail

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

Section 9

Describe why a variance is requested*

Per code, we are required to have 74 parks. Our site is too small to include this high number of parks. We are also requesting a variance in stall size from 22' x 10' stalls to 19' x 9' stalls in order to maximize the amount of parks we can fit. We are also requesting a variance to include only one 96" access aisle between the ADA stalls.

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

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

No

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


Yes

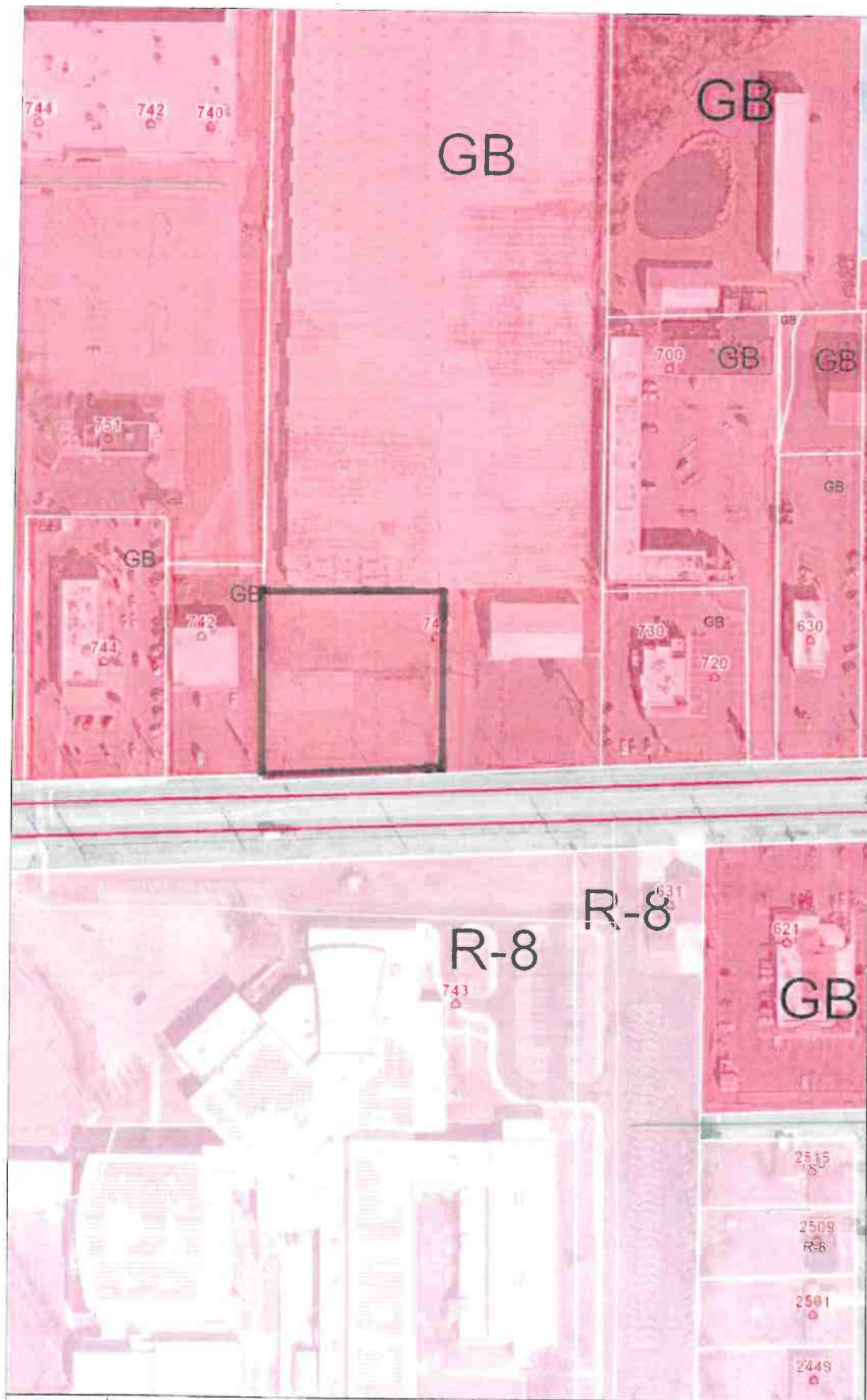
Acknowledgement

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*

 Garrett Baker
Oct 17, 2023



MadisonZoning
Zoning Code:

GB
M-1
R-8

Regional Counties
County Boundary
Townships
Corporate Boundaries
Water
Parcels
Drives, Alleys, etc.

Points of Interest
Addresses

Regional Counties
Regional Roads
Regional Highways
Water
Railroad
Drives, Alleys, etc.
Roads
Highways



0 168 336
1" = 168ft

740 CLIFTY DR