



MADISON

Indiana
Planning, Preservation and Design

BZVD-23-22

101 W Main St
Madison, IN 47250
(812) 265-8324

Application for Variance from Development Standards

Application Fee	\$ 60.00
Ad Fee (for Legal Notice)	\$ 15.00
Recording Fee	\$ 25.00
Total Due	\$ 100.00

Purpose: Per the City of Madison Zoning Ordinance, the Board of Zoning Appeals shall approve or deny variance from development standards from the terms of the Zoning Ordinance. The Board may impose reasonable conditions as a part of its approval. A variance may be approved only upon a determination by the Board.

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

APPLICANT INFORMATION

Name: Laura J. Studebaker
Street: 1497 E. Wehner Dr.
City: Madison State: IN Zip: 47250
Phone (Preferred): 765-490-1026 (cell)
Phone (Alternate): 502-551-7424 (fiance's cell - Perry Parsons)
Email: lstudebaker99@gmail.com

OWNER INFORMATION (IF DIFFERENT*)

Name: _____
Street: _____
City: _____ State: _____ Zip: _____
Phone (Preferred): _____
Phone (Alternate): _____
Email: _____

*** If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.**

PROPERTY FOR WHICH A VARIANCE IS REQUESTED

Address and/or Legal Description of Property: 1497 E. Wehner Dr., Madison, IN 47250
single family residence

Zoning Classification: R-4

Description of Existing Use: single family residence

Description of Proposed Use: single family residence with detached garage

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

Describe why a variance is requested: see attached letter

For Variance from Setbacks, list below and indicate on site plan:

Current – North: _____ ft East: _____ ft South: _____ ft West: _____ ft
Requested – North: _____ ft East: 1 ft South: _____ ft West: _____ ft

Per the City of Madison Zoning Ordinance, a variance shall not be granted unless the Board makes specific findings of fact based directly on the particular evidence presented to it, which support conclusions that the standards and conditions has been met by the applicant.

Provide a detailed Narrative statement demonstrating that the requested variance conforms to the following standards. Respond to each question below with Yes/No and why. Use additional pages if necessary.

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

No, this variance will not be injurious to anybody.

2. 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 should be no adverse effects to the adjacent property.

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

Yes, it will be almost impossible (if not impossible), to drive into the garage under the current terms of the ordinance.

Include any other documents/information which you feel will aid the Board in making its determination.

Certified letters *MUST* be mailed to adjoining property owners (includes owners of real estate at corners, across 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 Certified Mail receipts and 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 proof of attempt(s) of contact are provided. USPS delays will not be held against you if proof indicates that letters were sent appropriately.

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.

12/12/23
Date

Laura J. Studebaker
Signature of Applicant

COMPLETED BY PLANNING OFFICE

Application Accepted on: 12/12/2023
Application Accepted by: Joe Patterson JP

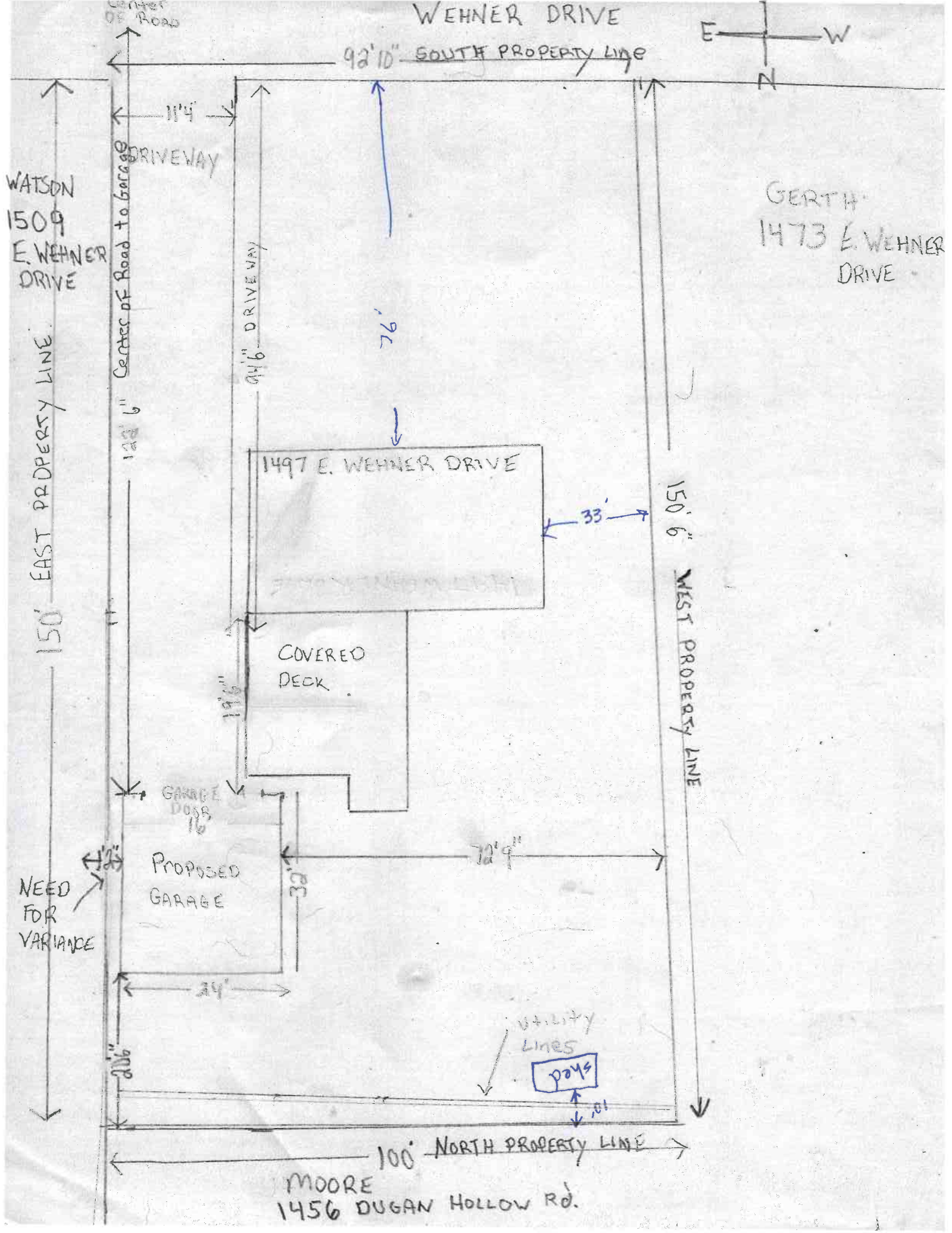
Meeting Information: Board of Zoning Appeals

101 W Main St, Madison, IN 47250 – Council Chambers
Meeting Date: January 8, 2024 Time: 6:00PM

Documentation Review (Completed by Planning Office)

N/A Owner Authorization provided (if req'd)
✓ Narrative Statements completed
✓ Application is complete
____ GIS Information to applicant and attached
____ Certified Mail Receipts received (attach)
____ Certified Mail Green Cards received (attach)

Staff Notes



November 29, 2023

Subject: Request for a variance

Location: 1497 E. Wehner Drive, Madison, IN 47250

Issue: We wish to construct a 24' x 32' garage with 1' overhang on all 4 sides in our rear yard and adjacent to the existing driveway.

To be able to drive a vehicle into such garage from the existing driveway, the garage needs to be constructed closer to the property line than the required 10' setback.

The actual structure will be 2'2" from the east property line that borders 1509 E. Wehner Drive, but with the 1' overhang and gutter it will be 1'2" from the property line.

The reason we want to build in this location is due to the location of the existing drive and where the house and deck sit. If we adhere to the 10' offset, driving from the drive into the garage would be virtually impossible.



Moving the garage farther back in the yard cannot be done because of the utility lines that run above the property.

This variance request is not a vanity issue; it's a functionality request.

We have included a site map with all dimensions.

If you have any questions or need any additional information or photographs, please let us know. If approved, the garage will be constructed in late winter into early spring, weather permitting.

Respectfully,

Laura Studebaker & Perry Parsons (homeowner & fiancé, getting married in May 2024)

Laura: 765-490-1026 (cell), lstudebaker99@gmail.com

Perry: 502-551-7424 (cell), doublep52@outlook.com