




**Conditional Use Permit****BZCU-24-17**

Submitted On: Apr 29, 2024

**Applicant**

 Kate Fox  
 812-571-1859  
 kateynikole93@gmail.com

**Primary Location**

716 Walnut Street  
Madison, IN 47250

**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**

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**Description of Existing Use**

Residential

**Description of Proposed Use**

Short-term rental

**Proposed Schedule of Uses Category #**

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**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, this use is 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.

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, this use will 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.

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, this use will 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.

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

Yes, this use will not be hazardous or disturbing for existing or future neighboring 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, this use will 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.

### **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?

Yes, this use will 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.

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?

Yes, this use will 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.

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?

Yes, this use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

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

Yes, this 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.*

**Digital Signature**

true

**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.**

# SITE PLAN

716 Walnut Street

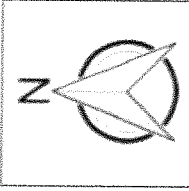
Madison, IN 47250

Parcel ID: 39-08-35-443-016.000-007

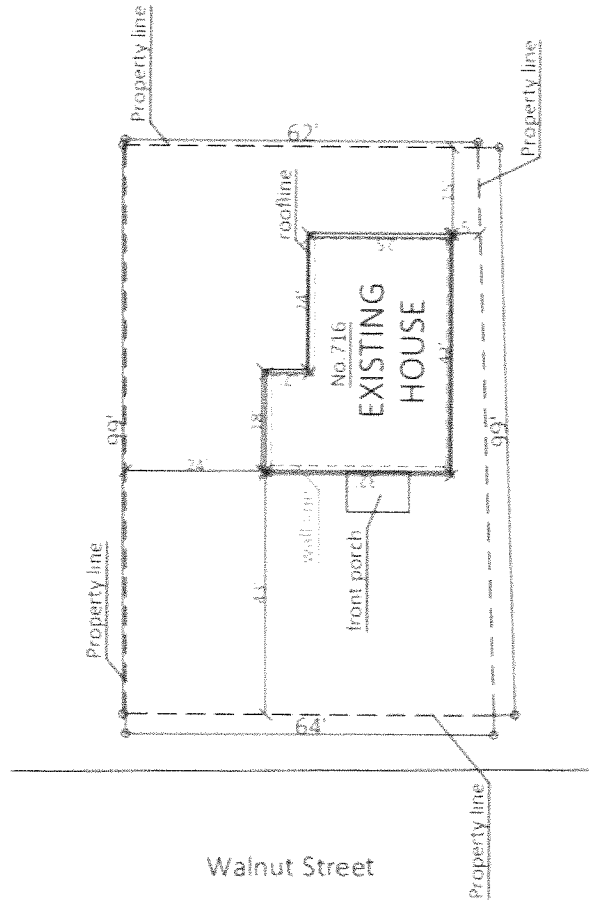
Lot area: 0.13 Acres

Paper Size: 11"x17"

Property Owner: Katelyn Fox



scale 1"=20'



## ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	35	443	052	000	007

## ProVal Parcel Numbers

Tax Bill ID	0110283900
Parcel ID	39-08-35-443-052.000-007

## Owner Information

Name	Prickett Mark		
Name 2			
Address	424 West State St		
City State Zip	MADISON	IN	47250

## Property Information

Address	721 Walnut Street		
City State Zip	Madison	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	0.0000	taxYearBuilt	1900
Legal Description	011-02839-00 WHARTONS LOTS 7G & 8H EX 28 1/2 BY 168 11-108-29 721 Walnut St		

Transfer History	Date	Owner	Grantee	Book	Page
	12/21/2023	Prickett Mark			
	9/19/2022	Callis Donald R & Della M			
	11/21/1990	Donald & Della Callis			
	1/1/1900	OWENS, BETH U			

Comment	
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Comment Sort	
WTH Date	01/01/2001
acreage	0.1474
PRIVREC	No

pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass	
pvLastAssessment	82500	pvNeighborhood	3906992-007	pvLastSoldDate	12/21/2023		510

## ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	35	443	017	000	007

## ProVal Parcel Numbers

Tax Bill ID	0110288600
Parcel ID	39-08-35-443-017.000-007

## Owner Information

Name	Marshall Brian		
Name 2			
Address	201 Plum St		
City State Zip	MADISON	IN	47250

## Property Information

Address	715 SADDLE TREE LN		
City State Zip	MADISON	IN	47250-0000
Deed Book	2017	Deed Page	04367
Legal Acreage	0.0000	taxYearBuilt	1970
Legal Description	011-02886-00 PT LOT 40 CANBY'S ADD 37X75 11-108-77 715 SADDLE TREE LN		

Date	Owner	Grantee	Book	Page
11/15/2017	Marshall Brian	2017	04367	
4/27/2017	MARSHALL BRIAN	2017	01473	
12/21/1990	Long Irvin C			
1/1/1900	KOONTZ, JAMES D & DUANE D			

## Comment

## Comment Sort

## WTH Date

01/01/2001

## acreage

0.0698

## PRIVREC

No

## pvFound

Yes

## taxFoundMVP

Yes

## pvLastSoldPrice

0

## pvLastAssessment

21200

## pvNeighborhood

3906991-007

## pvLastSoldDate

11/15/2017

## pvAssessmentClass

510

## ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	35	443	019	000	007

## ProVal Parcel Numbers

Tax Bill ID	0110288700
Parcel ID	39-08-35-443-019.000-007

## Owner Information

Name	Dean Dylan Michael		
Name 2			
Address	809 Mason St		
City State Zip	CARROLLTON	KY	41008

## Property Information

Address	722 WALNUT ST		
City State Zip	MADISON	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	0.0000	taxYearBuilt	1900
Legal Description	011-02887-00 CANBY'S ADD PT LOT 41 20'X90' S SIDE 11-108-79 722 Walnut St		

Date	Owner	Grantee	Book	Page
5/4/2023	Dean Dylan Michael			
5/21/2020	Timothy Peacock	2020	01957	
2/25/2020	Wingham Brent	2020	00785	
11/9/2006	Wingham Roger & Jennifer	2006	05711	
1/1/1900	HARMON, BOBBY & MARY, DRAKE			

Comment	
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Comment Sort	
WTH Date	01/01/2001
acreage	0.0428
PRIVREC	No

pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	20000	pvAssessmentClass	510
pvLastAssessment	47900	pvNeighborhood	3906992-007	pvLastSoldDate	05/04/2023		

## ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	35	443	015	000	007

## ProVal Parcel Numbers

Tax Bill ID	0110288300
Parcel ID	39-08-35-443-015.000-007

## Owner Information

Name	Patterson Julie A		
Name 2			
Address	714 Walnut St		
City State Zip	MADISON	IN	47250

## Property Information

Address	714 WALNUT ST		
City State Zip	MADISON	IN	47250-0000
Deed Book	2018	Deed Page	03721
Legal Acreage	0.0000	taxYearBuilt	1900
Legal Description	011-02883-00 37 FT LOT 39 CANBYS ADD N 37 BY 168 11-108-73 & 74 714 Walnut St -		

Date	Owner	Grantee	Book	Page
9/21/2018	Patterson Julie A		2018	03721
8/3/2016	OVERTURF MARK R AND OVERTURF CYNTHIA L		2016	02852
8/17/2006	Davies Corinna M		2006	04069
8/4/1999	WHISTLER, DEBORAH S		99	4981
7/12/1993	JACKSON, FREDERICK D & JULIE E		177	0833

## Comment

## Comment Sort

## WTH Date

01/01/2001

## acreage

0.1499

## PRIVREC

No

## pvFound

Yes

## taxFoundMVP

Yes

## pvLastSoldPrice

104000

## pvLastAssessment

90400

## pvNeighborhood

3906994-007

## pvLastSoldDate

09/21/2018

## pvAssessmentClass

510

## ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	35	443	053	000	007

## ProVal Parcel Numbers

Tax Bill ID	0110284000
Parcel ID	39-08-35-443-053.000-007

## Owner Information

Name	Partington Constance A and Wheeler B		
Name 2			
Address	719 Walnut St		
City State Zip	MADISON	IN	47250

## Property Information

Address	719 WALNUT ST		
City State Zip	MADISON	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	0.0000	taxYearBuilt	1900
Legal Description	011-02840-00 LOT 6 LETTER F WHARTONS ADD N 11-108-30 719 N WALNUT ST		

Date	Owner	Grantee	Book	Page
9/19/2023	Partington Constance A and Wheeler	Beverly Gail		
4/13/1999	Partington Constance A	099 2327		
1/4/1995	BECKER, JEFFREY	177 1095		
1/1/1900	HALL, SHERRY L			

## Comment

## Comment Sort

## WTH Date

01/01/2001

## acreage

0.1046

## PRIVREC

No

pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass	
pvLastAssessment	83700	pvNeighborhood	3906992-007	pvLastSoldDate	09/19/2023		510