



PCRZ-24-10

Application to Amend
the Official Zoning
Map (Rezoning)

Status: Active

Submitted On: 11/18/2024

Primary Location

1023 Vaughn Dr
Madison, IN 47250

Owner

John Bennett
Vaughn Drive 1023 Madison,
Indiana 47250

Applicant



Ryan Leach



812-701-4383



leachbrownconstruction@gmail.com



132 Lois Ln

Hanover, IN 47243

General Information

Are you the property owner? *

No

Property Owner Information

Property Owner Name*

John Bennett

Mailing Street Address*

3721 Walnut Hill Court

City*

Greenwood

State*

IN

Zip Code*

46142

Permit Information

Address or Legal Description of Property*

011-04231-00 LOT 92 & 5 FT W SIDE LOT 94 SHEETS ADD (30 X 125) 11-138-9
1032 Filmore St

Parcel I.D.

39-13-01-223-061.000-007

Present Zoning Classification*

OS

Approximate Cost of Work to be Done

63000

Description of Proposed Use*

Residential

Proposed Zoning Classification*

HDR

Description of the rezoning request*

Open Space (OS) to Historic District Residential (HDR)

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*

✓ Michael Ryan Leach
Nov 18, 2024

PROPERTY OWNER AUTHORIZATION FORM

I/We, John Bennett hereby authorize
(Property Owner(s) – Please Print)

Ryan Leach, representative for Leach & Brown Construction, LLC
(Applicant's Name) (Company, Firm, Organization)

to make application for a Re Zoning to
(Type of Permit)

Add on to structure at
(Description of Proposed Work)

1023 Vaughn Drive
(Property Address)

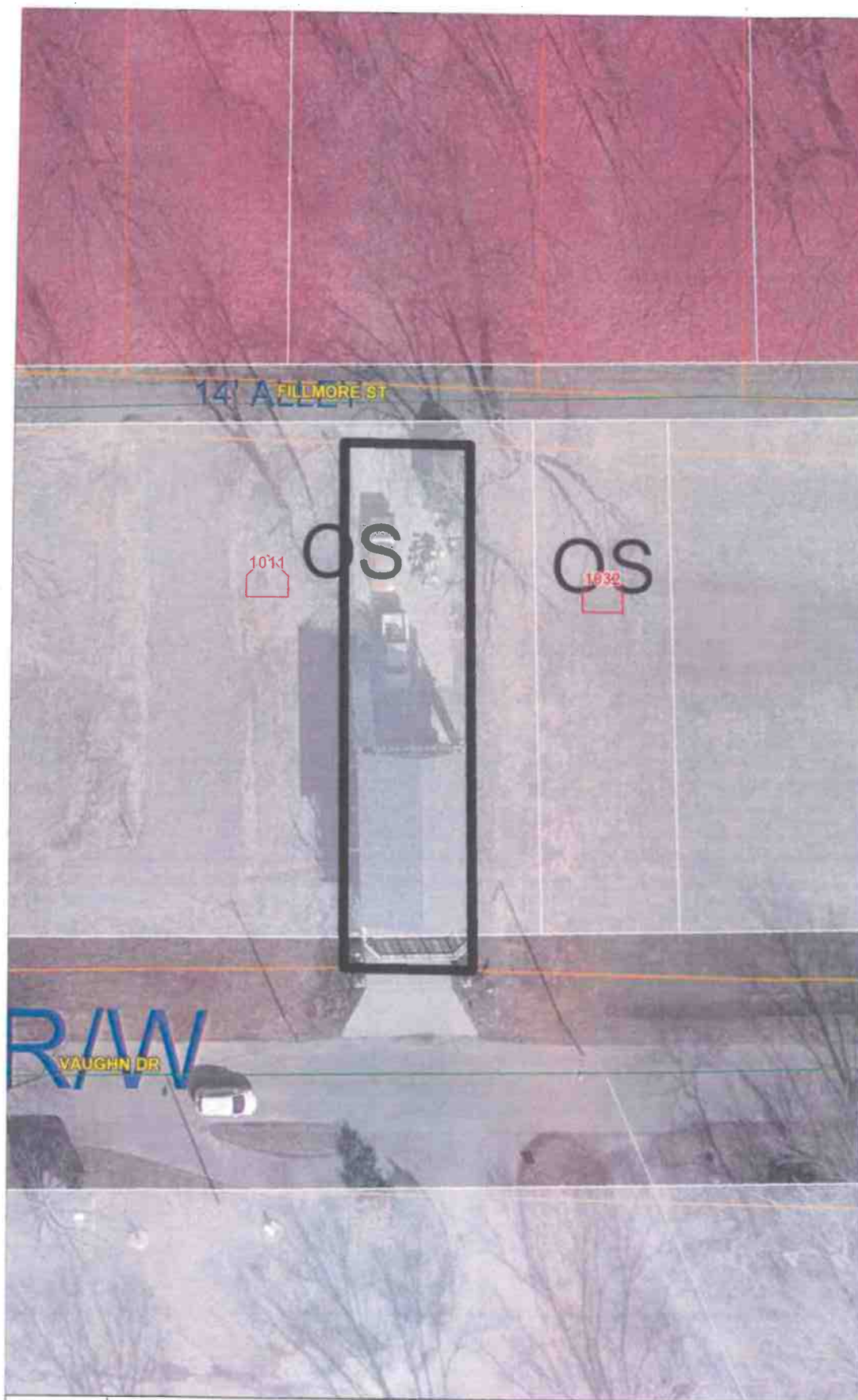
Madison, IN 47250
(City, State, Zip Code)

Signed by:
John Bennett
63B1A349A7644B0...

(Property Owner Signature)

11/19/2024

(Date)



MadisonZoning

Zoning Code:

HDR

OS

Regional Counties

County Boundary

Townships

Corporate Boundaries

Water

Parcels

Drives, Alleys, etc.

Addresses

Regional Counties

Regional Roads

Regional Highways

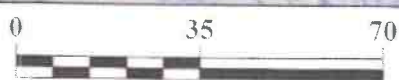
Water

Railroad

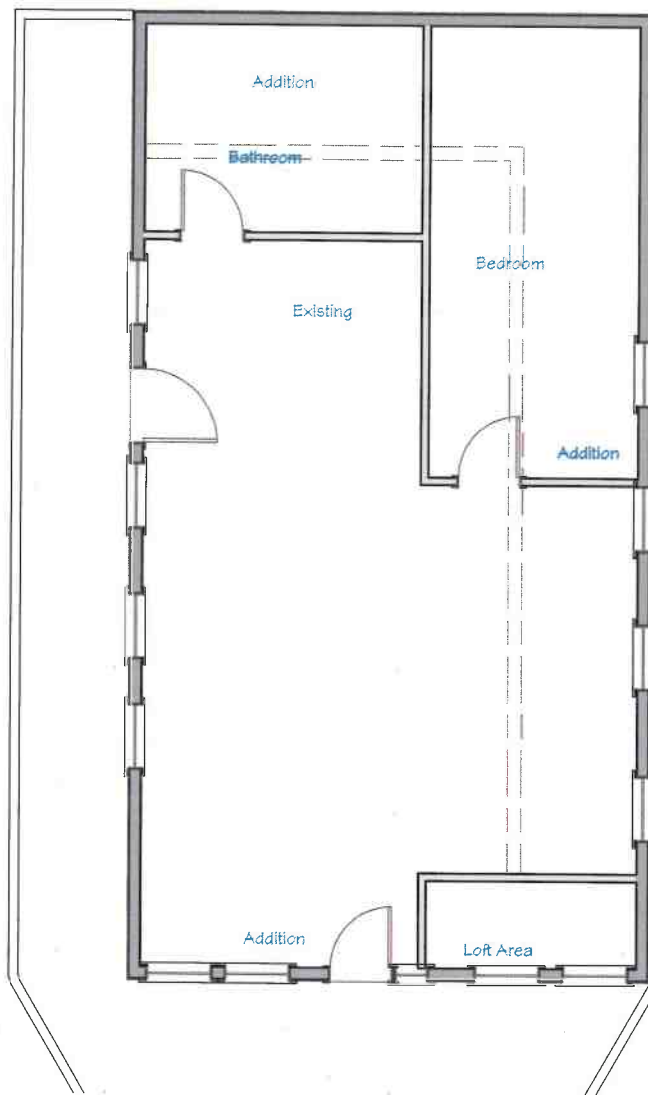
Drives, Alleys, etc.

Roads

Highways



1" = 35ft



- Add on to the north wall to make bigger with a shower, vanity & toilet
- Add on to the east wall to make a bedroom
- Add on to the east wall to make living room/kitchen area bigger
- Add on to the south wall to extend living room and add a loft area
- New LVP flooring throughout
- Use existing windows
- Shiplap siding for ceiling
- New railings on deck
- drywall on walls (finished ready for paint)
- electrical moved from existing walls to new walls