



PROJECT BRIEF – BZVD-25-10

Application Date: 04/25/2025

Meeting Date: 06/16/2025

Application Description:

An application has been filed for a Variance from Development Standards to allow setbacks of 10-ft from all property lines and to allow construction on a 0.75 acre lot.

Current Zoning: Residential Agriculture (RA)	Project Location: 1301 E Scenic View Dr
Applicant: Landon Ralston	Owner: Landon Ralston

Preliminary Staff Recommendation: Approve

Conditions: NA

Reasoning:

Almost the entire neighborhood was approved with lot sizes smaller than required by the Zoning Ordinance and were therefore approved as non-conforming. This particular site also has a unique disadvantage due to its location in the curve of the road. The shape of the parcel makes it almost impossible to meet required setbacks and allow for construction of any structures.

History, Relevant Information, & Prior Approvals:

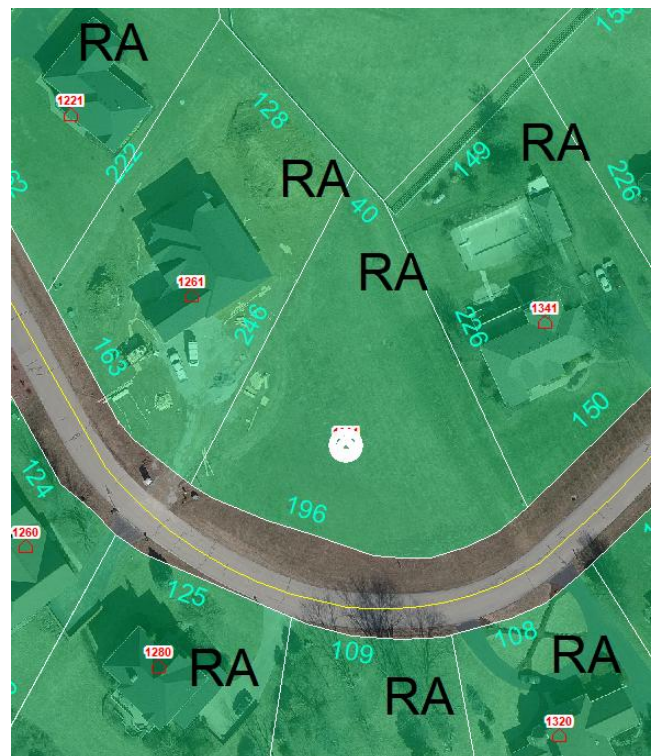
History: NA

Relevant Information: NA

Prior Approvals: NA

Surrounding Zoning and Land Use:

North: Residential Agriculture(RA)
South: Residential Agriculture(RA)
East: Residential Agriculture(RA)
West: Residential Agriculture(RA)



Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

Future Land Use Designations (pg. 74-78)

SUBURBAN RESIDENTIAL

Suburban Residential refers to neighborhoods of single-family of low to moderate densities, as well as attached, manufactured, and multifamily developments. This category is characterized by larger lot and housing typically built after World War II. Suburban residential areas may also contain institutional uses such as civic, religious, and educational facilities. New development should always be required to connect to existing infrastructure and utility services. Residential neighborhoods should be connected by streets and sidewalks or multi-use paths to schools and other compatible non-residential areas. Cul-de-sac streets, which do not encourage connectivity, should be minimized.

Ordinance:

SECTION 6.11 – RESIDENTIAL AGRICULTURAL (RA) (pg. 39-

A. General Restrictions

2. Lot area – Not less than one (1) acre (43,560 square feet).

B. Restrictions for Permitted Uses

All permitted uses listed in Section 7.00 Official Schedule of District Regulations shall conform to the General Restrictions. In addition, the following restrictions, as applicable, shall apply:

1. Single Family Dwelling Units (110)

1. If built on a block or road where previous residential development has taken place:

- i. Setbacks shall conform to within twenty-five (25) feet either way of the average setback of the dwelling units located within three hundred (300) feet on each side of said dwelling unit along the same side of the same street or road, but shall in no case be narrower than forty (40) feet from the right-of-way if bordering a collector street or sixty (60) feet from the right-of-way if bordering an arterial street or road.
 - ii. Side yards shall in no case be less than twenty (20) feet wide.

Finding of Fact:

Finding of Fact #1 - Will approval of this application will be injurious to the public health, safety, morals, and general welfare of the community?

The applicant has provided the following response:	No, it will be a welcomed addition to the community.
Staff Response:	No, the subdivision was approved with non-conforming lots.

Finding #1 has been satisfied.

Finding of Fact #2 - Will the use and value of the area adjacent to the property included in the variance will be affected in a substantially adverse manner?

The applicant has provided the following response:	No, subdivision existed previously.
Staff Response:	No, the use will be the same as the adjacent properties and should not impact the area adversely.

Finding #2 has been satisfied.

Finding of Fact #3 - The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.

The applicant has provided the following response:	Yes, setbacks not possible due to lot size.
Staff Response:	This particular site also has a unique disadvantage due to its location in the curve of the road. The shape of the parcel makes it almost impossible to meet required setbacks and allow for construction of any structures.

Finding #3 has been satisfied.



BZVD-25-10

Application for Variance from Development Standards

Status: Active

Submitted On: 4/24/2025

Primary Location

1301 E SCENIC VIEW DR
MADISON, IN 47250

Owner

Carroll L and Amy Ralston
Clift Drive 1970 Clifty Drive MADISON, IN
47250

Applicant

 Landon Ralston
 812-493-4533
 wtrboy719@gmail.com
 1970 Clifty Dr
Madison, IN 47250

General Information

Are you the property owner?*

Yes

Permit Information

Address and/or Legal Description of Property*

1301 E Scenic View Drive

Zoning Classification*

RA

Description of Existing Use*

This is a .75 acre lot on East Scenic View in River Bluff Estates

Description of Proposed Use*

Primary Residence

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

Change the set backs from 20ft to 10ft

Describe why a variance is requested*

Flexibility is needed in the set backs for building of a primary residence

Is this application requesting a variance from setbacks?*

Yes

Variance from Setback Request

Current North Lot Line (Ft)

20

Current East Lot Line (Ft)

20

Current South Lot Line (Ft)

20

Current West Lot Line (Ft)

20

Requested North Lot Line (Ft)

10

Requested East Lot Line (Ft)

10

Requested South Lot Line (Ft)

10

Requested West Lot Line (Ft)

10

Narrative

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

No, it will be a welcomed addition to 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, subdivision existed previously.

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

Yes, setbacks not possible due to lot size.

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*



Landon Ralston

Apr 24, 2025

THINKGIS

1301

Id Ftr

Id Rec

Zm Box

Zm Out

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Layers

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General

Bills

Deductions

Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
OwnerName	Acosta Mark E & Tammy
StateParcelNumber	39-13-01-200-008.000-006
ParcelNumber	39-13-01-200-008.000-006
MapNumber	
RoutingNumber	8.000
LegalDescription	010-05174-00 LOT 8 RIVER BLUFF ESTATES .750 AC PT 10-52-1
Acreage	0.7500
LocationAddress	1301 E SCENIC VIEW Dr MADISON.IN 47250-0000
OwnerAddress	1341 E Scenic View Dr MADISON.IN 47250
DeedBook	2013
DeedPage	05184
Document	

157.6

Feet

Done

Clear