



PROJECT BRIEF – BZVD-25-11

Application Date: 05/07/2025

Meeting Date: 06/16/2025

Application Description:

An application has been filed for a Variance from Development Standards to allow setbacks of 2-ft from the north lot line and 8-ft from the east lot line.

Current Zoning: Medium Density Residential (R-8)	Project Location: 2212 Taylor St
Applicant: Will Estheimer	Owner: Leonard & Charity Estheimer

Preliminary Staff Recommendation: Approve

Conditions: NA

Reasoning:

The structure matches the setback character of other accessory structures and while it does not satisfy Findings of Fact #3, staff does not think that is enough to warrant the denial of this application. In the UDO proposed, staff has recommended side yard setbacks lower than in the existing ordinance for accessory structures. The site has building constraints such as a gas line.

History, Relevant Information, & Prior Approvals:

History: NA

Relevant Information:

Gas line sits 10-ft into the property from the edge of proposed garage site (located at the edge of where a former shed sat as shown on site plan). This forces the proposed accessory structure closer to the property lines.

Prior Approvals: NA

Surrounding Zoning and Land Use:

North: Residential Medium Density(R-8)
South: Residential Medium Density(R-8)
East: Residential Medium Density(R-8)
West: Residential Medium Density(R-8)



Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

Future Land Use Designations (pg. 74-78)

NEIGHBORHOOD MIXED-USE

Neighborhood Mixed-Use refers to traditional neighborhoods with a historic development pattern such as those in the southern section of Madison generally between the bluff and the Ohio River. It is primarily a mix of single and two-family homes and small multifamily buildings with minimal setback from the street. This land use also includes some mixed-use commercial/residential properties. Some are on alleys with rear-loaded garages and in some cases only on-street parking, but typically these homes do not have front-loading garages unless at the rear of the lot. This designation surrounds the core around Main Street and much lies within the Historic District. There is a continuous network of blocks connected by streets and sidewalks that lead to parks, the central business and civic area. Vacant lots should be redeveloped with compatible infill that reflects the desired character of the neighborhood. This designation can also serve as a transition between lower density residential and commercial or business activities. Development should be connected to City utilities and public services.

Ordinance:

SECTION 6.13 – MEDIUM DENSITY RESIDENTIAL (R-8) (pg. 50-56)

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, Duplex and Triplex Dwelling Units (110)
 - a. Setbacks shall be not less than twenty (20) feet from the right-of-way if bordering a collector or lesser street or forty (40) feet from the right-of-way if bordering an arterial or higher functional class street.
 - b. Side yards shall in no case be less than ten (10) feet wide in the Medium Density Residential District.

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's on my personal property.
Staff Response:	No, the proposed structure sits off a utility easement which is not used for vehicles.

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. The adjacent property is an empty lot.
Staff Response:	No, a building currently sits near the property line and allowing these setbacks will provide some buffer between the building and a gas line.

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:	No. It's my personal property.
Staff Response:	No, the property can still be used for its intended residential purpose, however the location of the gas line would not allow for the proposed structure.

Finding #3 has not been satisfied however staff does not see any issue with the proposed accessory structure.



MADISON

Indiana
Planning, Preservation and Design

DOCKET ID ASSIGNED:

BZVD-25-11

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

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at www.madison-in.gov/reporting.

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: Will & Charity Estheimer

Street: 2212 Taylor St.

City: Madison State: In Zip: 47250

Phone (Preferred): 812-599-2386

Phone (Alternate): _____

Email: will.estheimer4691@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: 2212 Taylor St., Madison

Zoning Classification: _____

Description of Existing Use: Dilapidated 12 x 24 Barn

Description of Proposed Use: _____

Replace current barn with a new 30 x 50 Barn

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

Describe why a variance is requested: _____

~~Current barn location is within offset standards. For the sake of general access and nearby gas lines, I'm requesting the same 8' offset on the east, and zero offset on the north property line.~~

A Site Plan is required and must include the distance of the closest point from any existing or planned structure to each property line: For Variance from Setbacks, list below and indicate on Site Plan.

Current - North: 2 ft East: 8 ft South: na ft West: na ft

Requested - North: 0 ft East: 8 ft South: na ft West: na 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. These Findings of Fact are established and required by Indiana Code.

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. It's on my personal property.

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. The adjacent property is an empty lot.

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

No. It's my personal property.

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.

05/07/2025

Date

L. Wilson Estheimer

Signature of Applicant

Digitally signed by L. Wilson Estheimer
Date: 2025.05.07 09:59:59 -0400

COMPLETED BY PLANNING OFFICE

Meeting Information: Board of Zoning Appeals

Application Accepted on: _____

101 W Main St, Madison, IN 47250 - Council Chambers

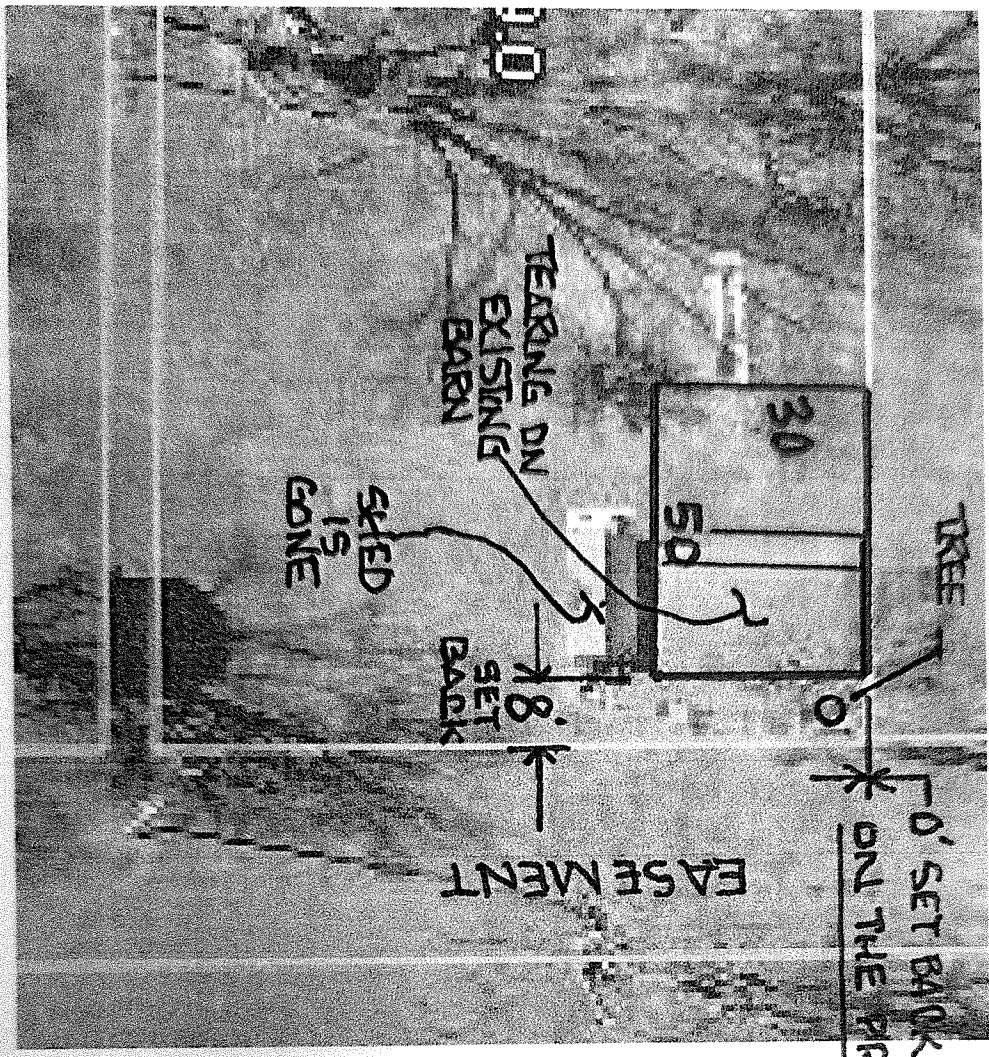
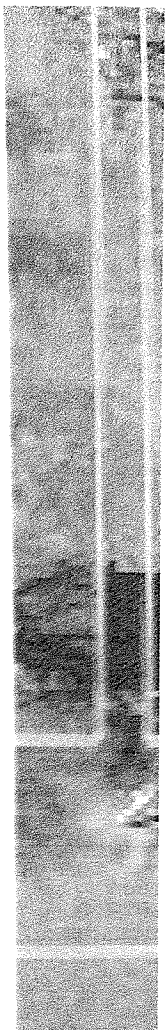
Application Accepted by: _____

Meeting Date: _____ Time: 6:00PM

Documentation Review (Completed by Planning Office)

- ☐ Owner Authorization provided (if req'd)
- ☐ Narrative Statements completed
- ☐ Site Plan is adequate
- ☐ Application is complete
- ☐ GIS Information to applicant and attached
- ☐ Certified Mail Receipts received (attach)
- ☐ Certified Mail Green Cards received (attach)

Staff Notes



PROPOSED



MADISON

Indiana
Planning, Preservation and Design

MEETING NOTICE REGARDING APPLICATION MADE TO THE CITY OF MADISON

Attention: _____, Date: _____
(Recipient Name)

Application has been made by:

Will Estheimer

(Applicant name)

to the *City of Madison Board of Zoning Appeals* for:

- | | |
|---|--|
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance from Setbacks (non GB) |
| <input checked="" type="checkbox"/> Variance from Development Standards | <input type="checkbox"/> Variance from Use |
| <input type="checkbox"/> Notice of Appeal | |

at: 2212 Taylor St APPLICATION DOCKET ID: BZVD-25-11
(Address for which Permit/Variance is requested)

Purpose of Permit/Variance/Reason for Appeal:

Variance to allow accessory structure to be constructed on the North property line and 8-ft from the East property line.

Hearing on this matter will be held before the *City of Madison Board of Zoning Appeals* on:
June 9, 2025 at 6:00 p.m. in City Hall, 101 W. Main Street, Madison, IN 47250.
(Date of Meeting – given by Planning Office)

You are not required to attend the meeting, but as a property owner in this vicinity (includes: owners of real estate at corners, across streets, alleys, or easements, as well as others who may share a common boundary), you are given this notice so that you may be aware of your opportunity to submit questions and/or comments to the City of Madison Office of Planning, Preservation, & Design by 3:00 p.m. at least one (1) business day prior to this hearing if unable to attend. You may also attend the meeting in person and present comments during the public comment portion of the application.

For additional information you may contact the City of Madison Office of Planning, Preservation, & Design in City Hall at (812) 265-8324 or email nschell@madison-in.gov and reference the above Application Docket ID.

The City of Madison Zoning Ordinance requires that this letter be mailed with a postmark of at least ten (10) days prior to the above meeting date. If the application is tabled or otherwise further continued, no additional notification is required. If such continuances occur, you may contact the Planning Office to obtain additional details regarding the status of such application and any additional meetings scheduled.

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	22	334	040	000	007

ProVal Parcel Numbers

Tax Bill ID	0110488399
Parcel ID	39-08-22-334-040.000-007

Owner Information

Name	North Madison United Methodist Church INC
Name 2	
Address	2235 Allen St
City State Zip	MADISON IN 47250

Property Information

Address	2234 TAYLOR ST		
City State Zip	MADISON IN 47250-0000		
Deed Book		Deed Page	
Legal Acreage	0.0000	taxYearBuilt	
Legal Description	011-04883-99 LOTS 43,44,45,46 DAHLEM'S 2ND ADD 11-22-29,33,37 & 42 2234 Taylor St		

	Date	Owner	Grantee	Book	Page	Comment Sort
Transfer History	9/19/2023	North Madison United Methodist Church INC				
	9/19/2023	North Madison United Methodist Church INC				
	1/1/1900	North United Methodist Church				WITH Date
						01/01/2001
Comment						acreage
						1.3540
						PRIVREC
						No
pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	
pvLastAssessment	40000	pvNeighborhood	3906180-007	pvLastSoldDate	09/19/2023	pvAssessmentClass
						686

...

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	22	334	037	000	007

ProVal Parcel Numbers

Tax Bill ID	0110097600
Parcel ID	39-08-22-334-037.000-007

Owner Information

Name	WALTERS DIANE AND HASH CATHY CONT LUCAS KAREN R		
Name 2	tenants in common Cont Lucas Karen R		
Address	430 Clifty Dr		
City State Zip	Madison	IN	47250

Property Information

Address	543 HIGHLAND Dr		
City State Zip	MADISON	IN	47250-0000
Deed Book	2014	Deed Page	01279
Legal Acreage	0.0000	taxYearBuilt	1958
Legal Description	011-00976-00 LOTS 25, 26, AND 27 DAHLEMS 2ND ADD 11-22-43 543 Highland Dr		

	Date	Owner	Grantee	Book	Page	Comment Sort
Transfer History	4/15/2014	Walters Diane and Hash Cathy Cont: Lucas Karen R	2014	01279		
	4/15/2014	Walters Diane and Hash Cathy as tena	2014	01278		
	6/5/2013	Groves Mary E Transfers on Death to	2013	02254		
	1/1/1900	Groves Paul B & Mary E				
Comment						WTH Date
						01/01/2001
pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	acreage
						1.0952
pvLastAssessment	118400	pvNeighborhood	3906018-007	pvLastSoldDate	04/15/2014	PRIVREC
						No
						pvAssessmentClass
						510

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	22	334	038	000	007

ProVal Parcel Numbers

Tax Bill ID	0110098400
Parcel ID	39-08-22-334-038.000-007

Owner Information

Name	HASSFURDER JUDITH A (1/2 INTEREST)
Name 2	
Address	606 Highland Dr
City State Zip	Madison IN 47250-2236

Property Information

Address	606 HIGHLAND DR		
City State Zip	MADISON IN 47250-0000		
Deed Book	2019	Deed Page	01100
Legal Acreage	0.0000	taxYearBuilt	1959
Legal Description	011-00984-00 LOT 48 & 23.3 X 100 LOT 48 DAHLEMS 2ND ADD 11-22-52 11-22-52.1 606 Highland		

Date	Owner	Grantee	Book	Page	Comment Sort
4/10/2019	Hassfurder Judith A	2019	01100		
11/22/2016	Hassfurder Ella Jean (Life Estate)	Hassfurder Chri	2016	04498	
1/1/1900	Hassfurder C B				
Transfer History					WTH Date
					01/01/2001
Comment					acreage
					0.4277
					PRIVREC
					No
pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0
pvLastAssessment	103100	pvNeighborhood	3906018-007	pvLastSoldDate	04/10/2019
					pvAssessmentClass
					510

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	22	334	058	000	007

ProVal Parcel Numbers

Tax Bill ID	0110098300
Parcel ID	39-08-22-334-058.000-007

Owner Information

Name	Hay Mark R & Christy L		
Name 2			
Address	2205 Taylor St		
City State Zip	MADISON	IN	47250

Property Information

Address	2205 TAYLOR St		
City State Zip	MADISON	IN	47250-0000
Deed Book	2014	Deed Page	00439
Legal Acreage	0.0000	taxYearBuilt	1959
Legal Description	011-00983-00 LOT 49 DAHLEMS 2ND ADD 11-22-51 2205Taylor St		

	Date	Owner	Grantee	Book	Page	Comment Sort
Transfer History	2/3/2014	Hay Mark R & Christy L	2014	00439		
	10/25/2010	Hay Mark R	2010	04041		
	4/26/2007	Chandler Gladys L - Revocable Living	2007	02494		
	1/1/1900	CHANDLER, ROBERT E & GLADYS				
Comment						WTH Date
						01/01/2001
						acreage
						0.4515
pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	PRIVREC
						No
pvLastAssessment	120100	pvNeighborhood	3906018-007	pvLastSoldDate	02/03/2014	pvAssessmentClass
						510

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	22	334	056	000	007

ProVal Parcel Numbers

Tax Bill ID	0110097500
Parcel ID	39-08-22-334-056.000-007

Owner Information

Name	Papucci Cameron and Bockelman Zoe Madeline		
Name 2			
Address	2219 Taylor St		
City State Zip	MADISON	IN	47250

Property Information

Address	2219 TAYLOR St		
City State Zip	MADISON	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	0.0000	taxYearBuilt	1956
Legal Description	011-00975-00 LOT 51 DAHLEM'S ADD 11-22-41 2219 TAYLOR ST		

	Date	Owner	Grantee	Book	Page	Comment Sort
Transfer History	12/21/2021	Papucci Cameron and Bockelman Zoe Madeline				
	8/2/2018	Ernst Samuel J	2018	02962		
	8/5/2014	Bradbury Benjamin C & Sarah J	2014	02999		WTH Date
	6/6/2000	Kelley Steven C & Lisa K	000	3126		01/01/2001
	1/1/1900	POTTS, RICHARD A JR & SANDEE R				
Comment						acreage
						0.3550
						PRIVREC
						No
pVFound	Yes	taxFoundMVP	Yes	pVLastSoldPrice	124500	
pVLastAssessment	126700	pVNeighborhood	3906018-007	pVLastSoldDate	12/21/2021	pVAssessmentClass
						510