



PROJECT BRIEF – BZCU-25-21

Application Date: September 11, 2025

Meeting Date: October 14, 2025

Application Description:

An application has been filed for a Conditional Use Permit to allow for the addition of an in-home beauty salon.

Current Zoning: Residential Medium Density(R-8)	Project Location: 2247 Seneca Dr.
Applicant: Karen Fellenz	Owner: Karen Fellenz

Preliminary Staff Recommendation: Approve with Conditions

Conditions:

1. Proper disposal of chemicals
2. Provide parking off-street

Reasoning:

Ensure compliance with regulations on dumping of chemicals and does not negatively impact the neighbor with additional vehicles being parked on the street.

History, Relevant Information, & Prior Approvals:

History:

Relevant Information:

Prior Approvals:

Surrounding Zoning and Land Use:

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



Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

Future Land Use Designations (Page 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 6.13 – MEDIUM DENSITY RESIDENTIAL (R-8) (Page 50-56)

Finding of Fact:

Finding of Fact #1 - Do you agree this is in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of Uses adopted by Section 7.00 for the zoning district involved?

The applicant has provided the following response:	Yes it is a conditional use permit as established under the provisions of Article V and appears on the official schedule of district regulations adopted by section 7.00
Staff Response:	Yes, category 623 Beauty & Barber Services is allowed by conditional use within R-8.

Finding #1 has been satisfied.

Finding of Fact #2 - Do you agree this will be harmonious with and in accordance with the general objectives, or with any specific objectives of the City's Comprehensive Plan and/or the Zoning Ordinance?

The applicant has provided the following response:	Yes this will be harmonious with and in accordance with the general objectives, or with any specific objective of the cities comprehensive plan and/or zoning ordinance
Staff Response:	Suburban Residential refers to neighborhoods of single-family of low to moderate densities within the Comprehensive Plan. While salons are not listed within the Comprehensive Plan, the primary use of the property will be residential.

Finding #2 has been satisfied.

Finding of Fact #3 - Do you agree this will be designed, constructed, 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?

The applicant has provided the following response:	Yes this will be designed, constructed , operated and maintained do as 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
Staff Response:	The property will retain its appearance as a home.

Finding #3 has been satisfied.

Finding of Fact #4 - Do you agree this will not be hazardous or disturbing to existing or future neighboring uses?

The applicant has provided the following response:	No this will not be hazardous or disturbing to existing or future neighborhood uses.
Staff Response:	Yes this will not be hazardous assuming that chemicals are property disposed of.

Finding #4 has been satisfied with the proposed conditions.

Finding of Fact #5 - Do you agree this will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, 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?

The applicant has provided the following response:	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 person or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service
Staff Response:	Yes this is served by public facilities and services.

Finding #5 has been satisfied.

Finding of Fact #6 - Do you agree this will not create excessive requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community?

The applicant has provided the following response:	No this use will not create additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community
Staff Response:	Yes this will not create any excessive requirements on the general public.

Finding #6 has been satisfied.

Finding of Fact #7 - Do you agree this 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?

The applicant has provided the following response:	No this will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odor
Staff Response:	Assuming that the board agrees to the recommendations by staff, this will not be detrimental to the general public.

Finding #7 has been satisfied with the proposed conditions.

Finding of Fact #8 - Do you agree this will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?

The applicant has provided the following response:	Yes this use will have vehicular approaches which will be designed not to create or interfere with traffic on surrounding public thoroughfares
Staff Response:	Yes, applicant and board should discuss the location of parking for clients. Staff recommends it be provided off street.

Finding #8 has been satisfied with the proposed conditions.

Finding of Fact #9 - Do you agree this will not result in the destruction, loss or damage of natural, scenic, or historic features of major importance?

The applicant has provided the following response:	No this use will not result in the destruction, loss or damage of natural, scenic or historic features
Staff Response:	Yes this will not be destructive.

Finding #9 has been satisfied.



BZCU-25-21

Conditional Use Permit

Status: Active

Submitted On: 9/11/2025

Primary Location

2247 SENECA DR
MADISON, IN 47250

Owner

Fellenz Karen Lee
SENECA DR 2247 MADISON,
IN 47250

Applicant

 Karen Fellenz
 812-701-5193
 eyesofmerlin@gmail.com
 2247 Seneca Dr
Madison, IN 47250

General Information

Are you the property owner?*

Yes

Permit Information

Type of Application

Initial Application

Zoning Classification

Medium Density Residential (R-8)

Legal Description of Property

Description of Existing Use

Home

Description of Proposed Use

In-Home Salon

Proposed Schedule of Uses Category #

623 Beauty & Barber Services

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 it is a conditional use permit as established under the provisions of Article V and appears on the official schedule of district regulations adopted by section 7.00

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 will be harmonious with and in accordance with the general objectives, or with any specific objective of the cities comprehensive plan and or 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 will be designed, constructed , operated and maintained do as 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?*

No this will not be hazardous or disturbing to existing or future neighborhood 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 person or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service

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?*

No this use will not create 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?*

No this will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odor

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 which will be designed not to create or interfere 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?*


No this use will not result in the destruction, loss or damage of natural, scenic or historic features

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*

 Staff for owner

Sep 11, 2025

