



Application for Variance from Development Standards

City of Madison
Office of Planning, Preservation, & Design
101 W Main St
Madison, IN 47250
(812) 265-8300

Application Fee \$ 35.00
Ad Fee (for Legal Notice) \$ 15.00
Recording Fee \$ 25.00
Total Due \$ 75.00

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: Kenton F. Mahoney
Street: 1716 Taylor Street
City: Madison State: IN Zip: 47250
Phone (Preferred): (812) 594-1878 cell
Phone (Alternate): (812) 274-8163 work
Email: mahoney0913@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: 1716 Taylor Street
LOT #26 & 25 PID-39-08-27-331-026, 000-007
Marshall Addition North Zoning Classification: Residential Agriculture

Description of Existing Use: Primary Residence

Description of Proposed Use: Expand primary residence

List sections of the Zoning Ordinance for which a variance is requested: East property line - reduce feet from property by 10 feet

Describe why a variance is requested: To build an extension on the back of my house.

For Variance from Setbacks, list below and indicate on site plan:

Current –	North: <u>87.1</u> ft	East: <u>30.74</u> ft	South: <u>45.71</u> ft	West: <u>79.5</u> ft
Requested –	North: <u>87.1</u> ft	East: <u>10.25</u> ft	South: <u>25</u> ft	West: <u>79.5</u> 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.

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 will not be injurious to the community as we are investing into our home and making improvements to the 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 property east of my property is vacant. It is a small valley with a creek at the bottom. There is a planned street, spring street, that has never been built.

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

Yes. If not given the variance 1716 Taylor street will have to reduce the extension to 10 feet or attempt to re-zone the property from residential agriculture to residential to reduce to setback from 20 feet to 10 feet.

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.

10-20-22

Date



Signature of Applicant

Documentation Review (Completed by Planning Office)

- N/A Owner Authorization provided (if req'd)
- ☒ Narrative Statements completed
(Page 1 and #1 - 3 above)
- ☒ Application is complete
- ☒ GIS Information to applicant and attached
- ☐ Certified Mail Receipts received (attach)
- ☐ Certified Mail Green Cards received (attach)

Staff Notes

COMPLETED BY PLANNING OFFICE

Application Accepted on: 10/21/2022

Application Accepted by: Joe Patterson JRP

Meeting Information: Board of Zoning Appeals

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

Meeting Date: NOVEMBER 14, 2022 Time: 6:30PM

Spring Street (Planned but not built)

100.00' Lot Line

100.00' Lot Line

150.00' Lot Line

Franklin Street (Planned but not built)

150.00' Lot Line

Sewer



Kenton I. Mahoney
Logann B. Mahoney

1716 Taylor Street
Marshall Addition North
Lot #25 & 26

*Not to scale

Gas Line

11.78'

32.66'

100.00' Lot Line

Water



79.5'

100.00' Lot Line

Existing Residential
Structure

20'

11.25'

Addition #1

33'

10.25'

Addition #2

29'

20'

24.5'

25.5'



Taylor Street

TO THE TOWN OF NOR
BOOK 1 PAGE 58, SI
DATED 5-25-1847

MARSHALL ADDITION NORTH
BOOK 1 PAGE 58, SLOE 13
DATED 5-25-1847

IND. ORIGIN S/B
PTID RIBAR FLUSH
2" B C

DONALD BLYNCH
R02 00 00 27 331 015 000 007

RECEIVED BY
OFFICE

END GROUT 5/8"
CAPPED REBAR FLUSH
4" A/G

KENTON J MAHONEY
INSTRUMENT #: 201600957
PID 39 08 27 321 018 000 007
LOT # 24

150 34

FRANKLIN STREET

TAYLOR STREET

SPRING STREET

KYLER M. AHOEY
INSTRUMENT # 201503892

KINTON THAMONEY
INSTRUMENT # 201600035
PO 20 08 27 20 025 000 007
LOT # 25

100.00%

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34

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5025

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8

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11

11

KENTON I MAHONEY
INSTRUMENT # 201600935
P/O 37 00 27 33 525 000 007
LOT # 26

EXISTING HOUSE

NOV 48 254 21545

CITY OF MADRID
SURVEY BY
JACOB TOOME
11.05.2007
INSTR. 2007-9

REBAR FLUSH
1" A/G

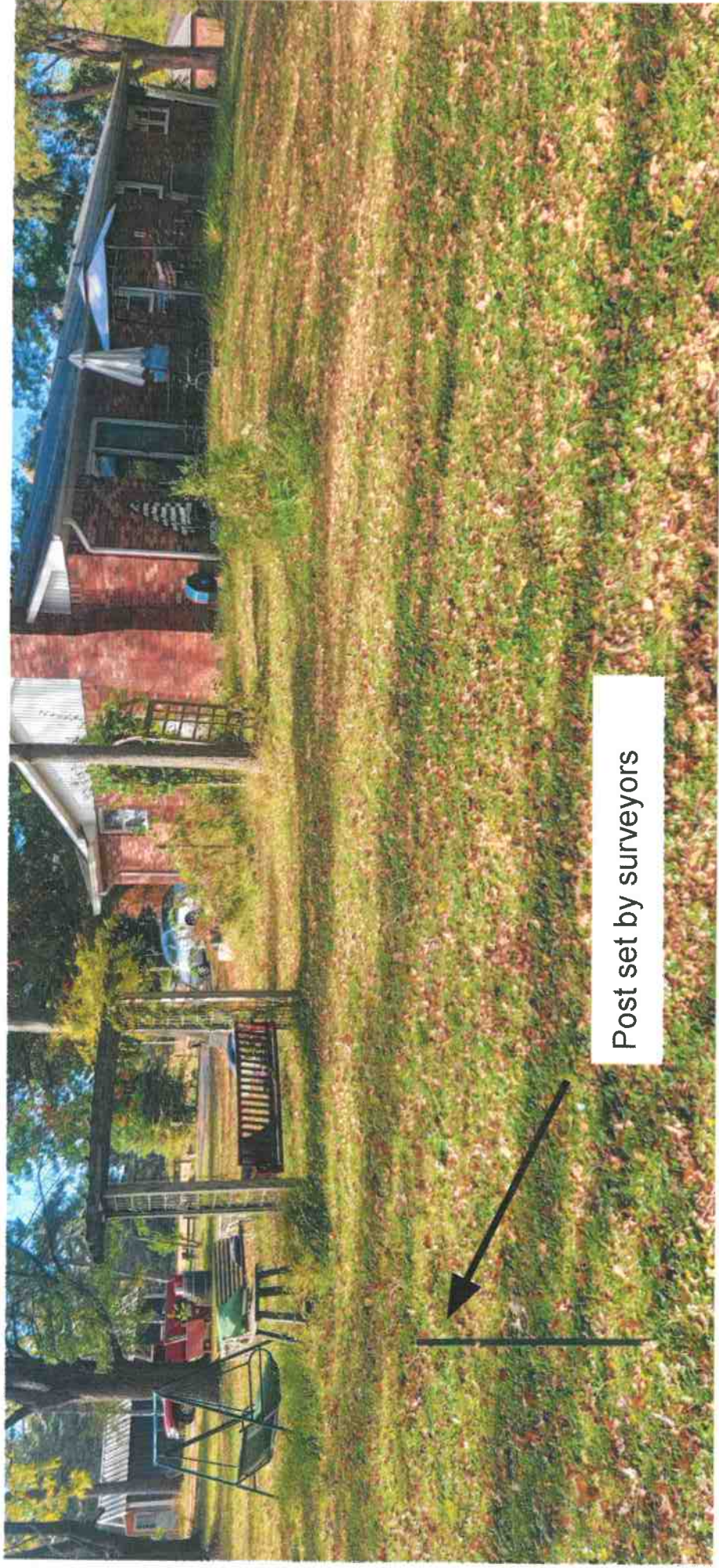
INO 5/8" CAPTED REBAR
2" O/C

YBY
TITT
28-3011

CITY OF MADISON
SURVEY BY
JACOB, TOOMBS & SANZ, INC.
11.05.2007
INSTR. 2007-06275

2. 5/8" REBAR
PETTITT CAP

Survey done in 2018 to verify setback lines behind 1716 Taylor Street house.



View from Southeast corner of the house.



View of the East side of the house.

The two posts were set by different surveyors. Between them is the unbuilt Spring Street.



MadisonZoning

Zoning Code:

- GB
- M-1
- R-8
- RA

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

1716 Taylor St

