



MADISON

Indiana
Planning, Preservation and Design

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

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: Apple Tree LLC
Paula H Boncutta
Street: 313 E 1st Street
City: Madison State: IN Zip: 47250
Phone (Preferred): 317-468-8609
Phone (Alternate): _____
Email: boncutta0630@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: 313 E 1st Street

Zoning Classification: CRD

Description of Existing Use: RESTAURANT / BAR

Description of Proposed Use: RESTAURANT / BAR

List sections of the Zoning Ordinance for which a variance is requested: SECTION 4.21 SETBACKS

Describe why a variance is requested: EXISTING BUILDING SITS ON EAST LOT LINE

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

Current – North: _____ ft East: _____ ft South: _____ ft West: _____ ft

Requested – North: _____ ft East: _____ ft South: _____ ft West: _____ 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
The building sits on The Property line on The East

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
There is a Fence on The East Side

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

Yes
I would like to pour a concrete pad up to the
Property line Limited space on West side for
most customers use street parking
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.

2-17-23
Date

[Signature]
Signature of Applicant

COMPLETED BY PLANNING OFFICE

Application Accepted on: 2/17/23
Application Accepted by: Joe Patterson 910

Meeting Information: Board of Zoning Appeals

101 W Main St, Madison, IN 47250 – Council Chambers
Meeting Date: 3/13/23 Time: 6:30PM

Documentation Review (Completed by Planning Office)

N/A Owner Authorization provided (if req'd)
N/A Narrative Statements completed
N/A Application is complete
____ GIS Information to applicant and attached
____ Certified Mail Receipts received (attach)
____ Certified Mail Green Cards received (attach)

Staff Notes

Parking off E. side of Jefferson



Room for
Approx 4-5 cars
on 1st Street

has for a little
hosting of people
Appoint for
New pad
Best garden
← West side of
Building are great
3-4 cars - 1 being
travelling

The new Building is 31' wide x 65' long

Building on block

APPROX 50' PASS THE BUILDING
PROPOSED CONCRETE PAD

SIDE ENTRANCE

side walk

HAND CAR PARKING

TOTAL Lot Size
58' W X 114' Deep
8' W X 113' Deep.

65'

31'

DOOR

EAST Frontside Area



MadisonZoning

Zoning Code:

- CBD
- OS

Regional Counties

County Boundary

Townships

Corporate Boundaries

Water

Parcels

Drives, Alleys, etc.

Addresses

Regional Counties

Regional Roads

Regional Highways

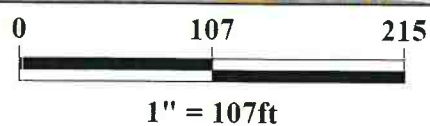
Water

Railroad

Drives, Alleys, etc.

Roads

Highways



313 E FIRST ST