



# 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
<b>Total Due</b>	<b>\$ 100.00</b>

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: Paulette Doncutler  
Street: 313 E. 1st St.  
City: MADISON State: IN Zip: 47250  
Phone (Preferred): 317-408-8609  
Phone (Alternate): \_\_\_\_\_  
Email: \_\_\_\_\_

### 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, Madison, IN 47250

Zoning Classification: CBD

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 9.00 PARKING REQUIREMENTS

Describe why a variance is requested: USE PUBLIC PARKING LOT AND OTHER ON-STREET PARKING WITHIN 500 FEET OF BUSINESS.

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

Current - North: \_\_\_\_\_ ft East: \_\_\_\_\_ ft South: \_\_\_\_\_ ft West: \_\_\_\_\_ ft

Requested - North: \_\_\_\_\_ ft East: 0 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

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 Property Line

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: 2/17/2023

Application Accepted by: JP Joe Parnow

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)

U/A Owner Authorization provided (if req'd)

Yes Narrative Statements completed

Yes Application is complete

\_\_\_\_ GIS Information to applicant and attached

\_\_\_\_ Certified Mail Receipts received (attach)

\_\_\_\_ Certified Mail Green Cards received (attach)

Staff Notes

Parking on E. side of Jefferson



Team for  
Approx 4-5 acres  
on 1st Street

114'  
← West side of  
Building are next  
3-4 acres - 1 being  
Hatched  
The Bar has  
Leasing to Bob  
Approx 1/2 acre  
New pad  
Beer garden  
x 25 for

The Bar Building is 31' wide x 65' long

Building on West

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

Handicap  
PARKING

Side Walk

Side  
Entrance

Approx  
50' Pass the  
Building  
PROPOSED  
CONCRETE  
PAD

65'

31'

DOOR

EAST PROPERTY LINE





# MadisonZoning

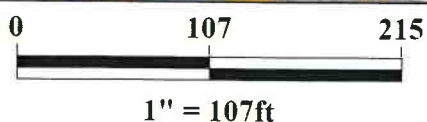
Zoning Code:

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**