



MADISON

Indiana
Planning, Preservation and Design

82VD-23-4

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: James & Suzanne Capps
Street: 1471 Hill Bridge Rd
City: Utica State: KY Zip: 42376
Phone (Preferred): 270-316-6710
Phone (Alternate): 270-929-4702
Email: james.capps@atmosenergy.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Anthony Hammock & Bernard Johnson
Street: 6126 N. 400W (PO Box 1065)
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-599-5754
Phone (Alternate): 812-701-2881
Email: Thammock@riversidecontractingllc.com

* 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: 1128 W 2nd St

Zoning Classification: R-8

Description of Existing Use: Empty lot

Description of Proposed Use: Single Family Residence

List sections of the Zoning Ordinance for which a variance is requested: R-8 Set Backs

Describe why a variance is requested: Narrow lot 25' wide, 10' East & West set back would make lot unusable for home construction. 15' South set back to match adjoining homes on the East and West.

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

Current – North: 10 ft East: 10 ft South: 25 ft West: 10 ft

Requested – North: 10 ft East: 3 ft South: 15 ft West: 3 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, this variance would have no adverse affects.

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 would be no adverse affects.

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

Yes, without a variance this lot would not be a viable residential building lot.

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.

3-23-2023

Date

James Cypm
Signature of Applicant

COMPLETED BY PLANNING OFFICE

Application Accepted on: _____

Application Accepted by: _____

Meeting Information: Board of Zoning Appeals

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

Meeting Date: _____ Time: 6:30PM

Documentation Review (Completed by Planning Office)

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

Staff Notes



Type notes here

Printed
03/22/2023

The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.

General
Bills
Deductions
Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
Sketches	Show Sketches(1)
Owner Name	Hammock Anthony and Johnson Bernard
State Parcel Number	39-08-34-334-092.000-007
Parcel Number	39-08-34-334-092.000-007
Map Number	
Routing Number	92.000
Legal Description	011-04423-00 25 FT W SIDE LOT 15 CROSS PLAT 11-143-22 1128 W SECOND ST
Acreage	0.0000
Location Address	1128 W SECOND ST MADISON,IN 47250-0000
Owner Address	PO Box 1065 MADISON,IN 47250

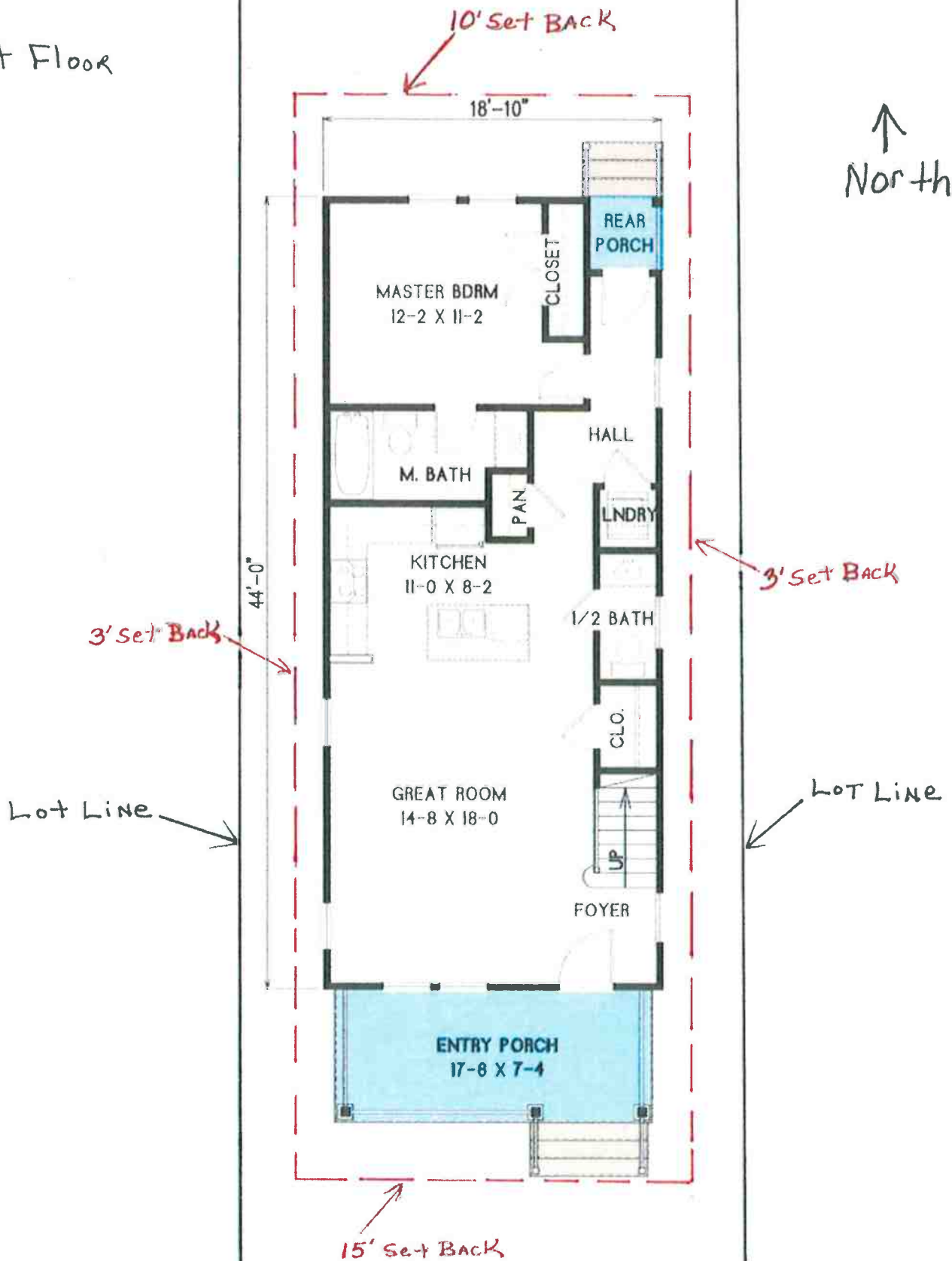
TaxBill History Information

Tax Year	Spring	Fall	Due
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Alley

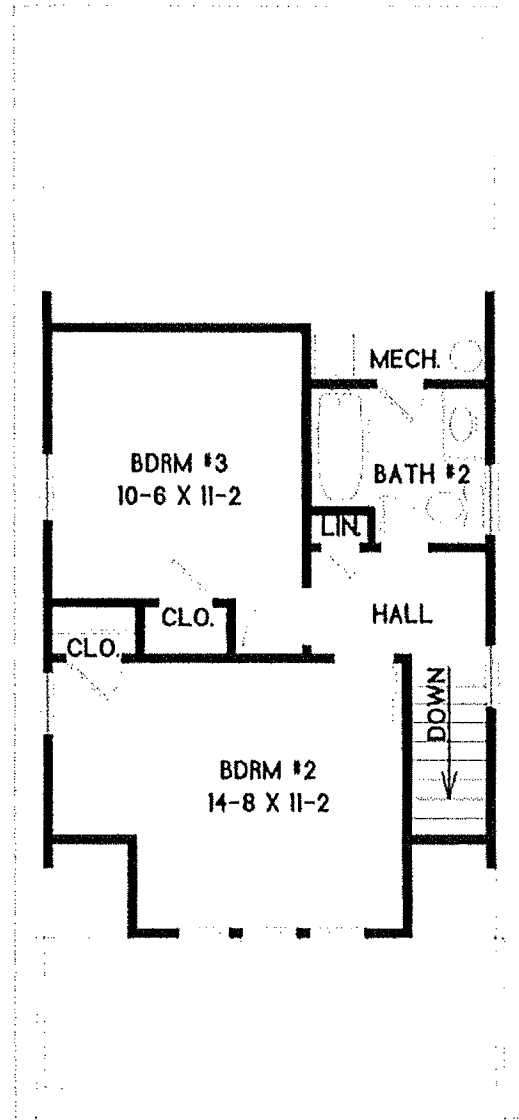
1st Floor

↑
North



West 2nd St

2nd Floor





MadisonZoning

Zoning Code:

M-2

R-8

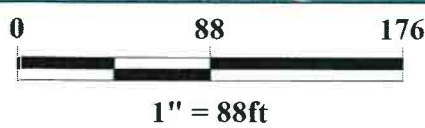
- Regional Counties
- County Boundary
- Townships
- Corporate Boundaries
- Water
- Parcels
- Drives, Alleys, etc.

Addresses

- Regional Counties
- Regional Roads
- Regional Highways
- Water
- Railroad
- Drives, Alleys, etc.
- Roads
- Highways

M-2

M



1128 W Second St