



MADISON

Indiana
Planning, Preservation and Design

BZCU-23-34

101 W Main St
Madison, IN 47250
(812) 265-8324

Conditional Use Permit

Application Fee	\$ 60.00
Ad Fee (for Legal Notice)	\$ 15.00
Recording Fee	\$ 25.00
Total Due	\$ 100.00

Conditional Permit Renewal Fees	\$ 75.00
Conditional Use Permit Late Renewal Fee	\$ 20.00 per meeting

Purpose: Per the City of Madison Zoning Ordinance, the Official Schedule of District Regulations identifies each land use according to whether it is a permitted use, a conditional use, or a prohibited use within each district. A conditional use permit is granted by the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the district to the property owner who makes the original application. This permit does not transfer to the new owner if the property changes ownership. The new owner must apply to the Board of Zoning Appeals for a new permit in order to continue the use that was conditionally allowed.

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: Samantha Greer
Street: 1700 Grand Villa Drive
City: LaGrange State: KY Zip: 40031
Phone (Preferred): 502-758-1786
Phone (Alternate): N/A
Email: sam@finelycraftedreaty.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Applicant is the owner.
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 CONDITIONAL USE IS REQUESTED

Address and/or Legal Description of Property: _____
410 E Second Street Madison IN 47250

Zoning Classification: historic CBD

Description of Existing Use: _____
Existing use has been single family residential- but the home has been vacant for a couple years and in disrepair.

Proposed Schedule of Uses Category #: 581

Description of Proposed Use: _____
Seeking a conditional use permit in order to allow the property to be used as a short term rental. Max number of guests would be 6. The property will have 3 bedrooms, 2-1/2 bathrooms when complete and is approximately 1,696 sq ft per pva

Submit property site plan showing structures, setbacks, parking, adjoining streets and neighboring land uses.

Per the City of Madison Zoning Ordinance, the Board of Zoning Appeals shall review the particular facts and circumstances of each proposed use in terms of the established standards and shall find adequate evidence supporting such use at the proposed location.

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. 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, per #121, Rooming and boarding houses.
581

2. 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, the goal would be to offer another place to stay for people visiting Madison to enjoy events, shopping, dining, etc.

3. 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, we will be making improvements to the property as permitted and allowed by the historic district.

4. Will this use not be hazardous or disturbing to existing or future neighboring uses.

It will not be hazardous or disturbing to existing or future neighbors. Max occupants will be 6. There is ample street parking as well as 2 public lots within close proximity, as well as a garage accessible from the rear of the property.

5. 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, the max occupants is only 6 people therefore there should be no issues.

6. 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.

It will not. The goal would be to personally enjoy the property and then allow others visiting the area to stay, which will contribute to the economic welfare in the community.

7. 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.

Correct, we have a max occupancy of 6 people and will have house rules that all guests must follow.

8. 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.

Only for guests staying at the property in which they can utilize street parking, garage parking at the residence, or one of the public parking lots.

9. Will this use not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance.

Correct, it will not. We will be making improvements to the property as permitted and allowed.

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 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.

4/17/23

Date

Samantha

Signature of Applicant

COMPLETED BY PLANNING OFFICE

Application Accepted on: 4/28/2023

Application Accepted by: Jocelyn

Meeting Information: Board of Zoning Appeals

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

Meeting Date: 7/10/2023 Time: 6:30PM

Documentation Review (Completed by Planning Office)

- N/A Owner Authorization provided (if req'd)
Yes Site plan is adequate
Yes Narrative Statements completed
(Proposed Use & 1 – 9 above)
Yes Application is complete
Yes GIS Information to applicant and attached
____ Certified Mail Receipts received (attach)
____ Certified Mail Green Cards received (attach)
Yes Category # Requires Conditional Use

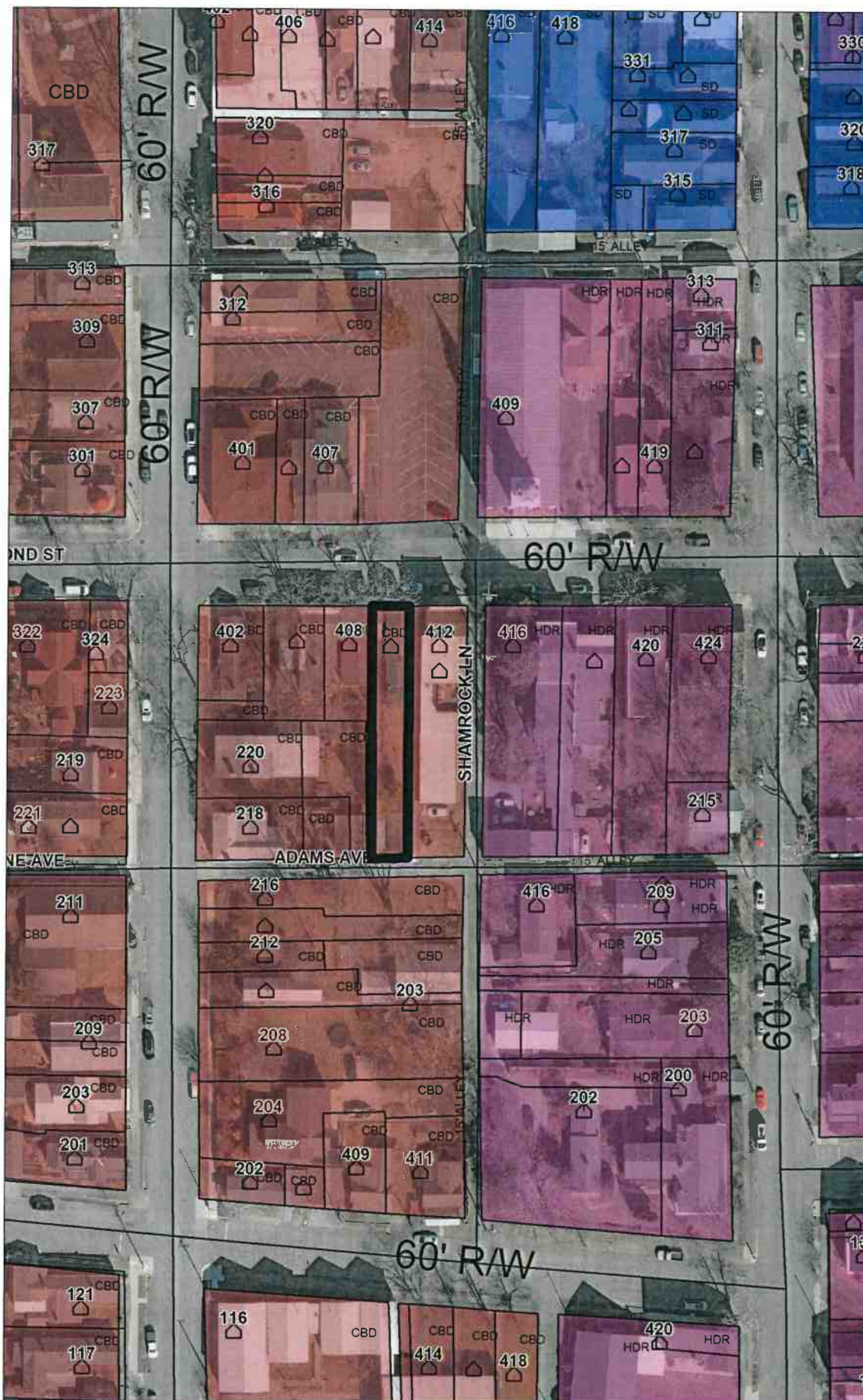
Staff Notes

410 E Second Street

House Rules

My house rules for guests will include the following. There may be more rules added.

1. No smoking in the residence
2. No parties
3. Max of 6 guests, no unregistered guests allowed
4. Quiet hours between 9:00 PM and 8:00 AM
5. Please respect check-in and check-out times
6. Please take the trash out upon departure
7. Guests may utilize 2 nearby public parking lots or street parking



MadisonZoning

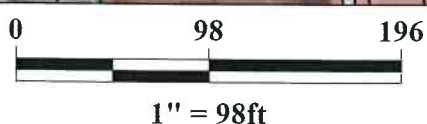
Zoning Code:

- CBD
- HDR
- SD

- 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



410 E Second St