



## BZCU-23-60

### Conditional Use Permit

Status: Active

Submitted On: 7/21/2023

### Primary Location

118 FERRY ST  
MADISON, IN 47250

### Owner

Renfro Properties LLC  
STATE ROAD 129 9901  
CROSS PLAINS, IN 47017

### Applicant

 Kelsey Shaw  
 812-599-7696  
kelsey.shaw@talktotucker.net  
 15 N. Lakeside Dr.  
Madison, IN 47250

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## General Information

Are you the property owner?\*

No

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## Property Owner Information

Property Owner Name\*

Parker Places LLC

Street Mailing Address\*

2862 Tortuga Verde

City\*

San Antonio

State\*

TX

Zip Code\*

78245

Phone Number\*

210-837-0676

Email

parkerplacesllc@gmail.com

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## Permit Information

### Type of Application

Initial Application

### Zoning Classification

Historic District Residential (HDR)

### Legal Description of Property

011-05130-00 LOTS 43 & 44 & pt of Lot 45 SHEETS ADD 57 X 50 11-138-18 & 19 118  
Ferry St

### Description of Existing Use

short-term rental

### Description of Proposed Use

short-term and long-term rental / AirBnb / VRBO

### Proposed Schedule of Uses Category #

581 and 130

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## Narrative

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

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

**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- will be managed by local Realtor

**Will this use not be hazardous or disturbing for existing or future neighboring uses?**

yes, it will not be hazardous or disturbing for neighbors

**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, there will not be any encroachments, and everything will be maintained properly

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## **Narrative (Continued)**

**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?**

yes, it will not cost extra expense to the public, and it will be cleaned/maintained on a very regular basis

**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?**

yes, there will not be extra traffic, as this sits on a through street and has its own designated parking area

**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?**

no, all guests will have access to designated parking that is within property lines

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

no, the structure has been standing since 1900 (according to assessor's site) and does not block any features of major importance

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## Acknowledgement

*Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, accross 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.**

**Digital Signature\***



Kelsey Shaw

Jul 11, 2023