



**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: Peter Mulligan Ventures LLC  
Street: 1211 Hatteras Way  
City: Madison State: IN Zip: 47250  
Phone (Preferred): 812.701.4336  
Phone (Alternate): N/A  
Email: bob.ford5@gmail.com

**OWNER INFORMATION (IF DIFFERENT\*)**

Name: Peter Mulligan Ventures LLC  
Street: 1211 Hatteras Way  
City: Madison State: IN Zip: 47250  
Phone (Preferred): 812.701.4336  
Phone (Alternate): N/A  
Email: bob.ford5@gmail.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: 1123 W MAIN ST

Zoning Classification: R-8

Description of Existing Use: RESIDENCE

Description of Proposed Use: RESIDENCE W/ DETACHED GARAGE AND UPSTAIRS APARTMENT

List sections of the Zoning Ordinance for which a variance is requested: SECTION 6.13, B.1 (SETRACKS)

Describe why a variance is requested: DESIRE TO BUILD A DETACHED GARAGE WITH UPSTAIRS LIVING SPACE WHICH WOULD REQUIRE 15 FOOT SIDE YARDS ON AN APPROX. 40' WIDE LOT THAT TAPER TO 40' NEAR THE REAR.

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

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

Requested - North: \_\_\_\_\_ ft East: 3 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?

This variance will not be injurious to Public health, Safety, Morals, and general Welfare of the community

2. Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?

The use and value of the area adjacent to the property will not be affected in a substantially adverse manner

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

The strict application of the zoning ordinance would cause practical difficulties in the use of the property

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.

7.6.2023  
Date

Ant M Ford  
Signature of Applicant

COMPLETED BY PLANNING OFFICE

Application Accepted on: 7/6/2023

Application Accepted by: JOE PATTERSON

Meeting Information: Board of Zoning Appeals

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

Meeting Date: \_\_\_\_\_ Time: 6:00PM

Documentation Review (Completed by Planning Office)

via Owner Authorization provided (if req'd)

Yes Narrative Statements completed

Yes Application is complete

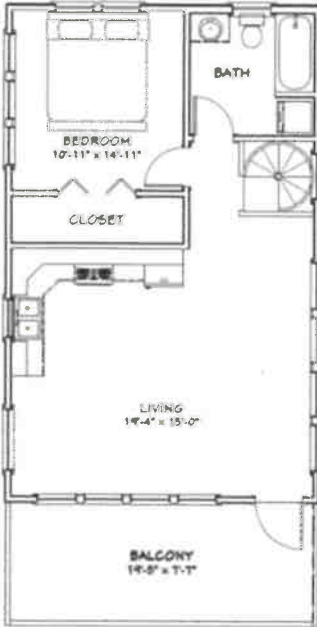
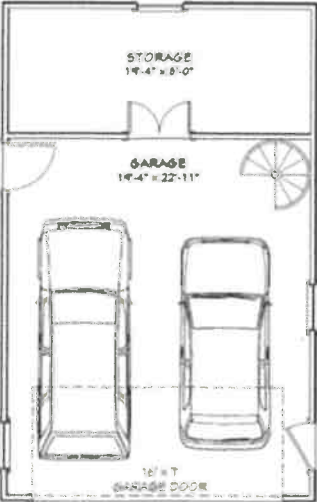
Yes GIS Information to applicant and attached

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

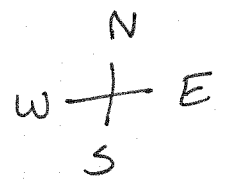
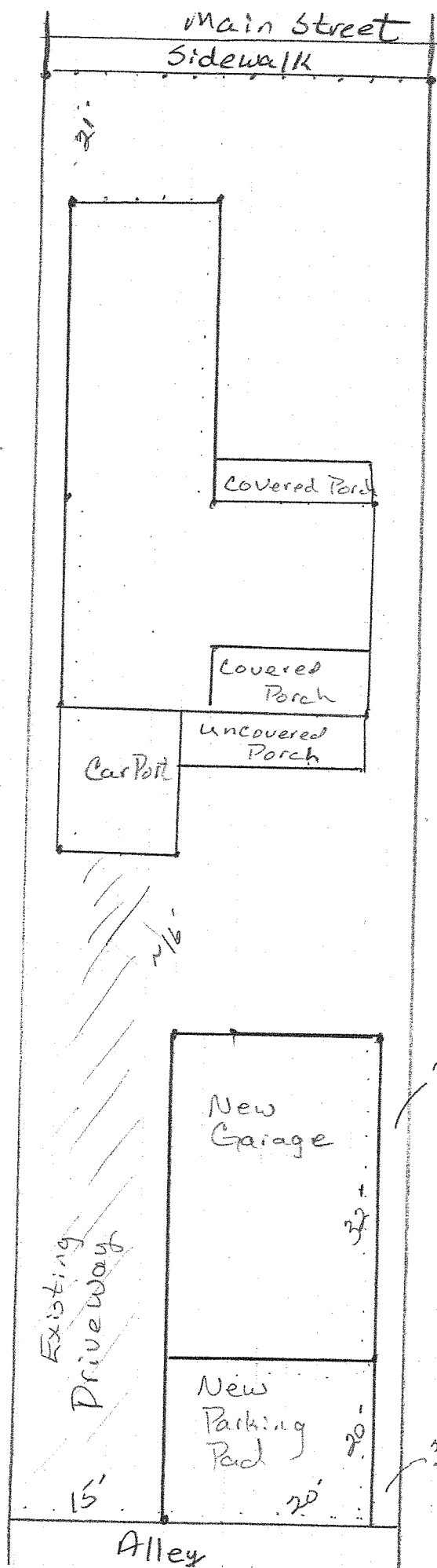
\_\_\_\_ Certified Mail Green Cards received (attach)

Staff Notes





Nancy Morrison



Kevin + Angela Williams

• 1123 W Main St  
Madison, IN

- Not To Scale
- Dimensions Approximate

Note: I have already spoken w/ the neighbor to the East and he indicated no issues with my plan.  
BF

Notes

Transfer Of Ownership

Ownership

General Information

Date  
06/05/2023  
10/27/2009  
08/06/2003  
10/15/2001  
01/01/1900

Owner  
Peter Mulligan Ventu  
Freeman Gina Y  
HALL, SANDRA  
JACKSON, AUBREY & JU  
McDONOUGH, JAMES A &

Doc ID  
2023-02005  
2009/04973  
2003/6412  
001/6594

Book/Page  
2009/04973  
2003/6412  
001/6594

Sale Price  
\$160,000  
\$85,000  
\$71,000  
\$00  
\$00

Date  
06/05/2023  
10/27/2009  
08/06/2003  
10/15/2001  
01/01/1900

Owner  
Peter Mulligan Ventu  
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001/6594

Book/Page  
2009/04973  
2003/6412  
001/6594

Sale Price  
\$160,000  
\$85,000  
\$71,000  
\$00  
\$00

Legal  
011-04728-00 PT LOT 14 & 15 S & C  
ADD W 11-151-10  
1123 WEST MAIN STREET

Parcel Number  
39-08-34-334-048.000-007  
Parent Parcel Number  
- - - - -

Property Class 510  
1 Family Dwell - Platted Lot

Valuation Records (work in progress values are not certified values and are subject to change)

Location Information

Location Information

Assessment Year	2022	2021	2020	2019	2018
Reason For Change	GEN REVAL	GEN REVAL	GEN REVAL	AA	AA
As Of Date	06/28/2022	06/28/2021	06/30/2020	06/26/2019	01/01/2018
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					

Land	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900
Land Res(1)	\$5,900	\$5,900	\$5,900	\$5,900	\$5,900
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$00	\$00	\$00	\$00	\$00
Improvement	\$62,400	\$57,500	\$56,900	\$56,900	\$61,000
Imp Res(1)	\$62,400	\$57,500	\$56,900	\$56,900	\$61,000
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$00	\$00	\$00	\$00	\$00
Total	\$68,300	\$63,400	\$62,800	\$62,800	\$66,900
Total Res(1)	\$68,300	\$63,400	\$62,800	\$62,800	\$66,900
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$00	\$00	\$00	\$00	\$00

Land Type	Soil ID	Act Front	Size	Adj Rate	Ext Value	Value
F		38	38x165	\$155	\$5,890	\$5,890

Land Type	Soil ID	Act Front	Size	Adj Rate	Ext Value	Value
F		38	38x165	\$155	\$5,890	\$5,890

Land Computations

Land Data

Land Data

Land Data

Calculated Acreage  
0.14

Developer Discount  
Parcel Acreage  
0.14

Land Data

Land Data

Characteristics

Topography  
Level

Public Utilities  
All

Streets or Roads  
Paved, Sidewalk

Printed Thursday, July 6, 2023

Printed Thursday, July 6, 2023





# **MadisonZoning**

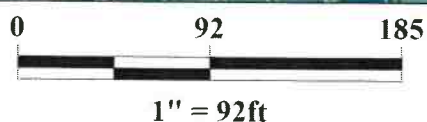
Zoning Code:

- HS
- M-2
- OS
- R-8
- RA

- 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



**1123 W Main St**