



BZCU-24-4

Conditional Use Permit

Status: Active

Submitted On: 1/19/2024


Primary Location


522 JEFFERSON ST
MADISON, IN 47250

Owner


Madison Christian Health and
Develop
LOGANS POINT DR 2226
HANOVER, IN 47243

Applicant

 Tirrie Jenkins

 812-313-4663

tirrie@madisonchristianhealth.org

 2226 S LOGANS POINT
DRIVE
HANOVER, IN 47243

General Information

Are you the property owner?*

No

Property Owner Information

Property Owner Name*

MADISON CHRISTIAN HEALTH

Street Mailing Address*

PO BOX 665

City*

HANOVER

State*

IN

Zip Code*

47243

Phone Number*

812-313-4663

Email

tirrie@madisonchristianhealth.org

Permit Information

Type of Application

Initial Application

Zoning Classification

Historic District Residential (HDR)

Legal Description of Property

011-03781-00 20 BY 168 FT LOT O T 11-127-25 524 JEFFERSON ST
Parcel ID: 39-13-02-122-014.000-007

Description of Existing Use

apartments

Description of Proposed Use

Rooming and Boarding House, DBA The Legacy of Hope House (House) to provide housing to individuals and families seeking immediate housing who are agreeable to sharing the housing space.

Proposed Schedule of Uses Category #

121

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. Sec. 7 schedule No. 121 list Rooming and Boarding Houses as "X" Conditional Use. In fact, the adjoining structures are classified as Sec. 7, No. 121. In fact, the Legacy House will provide shared rooms to the adjoining Houses.

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. A crucial part of the City's Comprehensive Plan is to increase available housing. In fact, The House will give local residence who are experiencing difficulty in finding availability of housing a place to reside until more appropriate housing is made available.

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. The exterior and interior of the structure is maintained and harmonious with the existing character. The House will not change the essential character of the area. In fact, the House will be rehabilitated to it's current design.

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

No. In fact, the use is synonymous with each adjoining house. The existing use of these properties provide housing to individuals who would otherwise experience some form of homelessness or other health and wellbeing deficits.

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 House use as Rooming and Boarding is appropriately zoned to utilize the City of Madison' essential public facilities. In fact, the House will be served adequately with the services that are currently provided for public use.

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?

No. The use of the House will not create public expense or economic detriment to the welfare of the community. In fact, it will create additional economic welfare; the individuals served will be able to continue to live and work in the area.

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?

No. There will not be activities, traffic, noise and so on as listed above that will cause detriment to any person or property. In fact, the House will be under supervision and maintained to the highest possible standard for individual and community improvements.

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?

Yes. The minimal vehicular traffic will be such as to not create interference with traffic on surrounding public thoroughfares. In fact, there is ample street parking available on both the front and surrounding sides of the House.

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


No. The House will maintain all of his historic features. The building rehabilitation does not require any exterior or interior destruction or loss of these features. In fact, the rehabilitation of the property will add value by his rehabilitation and use.

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*

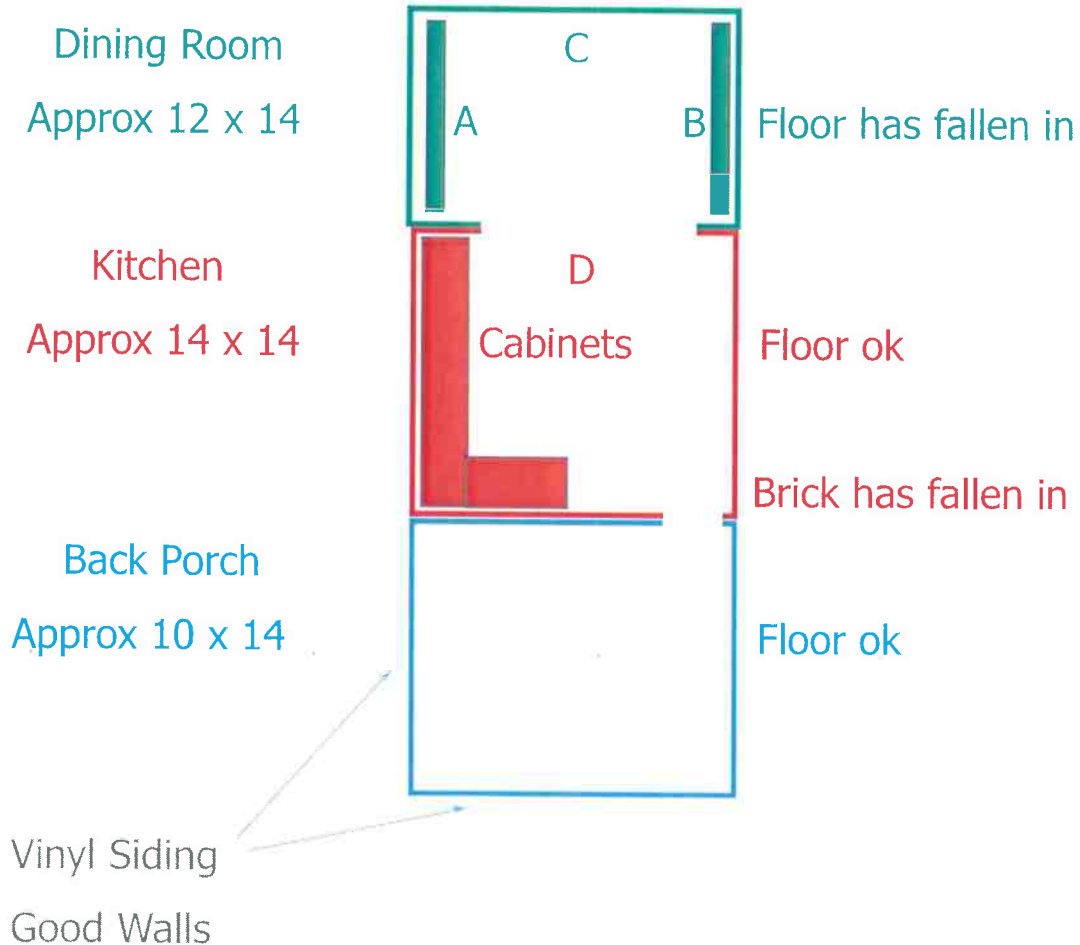
 Tirrie A. Jenkins
Jan 19, 2024

RENNOVATION OF HOME; DOWNTOWN MADISON

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SUMMARY

The area of concern for this home is the Back Porch, Kitchen and the Dining Room. This area is 1 story.



Procedure:

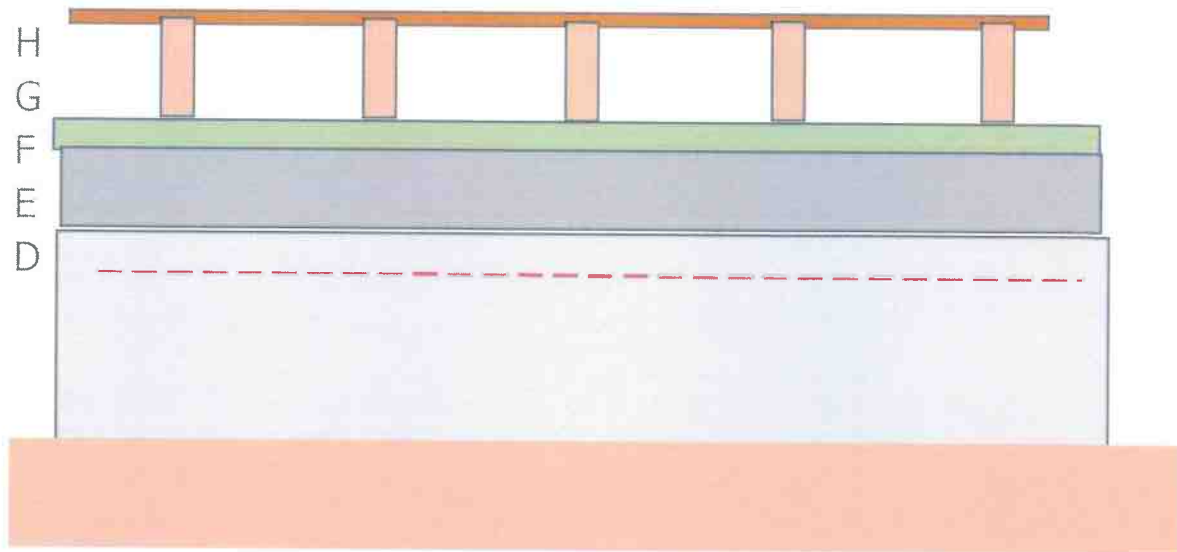
Step 1: Secure ceiling along right side with several 2x4 (2) posts
Screwed together to hold up ceiling.

Step 2: Remove Bricks on the right wall.

Step 3: Removed fallen floor.

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Step 4: Build foundation A and B.



The soil on the bottom can not be "fill dirt". It must be hard Pan or compacted with sledge hammer.

D is concrete footing. 8" wide and 24" deep (2) ½" rebar.

E Cement in, rows of concrete blocks as needed.

F is pressure treated 1x6 deck board, anchor bolted.

G use pressure treated 2x8 joists full width of room on 16" Ctr.
Don't forget to put on the outer end joist (perpendicular).

(Is 2x8 size ok ?)

Force = $1.25' \times 14' \times 40 \text{ Lb/Ft}^2 = 700\#$ Inertia 2x8 = 47.6

Floor

Joist Stress = Force x length x height / 16 / Inertia

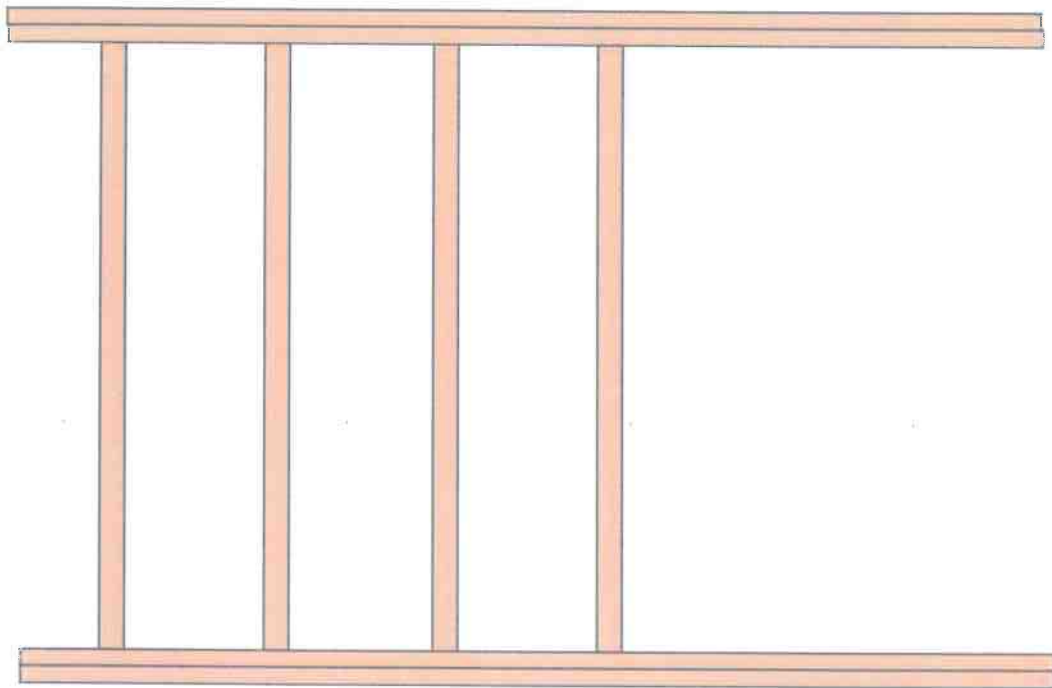
= 1140 Psi (less than wood strength of 1200 Psi, so ok)

H Use $\frac{3}{4}$ " osb subflooring (glue down and screw)

(Page 4)

Step 5: Make sure floors at C and D are level and supported Underneath.

Step 6: Build walls above foundation A and B. Walls Should have total R rating of 19.

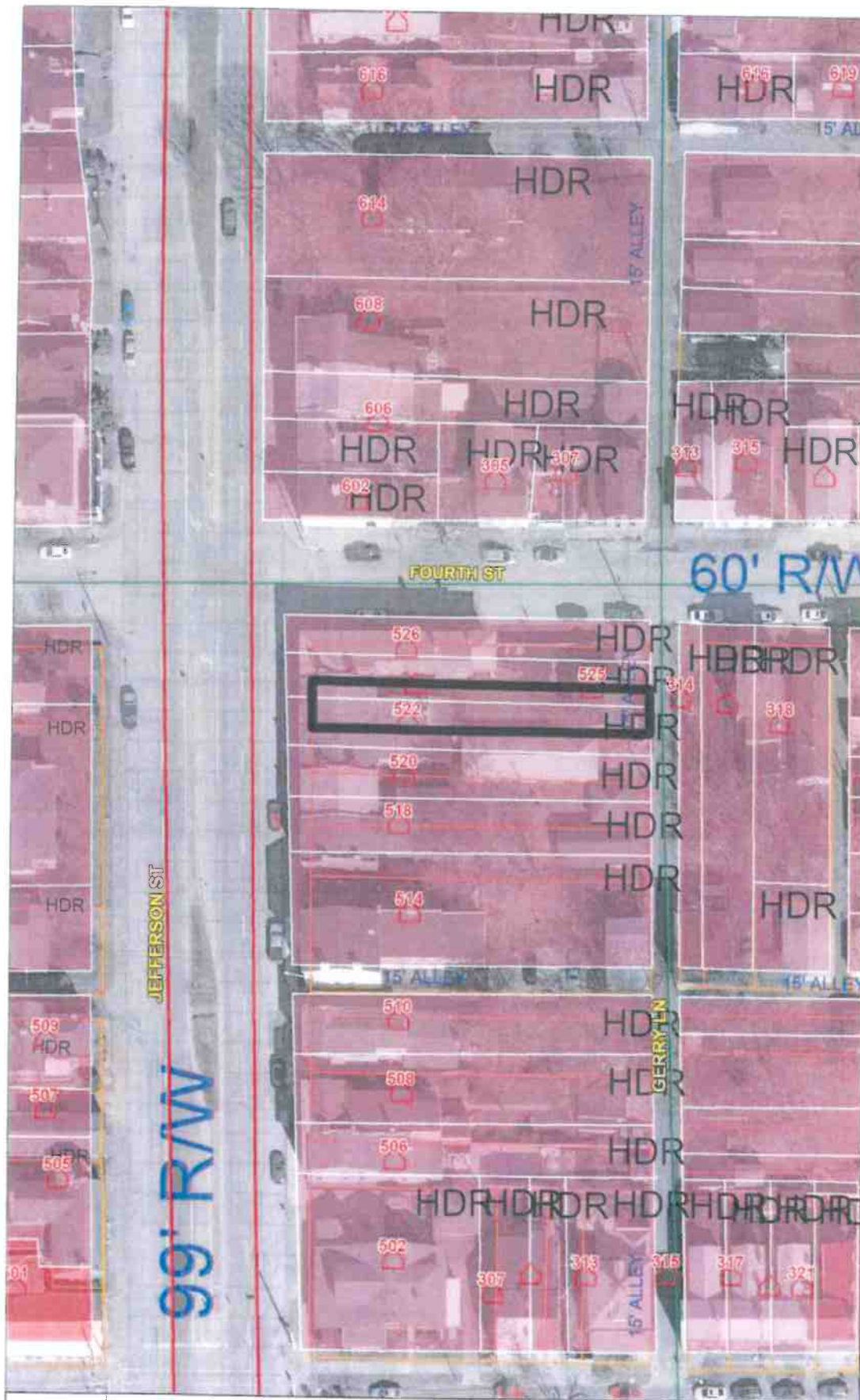


Step 7: Put drywall on the walls and ceiling.

Step 8: Put up $\frac{1}{2}$ " OSB outside and vinyl siding over it.

Step 9: Paint the Walls and Ceiling.

Step 10: Put down linoleum or simulated wood flooring.



- Madison Zoning**
Zoning Code:
GB
HDR
- 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



524 Jefferson St