



MADISON

Indiana
Planning, Preservation and Design

BZVD-24-1

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: Winterwood Development
Street: 1390 Olivia Lane, Suite 100
City: Lexington State: KY Zip: 40511
Phone (Preferred): 859-977-6916
Phone (Alternate): cell: 502-938-2803
Email: gabe.fritz@winterwoodinc.com

OWNER INFORMATION (IF DIFFERENT*)

Name: City of Madison
Street: 101 W. Main Street
City: Madison State: IN Zip: 47250
Phone (Preferred): 812-265-8300
Phone (Alternate): _____
Email: steinhardt@madison-in.gov

* 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: ²⁵³⁶~~2253~~ Michigan Road Madison, IN

Zoning Classification: GB

Description of Existing Use: vacant land

Description of Proposed Use: ^{affordable} multifamily (192 total units over 2 phases)
housing

List sections of the Zoning Ordinance for which a variance is requested: parking space size, total # of parking spaces required

Describe why a variance is requested: In order to achieve the unit yield for this ^{affordable} multifamily project, we are requesting a minimum parking space size of 9'x18' (in lieu of the required 10'x22' size), and we are also requesting to provide 282 total parking spaces (Phase 1 = 160, Phase 2 = 122) for a total of 192 units of housing.

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

Current - North: _____ ft East: _____ ft South: _____ ft West: _____ ft
Requested - North: 10 ft East: 30 ft South: 30 ft West: 10 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, these requested modifications will not have adverse impact to any of the aforementioned items.

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, these requested modification will not adversely impact adjacent areas.

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

Yes, we cannot meet the minimum parking space requirements nor the minimum number of parking spaces required per unit and maintain the unit yield of affordable housing units.

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.

1/19/24
Date

[Signature]
Signature of Applicant

COMPLETED BY PLANNING OFFICE

Application Accepted on: 1/19/2024

Application Accepted by: 9AP

Meeting Information: Board of Zoning Appeals

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

Meeting Date: 2/12/24 Time: 6:00PM

Documentation Review (Completed by Planning Office)

N/A 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