



MADISON

Indiana
Planning, Preservation and Design

DOCKET ID ASSIGNED:

BZVU-24-2

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

Application for Variance Of Use

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

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at www.madison-in.gov/reporting.

Purpose: Per the City of Madison Zoning Ordinance, the Board of Zoning Appeals shall approve or deny variances of use 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: Bob Vouch
Street: 1679 N Old ST Rd. 62
City: MADISON State: IN Zip: 47250
Phone (Preferred): 812-599-5853
Phone (Alternate): _____
Email: djvouch@yahoo.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Bob Vouch + Harold Hunt
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 VARIANCE IS REQUESTED

Address and/or Legal Description of Property: 407 E. VAUGHN DR. MADISON IN

Zoning Classification: OS

Description of Existing Use: LIVING SPACE

Schedule of Use Category #: 110

Description of Proposed Use: dwelling unit

Submit property site plan showing structures, setbacks, parking, adjoining streets and neighboring land uses. This Site Plan must include the distance of the closest point from any existing or planned structure to each property line.

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. These Findings of Fact are established and required by Indiana Code.

Provide a detailed Narrative statement demonstrating that the requested variance conforms to the following standards. Respond to each question with Yes/No and why. Use additional pages if necessary.

1. Are there any special conditions and circumstances existing which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

Structure was there AND adding ON Above
Flood plane

2. Will literal interpretation of the provisions of this ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance?

What to use it more of living space

3. Do special conditions and circumstances result from the actions of the applicant?

The Building was there when we bought it

4. Will the variance requested confer on the applicant special privilege(s) that is denied by Zoning Ordinance to other lands, structures, or buildings?

It would be same AS other property owners that's
close to us

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.

4-11-24
Date

Bob Vouch
Signature of Applicant

COMPLETED BY PLANNING OFFICE

Application Accepted on: _____

Application Accepted by: _____

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)

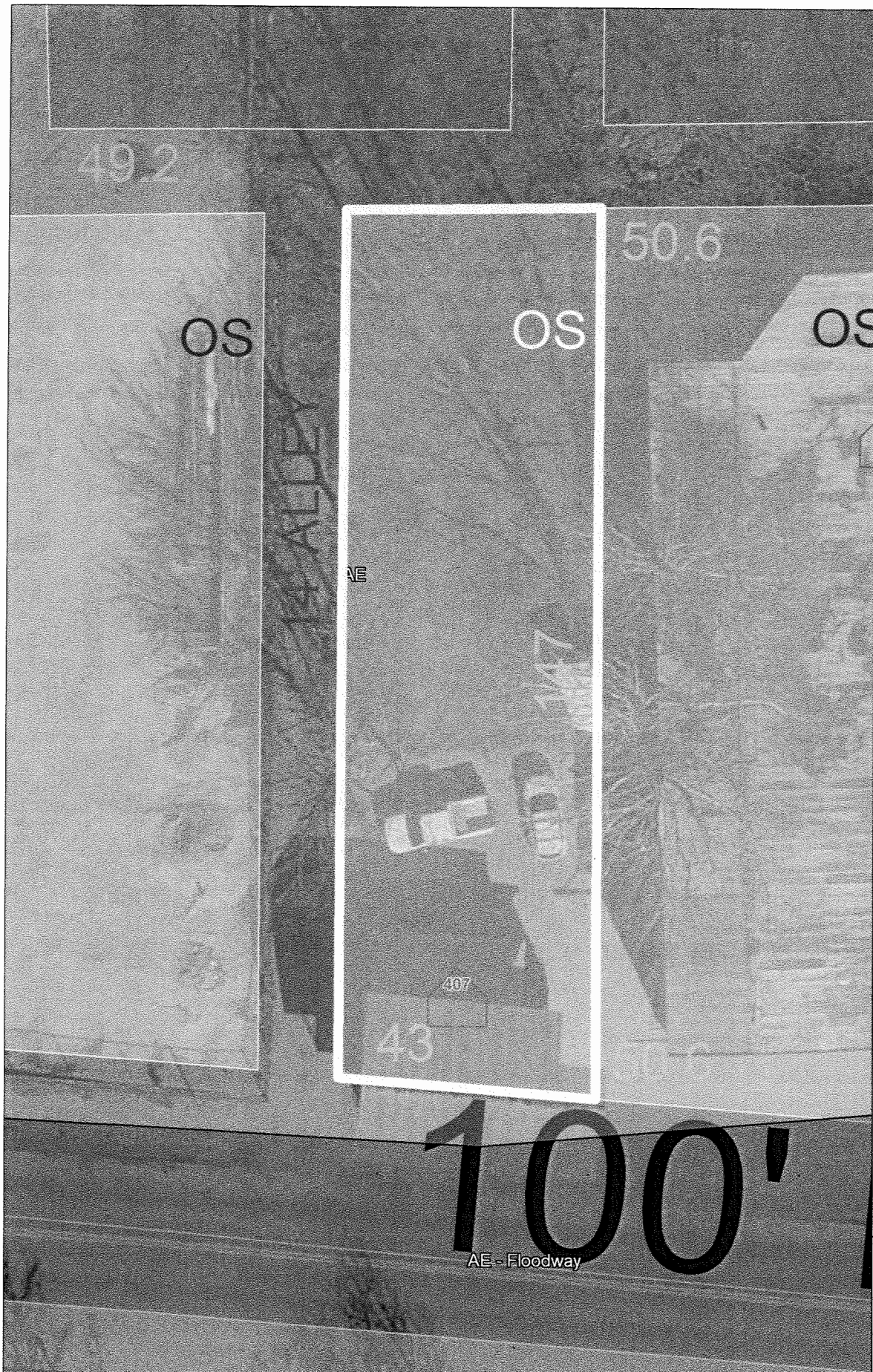
- ☐ Owner Authorization provided (if req'd)
☐ Site plan is adequate
☐ Narrative Statements completed
☐ Application is complete
☐ GIS Information to applicant and attached
☐ Certified Mail Receipts received (attach)
☐ Certified Mail Green Cards received (attach)

Staff Notes

Level 2 Existing & Proposed Floor Plan
1/4" = 1'-0"

Living and Dining
Bedroom
Staircase

12' x 12'



MadisonZoning

Zoning Code:

CBD

HDR

OS

Flood INDNR Best Avail

Flood Zone:

AE

AE - Floodway

X - 0.2% Annual Ch

Regional Counties

County Boundary

Townships

Water

Parcels

Corporate Boundaries

Addresses

Regional Count

Regional Roads

Regional Highw

Water

Railroad

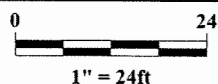
Dimensions

Roads

Highways

Trails

THINK



ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	13	02	134	039	000	007

ProVal Parcel Numbers

Tax Bill ID	0110345300
Parcel ID	39-13-02-134-039.000-007

Owner Information

Name	B & H OF MADISON LLC		
Name 2			
Address	1679 N Old Sr 62		
City State Zip	Madison	IN	47250-8496

Property Information

Address	407 E VAUGHN DR		
City State Zip	MADISON	IN	47250-0000
Deed Book	2016	Deed Page	04076
Legal Acreage	0.0000	taxYearBuilt	1900
Legal Description	011-03453-00 LOT 6 & 7 RIVER BLK 1 INCL 71 FT OFF REAR LOT 7 11-122-8 407 VAUGHN DR		

	Date	Owner	Grantee	Book	Page
Transfer History	10/24/2016	B & H OF MADISON LLC	2016	04076	
	1/1/1900	Bennett Dealton & Margaret			

Comment

Comment Sort

WITH Date
01/01/2001
acreage
0.1468
PRIVREC
No

pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass	
pvLastAssessment	55800	pvNeighborhood	3906991-007	pvLastSoldDate	10/24/2016		510

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	13	02	134	024	000	007

ProVal Parcel Numbers

Tax Bill ID	0110346000
Parcel ID	39-13-02-134-024.000-007

Owner Information

Name	WRIGHT ALAN RAY		
Name 2			
Address	113 EAST ST		
City State Zip	MADISON IN	47250-3503	

Property Information

Address	115 EAST St		
City State Zip	MADISON IN	47250-0000	
Deed Book		Deed Page	
Legal Acreage	0.0000	taxYearBuilt	1900
Legal Description	011-03460-00 43 FT 84 IN BY 120 FT BLK 1 LOT 27 BEG AT INTERSECTION OF EAST ST ON W SIDE 11-122-16 113 East St		

	Date	Owner	Grantee	Book	Page
Transfer History	1/1/1900	Wright Alan Ray			

Comment

Comment Sort

WTH Date

01/01/2001

acreage

0.1262

PRIVREC

No

pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass	520
pvLastAssessment	89600	pvNeighborhood	3906993-007	pvLastSoldDate	01/01/1900		

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	13	02	134	025	000	007

ProVal Parcel Numbers

Tax Bill ID	0110345499
Parcel ID	39-13-02-134-025.000-007

Owner Information

Name	INDIANA GAS CO INC DON BURKE		
Name 2			
Address	1 VECTREN SQ		
City State Zip	EVANSVILLE	IN	47708-1209

Property Information

Address	116 WALNUT ST		
City State Zip	MADISON	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	0.0000	taxYearBuilt	
Legal Description	011-03454-99 LOT 26 MCI SUB RIVER BLK 1 PT 11-122-9 116 Walnut St		

	Date	Owner	Grantee	Book	Page
Transfer History	1/1/1900	Indiana Gas Co Inc Don Burke			

Comment

Comment Sort

WTH Date

01/01/2001

acreage

0.1139

PRIVREC

No

pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass	
pvLastAssessment	7400	pvNeighborhood	3906425-007	pvLastSoldDate	01/01/1900		300