



BZCU-24-17

Conditional Use Permit

Status: Active

Submitted On: 4/29/2024





Primary Location

716 WALNUT ST
MADISON, IN 47250

Owner

Hamilton Katelyn N
WALNUT ST 716 MADISON, IN
47250

Applicant

 Kate Fox
 812-571-1859
 kateynikole93@gmail.com
 3225 N Quail Dr
Madison, IN 47250

General Information

Are you the property owner?*

Yes

Permit Information

Type of Application

Initial Application

Zoning Classification

Historic District Residential (HDR)

Legal Description of Property

Description of Existing Use

Residential

Description of Proposed Use

Short-term rental

Proposed Schedule of Uses Category #

581

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, this use is 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.

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, this use will 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.

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, this use will 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.

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

Yes, this use will not be hazardous or disturbing for existing or future neighboring uses.

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, this use will 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.

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, this use will 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.

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, this use will 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.

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, this use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

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


Yes, this use will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance.

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*

 **Katelyn Fox**
Apr 29, 2024

SITE PLAN

716 Walnut Street

Madison, IN 47250

Parcel ID: 39-08-35-443-016.000-007

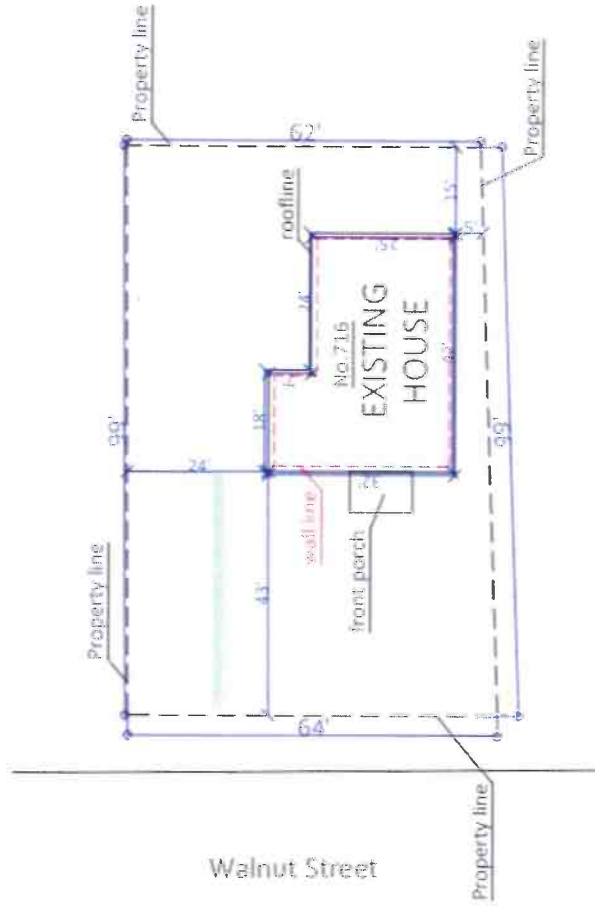
Lot area: 0.13 Acres

Paper Size: 11"x17"

Property Owner: Katelyn Fox



scale 1"=20'



****Airbnb House Rules****

1. ****Occupancy Limits****
 - Maximum occupancy is strictly limited to 6 guests.
2. ****Noise Policy****
 - Quiet hours are from 10:00 PM to 8:00 AM.
 - No loud music or parties at any time.
3. ****Parking Regulations****
 - Guests will use public on-street parking in front of the house. Maximum of 2 vehicles.
4. ****Trash Disposal****
 - All trash must be disposed of in the designated bins.
5. ****Pets****
 - Guests are allowed up to 2 dogs with prior approval \$50 per pet per stay. Extra charges will be incurred if property damage occurs
 - â Pets are to be kept inside the house and within the fenced yard. In other areas, dogs are required to be leashed.
 - Feces cleanup is required and to be disposed of in outside trashbin.
 - No animal size limit.
6. ****Smoking****
 - Smoking is prohibited inside the house.
 - Smoking is allowed only in designated outdoor areas, and cigarette butts must be disposed of properly.
7. ****Property Access****
 - Guests must respect all property boundaries.
 - Unauthorized access to neighboring properties is strictly prohibited.
8. ****Household Appliances and Systems****
 - Instructions for using household appliances and systems must be followed.
 - Any malfunctioning equipment should be reported immediately.
9. ****Safety and Security****
 - All exterior doors and windows must be locked when the property is unoccupied.
 - Emergency contact numbers are provided and must be used in case of an emergency.
10. ****Respect for Neighbors****
 - Guests must respect the privacy and peace of the neighborhood.
 - Any disputes or complaints from neighbors must be addressed promptly.
11. ****Check-in/Check-out Times****
 - Check-in time is 4:00PM.
 - Check-out time is before 12:00PM.
 - Early check-in or late check-out must be approved in advance.
12. ****Damage and Maintenance****
 - Guests are responsible for any damage to the property.
 - Any damage or maintenance issues must be reported immediately.
13. ****Local Ordinances****
 - All guests must comply with local ordinances, including noise, waste management, and parking regulations.
 - Guests must respect any temporary community rules or restrictions.
14. ****Fire Safety****
 - No open flames or candles are allowed inside the property.
 - Guests must familiarize themselves with fire extinguisher locations and emergency exits.
15. ****Use of Outdoor Spaces****
 - Use of outdoor spaces must be respectful and within reasonable hours.

- Guests must clean up after using outdoor areas

16. ****Prohibited Activities****

- Illegal activities are strictly prohibited.
- No commercial activities or events are allowed without prior approval.

These rules are designed to ensure a safe and pleasant experience for both guests and neighbors, demonstrating commitment to maintaining a harmonious community environment.