



## PROJECT BRIEF –BZVD-25-5

Application Date: 02/20/2025

Meeting Date: 03/10/2025; 04/14/2025

### Application Description:

An application has been filed for a Variance from Development Standards for lot area smaller than 1 acre and lot width less than 150-ft.

|   |  |
|---|--|
| <b>Current Zoning:</b> Residential Agriculture (RA) | <b>Project Location:</b> 2156 N. K Rd. |
| <b>Applicant:</b> Angela Koehler                    | <b>Owner:</b> Angela Koehler           |

Preliminary Staff Recommendation: Approve

Conditions: NA

### History, Relevant Information, & Prior Approvals:

#### History:

Pole Barn built 2003

#### Relevant Information:

Based on parcel data, this parcel was split from a larger parcel, likely to accommodate the construction of the home on the property.

Prior Approvals: NA

### Surrounding Zoning and Land Use:

|  |
|--|
| <b>North:</b> Residential Agriculture (RA) |
| <b>South:</b> Residential Agriculture (RA) |
| <b>East:</b> Residential Agriculture (RA)  |
| <b>West:</b> Residential Agriculture (RA)  |





## Comprehensive Plan, Ordinances, & Finding of Fact

### Comprehensive Plan:

*Future Land Use Designations (pg. 74-78)*

#### AGRICULTURE / RURAL RESIDENTIAL

The Agriculture/Rural Residential land use designation generally occurs outside of the incorporated boundaries but within the two-mile fringe. The designation implies traditional farming practices such as crop production, livestock, agricultural production and storage centers (such as grain elevators); agricultural research; stables, wineries, and other natural and food production related activities. This also includes Rural Residential development. Activities characterized as agritourism (farm trails, farmers' markets, and roadside stands) may occur here. Development in this area will likely not be connected to municipal water or sanitary sewer. Development other than agriculture or associated rural residential should not be encouraged to minimize potential conflicts with other land uses.

### Ordinance:

*SECTION 6.11 – RESIDENTIAL AGRICULTURAL (RA) (pg. 39-42)*

#### A. General Restrictions

1. Floor area ratio – Not to exceed two tenths (0.20).
2. Lot area – Not less than one (1) acre (43,560 square feet).
3. Lot width – Not less than one hundred fifty (150) feet.

### Finding of Fact:

*Finding of Fact #1 - Will approval of this application will be injurious to the public health, safety, morals, and general welfare of the community?*

|  |  |
|--|--|
| The applicant has provided the following response: | no it will not be injurious  |
| Staff Response:                                    | The approval of this variance will not adversely affect the community. |

*Finding #1 has been satisfied.*

*Finding of Fact #2 - Will the use and value of the area adjacent to the property included in the variance will be affected in a substantially adverse manner?*

|  |  |
|--|--|
| The applicant has provided the following response: | no -the structure is already there; there are residential              |
| Staff Response:                                    | The approval of this variance will not adversely affect the community. |

*Finding #2 has been satisfied.*

*Finding of Fact #3 - The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.*

|  |  |
|--|--|
| The applicant has provided the following response: | yes-purchased property and it is .66 instead of the one acre.  |
| Staff Response:                                    | This parcel was likely split prior to the current 2016 Zoning Ordinance and was out of compliance. The strict application does not allow for any improvements to the property. |

*Finding #3 has been satisfied.*





**BZVD-25-5**

Application for  
Variance from  
Development  
Standards

**Primary Location**

**Owner**

**Applicant**



## Permit Information

**Address and/or Legal Description of Property\***

2156 N K Rd. Madison IN 47250

**Zoning Classification\***

R-A

**Description of Existing Use\***

private home

**Description of Proposed Use\***

short term rental

**List sections of the Zoning Ordinance for which a variance is requested\***

site size and lot width



**Describe why a variance is requested\***

lot size is .66 and lot width is 100-ft.

**Is this application requesting a variance from setbacks?\***

No

## Narrative

**Will this variance be injurious to the public health, safety, morals, and general welfare of the community?\***

no it will not be injurious

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

no -the structure is already there; there are residential

**Will the strict application of the terms of the zoning ordinance result in practical difficulties in the use of the property?\***

?yes-purchased property and it is .66 instead ?of the one acre




## Acknowledgement

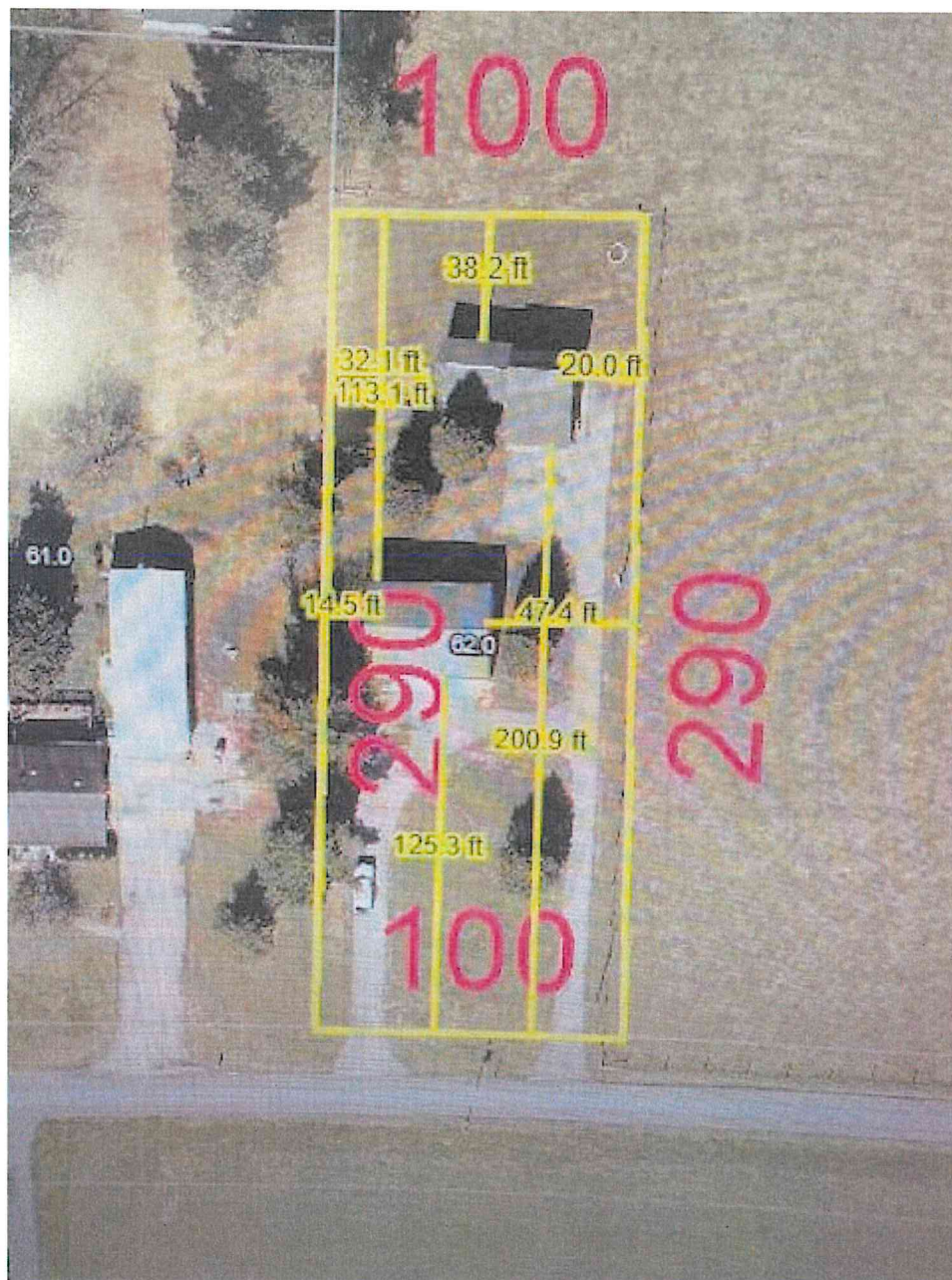
*Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, accross streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting. The Planning Office can assist you in obtaining this information. 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.**

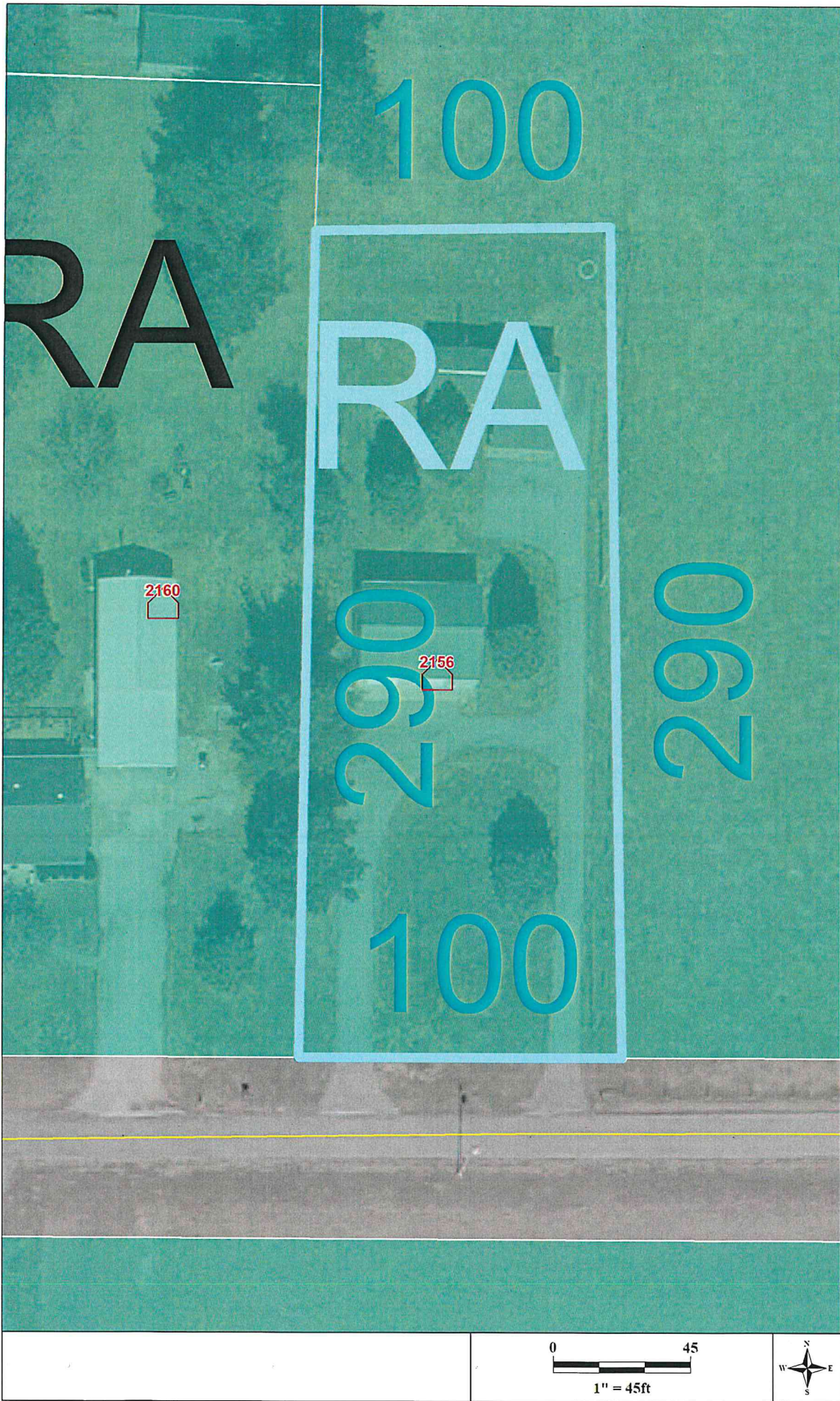
**Digital Signature\***

 Angela Renee Davis  
Feb 5, 2025









**MadisonZoning**

Zoning Code:

RA

- Regional Counties
- County Boundary
- Townships
- Water
- Parcels
- Corporate Boundaries

Addresses

- Regional Counties
- Regional Roads
- Regional Highways
- Water
- Railroad
- Dimensions
- Roads
- Highways

**THINK**



0 45  
1" = 45ft

