



PROJECT BRIEF -BZVD-25-8

Application Date: 04/01/2025

Meeting Date: 04/14/2025

Application Description:

An application has been filed for a Variance from Development Standards for setbacks less than 35-ft from a residential district boundary.

Current Zoning: Light Industry (M-1)	Project Location: 805 EAST ST
Applicant: Royer Corporation	Owner: J & R REAL ESTATE HOLDINGS LLC

Preliminary Staff Recommendation: Approve

Conditions: NA

Reasoning:

While the application does not satisfy Findings of Fact #3, staff does not think that is enough for warrant the denial of this application.

History, Relevant Information, & Prior Approvals:

History: NA

Relevant Information:

Royer's current building abuts the west parcel line however it appears that the structure is approximately 45-ft from the nearest residential property line to the west.

Prior Approvals: NA

Surrounding Zoning and Land Use:

North: Residential Medium Density(R-8)
South: Historic District Residential(HDR)
East: Hillside(HS)
West: Residential Medium Density(R-8)/ Historic District Residential(HDR)



Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

Future Land Use Designations (pg. 74-78)

BUSINESS PARK / LIGHT INDUSTRIAL

This designation includes professional and business offices, light assembly plants, flex-tenant type facilities, and research and development centers. These businesses should have good access and connectivity to highways and main thoroughfares, as well as good internal circulation. Site layout and the creation of a well designed business or industrial park is good planning practice. This type of development, similar to commercial should not be planned as a strip lining both sides of highways and county roads. This use may also be a buffer between industrial and commercial uses. The tendency for these developments to serve as major employers warrants a need to consider connectivity to nearby neighborhoods (potential resident workforce) and the possibility of public transit. Attention should be paid to architecture, building orientation, landscaping, and signage to ensure cohesive design that will attract future investors.

Ordinance:

SECTION 6.23 – RESTRICTIONS – MANUFACTURING DISTRICTS (Page 80-82)

A. General Restrictions – All Manufacturing Districts

6. No manufacturing use structure, except fences and signposts, shall come within thirty-five (35) feet of any Residential District boundary line.

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, use is the same as existing structure.
Staff Response:	Allowing for the expansion of Royer will benefit the general welfare of the community. The expansion will not be injurious.

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, still setback 15-ft
Staff Response:	Since the use of the property will remain the same, the use and value of the adjacent property should not be impacted. The additional will maintain a 15-ft setback from the neighboring parcel.

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, unable to expand
Staff Response:	No, the property could still be used as for manufacturing.

Finding #3 has not been satisfied.



MADISON

Indiana
Planning, Preservation and Design

DOCKET ID ASSIGNED:

BZVD-25-8

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

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 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: TETON CORPORATION
Street: 3638 N. STATE RD #7
City: MADISON State: IN Zip: 47250
Phone (Preferred): 812-273-2045
Phone (Alternate): _____
Email: lin@tetoncorporation.com

OWNER INFORMATION (IF DIFFERENT*)

Name: ROYER CORPORATION
Street: 805 EAST STREET
City: MADISON State: IN Zip: 47250
Phone (Preferred): 800-457-8997
Phone (Alternate): _____
Email: ZACHZ@ROYERCORP.COM

* 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: 805 EAST ST. MADISON, IN

Zoning Classification: M-1

Description of Existing Use: M-1 MFG - WAREHOUSE

Description of Proposed Use: M-1 MFG - WAREHOUSE

List sections of the Zoning Ordinance for which a variance is requested: _____

SET BACKS

Describe why a variance is requested: SET BACK - NORTH PROPERTY LINE

A Site Plan is required and must include the distance of the closest point from any existing or planned structure to each property line: For Variance from Setbacks, list below and indicate on Site Plan.

Current - North: _____ ft East: N/A ft South: N/A ft West: IN-LINE ft
Requested - North: 15 ft East: N/A ft South: N/A ft West: WITH EXISTING 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. 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 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, use is the same as existing structure

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, still setback 15-ft

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

~~NO~~, yes unable to expand

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.

4.03.25

Date

[Signature]
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)
- ____ Narrative Statements completed
- ____ Site Plan is adequate
- ____ Application is complete
- ____ GIS Information to applicant and attached
- ____ Certified Mail Receipts received (attach)
- ____ Certified Mail Green Cards received (attach)

Staff Notes



MadisonZoning
Zoning Code:

- HDR
- HS
- M-1
- R-4
- R-8

☐ Parcels
☐ Corporate Boundary

☐ Addresses

— Dimensions
— Roads



