



## PROJECT BRIEF – BZVU-25-4

Application Date: 05/28/2025

Meeting Date: 07/14/2025

### Application Description:

An application has been filed for a Variance of Use for Category 130: Apartments to allow for the permanent use as an apartment building.

<b>Current Zoning:</b> Medium Density Residential (R-8)	<b>Project Location:</b> 846 MARTIN ST
<b>Applicant:</b> Alexandra Hammock	<b>Owner:</b> Chandler Properties LLC

### Preliminary Staff Recommendation: Deny

Conditions: NA

### Reasoning:

An apartment is an allowed use with a conditional use permit within this zoning and the application fails to meet 2 of the 5 Finding of Fact. The current and/or new owner could ask the board for a longer renewal period.

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

History: NA

### Relevant Information:

Previously addressed 1805 Orchard St

### Prior Approvals:

CUP for apartments (2 year renewal) 4/8/24

Variance for Lot Size 4/8/24

### Surrounding Zoning and Land Use:

<b>North:</b> Residential Medium Density(R-8)
<b>South:</b> Residential Medium Density(R-8)
<b>East:</b> Residential Medium Density(R-8)
<b>West:</b> Residential Agriculture(RA)



## Comprehensive Plan, Ordinances, & Finding of Fact

### Comprehensive Plan:

*Future Land Use Designations (Page 74-78)*

#### NEIGHBORHOOD MIXED-USE

Neighborhood Mixed-Use refers to traditional neighborhoods with a historic development pattern such as those in the southern section of Madison generally between the bluff and the Ohio River. It is primarily a mix of single and two-family homes and small multifamily buildings with minimal setback from the street. This land use also includes some mixed-use commercial/residential properties. Some are on alleys with rear-loaded garages and in some cases only on-street parking, but typically these homes do not have front-loading garages unless at the rear of the lot. This designation surrounds the core around Main Street and much lies within the Historic District. There is a continuous network of blocks connected by streets and sidewalks that lead to parks, the central business and civic area. Vacant lots should be redeveloped with compatible infill that reflects the desired character of the neighborhood. This designation can also serve as a transition between lower density residential and commercial or business activities. Development should be connected to City utilities and public services.

### Ordinance:

*SECTION 6.13 – MEDIUM DENSITY RESIDENTIAL (R-8) (Page 50-56)*

#### A. General Restrictions

1. Floor area ratio – Not to exceed one (1.00)
2. Lot area – For individual units, not less than five thousand and four hundred (5,400) square feet; if, however, there is a desire to build a duplex or triplex, there may not be a greater density than eight (8) units per acre. Other multi-family units are not permitted in this district except for conditional use.

#### C. Restrictions for Conditional Uses

All conditional uses listed in Section 7.00 Official Schedule of District Regulations shall conform to the General Restrictions. In addition, the following restrictions, as appropriate, shall be observed:

1. Residence Halls, Residential assisted living and/or long term care facility, and Apartments (121, 122, 123, 130)

### Finding of Fact:

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

The applicant has provided the following response:	No. This property was abandoned previously, we believe with the updates made it actually makes the surrounding community safer. This building without the remodel was unsafe and uninhabitable.
Staff Response:	No, the building has been renovated to accommodate apartments.

***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 be affected in a substantially adverse manner?*

The applicant has provided the following response:	No. This property is already located in a neighborhood that has multi-family dwellings, we believe this is an improvement for the neighborhood and will increase the value of the property.
Staff Response:	No, the property already has a conditional use permit for the same use.

***Finding #2 has been satisfied.***

*Finding of Fact #3 – Does the need for this variance arise from some conditions peculiar to the property?*

The applicant has provided the following response:	Yes. We invested a large sum of money in this project and it would be hard to change this property to something else. This project was originally approved by the city and the state.
Staff Response:	No, the property currently has a conditional use permit to allow for apartments. The previous owner/applicant renovated the building to be used for that purpose. The new owner has the ability to apply/obtain a new conditional use permit for an apartment building.

*Finding #3 has not been satisfied.*

*Finding of Fact #4 - Will the strict application of the terms of the zoning ordinance constitute an unnecessary hardship if applied to the property for which the variance is sought?*

The applicant has provided the following response:	Yes. The zoning of this property would require the owner to continually apply for a conditional use permit as a multifamily dwelling if a permanent variance is not approved.
Staff Response:	No, the property has a current conditional use for an apartment and a new owner has the ability to apply/obtain a new one.

*Finding #4 has not been satisfied, however staff acknowledges that the structure has been remodeled into an apartment building.*

*Finding of Fact #5 – Does the approval interfere substantially with the Comprehensive Plan?*

The applicant has provided the following response:	No. This neighborhood is already established and this building was previously in poor/unsafe condition. We tried to make this property an asset to the surrounding area. Housing is needed in Jefferson County this will fulfill a need.
Staff Response:	No, the Comprehensive Plan talks about the need for affordable housing within Jefferson County/Madison.

*Finding #5 has been satisfied.*



## BZVU-25-4

### Application for Variance Of Use

Status: Active

Submitted On: 5/28/2025





### Primary Location

846 MARTIN ST  
MADISON, IN 47250

### Owner

Chandler Properties LLC  
2017 Fairway Drive MADISON,  
IN 47250

### Applicant

 Alexandra Hammock  
 812-599-7406  
 alexandrahammock@gmail.com  
 PO Box 1065  
PO Box 1065  
Madison, IN 47250

## General Information

Are you the property owner?\*

No

## Property Owner Information

Property Owner Name\*

Chandler Properties LLC

Mailing Street Address\*

2017 Fairway Drive

City\*

Madison

State\*

IN

Zip Code\*

47250

Phone Number\*

812-292-0886

Email

rhandler2582@gmail.com

# Permit Information

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

846 Martin Street

## Zoning Classification\*

R-8

## Description of Existing Use\*

The property, formally an abandoned church was remodeled into a multifamily dwelling. The property recieved a variance from development standards, conditional use permit, building permit/certificate of occupancy from the city and a Consturction Design Release from the state of Indiana.

## Schedule of Use Category #\*

130

## Description of Proposed Use\*

The property will be used as a multifamily dwelling.

## Narrative

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

No. This property was abandoned previously, we believe with the updates made it actually makes the surrounding community safer. This building without the remodel was unsafe and uninhabitable.

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

No. This property is already located in a neighborhood that has multi-family dwellings, we believe this is an improvement for the neighborhood and will increase the value of the property.

**Does the need for this variance arise from some condition peculiar to the property?\***

Yes. We invested a large sum of money in this project and it would be hard to change this property to something else. This project was originally approved by the city and the state.

**Will the strict application of the terms of the zoning ordinance constitute an unnecessary hardship if applied to the property for which the variance is sought?\***

Yes. The zoning of this property would require the owner to continually apply for a conditional use permit as a multifamily dwelling if a permanent variance is not approved.

**Does the approval interfere substantially with the Comprehensive Plan?\***


No. This neighborhood is already established and this building was previously in poor/unsafe condition. We tried to make this property an asset to the surrounding area. Housing is needed in Jefferson County this will fulfill a need.

## Acknowledgement

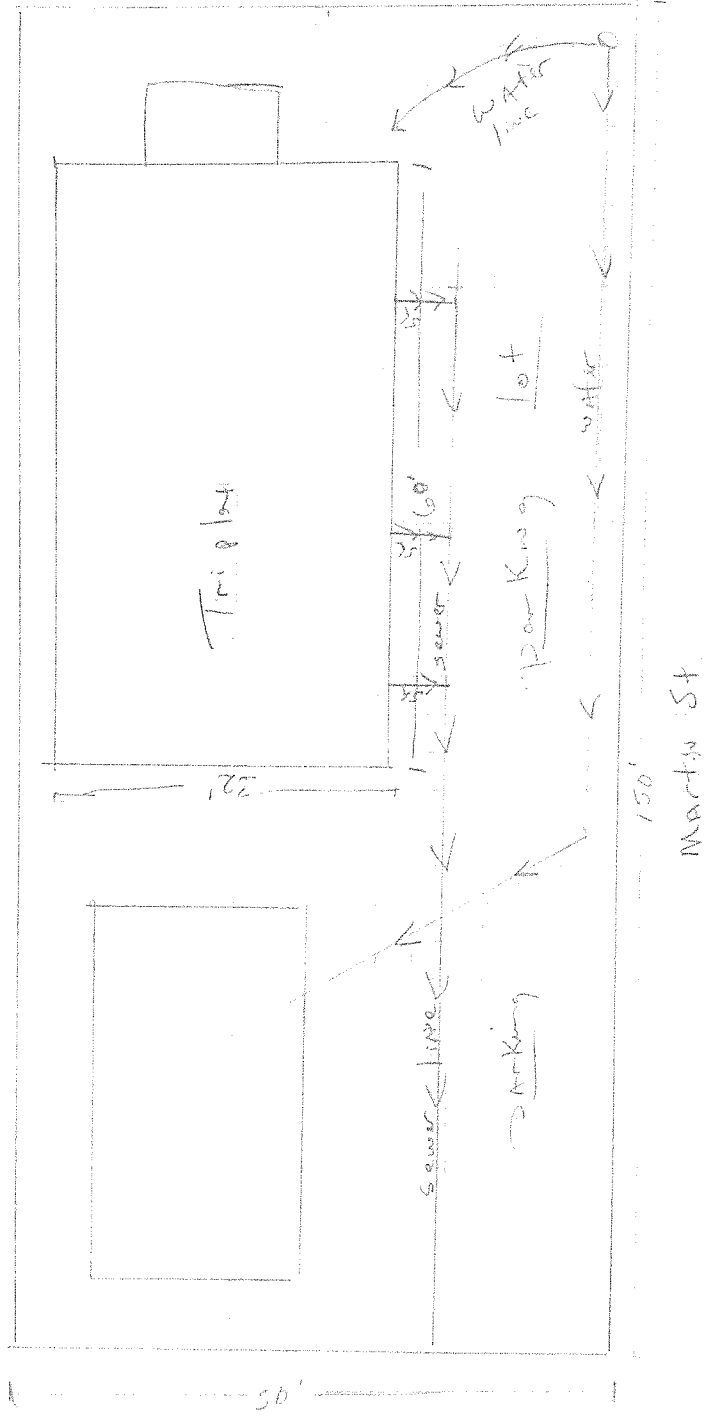
*Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, accross streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting. The Planning Office can assist you in obtaining this information.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

 Alexandra Hammock  
May 22, 2025

Formerly 1805 Orchard St  
 Changed to 846 Martin St



Orchard St





**APPROVAL LETTER**  
**BOARD OF ZONING APPEALS**

**CONDITIONAL USE PERMIT**

The Madison Board of Zoning Appeals at a regular meeting on Monday, April 8, 2024 reviewed and approved the application of: Alexandra Hammock

Conditional Use Permit to allow for:

- Category 130 (Apartments and Condominiums) – Apartment

LOCATION: 1805 ORCHARD ST, MADISON, IN 47250  
Parcel I.D. # 39-08-27-224-072.000-007

**SUBJECT TO THE FOLLOWING STIPULATIONS:**

Madison City Zoning Ordinance, Section 11.78 – Expiration of Conditional Use Permit  
“A Conditional Use permit shall be deemed to authorize only one (1) particular use and said permit shall automatically expire, if for any reason, the use has not commenced within one (1) year. A Conditional Use permit is granted to the property owner who makes the original application and does not transfer to the new owner if the property changes ownership. The new owner must apply to the Board of Zoning Appeals for a new permit in order to continue the use that was conditionally allowed.

**CONDITIONS:**

Two (2) year renewal term.  
Conditional use is restricted to a maximum of 3 units.  
A copy of the rules to be provided to the office.

THIS LOCATION IS ALSO KNOWN AS:  
1805 ORCHARD ST, MADISON, IN 47250

**THIS CONDITIONAL USE PERMIT IS HEREBY GRANTED**

This        8th                      DAY OF        April        2024

**MADISON BOARD OF ZONING APPEALS**

  
\_\_\_\_\_  
Scott Baldwin, Chairman

202401714 MISC \$25.00  
05/16/2024 01:16:01P 1 PGS  
Molly O'Connor  
Jefferson County Recorder IN  
Recorded as Presented



*This is not a building permit – Contact the Building Inspector*

*NOTE: It is the responsibility of the party in which this Conditional Use is issued to contact the Plan Commission office regarding renewals at least 60 days prior to renewal date.*



**APPROVAL LETTER**  
**ZONING BOARD OF APPEALS**

**VARIANCE FROM DEVELOPMENT STANDARDS**

The Madison Zoning Board of Appeals at a regular meeting on Monday, April 8, 2024 reviewed and approved the application of: Alexandra Hammock.

For: Lot area – For individual units, not less than five thousand and four hundred (5,400) square feet; if, however, there is a desire to build a duplex or triplex, there may not be a greater density than eight (8) units per acre. Other multi-family units are not permitted in this district except for conditional use.

LOCATION: 1805 Orchard Street, Madison, IN 47250  
Parcel I.D. # 39-08-27-224-072.000-007

**CONDITIONS:**

Parking on-site must be provided in accordance with the Zoning Ordinance.

**THIS LOCATION IS ALSO KNOWN AS:**  
1805 Orchard Street, Madison, IN 47250

**THIS VARIANCE PERMIT IS HEREBY GRANTED**

This            8th                            DAY OF            April            2024

**MADISON ZONING BOARD OF APPEALS**

Scott Baldwin  
Scott Baldwin, Chairman

202401712 MISC            \$25.00  
05/16/2024 01:16:01P 1 PGS  
Molly O'Connor  
Jefferson County Recorder IN  
Recorded as Presented



*This is not a building permit – Contact the Building Inspector*

*NOTE: It is the responsibility of the party in which this Conditional Use is issued to contact the Planning Commission office regarding renewals at least 60 days prior to renewal date.*

CITY \$25