



PROJECT BRIEF – BZCU-25-16

Application Date: 08/12/2025

Meeting Date: 09/08/2025

Application Description:

An application has been filed for a Conditional Use Permit for Short-term rental.

Current Zoning: Historic District Residential(HDR)	Project Location: 780 Gerry Ln
Applicant: Jennifer Shafer	Owner: D Wolf Enterprises LLC (Previous Owner)

Preliminary Staff Recommendation: Approve with Conditions

Conditions:

1. Adhere to the House Rules as submitted
2. Maximum of 4 occupants
3. Maximum of 3 vehicles

Reasoning:

Conditions ensure that the use of the property as a short-term rental will not negatively impact the surrounding neighborhood. Property is listed on GIS as having two bedrooms.

History, Relevant Information, & Prior Approvals:

History:

Relevant Information:

Prior Approvals:

Surrounding Zoning and Land Use:

North: Historic District Residential(HDR)
South: Historic District Residential(HDR)
East: Historic District Residential(HDR)
West: General Business(GB)



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 6.15 – HISTORIC DISTRICT RESIDENTIAL (HDR) (Pages 63-67)

C. Restrictions for Conditional Uses

All Conditional Uses permitted in the Official Schedule of Uses shall conform to the General Restrictions. In addition, the following restrictions, as appropriate, shall be observed:

1. Rooming and Boarding Houses, Fraternity, Sorority Houses, Residence Halls and Dormitories, Apartments, Condominiums and Tourist Homes (110, 111, 121, 122, 124, and 130,)
 - a) For all apartments adjacent to single family structures side and back yards must be 20 feet.
 - b) Parking lots shall be placed behind or alongside the principal building and shall be screened from the view of the surrounding dwelling units. Further, no parking area shall be located within fifteen (15) feet of surrounding dwelling units.
 - c) Necessary lighting should not adversely affect any adjacent property.. Such devices should be approved by the Plan Commission prior to installation.

Finding of Fact:

Finding of Fact #1 - Do you agree this is in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of Uses adopted by Section 7.00 for the zoning district involved?

The applicant has provided the following response:	yes, short term rentals are allowed as a conditional use.
Staff Response:	Yes, short-term rentals are allowed as a conditional use under category 581.

Finding #1 has been satisfied.

Finding of Fact #2 - Do you agree this will be harmonious with and in accordance with the general objectives, or with any specific objectives of the City's Comprehensive Plan and/or the Zoning Ordinance?

The applicant has provided the following response:	yes, will remain single family dwelling.
Staff Response:	Yes, the use as a short term rental is harmonious with the general objectives of the Comprehensive Plan and Zoning Ordinance.

Finding #2 has been satisfied.

Finding of Fact #3 - Do you agree this will be designed, constructed, 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?

The applicant has provided the following response:	yes. no significant exterior alterations will be done except for painting and brick/tuckpoint repairs.
Staff Response:	The property will maintain the appearance of a single family home and therefore will be harmonious with the character of the general vicinity.

Finding #3 has been satisfied.

Finding of Fact #4 - Do you agree this will not be hazardous or disturbing to existing or future neighboring uses?

The applicant has provided the following response:	no. I will have house rules as well as cameras and security measures in place monitoring for any unruly behavior.
Staff Response:	Board should discuss quite hours with the applicant otherwise, assuming the example house rules are applied to this location, this should not be disturbing to the neighboring uses.

Finding #4 has been satisfied with the proposed conditions.

Finding of Fact #5 - Do you agree this will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, 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?

The applicant has provided the following response:	yes. no changes to existing public facilities or access.
Staff Response:	Yes, this property has existing public services.

Finding #5 has been satisfied.

Finding of Fact #6 - Do you agree this will not create excessive requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community?

The applicant has provided the following response:	This use may bring more tourists/visitors and money into the downtown area.
Staff Response:	The use of this property as a short-term rental will not create excessive requirements at public expense.

Finding #6 has been satisfied.

Finding of Fact #7 - Do you agree this 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?

The applicant has provided the following response:	no excessive noise or traffic production. will have maximum amount of parking set at 3 vehicles. There is room on this lot for this amount of parking (after I regravell the driveway). in front of and behind the existing addition.
Staff Response:	Assuming the example house rules are established for this location, the use as a short term rental should not be detrimental to the general public.

Finding #7 has been satisfied with the proposed conditions.

Finding of Fact #8 - Do you agree this will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?

The applicant has provided the following response:	no, no street parking will be allowed to block any access.
Staff Response:	Parking is going to be provided on site and assuming the board establishes a limit on occupants and vehicles, this should not interfere with traffic.

Finding #8 has been satisfied with the proposed conditions.

Finding of Fact #9 - Do you agree this will not result in the destruction, loss or damage of natural, scenic, or historic features of major importance?

The applicant has provided the following response:	no. no changes to the existing exterior will be performed. except cleanup! and meticulous maintenance to satisfy our guests.
Staff Response:	Yes, this will not result in the loss of any natural, scenic or historic features.

Finding #9 has been satisfied.



BZCU-25-16

Conditional Use Permit

Status: Active

Submitted On: 8/12/2025

Primary Location

780 Gerry Lane
Madison, IN 47250

Owner

Venus Property Group LLC
Gravel Creek Rd Ne 3800
Georgetown, IN 47122

Applicant

 Jennifer Shafer
 812-734-5895
 jshafernp@gmail.com
 3800 Gravel Creek Rd NE
Georgetown, IN 47122

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

011-02838-00 27 1/2 By 21 1/2 PART of Lot 8 Whartons Add N Lots 7 & 8 Whartons Add 11-1 08-28 780 Gerry Lane

Description of Existing Use

vacant currently, but has been residential use in the past

Description of Proposed Use

short term rental/AIRBNB.

Proposed Schedule of Uses Category #

581 Retail - Hotels, Tourist Courts, Tourist Home,
Residential Hotel, Motels & other Transient
Housing

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, short term rentals are allowed as a conditional use.

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, will remain single family dwelling.

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. no significant exterior alterations will be done except for painting and brick/tuckpoint repairs.

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

no. I will have house rules as well as cameras and security measures in place monitoring for any unruly behavior.

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. no changes to existing public facilities or access.

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?*

This use may bring more tourists/visitors and money into the downtown area.

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?*

no excessive noise or traffic production. will have maximum amount of parking set at 3 vehicles.
There is room on this lot for this amount of parking (after I regravel the driveway). in front of and behind the existing addition.

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?*

no, no street parking will be allowed to block any access.

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

no. no changes to the existing exterior will be performed. except cleanup! and meticulous maintenance to satisfy our guests.

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*

✓ Jennifer D Shafer
Aug 12, 2025

THINKGIS 780

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Prev Next Clear Close

General Bills Deductions Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
Sketches	Show Sketches(I)
Owner Name	D Wolf Enterprises LLC
State Parcel Number	39-08-35-443-051.000-007
Parcel Number	39-08-35-443-051.000-007
Map Number	
Routing Number	51.000
Legal Description	011-02839-00 27 1/2 By 21 1/2 PART of Lot 8 Whartons Add N Lots 7 & 8 Whartons Add 11-1 08- 28 780 Gerry Lane
Acres	0.0660
Location Address	780 GERRY Ln MADISON, IN 47250-0000
Owner Address	177 Blackpool Dr ANTIOCH, TN 37013
Deed Book	
Deed Page	
Document	2023-03931

Parking to the
Rear & front of the
Existing Side addition.

As per this GIS photo,
this area has already
Been used for parking previously.

This is an EXAMPLE of one of my other properties. I am a superhost and my properties are well maintained. This example property is located in French Lick, IN. It is larger and can accommodate 10 guests max. The 780 Gerry Lane property will have an 8 person and 3 car maximum occupancy.

Welcome to the Bluebird!

Guestbook



Welcome to THE BLUEBIRD!! We are so glad you decided to book with us.

We sincerely hope you enjoy your stay.

Why is this place called the bluebird? Well, It had to have a name, and throughout the renovation of this house I struggled to come up with a name for this house. I even tried to find the history of the house in order to incorporate its history into the name. After painting the shutters, I was struck with the notion that the color scheme of the blue shutters and the yellow door was reminiscent of bluebirds singing in the trees on a beautiful sunny day. The idea struck a chord with me and I went on from there. I certainly hope you enjoy your stay as much as I did putting the house together.

Check-in instructions

Check-in is at 4pm, and check-out is by 11 AM. Some early check-ins and late check-outs can be accommodated, but check with us first. The times were adjusted from a previously later check out and earlier check in, but this is a large house and our cleaning staff did not have adequate time to do a thorough cleaning if someone is checking out and in on the same day. We apologize if this affects you, please reach out if there needs to be a time adjustment.

You are reading this so obviously the front door lock worked as it should. Yeah! When you go to leave, just pull the front door handle closed and touch the keypad and hit the lock button. While unlocking, simply touch the two random numbers and then enter your code you were provided. If the full keypad appears without random numbers, just enter the code provided. We do not give out the code to the back door as that keypad is only for our cleaning staff's use. Please just lock it from the inside and leave out the front door when you come and go.

Welcome to French Lick! This town has had a rich history as a travel destination for decades! We hope you thoroughly enjoy your stay! Enjoy the casino, historic hotels, restaurants, shops, Patoka Lake, festivals, French Lick Railway, and so much more! There are visitor pamphlets in the hallway/office area for you to browse. There is also a visitors' center in town.

House rules and Info

TV and wifi: There are so many ways to watch TV now, we have all Roku tv's for your viewing enjoyment. Since there are so many apps and available options, we only provide you with access to our Netflix account. See info below. Otherwise, you may sign in to your own preferred app. Please remember to sign out before you leave. Feel free to use our unlimited wifi as noted below as well.

Wifi Network: Maplestreetwifi

Password: guestwifi

Netflix login: venuspropertygroupllc@gmail.com

Password: vpgguest

Desktop sign in screen lock: 675

More House rules and Info

If you're coming to French Lick to party, you've picked a great place to do so. However, please treat this home with respect. We have invested lots of love, blood, sweat and tears into making this place feel like it's your home away from home. Though we're sure it won't come to it, serious complaints of unruly behavior will unfortunately result in you being asked to leave. Please refrain from drunken wild keg parties and the like! What you do in your personal time is entirely up to you, but when staying at our place we have a strict no drug use policy. Drug use is not allowed on the property.

Being a family home, we also have a policy of "No Smoking" indoors. If you choose to smoke, please do so on the deck, porch or carport. And, please police your own cigarette butts. Sorry ashtrays are not provided.

One of the easiest ways to disrupt your stay is to create a plumbing emergency! Please do your part by placing sanitary products, wipes, paper towels, and all other non-flushable items in the trash cans provided keeping them out of the toilets. Should something cause a clog, the plunger is located in the first level bathroom.

While we do a thorough professional clean between each guest stay, we kindly ask that prior to leaving you:

1. Gather your dirty dishes and put them in the dishwasher. Please start the dishwasher before you leave. The detergent pods are under the kitchen sink.
2. Gather your dirty towels and put them in the showers. If you can use your towel more than once, that would be great. It helps us get through our cleaning process quicker and allows us to keep cleaning costs down for you and future guests.
3. Don't utilize all the beds if you do not need to. Example a 2 person stay, should only use 2 beds max. This keeps us from washing and changing linen that is not dirty.
4. Please leave the bed that you slept in, UNMADE, and gather all your belongings from under the covers! If you use an extra blanket, please leave that unfolded on the bed that you slept in. This helps us determine what is dirty and what is still clean.

Towels: Adequate towels have been set out in the bathrooms for your use, 2 per guest. Additional towels are located in the laundry room cabinet downstairs and the hallway cabinet upstairs. Again, please use them more than once if you can. Make-up towels are provided to take off your makeup, so it doesn't stain our white towels. Please don't steal our towels—they are not special. Missing towels will be charged back to you at the cost of \$10 ea.

We understand that accidents happen. Please let us know when they do. We are generally very understanding, however serious damage will result in charges back to your payment method.

To be considerate to the neighbors, we kindly ask to keep things on the quieter-side after 11PM. Quiet time is 11PM to 7AM. If you want to listen to music etc, please remember the neighbors. Many of them are elderly and go to bed early.

We ask that you kindly respect our maximum occupancy requirement. We have this in place instead of an additional guest charge in an attempt to reduce costs for you. Due to parking and bed/seating space this house can only accommodate 10 guests.

If you have a need to empty the garbage cans in the house, the large green can is located behind the fence in the carport area. Extra garbage bags of all sizes are located on the lower cabinet on the kitchen island near the larger kitchen garbage can.

The fire ring located in the back yard is for your enjoyment. If there is firewood present in the backyard, you're free to use it. If not, there is generally wood available for purchase nearby. Try Huck's convenience store. Please don't bring firewood from other areas or try to harvest your own from the property. Please use the fire ring responsibly and never leave an active fire unattended. Extinguish all fires before going to bed. Please don't remove the chairs from the deck or carport to the fire ring. Also, please NO trash in the fire ring. Wood or ashes only.

The washer and dryer are provided for your use. Please use responsibly and avoid washing heavily soiled or very oily/greasy items.

Enjoy the charcoal grill provided. Please use it responsibly. We do not provide charcoal or lighter fluid, but often previous guests leave for others. Grilling utensils are located in the lower cabinet next to the refrigerator. Please empty the ashes once cool-into the fire ring.

The outdoor patio lights are solar and come on and go off on their own; they generally do not last all night (depending on how much solar energy they have charged; and on cloudy days-especially several in a row, they may not come on).

The ironing board and iron are in the downstairs wardrobe cabinet in the downstairs bedroom.

The upstairs back bedroom closet has extra blankets/comforters should you be cold or need extra linen from a soiled bed. All beds have mattress protectors on them x 2. If the 1st one gets soiled, please remove it immediately. Please do not take off the underlying bed bug protector.

A stepladder is also located in the upstairs closet should you need it to silence a random smoke detector or some other need for a stepladder.

The office/foyer hall closet is for staff only as we keep a lot of our supplies in there out of your way.

There is a cordless vac behind the tree in the hallway should that be needed for a mess during your stay.

Dishwasher pods are under the sink and laundry soap is above the washer.

The first aid kit and the fire extinguisher are under the kitchen sink.

TRASH PICKUP is Wednesday. This is for weekly guests only. If you are staying over a week on a Wednesday please take the big green can to the curb for pick up, otherwise our staff will take care of this.

CHECKOUT INSTRUCTIONS

If you leave before 11 AM - Please text HOST when you checkout, so the cleaning crew can get started cleaning.

Leave beds that you slept in UNMADE. All other beds not slept in should be undisturbed.

Turn off all the lights

Turn the heat to 68, and if air conditioning season- 72.

Gather all your trash from the rooms and put it in kitchen cans or bag it and take it to the big green can located inside the fence behind the carport. We do not expect you to "clean" as that is what the cleaning fee is for, but we do ask you not to leave uneaten food or trash laying around like you wouldn't do in your own house. Extra garbage bags of all sizes are located on the lower cabinet on the kitchen island near the kitchen garbage can.

Gather all your belongings and lock all the doors. Especially make sure the back door is locked. It will blow open in a strong wind if it isn't locked.

Your entry code will expire on the day of your check out.

We hope you enjoyed your stay!!

Should you need to contact us, you can message us in your booking app or at the number below:

Host contact is Jennifer Shafer 812-734-5895.

Thanks again!