



MADISON

Indiana

Board of Zoning Appeals Legal Notice

MEETING DATE: January 12, 2026, at 5:30 PM

MEETING PLACE: Madison City Hall-Council Chambers

STREAMING LINK: www.youtube.com/@CityofMadisonIndianaGovernment

A. Roll Call

B. Approval of Minutes

C. Election of Officers

D. Renewals

1. **BZCU-23-103:** Susan Smith – Conditional Use Permit Renewal for a swap meet/temporary event at 2355 N K Rd.

Zoned: RA 1 Year Renewal

2. **BZCU-23-100:** Hrezo Engineering – Conditional Use Permit Renewal for an Engineering office at 448 Meadow Lane

Zoned: R-8 2 Year Renewal

E. Tabled Applications

1. **BZCU-25-23:** Chuck Moore on behalf of Bowlin Communications, LLC and State of Indiana – Conditional Use Permit to install a small cell utility pole under category 476 Relay Towers & Transmitting Stations (TV, Radio and Telephone).

Location: 3149 + CLIFTY DR (39-08-31-000-022.001-006)

Zoned: Light Manufacturing (M-1)

F. New Applications

1. **BZVD-25-16:** Delbert Reece – Variance from Development Standards for setbacks to build a new shed on the existing pad.

Location: 2747 LANIER DR

Zoned: Residential Medium Density (R-8)

G. New Business.

H. Motion to adjourn

I. Next meeting: February 9, 2026

For the purpose of hearing those for or against said applications, a public hearing will be held on January 12, 2026, at 5:30 PM in City Hall, 101 W. Main Street Madison, IN 47250. You are hereby advised that a copy of said proposal is on file for the examination before the hearing in the Office of Planning, Preservation, & Design, 101 W. Main Street, Madison, IN 47250. Written objections to the proposal that are filed with the secretary of the commission before the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

BY ORDER OF THE MADISON CITY ZONING BOARD OF APPEALS

Tony Steinhardt, Deputy Mayor

Board Members	Appointing Authority	Term of Appointment
Rick Farris	Council	01/09/2023 - 12/31/2026
Scott Baldwin	Mayor	01/06/2023 - 12/31/2026
Karl Eaglin	Plan Commission/ Mayor	08/28/2023 - 12/31/2028
Nancy Burkhardt	Council	01/13/2025 - 12/31/2028

Minutes

December 8, 2025

MADISON CITY BOARD OF ZONING APPEALS

The City of Madison Board of Zoning Appeals held a regular meeting on Monday, December 8, 2025, at City Hall. Scott Baldwin presided over the meeting with the following additional Board Members present: Nancy Burkhardt and Karl Eaglin. Board members Mark Acosta and Rick Farris were absent. Also present: Tony Steinhardt, Director of Economic Development, and Bryan Shaw, Building Inspector.

Minutes:

K. Eaglin made the motion to approve the November 10, 2025, minutes – Seconded by N. Burkhardt - Unanimous Consent Vote – Final vote is three (3) in favor, and none against – Motion carries.

Minutes for November 10, 2025, were approved in accordance with the motion and vote.

Renewals:

S. Baldwin noted that the renewal applicant has paid their renewal fee. Therefore, per the motion from the last meeting regarding this renewal application, their Conditional Use Permit is renewed.

Tabled Applications

1. **BZCU-25-23:** Chuck Moore on behalf of Bowlin Communications, LLC and State of Indiana – Conditional Use Permit to install a small cell utility pole under category 476 Relay Towers & Transmitting Stations (TV, Radio, and Telephone).
Location: 3149+ CLIFTY DR (39-08-31-000-022.001-006) Zoned: Light Manufacturing (M-1)

No one attended the meeting to represent the application. S. Baldwin moved to postpone BZCU-25-23 until the next regular meeting. He also wanted to note that it looked like the antenna tower had been constructed. – K. Eaglin seconded the motion – Unanimous Consent Vote – Final vote is three (3) in favor and none against – Motion Carried.

Karen Fellenz (2247 Seneca Dr) attended the meeting to present her application. The Conditional Use Permit would allow her the addition of an in-home beauty salon. K. Fellenz noted that this will be a one-station room for her use only, to take appointments during her retirement. S. Baldwin asked K. Fellenz if she had a driveway where clients could park off-street. She confirmed she did, but wanted to note that one of her neighbors was concerned about the parking situation, and if needed, she could find backup parking for one of her two vehicles to minimize the impact. B. Shaw presented the statement from her neighbor, David Riley, to the board. S. Baldwin moved to accept this into the record – Seconded by K. Eaglin – Unanimous Consent Vote – Final Vote is three 3) in favor, and none against – Motion carries. N. Burkhardt asked K. Fellenz what services she plans to provide and if she has any issues with chemicals and their disposal. K. Fellenz explained she would continue as a colorist, and she does not use any chemicals that are hazardous

and are normally exposed of down a drain. K. Fellenz explained she may take one or two clients a day with business hours from 9:00 am to 5:00 pm. K. Eaglin noted that in the letter from D. Riley, he would like, if granted, a permit for one year to make sure there are no significant issues in the future. S. Baldwin reiterated the facts that were presented by K. Fellenz, which include, 9:00 am to 5:00 pm hours, off-street parking, no signage, and one client at a time by appointment.

S. Baldwin asked for any comments or questions from the board or the audience.

Finding of Facts

1. *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?*
2. *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?*
3. *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?*
4. *Will this use not be hazardous or disturbing for existing or future neighboring uses?*
5. *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?*
6. *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?*
7. *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?*
8. *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?*
9. *Will this use not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance?*

The board reviewed state-mandated criteria for CUP approval, finding no objections across nine categories, including neighborhood character, traffic impact, and historic preservation.

S. Baldwin made the motion to approve the application with the following conditions: Renewal period of one year, owner-operated, 9:00 am to 5:00 pm hours, off-street parking, no signage, and one client at a time by appointment. – Seconded by N. Burkhardt – Roll Call Vote – all ayes - Final Vote is three (3) in favor and none against – Motion Carries.

Application BZCU-25-21 was approved in accordance with the motion and vote.

New Applications

1. **BZCU-25-5:** James Grant – Variance from Use to allow for the placement of a manufactured home.
Location: 887 VINE ST Zoned: Central Business District (CBD) **WITHDRAWN**
2. **BZVU-25-6:** Dustin Smith – Variance from Use to add an addition onto an existing outbuilding.
Location: 3220 N SHUN PIKE RD Zoned: Light Manufacturing (M-1) **WITHDRAWN**
3. **BZVD-25-14:** Ryan Rodgers on behalf of William and Paula Alexander – Variance from Use to add an addition and detached garage at the back.
Location: 815 E FIRST ST Zoned: Historic District Residential (HDR)

Ryan Rodgers (804 East St) presented a request for a Variance of Use for the property at 815 E First Street to add an addition and detached garage at the back. R. Rodgers explained that the variance is needed because the existing west wall of the garage is too close to the alley. The proposed garage will meet setback requirements on all other sides, remaining within three feet of the property line along the rear and east sides. T. Steinhardt stated that city staff recommended approval of the application.

S. Baldwin asked for any comments or questions from the board or the audience. K. Eaglin asked whether R. Rodgers had received any comments or complaints from neighboring property owners. R. Rodgers responded that he had not.

Findings of Fact - BZVD

1. *Will this variance be injurious to the public health, safety, morals, and general welfare of the community?*
N. Burkhardt: No.
S. Baldwin: No.
K. Eaglin: No.
2. *Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?*
N. Burkhardt: No.
S. Baldwin: No.
K. Eaglin: No.
3. *Will the strict application of the terms of the zoning ordinance result in practical difficulties in the use of the property?*
N. Burkhardt: No.
S. Baldwin: No.
K. Eaglin: No.

The board reviewed state-mandated criteria for Variance of Use approval, finding no objections across five categories.

N. Burkhardt made the motion to approve the variance as requested. – Seconded by K. Eaglin – Roll Call Vote – all ayes - Final Vote is three (3) in favor and none against – Motion Carries.

Application BZVD-25-14 was approved in accordance with the motion and vote.

4. **BZVD-25-13:** Ryan Rodgers on behalf of Julie Thieman – Variance from Use to add an addition onto the primary structure.

Location: 609 W SECOND ST

Zoned: Historic District Residential

Ryan Rodgers (804 East St) presented a request for a Variance of Use for the property at 609 W Second Street to add an addition onto the primary structure. R. Rodgers explained that the existing house sits right on the property line. The addition is going to be nine feet from the property line, so the request is more to bring the house back into being conforming. The porch being added to the back will be about and additional ten feet.

S. Baldwin asked for any comments or questions from the board or the audience.

Findings of Fact - BZVD

1. *Will this variance be injurious to the public health, safety, morals, and general welfare of the community?*
N. Burkhardt: No.
S. Baldwin: No.
K. Eaglin: No.
2. *Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?*
N. Burkhardt: No.
S. Baldwin: No.
K. Eaglin: No.
3. *Will the strict application of the terms of the zoning ordinance result in practical difficulties in the use of the property?*
N. Burkhardt: No.
S. Baldwin: No.
K. Eaglin: No.

The board reviewed state-mandated criteria for Variance of Use approval, finding no objections across five categories.

K. Eaglin made the motion to approve the variance as requested. – Seconded by N. Burkhardt – Roll Call Vote – all ayes - Final Vote is three (3) in favor and none against – Motion Carries.

Application BZVD-25-13 was approved in accordance with the motion and vote.

New/Old Business: None.

Delbert Reese (2747) was notified that he was supposed to appear at the meeting to rezone a shed he was building, but he was not on the agenda. S. Baldwin explained that the application would have been presented at the Plan Commission meeting, but that meeting was cancelled. D. Reese spoke with T. Steinhardt after the meeting.

S. Baldwin made the motion to adjourn – Seconded by k. Eaglin – Unanimous Consent vote – Final vote is three (3) in favor, and none against – Motion Carries.

The meeting adjourned in accordance with the motion and vote.

BY ORDER OF THE CITY OF MADISON BOARD OF ZONING APPEALS

Nicole Schell, Secretary/Director of Planning

Scott Baldwin, Chairman

APPLICATION PACKET:

BZCU-25-23

Conditional Use (Cell Tower/Cell Utility Pole)

Bowlin Communications LLC / State of Indiana

3149+ Clifty Drive (9-08-31-000-022.001-006)

Zoned: Light Manufacturing (M-1)



PROJECT BRIEF – BZCU-25-23

Application Date: 10/16/25

Meeting Date: 11/10/2025; 12/8/2025; 1/12/2026

Application Description:

An application has been filed for a Conditional Use Permit to install a small cell utility pole under category 476 Relay Towers & Transmitting Stations (TV, Radio and Telephone).

Current Zoning: Light Manufacturing (M-1)	Project Location: 3149 + CLIFTY DR (39-08-31-000-022.001-006)
Applicant: Chuck Moore on behalf of Bowlin Communications, LLC	Owner: State of Indiana

Preliminary Staff Recommendation: Approve with Conditions

Conditions:

1. 30 year renewal

Reasoning:

Matches CUP issued for cell tower on Lanier Dr.

History, Relevant Information, & Prior Approvals:

History:

Parcel purchased by the State of Indiana in 2008

Relevant Information:

Prior Approvals:

Unknown

Surrounding Zoning and Land Use:

North: Heavy Industry(M-2)
South: Light Industry(M-1)
East: Light Industry(M-1)
West: General Business(GB)



Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

BUSINESS PARK / LIGHT INDUSTRIAL (Page 74-78)

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 6.24 – LIGHT MANUFACTURING DISTRICT (M-1) (Page 82-83)

A. General Restrictions

1. Floor area ratio – Not to exceed one (1.0).
2. Lot area – Not less than ten thousand (10,000) square feet.

B. Restrictions for Permitted Uses

All permitted uses listed in Section 7.00 Official Schedule of District Regulations shall conform to the General Restrictions. In addition, the following restrictions, as applicable, shall apply:

- 1. Manufacturing and wholesale business establishments will be permitted in this district if upon review by the Plan Commission, they are evaluated as clean, quiet, and free of hazardous or objectionable elements.*

C. Restrictions for Conditional Uses

All conditional uses listed in Section 7.00 Official Schedule of District Regulations shall conform to the General Restrictions. Special Restrictions may also be imposed in addition to the General Restrictions.

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, This serves a proper conditional use.
Staff Response:	Yes a relay tower for phones is allowed under category 476 with a conditional use.

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, this will be harmonious with the city's plan and zoning ordinance.
Staff Response:	The comprehensive plan does not address cell towers.

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, this will be and will remain harmonious with the intended character of the city.
Staff Response:	Given this is a small cell tower and will look similar to a typical utility pole, it 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, this will not be hazardous or disturbing to the neighbors.
Staff Response:	This should not be hazardous to the neighboring uses which are manufacturing and commercial.

Finding #4 has been satisfied.

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, this will be served adequately by essential public facilities and services.
Staff Response:	Minimal public services should be required for this use.

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:	It will not.
Staff Response:	Minimal public services should be required for this use.

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:	It will not.
Staff Response:	This should not be detrimental to the general public.

Finding #7 has been satisfied.

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:	Yes, the vehicular approaches will be appropriate as to not create interference with traffic.
Staff Response:	Minimal vehicular traffic would be needed for this use.

Finding #8 has been satisfied.

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:	It will not.
Staff Response:	It will not disturb any features.

Finding #9 has been satisfied.



MADISON

Indiana

Planning, Preservation and Design

DOCKET ID ASSIGNED:

101 W Main St
Madison, IN 47250
(812) 265-8324

Conditional Use Permit

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.

Application Fee	\$ 60.00
Ad Fee (for Legal Notice)	\$ 15.00
Recording Fee	\$ 25.00
Total Due	\$ 100.00
Conditional Permit Renewal Fees	\$ 75.00
Conditional Use Permit Late Renewal Fee	\$ 20.00 per meeting

Purpose: Per the City of Madison Zoning Ordinance, the Official Schedule of District Regulations identifies each land use according to whether it is a permitted use, a conditional use, or a prohibited use within each district. A conditional use permit is granted by the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the district to the property owner who makes the original application. This permit 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.

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: Bowlin Communications LLC

Street: 3 Hoop Dr

City: Walton State: Ky Zip: 41094

Phone (Preferred): 859-242-3860

Phone (Alternate): _____

Email: Chuck.Moore@BowlingGroup.com

OWNER INFORMATION (IF DIFFERENT*)

Name: State of Indiana

Street: _____

City: _____ State: _____ Zip: _____

Phone (Preferred): _____

Phone (Alternate): _____

Email: _____

* If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.

PROPERTY FOR WHICH A CONDITIONAL USE IS REQUESTED

Address and/or Legal Description of Property: 3288 Fifty Dr Madison IN 47250

Zoning Classification: M-1

Description of Existing Use: Row

Proposed Schedule of Uses Category #: _____

Description of Proposed Use: Small cell utility pole owned by Crown Castle

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 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.

10/16/2025

Date



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)
- Site plan is adequate
- Narrative Statements completed
(Proposed Use & 1 – 9 above)
- Application is complete
- GIS Information to applicant and attached
- Certified Mail Receipts received (attach)
- Certified Mail Green Cards received (attach)
- Category # Requires Conditional Use

Staff Notes



MEETING NOTICE REGARDING APPLICATION MADE TO THE CITY OF MADISON

Attention: _____, Date: _____
(Recipient Name)

Application has been made by:

(Applicant name)

to the *City of Madison Board of Zoning Appeals* for:

<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Variance from Setbacks (non GB)
<input type="checkbox"/> Variance from Development Standards	<input type="checkbox"/> Variance from Use
<input type="checkbox"/> Notice of Appeal	

at: _____ APPLICATION DOCKET ID: _____
(Address for which Permit/Variance is requested)

Purpose of Permit/Variance/Reason for Appeal:

Hearing on this matter will be held before the *City of Madison Board of Zoning Appeals* on:
_____ at 6:00 p.m. in City Hall, 101 W. Main Street, Madison, IN 47250.
(Date of Meeting – given by Planning Office)

You are not required to attend the meeting, but as a property owner in this vicinity (includes: owners of real estate at corners, across streets, alleys, or easements, as well as others who may share a common boundary), you are given this notice so that you may be aware of your opportunity to submit questions and/or comments to the City of Madison Office of Planning, Preservation, & Design by 3:00 p.m. at least one (1) business day prior to this hearing if unable to attend. You may also attend the meeting in person and present comments during the public comment portion of the application.

For additional information you may contact the City of Madison Office of Planning, Preservation, & Design in City Hall at (812) 265-8324 or email nschell@madison-in.gov and reference the above Application Docket ID.

The City of Madison Zoning Ordinance requires that this letter be mailed with a postmark of at least ten (10) days prior to the above meeting date. If the application is tabled or otherwise further continued, no additional notification is required. If such continuances occur, you may contact the Planning Office to obtain additional details regarding the status of such application and any additional meetings scheduled.



MADISON

Indiana

Planning, Preservation and Design

MEETING NOTICE REGARDING APPLICATION MADE TO THE CITY OF MADISON

Attention: _____, Date: _____
(Recipient Name)

Application has been made by:
Chuck Moore on behalf of Bowlin Communications, LLC and State of Indiana
(Applicant name)

to the *City of Madison Board of Zoning Appeals* for:

<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Variance from Setbacks (non GB)
<input type="checkbox"/> Variance from Development Standards	<input type="checkbox"/> Variance from Use
<input type="checkbox"/> Notice of Appeal	

at: 3149 + CLIFTY DR (39-08-31-000-022.001-006) APPLICATION DOCKET ID: BZCU-25-23
(Address for which Permit/Variance is requested)

Purpose of Permit/Variance/Reason for Appeal:

to install a small cell utility pole under category 476 Relay Towers & Transmitting Stations (TV, Radio and Telephone)

Hearing on this matter will be held before the *City of Madison Board of Zoning Appeals* on:
November 10, 2025 at 6:00 p.m. in City Hall, 101 W. Main Street, Madison, IN 47250.
(Date of Meeting – given by Planning Office)

You are not required to attend the meeting, but as a property owner in this vicinity (includes: owners of real estate at corners, across streets, alleys, or easements, as well as others who may share a common boundary), you are given this notice so that you may be aware of your opportunity to submit questions and/or comments to the City of Madison Office of Planning, Preservation, & Design by 3:00 p.m. at least one (1) business day prior to this hearing if unable to attend. You may also attend the meeting in person and present comments during the public comment portion of the application.

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ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	31	000	021	000	006

ProVal Parcel Numbers

Tax Bill ID	0100128500
Parcel ID	39-08-31-000-021.000-006

Owner Information

Name	GCP HOLDINGS LLC		
Name 2			
Address	3141 Clifty Dr		
City State Zip	Madison	IN	47250-1661

Property Information

Address	3141+ CLIFTY DR		
City State Zip	MADISON	IN	47250-0000
Deed Book	2014	Deed Page	02104
Legal Acreage	4.6700	taxYearBuilt	
Legal Description	010-01285-00 Being PT of Nw and SW QTR. of the NW QTR 31-4-10 (4.67ac) 10-48-18.1 3141+ CLIFTY DR		

	Date	Owner	Grantee	Book	Page	Comment Sort
Transfer History	6/6/2014 1/1/1900	GCP Holdings LLC 2014 02104 Goodman David Jr & Constance				Combine WTH Date 08/29/2025
Comment	1/10/2008 split prop (21.1) convey to State File 2008-00143 08/29/2025 - Combine 39-08-31-000-021.000-006 (1.940 with 39-08-31-000-022.003-006 (2.73) totaling 4.67 ac per auditor office request.					
pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	PRIVREC No
pvLastAssessment	16000	pvNeighborhood	3906430-006	pvLastSoldDate	06/06/2014	pvAssessmentClass 400

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	31	000	019	002	006

ProVal Parcel Numbers

Tax Bill ID	<input type="text"/>
Parcel ID	39-08-31-000-019.002-006

Owner Information

Name	WEATHERBEE PAULA WATSON AND WEBB MARJORIE AND McDOWELL SUZETTE SMITH		
Name 2	well Suzette Smith		
Address	2685 W DEPUTY PIKE RD		
City State Zip	MADISON	IN	47250-8103

Property Information

Address	564 N BORCHERDING RD		
City State Zip	MADISON	IN	47250-0000
Deed Book	2016	Deed Page	04591
Legal Acreage	49.1580	taxYearBuilt	
Legal Description	010-01267-00 SE NW 31-4-10 49.158 Acres (split) 10-48-7 560+ N BORCHERDING RD		

	Date	Owner	Grantee	Book	Page	Comment Sort
Transfer History	12/1/2016 12/1/2016	Weatherbee Paula Watson and Webb Marjorie and McDowell WEATHERBEE LENON R	2016 04591 2016 04591			<input type="text"/> WTH Date 12/21/2016
Comment	12/21/2016 split off 8.557 ac (19.2) leaving this parcel w/ approx 49.158 ac					acreage 48.6898 PRIVREC No
pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass
pvLastAssessment	0	pvNeighborhood	3906134-006	pvLastSoldDate	12/01/2016	100

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	31	000	020	000	006

ProVal Parcel Numbers

Tax Bill ID	0100126800
Parcel ID	39-08-31-000-020.000-006

Owner Information

Name	Jester Joshua A		
Name 2			
Address	3316 CLIFTY DR		
City State Zip	MADISON	IN	47250-1646

Property Information

Address	3316 CLIFTY Dr		
City State Zip	MADISON	IN	47250-0000
Deed Book	2019	Deed Page	04011
Legal Acreage	0.3230	taxYearBuilt	1963
Legal Description	010-01268-00 PT SW NE 31-4-10 .323 10-48-8 3316 CLIFTY DR		

	Date	Owner	Grantee	Book	Page	Comment Sort
Transfer History	10/28/2019 2/26/2001 1/1/1900	Jester Joshua A Croxton Jeff & Lisa CROXTON, NORMA G	2019 04011 001 0917			
Comment	8/22/2007 split off .107ac (20.1) convey to State leaving this parcel w/.323ac File #2007-04674					
pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass
pvLastAssessment	93900	pvNeighborhood	3906102-006	pvLastSoldDate	10/28/2019	511

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	31	000	016	000	006

ProVal Parcel Numbers

Tax Bill ID	0100127300
Parcel ID	39-08-31-000-016.000-006

Owner Information

Name	Bentley Donald A		
Name 2			
Address	355 N Lakeside Dr		
City State Zip	MADISON	IN	47250

Property Information

Address	3250 CLIFTY DR		
City State Zip	MADISON	IN	47250-0000
Deed Book	2017	Deed Page	02160
Legal Acreage	1.4380	taxYearBuilt	
Legal Description	010-01273-00 Nw Ne 31-4-10 1.438 10-48-9.1.1 & 9.1.5 3250 W Clifty Dr		

	Date	Owner	Grantee	Book	Page	Comment Sort
Transfer History	6/15/2017 4/7/2008 7/17/2001 1/1/1900	Bentley Donald A Henderson Don S & Wilma S 1/2 Int & HENDERSON, DON S & WILMA S 1/2 ORRILL, DAVID W	2017 02160 2008 01755 001 4374			
Comment	8/8/2007 Henderson Don & Etal split off .231ac (16.2) leaving this parcel w/ approx 1.438ac File #2007-04413					
pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass
pvLastAssessment	3000	pvNeighborhood	3906430-006	pvLastSoldDate	06/15/2017	455



TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE
YOU DIG IN INDIANA, CALL INDIANA 811
TOLL FREE: 1-800-382-5544 OR
www.indiana811.org
INDIANA STATUTE
REQUIRES MIN OF 2
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE

Know what's below.
Call before you dig.

SCU #: 522799
CROWN NODE ID: CC_MINKY_0021
MDG LOCATION ID: 5000925216
CLIENT SITE ID: WS MADISON 0004
CLIENT HUB ID: WS NORTH MADISON
JURISDICTION: CITY OF MADISON
PROJECT TYPE: NEW SMALL CELL INSTALLATION
POLE OWNER: CROWN CASTLE

MADISON, IN 47250



GPD JOB #: 202517101-522799-02
520 South Main Street, Suite 251
Akron, OH 44311
330.572.2100 Fax 330.572.2101

INDEX OF DRAWINGS			
SHEET	DESCRIPTION	REV	
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T-2	GENERAL CONTRACTOR UNDERGROUND UTILITY NOTES	5	
C-1	OVERALL SITE PLAN	5	
C-2	FINAL POLE ELEVATIONS	5	
C-3	PHOTO SIMULATIONS (REFERENCE ONLY)	5	
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C-5	RIDS (REFERENCE ONLY)	5	
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E-1	ELECTRICAL & GROUNDING NOTES	5	
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MT-1	MAINTENANCE OF TRAFFIC NOTES (REFERENCE ONLY)	5	
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NL-1	GENERAL CONSTRUCTION NOTES	5	



© MAPBOX, © OPENSTREETMAP

mapbox

LATITUDE (NAD 83): 38.748754° (38° 44' 55.51" N) [1A LETTER]
LONGITUDE (NAD 83): -85.449731° (85° 26' 59.03" W) [1A LETTER]
GROUND ELEVATION (NAVD 88): 802.98' AMSL (1A LETTER)

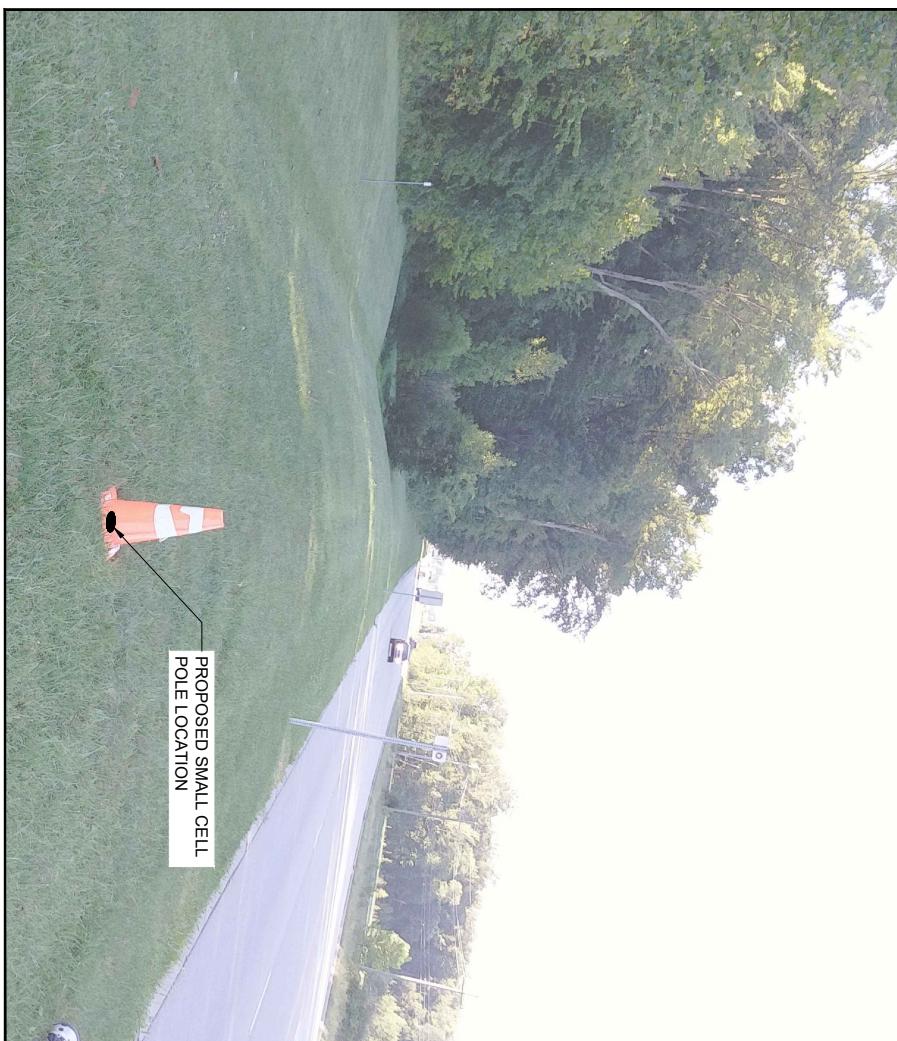


© MAPBOX, © OPENSTREETMAP

mapbox

LOCATION MAP

LATITUDE (NAD 83): 38.748754° (38° 44' 55.51" N) [1A LETTER]
LONGITUDE (NAD 83): -85.449731° (85° 26' 59.03" W) [1A LETTER]
GROUND ELEVATION (NAVD 88): 802.98' AMSL (1A LETTER)



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NODE LOCATION



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PROJECT TEAM

CROWN CASTLE CONTACTS:

GROWN CASTLE FIBER LLC
2000 CORPORATE DRIVE,
CANONSBURG, PA 15317

STEPHANIE DONNARUMMA - PROJECT MANAGER
(565) 445-5806

PROFESSIONAL ENGINEER:
GPD GROUP, INC.
520 SOUTH MAIN STREET, SUITE 2531
AKRON, OHIO 44311
TRACI PREBLE - PROJECT MANAGER
(317) 295-3164

DUKE ENERGY
JOSH LUCHLYTER
(812) 292-4256

CODES AND STANDARDS

SPECIAL NOTES

SCOPE OF WORK

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING/DWELLING CODE:

2014 INDIANA BUILDING CODE (2012 IBC)

ELECTRICAL CODE:

2017 NESC
2009 INDIANA ELECTRICAL CODE (2008 NFPA 70)
2017 NESC

ELECTRIC SAFETY CODE:

2017 NESC

ACCESSIBILITY REQUIREMENTS:

THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THESE DRAWINGS ARE HALF-SIZE & SCALEABLE ON 22X34" SHEET SIZE.

ACCESS REQUIREMENTS:

THESE DRAWINGS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2012 BC BUILDING CODE.

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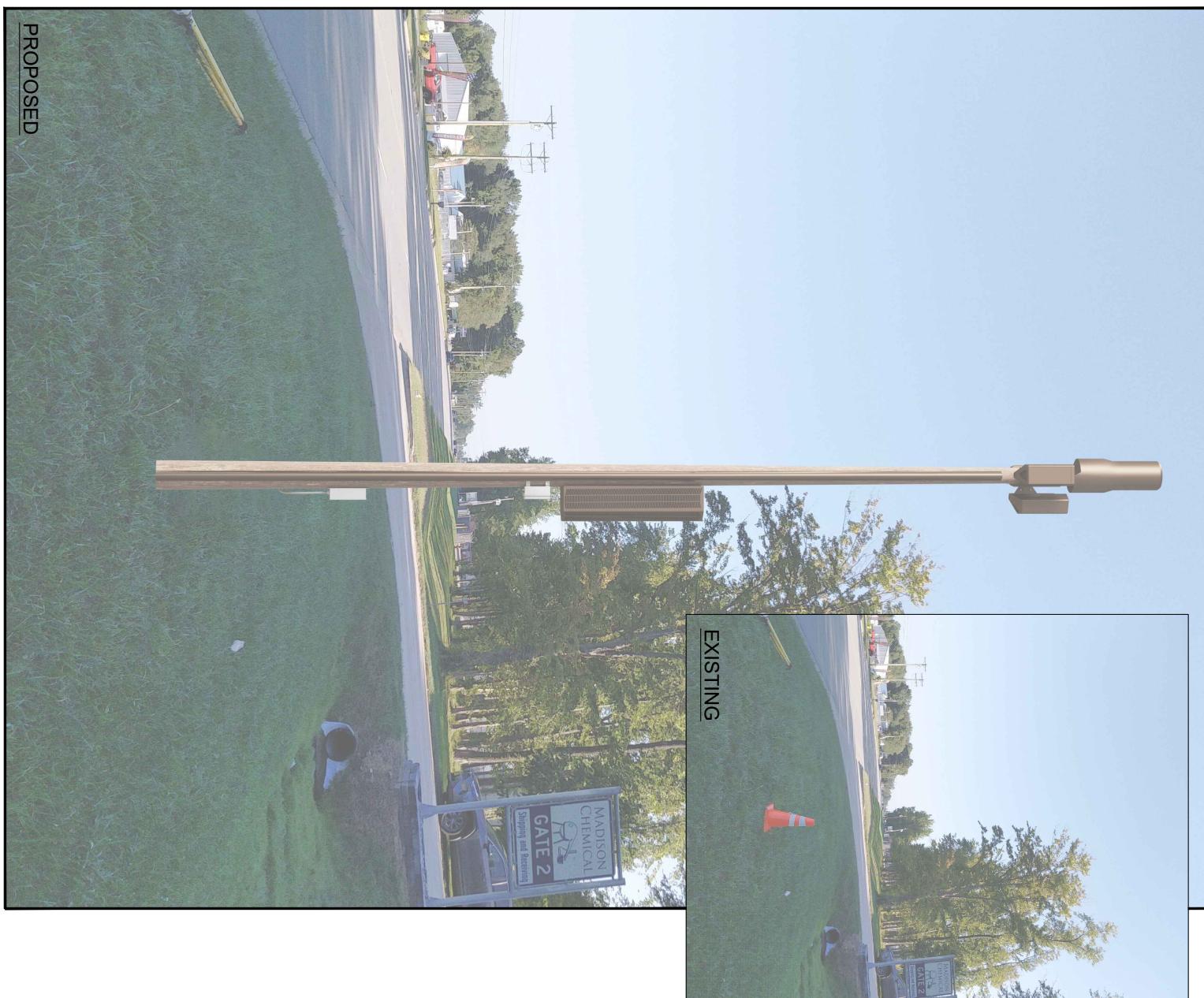
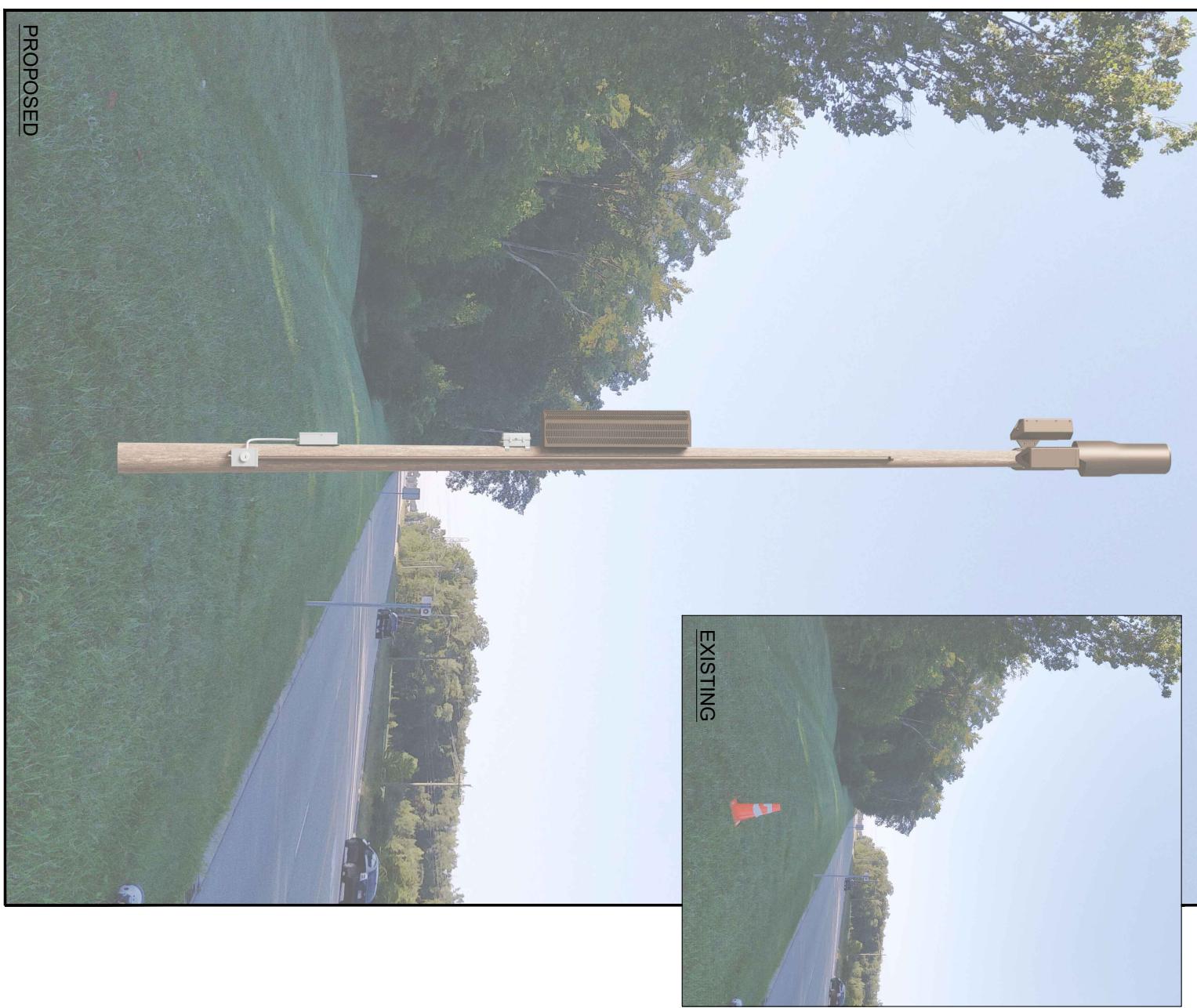
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CONTRACT



REFERENCE
ONLY

GPD JOB #: 202517.01.522799.02

REV.	DATE	DESCRIPTION	INITIALS
A	12/06/2023	90 GCD FOR REVIEW	ACM
0	02/01/2024	FOR CONSTRUCTION	ABM
1	08/01/2024	REV. PER CLIENT	CJW
2	08/16/2024	REVISED FCDs	LJC
3	10/25/2024	REV. PER EQUIPMENT	LJC
4	01/27/2025	REVISED PER JX	LJK
5	06/30/2025	REVISED PER RFDs	LJK

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

REFERENCE
ONLY

PROPOSED

SHEET NUMBER

C-3

PHOTO
SIMULATIONS

SHEET TITLE

**CROWN
CASTLE**

APPLICATION PACKET:

BZVD-25-16

Development Standards Variance (Setback)

Delbert Reece

2747 Lanier Drive

Zoned: Residential Medium Density (R-8)



PROJECT BRIEF – BZVD-25-16

Application Date: 11/21/25

Meeting Date: 1/12/2026

Application Description:

An application has been filed for a Variance from Development Standards to allow for construction onto (expansion of) an existing non-conforming structure.

Current Zoning: R-8	Project Location: 2747 LANIER DR
Applicant: Delbert Reece	Owner: Delbert Reece

Preliminary Staff Recommendation: Approval

Conditions: None

Reasoning:

The requested variance is to reduce the minimum side setback for a new 16x16 accessory structure. It is unknown what the overall height of the proposed shed is, but the required side setback standards outlined in Section 6.13 B.1.c are not likely necessary, and the requirement in 6.13 B.1.b set the minimum. The request is not peculiar to the area as there appears to be multiple parcels that have accessory structures similar distances as the applicant's request. Further, the proposed request is in line with the minimum side setbacks for the commensurate zoning district in the proposed new UDO. Staff approves of the request.

History, Relevant Information, & Prior Approvals:

History:

The subject property is located at 2747 Lanier Drive and is zoned R-8 (Residential Medium Density). The year the residential dwelling was built is unknown.

Relevant Information:

The applicant is requesting a variance from the development standards for side setbacks. The applicant is proposing to build a 16x16 shed and is requesting to reduce the minimum side setback requirement from 10 feet to four feet on the northwest property line.

Prior Approvals:

Unknown

Surrounding Zoning and Land Use:

North: Residential Low Density (R-4)
South: Residential Medium Density (R-8)
East: Heavy Industry(M-2)
West: Residential Medium Density (R-8)

Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

SUBURBAN RESIDENTIAL (Page 74-78)

Suburban Residential refers to neighborhoods of single-family of low to moderate densities, as well as attached, manufactured, and multifamily developments. This category is characterized by larger lot and housing typically built after World War II. Suburban residential areas may also

contain institutional uses such as civic, religious, and educational facilities. New development should always be required to connect existing infrastructure and utility services. Residential neighborhoods should be connected by streets and sidewalks or multi-use paths to schools and other compatible non-residential areas. Cul-de-sac streets, which do not encourage connectivity, should be minimized.

Zoning Ordinance:

SECTION 4.13 R-8 (pg. 27)

B. Restrictions for Permitted Uses

1.b: Side yards shall in no case be less than ten (10) feet wide in the Medium Density Residential District.

1.c: For every story in excess of the first or when the height of a single story structure exceeds twenty-five (25) feet, the side yard width shall be increased by five (5) 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.
Staff Response:	The setback along the side yard will not create an unsafe or undesirable condition. The proposed accessory structure will be approximately 50 feet from the nearest primary structure on an abutting parcel.

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.
Staff Response:	The requested variance will not negatively impact the neighbors or the structure on the adjoining parcel, as the request meets all other standards of the UDO. Additionally, there appears to be an existing 6 ft privacy fence along the property line as well as some existing vegetation acting as a buffer.

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:	No.
Staff Response:	Older structures on existing parcels can often present challenges when improvements to the property are desired. Historical standards, if there were requirements at the time of construction can contribute to creating this. The request will be complementary of the historical development pattern of the immediate vicinity.

Finding #3 has been satisfied.



MADISON

Indiana

Planning, Preservation and Design

MEETING NOTICE REGARDING APPLICATION MADE TO THE CITY OF MADISON

Attention: _____, Date: _____
(Recipient Name)

Application has been made by:
Delbert Reece
(Applicant name)

to the *City of Madison Board of Zoning Appeals* for:

<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Variance from Setbacks (non GB)
<input checked="" type="checkbox"/> Variance from Development Standards	<input type="checkbox"/> Variance from Use
<input type="checkbox"/> Notice of Appeal	

at: 2747 Lanier Dr APPLICATION DOCKET ID: BZVD-25-16
(Address for which Permit/Variance is requested)

Purpose of Permit/Variance/Reason for Appeal:

To request a 4-ft setback on the south property line to allow for the construction of a shed on the existing concrete pad.

Hearing on this matter will be held before the *City of Madison Board of Zoning Appeals* on:
December 8, 2025 at 6:00 p.m. in City Hall, 101 W. Main Street, Madison, IN 47250.
(Date of Meeting – given by Planning Office)

You are not required to attend the meeting, but as a property owner in this vicinity (includes: owners of real estate at corners, across streets, alleys, or easements, as well as others who may share a common boundary), you are given this notice so that you may be aware of your opportunity to submit questions and/or comments to the City of Madison Office of Planning, Preservation, & Design by 3:00 p.m. at least one (1) business day prior to this hearing if unable to attend. You may also attend the meeting in person and present comments during the public comment portion of the application.

For additional information you may contact the City of Madison Office of Planning, Preservation, & Design in City Hall at (812) 265-8324 or email nschell@madison-in.gov and reference the above Application Docket ID.

The City of Madison Zoning Ordinance requires that this letter be mailed with a postmark of at least ten (10) days prior to the above meeting date. If the application is tabled or otherwise further continued, no additional notification is required. If such continuances occur, you may contact the Planning Office to obtain additional details regarding the status of such application and any additional meetings scheduled.

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	21	222	007	000	006

ProVal Parcel Numbers

Tax Bill ID	0100073200
Parcel ID	39-08-21-222-007.000-006

Owner Information

Name	McRoberts Matthew Lloyd & Beth Freeman		
Name 2			
Address	7192 N Middlefork Rd		
City State Zip	DUPONT	IN	47231

Property Information

Address	2801+ N State Road 7		
City State Zip	MADISON	IN	47250-0000
Deed Book	2020	Deed Page	04419
Legal Acreage	3.3130	taxYearBuilt	
Legal Description	010-00732-00 IN NW 21-4-10 10-31-8 & 9 3.3130 Acres 2841+ N State Rd 7		

	Date	Owner	Grantee	Book	Page	Comment Sort
Transfer History	10/13/2020 3/26/2013 6/26/2009 6/4/2008 6/3/2008	McRoberts Matthew Lloyd & Beth Freeman Dryden John O II And Sara B Koehler Fred W & Judith A Cont: Dryd KOEHLER, FRED W & JUDITH A BRAMWELL, CARTER & MARY E TRUST	2020 04419 2013 01135 2009 02988 2008 02826 2008 02792			Split WTH Date 01/23/2023
Comment	6/4/2008 BOUNDARY SURVEY (3.479AC) FILE #2008-02826 01/23/23: Split of .166 ac off to 39-08-21-222-007.002-006 leaving 3.313 ac					
pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	acreage 3.1970 PRIVREC No
pvLastAssessment	1800	pvNeighborhood	3906134-006	pvLastSoldDate	10/13/2020	pvAssessmentClass 100

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	21	222	009	000	006

ProVal Parcel Numbers

Tax Bill ID	0100073100
Parcel ID	39-08-21-222-009.000-006

Owner Information

Name	Gullion Randall Neil		
Name 2			
Address	2818 N State Road 7		
City State Zip	MADISON	IN	47250

Property Information

Address	2818 N SR 7		
City State Zip	MADISON	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	1.1000	taxYearBuilt	1950
Legal Description	010-00731-00 NW COR NW 21-4-10 1.10A 10-31-7 2818 N SR 7		

Transfer History	Date	Owner	Grantee	Book	Page	Comment Sort
	1/25/2024	Gullion Randall Neil				
	9/21/2001	Randall Neil & Susan Gullion	001 6012			
	5/10/2000	SMART, BONNIE F	000 2603			
	5/10/2000	SMART, RUSSELL (ESTATE)	000 2603			
	1/1/1900	SMART, RUSSELL (ESTATE)				

Comment	WTB Date	01/01/2001
	acreage	
	1.1937	
	PRIVREC	
	No	

pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass
pvLastAssessment	148900	pvNeighborhood	3906134-006	pvLastSoldDate	01/25/2024	511

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	21	222	011	000	007

ProVal Parcel Numbers

Tax Bill ID	0110040400
Parcel ID	39-08-21-222-011.000-007

Owner Information

Name	Hancock Eccles Miachel		
Name 2			
Address	124 Milton St		
City State Zip	MADISON	IN	47250

Property Information

Address	2739 LANIER DR		
City State Zip	MADISON	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	0.0000	taxYearBuilt	1963
Legal Description	011-00404-00 LOT 2 OAK HILL ADD 11-9-2 2739 LANIER DR		

Transfer History	Date	Owner	Grantee	Book	Page	Comment Sort
	11/8/2023 6/30/2003 7/17/2001 9/9/1999 1/1/1900	Hancock Eccles Miachel Poindexter Sharon K 2003 5198 ROWLISON, WILLIAM G. 001 4396 HOFFMAN, JUDITH A 099 5801 SLAYDEN, JAMES R				

Comment	WTH Date
	01/01/2001
	acreage
	0.2133
	PRIVREC
	No

pvFound	taxFoundMVP	pvLastSoldPrice	pvAssessmentClass
Yes	Yes	0	
pvLastAssessment	65700	pvNeighborhood	510
		3906072-007	11/08/2023

...

ThinkMap Parcel Number

County	Area	Section	Block	Parcel	Split	Tax ID
39	08	21	222	024	000	007

ProVal Parcel Numbers

Tax Bill ID	0110040900
Parcel ID	39-08-21-222-024.000-007

Owner Information

Name	Buchanan Tina		
Name 2			
Address	1627 Fisher Ridge Rd		
City State Zip	Milton	KY	40045-8303

Property Information

Address	2936 OAK HILL CT		
City State Zip	MADISON	IN	47250-0000
Deed Book		Deed Page	
Legal Acreage	0.0000	taxYearBuilt	1962
Legal Description	011-00409-00 LOT 7 OAK HILL ADD 11-9-7 2936 OAK HILL CT		

	Date	Owner	Grantee	Book	Page	Comment Sort
Transfer History	1/11/2016 1/11/2016 7/30/2015 10/23/2014 8/15/2008	Buchanan Tina Carroll Ever D Jr Secretary of Housing and Urban Development, of Was Flagstar Bank FSB Grant William C 2008-03983				
Comment						WTH Date 01/01/2001
						acreage 0.4512
						PRIVREC No
pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass
pvLastAssessment	63700	pvNeighborhood	3906072-007	pvLastSoldDate	01/11/2016	510

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<input type="checkbox"/> Return Receipt (Electronic)	\$ 1.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 5.00
<input type="checkbox"/> Adult Signature Required	\$ 5.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 5.00
Postage	\$ 0.78
Total Postage and Fees	\$ 11.48

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<input type="checkbox"/> Return Receipt (Handcopy)	\$ 1.00
<input type="checkbox"/> Return Receipt (Electronic)	\$ 1.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 5.00
<input type="checkbox"/> Adult Signature Required	\$ 5.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 5.00
Postage	\$ 0.78
Total Postage and Fees	\$ 11.48

9589 0710 5270 1300 7629 78

9589 0710 5270 1300 7629 78
Sent To: *Ling Buchanan*
617 Pines Ridge Rd
M. 12th St
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Street and Apt. No., or P.O. Box No.
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<input type="checkbox"/> Return Receipt (Handcopy)	\$ 1.00
<input type="checkbox"/> Return Receipt (Electronic)	\$ 1.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 5.00
<input type="checkbox"/> Adult Signature Required	\$ 5.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 5.00
Postage	\$ 0.78
Total Postage and Fees	\$ 11.48

9589 0710 5270 1300 7629 47

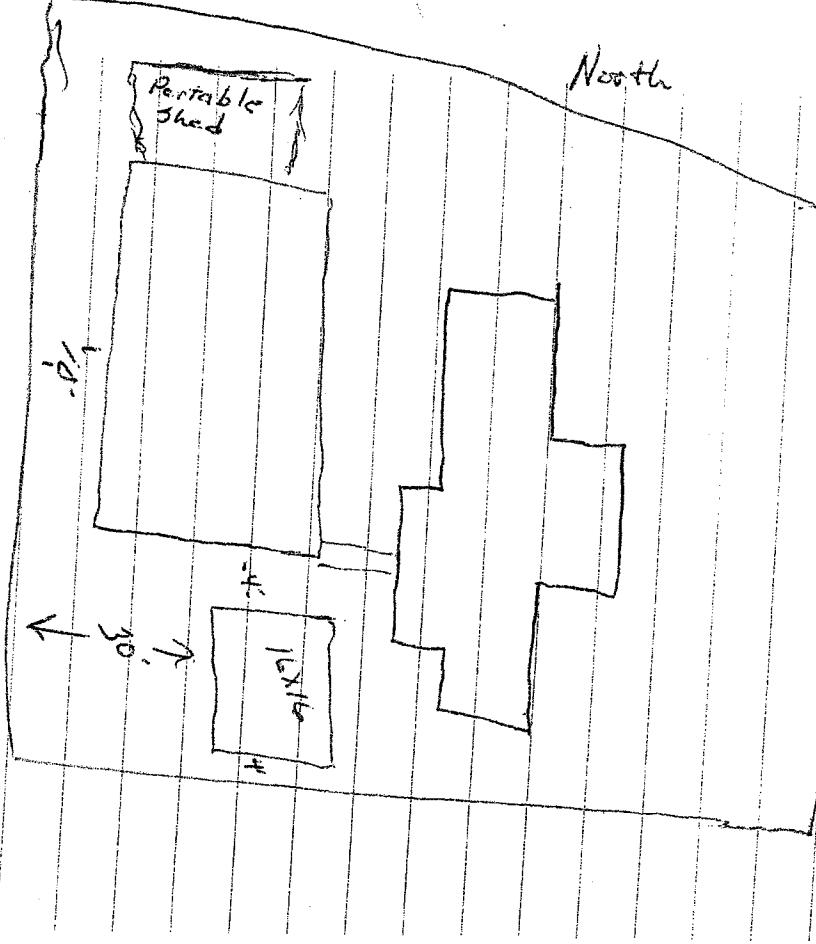
9589 0710 5270 1300 7629 47
Sent To: *Matthew J. McRoberts*
Street and Apt. No., or P.O. Box No.
124 M. 12th St
Madison, WI 53701
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Lanier Dr.



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