



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

**STREAMING LINK:** [www.youtube.com/@CityofMadisonIndianaGovernment](https://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

## Board Members

Nancy Burkhardt

### Appointing Authority

Council

### Term of Appointment

01/13/2025 - 12/31/2028

*City of Madison acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, etc.) for participation in or access to City sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact ADA Coordinator at 812-265-8300.*

## 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:**

1. **BZCU-23-97:** Baird Homes, Inc. – Conditional Use Permit for new and manufactured home sales.  
Location: 3041 W Clifty Dr                      Zoned: GB                      1 Year Renewal

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.

2. **BZCU-25-21:** Karen Fellenz – Conditional Use Permit to allow for the addition of an in-home beauty salon.  
Location: 2247 Seneca Dr                      Zoned: Residential Medium (R-8)

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**

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

\_\_\_\_\_  
 Nicole Schell, Secretary/Director of Planning

\_\_\_\_\_

# **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).

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

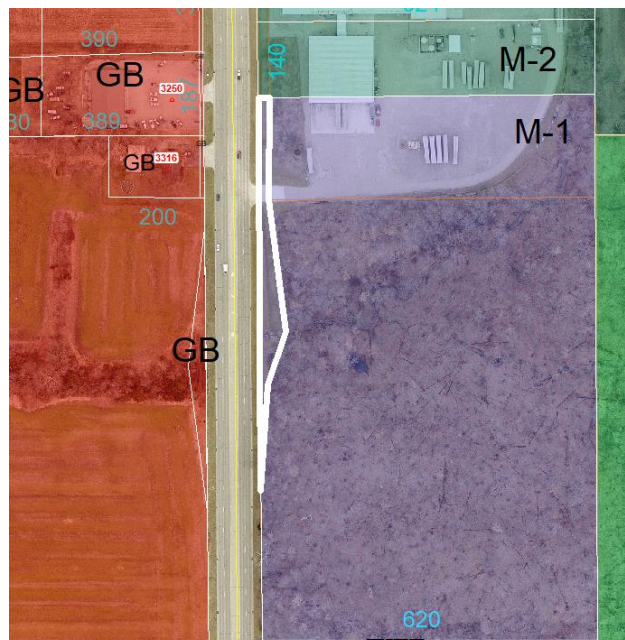
#### Relevant Information:

#### Prior Approvals:

Unknown

### Surrounding Zoning and Land Use:

<b>North:</b> Heavy Industry(M-2)
<b>South:</b> Light Industry(M-1)
<b>East:</b> Light Industry(M-1)
<b>West:</b> 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](http://www.madison-in.gov/reporting).

Application Fee	\$ 60.00
Ad Fee (for Legal Notice)	\$ 15.00
Recording Fee	\$ 25.00
<b>Total Due</b>	<b>\$ 100.00</b>

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@Bowlingroup.com

### OWNER INFORMATION (IF DIFFERENT\*)

Name: ~~State of Indiana~~ 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 Clifty 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**




# 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:

\_\_\_\_\_  
(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:

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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](mailto: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:



Conditional Use Permit



Variance from Development Standards



Notice of Appeal



Variance from Setbacks (non GB)



Variance from Use

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.

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](mailto:nschell@madison-in.gov) and reference the above Application Docket ID.

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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
6/6/2014	GCP Holdings LLC	2014	02104		Combine
1/1/1900	Goodman David Jr & Constance				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.
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acreaage

4.7773

PRIVREC

No

pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass
pvLastAssessment	16000	pvNeighborhood	3906430-006	pvLastSoldDate	06/06/2014	
						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	
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
12/1/2016	Weatherbee Paula Watson and Webb Marjorie and McDo	2016	04591		
12/1/2016	WEATHERBEE LENON R	2016	04591		

Comment	12/21/2016 split off 8.557 ac (19.2) leaving this parcel w/ approx 49.158 ac
---------	--

pvFound	Yes	taxFoundMVP	Yes	pvLastSoldPrice	0	pvAssessmentClass
pvLastAssessment	0	pvNeighborhood	3906134-006	pvLastSoldDate	12/01/2016	

WITH Date

12/21/2016

acreage

48.6898

PRIVREC

No

## 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		

Transfer History	Date	Owner	Grantee	Book	Page	Comment Sort
	10/28/2019	Jester Joshua A		2019	04011	
	2/26/2001	Croxtan Jeff & Lisa		001	0917	
	1/1/1900	CROXTON, NORMA G				

Comment	8/22/2007 split off .107ac (20.1) convey to State leaving this parcel w/ .323ac File #2007-04674
---------	--

WTH Date

01/01/2001

acreage

0.4599

PRIVREC

No

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	Bentley Donald A	2017	02160		
	4/7/2008	Henderson Don S & Wilma S 1/2 Int &	2008	01755		
	7/17/2001	HENDERSON, DON S & WILMA S 1/2	001	4374		
	1/1/1900	ORRILL, DAVID W				
Comment	8/8/2007 Henderson Don & Etal split off .231ac (16.2) leaving this parcel w/ approx 1.438ac File #2007-04413					acreaage
						1.0664
						PRIVREC
						No
pVFound	Yes	taxFoundMVP	Yes	pVLastSoldPrice	0	
pVLastAssessment	3000	pVNeighborhood	3906430-006	pVLastSoldDate	06/15/2017	pVAssessmentClass
						455

**811**  
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**  
**PRELIMINARY ADDRESS: 3288 CLIFTY DR,**  
**MADISON, IN 47250**  
**JURISDICTION: CITY OF MADISON**  
**PROJECT TYPE: NEW SMALL CELL INSTALLATION**  
**POLE OWNER: CROWN CASTLE**

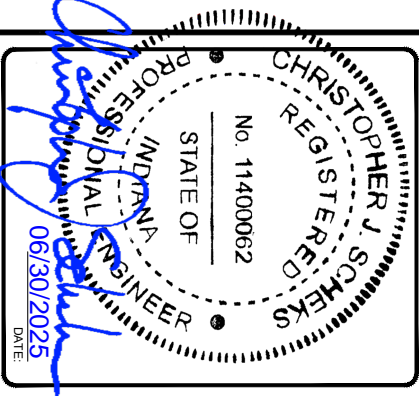
INDEX OF DRAWINGS		
SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	5
T-2	GENERAL CONTRACTOR UNDERGROUND UTILITY NOTES	5
C-1	OVERALL SITE PLAN	5
C-2	FINAL POLE ELEVATIONS	5
C-3	PHOTO SIMULATIONS (REFERENCE ONLY)	5
C-4	RF PLUMBING DIAGRAM (REFERENCE ONLY)	5
C-5	RFDS (REFERENCE ONLY)	5
A-1	EQUIPMENT DETAILS (REFERENCE ONLY)	5
A-2	EQUIPMENT DETAILS (REFERENCE ONLY)	5
A-3	EQUIPMENT DETAILS (REFERENCE ONLY)	5
A-4	EQUIPMENT DETAILS (REFERENCE ONLY)	5
E-1	ELECTRICAL & GROUNDING NOTES	5
E-2	ELECTRICAL RISER DIAGRAM	5
MT-1	MAINTENANCE OF TRAFFIC NOTES (REFERENCE ONLY)	5
MT-2	MAINTENANCE OF TRAFFIC PLAN (REFERENCE ONLY)	5
N-1	GENERAL CONSTRUCTION NOTES	5



520 South Main Street, Suite 2531  
MADISON, IN 47204  
330.572.2100 Fax 330.572.2101

GPD JOB #: 2025717.01.522799.02

REVISIONS		
REV.	DATE	DESCRIPTION
A	12/08/2023	90 CDs FOR REVIEW
0	02/01/2024	FOR CONSTRUCTION
1	08/01/2024	REV. PER CLIENT
2	08/16/2024	REVISED FCDs
3	10/25/2024	REV. PER EQUIPMENT
4	01/27/2025	REVISED PER JX
5	06/30/2025	REVISED PER RFDS
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET		



SCU #: 522799  
MDG LOCATION ID: 5000925216  
CROWN NODE ID: CC\_MINKY\_0021  
PRELIMINARY ADDRESS:  
3288 CLIFTY DR  
MADISON, IN 47250

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



## 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)

### PROJECT TEAM

**CROWN CASTLE CONTACTS:**  
CROWN CASTLE FIBER LLC  
2000 CORPORATE DRIVE,  
CANDONSBURG, PA 15317  
STEPHANIE DONNARUOMA - PROJECT MANAGER  
(888) 445-5806  
**PROFESSIONAL ENGINEER:**  
GPD GROUP, INC.  
520 SOUTH MAIN STREET, SUITE 2531  
AKRON, OHIO 44311  
TRACI PREBLE - PROJECT MANAGER  
(317) 295-3164  
**UTILITY CONTACT:**  
DUKE ENERGY  
JOSH CHATLER  
(812) 292-4258

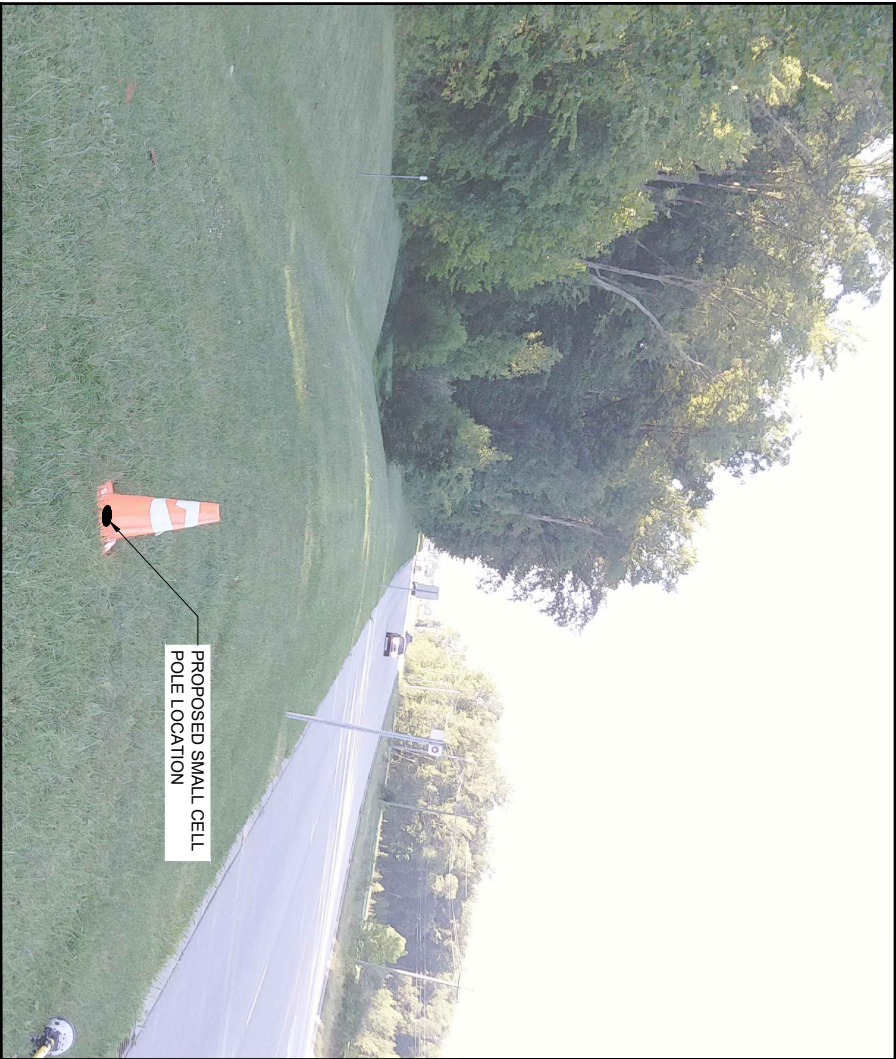
### CODES AND STANDARDS

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)  
**STRUCTURAL CODE:** 2017 NESC  
**ELECTRICAL CODE:** 2009 INDIANA ELECTRICAL CODE (2008 NFPA 70)  
**ELECTRIC SAFETY CODE:** 2017 NESC  
**ACCESSIBILITY REQUIREMENTS:**  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2012 IBC BUILDING CODE.

### SPECIAL NOTES

- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT CONSTRUCTION INSTALLATION GUIDE.
- EXISTING CONDITIONS WILL BE CHANGED & VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETEIORATION ARE ENCOUNTERED AT 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 22"x34" SHEET SIZE.

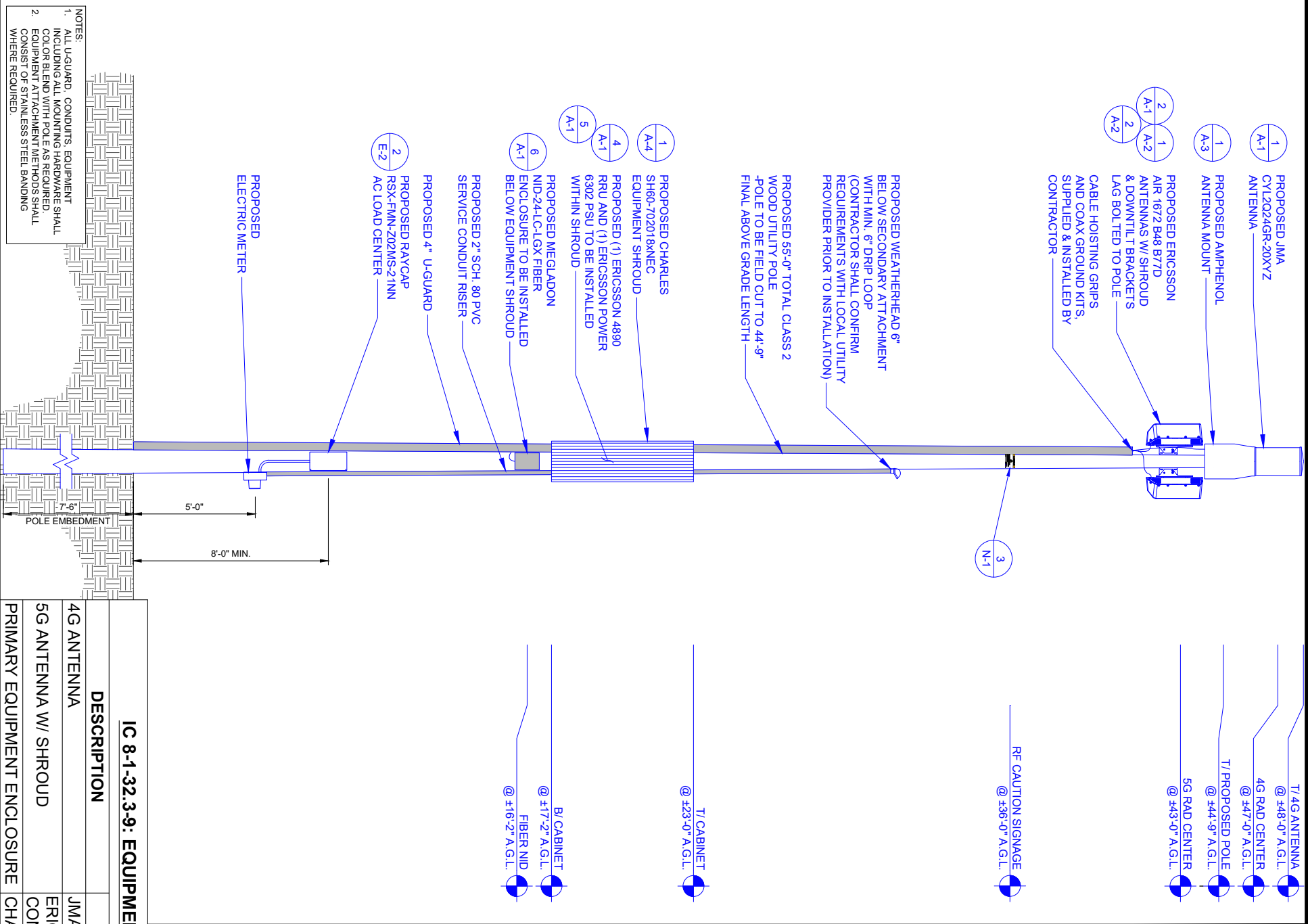
## NODE LOCATION



### SCOPE OF WORK

- INSTALL 55' TOTAL CLASS 2 WOOD UTILITY POLE
- CUT PROPOSED WOOD UTILITY POLE TO 44'-9" FINAL ABOVE GRADE HEIGHT
- INSTALL NEW POLE TOP ANTENNA MOUNT
- INSTALL (1) NEW 4G ANTENNA ATOP NEW MOUNT
- INSTALL (2) 5G ANTENNAS W/ ASSOCIATED SHROUD
- INSTALL (1) POLE MOUNTED EQUIPMENT CABINET
- INSTALL (1) RPO W/ ASSOCIATED PSU WITHIN NEW CABINET
- INSTALL (1) 4" TUBING SERVICE RISER CONDUIT W/ WEATHERHEAD
- INSTALL PROPOSED AC CIRCUITS AND FIBER JUMPEES FROM AC LOAD CENTER AND FIBER DEMARC TO POLE TOP SECTOR ANTENNAS
- INSTALL (1) SE RATED LOAD CENTER W/ MAIN DISCONNECT ON POLE
- INSTALL (1) FIBER DEMARC ON POLE

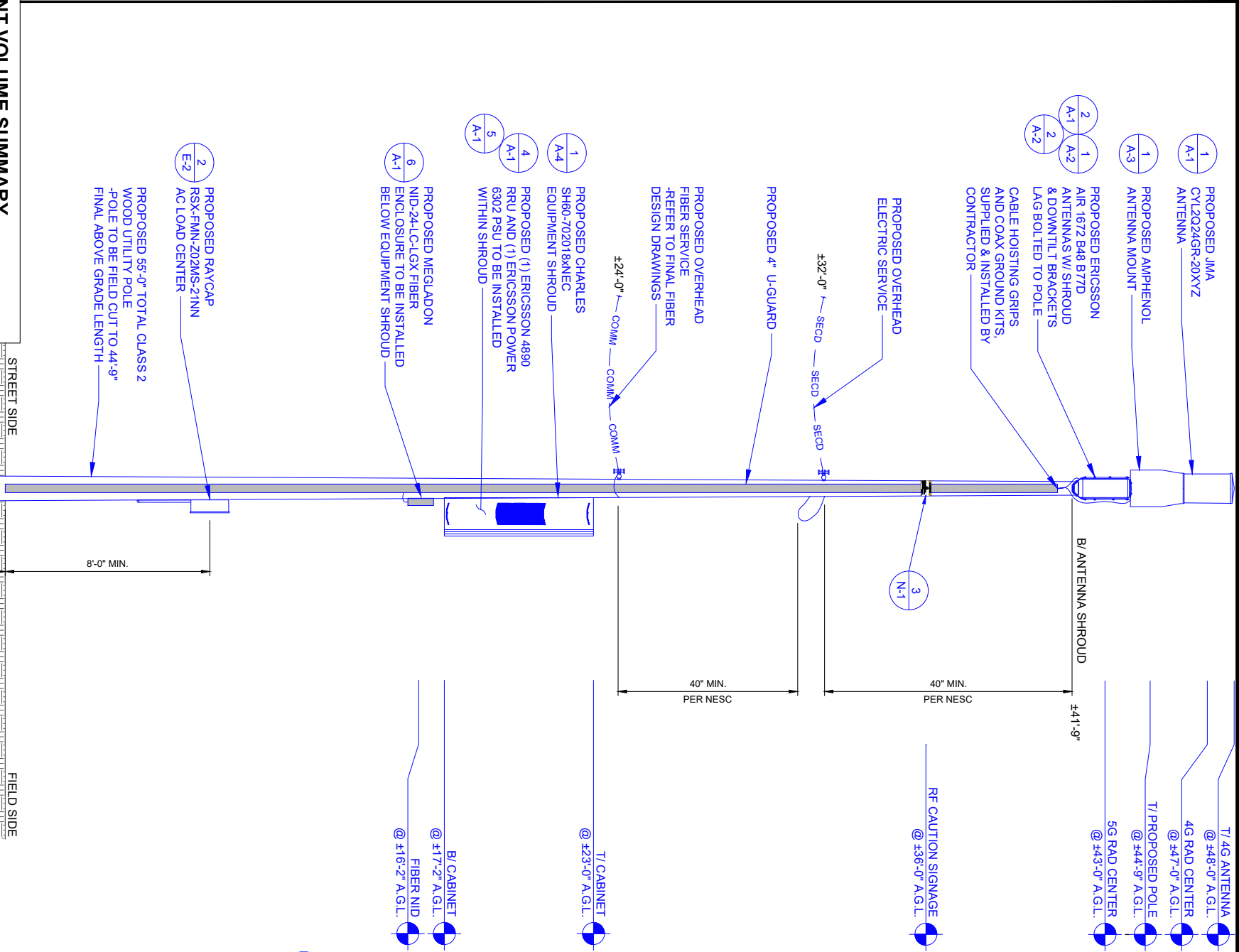




IC 8-1-32.3-9: EQUIPMENT VOLUME SUMMARY		
DESCRIPTION	MANUF./MODEL	VOLUME
4G ANTENNA	JMA CYL2024GR-20XYZ	2.3 FT³
5G ANTENNA W/ SHROUD	ERICSSON AIR 1672 B48 B7TD W/ CONCEALFAB 901734	1.3 FT³
PRIMARY EQUIPMENT ENCLOSURE	CHARLES SH60-702018XNEC	14.2 FT³

0 1' 2' 3' SCALE: 3/16"=1'-0" (22x34) (OR) 3/16"=1'-0" (11x17)

1 LOOKING NORTH ELEVATION



IC 8-1-32.3-9: EQUIPMENT VOLUME SUMMARY		
DESCRIPTION	MANUF./MODEL	VOLUME
4G ANTENNA	JMA CYL2024GR-20XYZ	2.3 FT³
5G ANTENNA W/ SHROUD	ERICSSON AIR 1672 B48 B7TD W/ CONCEALFAB 901734	1.3 FT³
PRIMARY EQUIPMENT ENCLOSURE	CHARLES SH60-702018XNEC	14.2 FT³

0 1' 2' 3' SCALE: 3/16"=1'-0" (22x34) (OR) 3/16"=1'-0" (11x17)

2

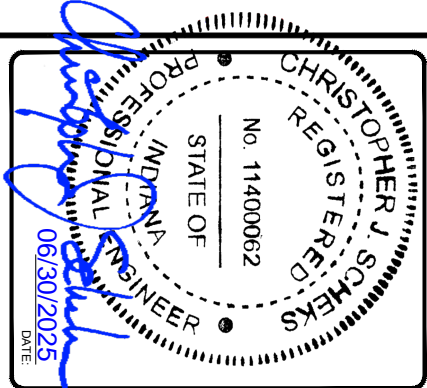


520 South Main Street, Suite 2531  
Mankato, MN 56001  
330.572.2100 Fax 330.572.2101

GPD JOB #: 2025717.01.522799.02

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
A	12/08/2023	90 CDs 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	LRK
5	06/30/2025	REVISED PER RDS	LRK

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



MDG LOCATION ID: 5000925216  
CROWN NODE ID: CC\_MINKY\_0021  
PRELIMINARY ADDRESS:  
3288 CLIFTY DR  
MADISON, IN 47250

SHEET TITLE

FINAL POLE  
ELEVATIONS

SHEET NUMBER

C-2





REFERENCE ONLY

GPD JOB #: 2025717.01.522799.02

REVISIONS			INITIALS
REV.	DATE	DESCRIPTION	
A	12/08/2023	90 CDs 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	LRK
5	06/30/2025	REVISED PER RFDs	LRK

NOT FOR CONSTRUCTION UNLESS  
LABELED AS CONSTRUCTION SET

REFERENCE ONLY

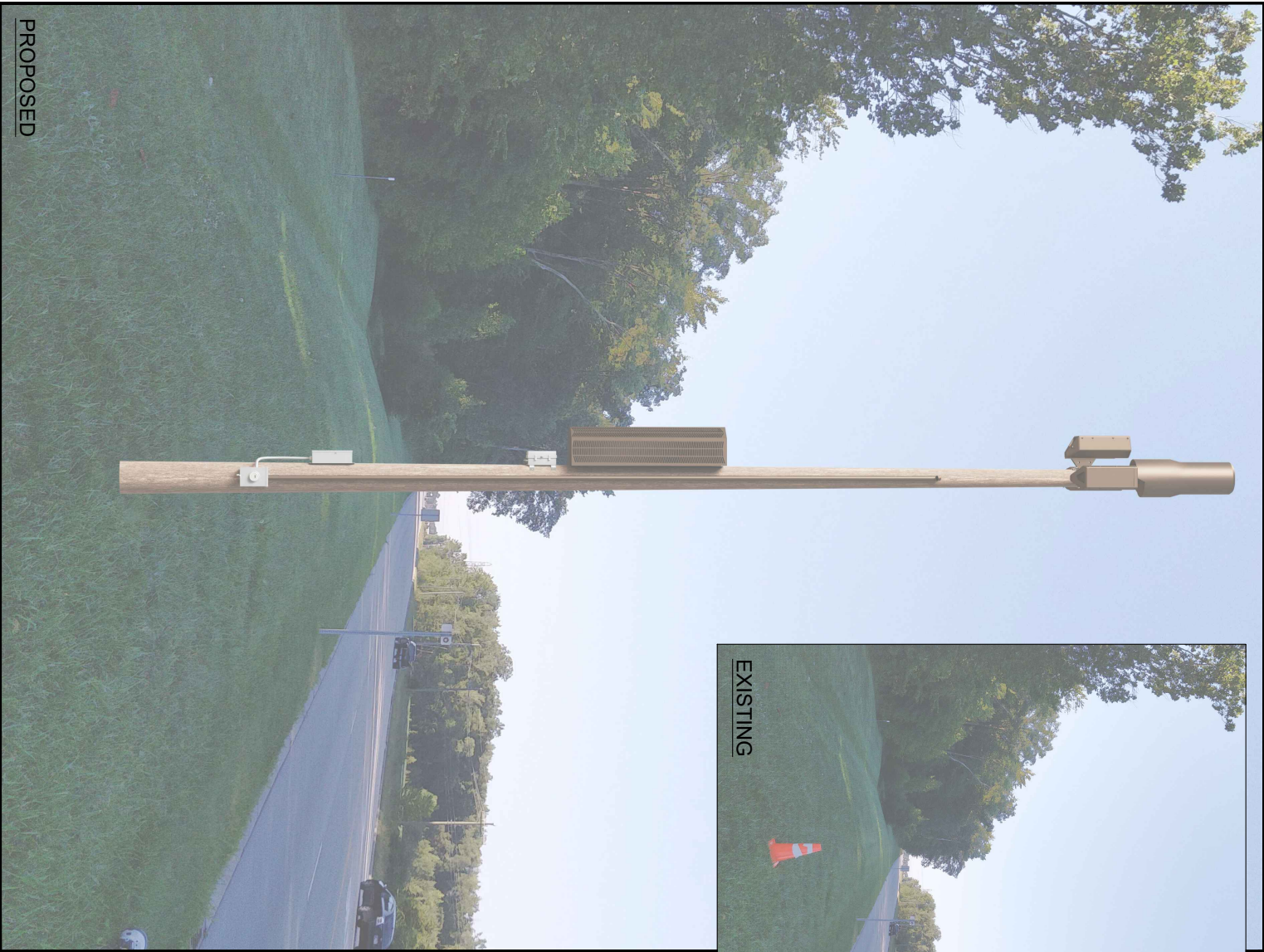
SCU #: 522799  
MDG LOCATION ID: 5000925216  
CROWN NODE ID: CC\_MINKY\_0021  
PRELIMINARY ADDRESS:  
3288 CLIFTY DR  
MADISON, IN 47250

SHEET TITLE  
PHOTO  
SIMULATIONS

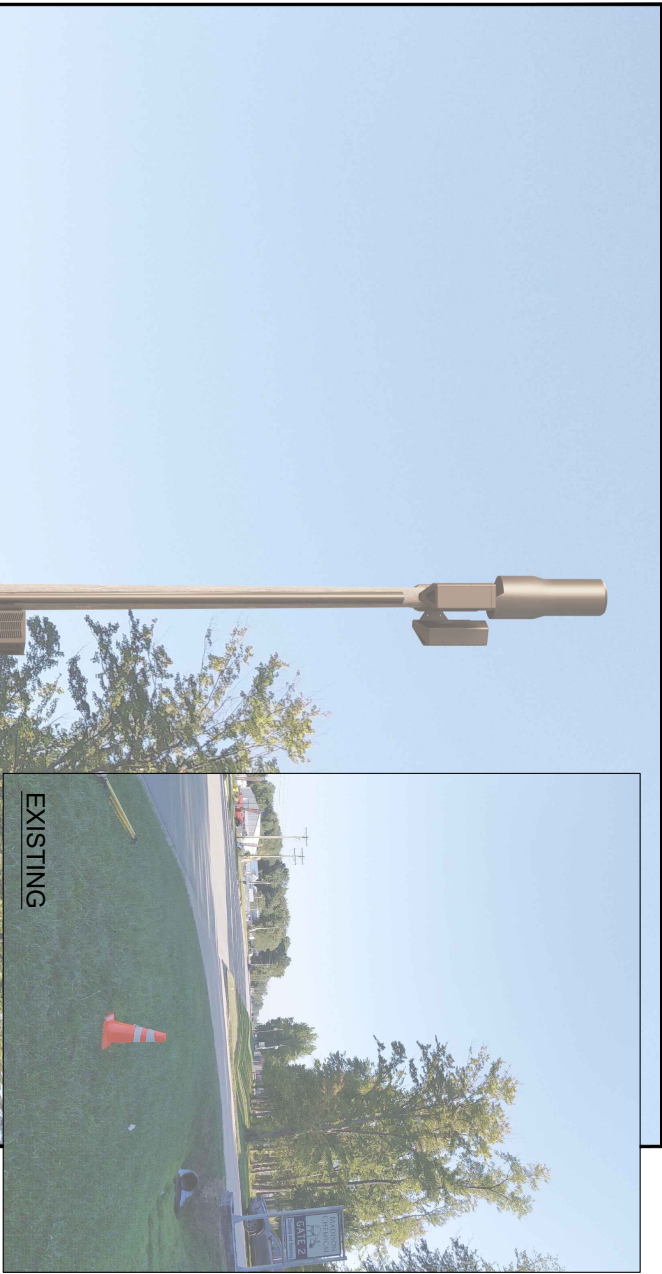
SHEET NUMBER  
C-3



EXISTING



PROPOSED



EXISTING



PROPOSED

\*THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.



# **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:

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

☐

Conditional Use Permit

☒

Variance from Development Standards

☐

Notice of Appeal

☐

Variance from Setbacks (non GB)

☐

Variance from Use

at: 2747 Lanier Dr

(Address for which Permit/Variance is requested)

APPLICATION DOCKET ID: BZVD-25-16

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](mailto: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	McRoberts Matthew Lloyd & Beth Freeman	2020	04419		Split
	3/26/2013	Dryden John O II And Sara B	2013	01135		
	6/26/2009	Koehler Fred W & Judith A Cont: Dryd	2009	02988		WTH Date
	6/4/2008	KOEHLER, FRED W & JUDITH A	2008	02826		
	6/3/2008	BRAMWELL, CARTER & MARY E TRUST	2008	02792		01/23/2023
Comment	6/4/2008 BOUNDARY SURVEY (3.479AC) FILE #2008-02826					acreage
	01/23/23: Split of .166 ac off to 39-08-21-222-007.002-006 leaving 3.313 ac					3.1970
						PRIVREC
						No
pVFound	Yes	taxFoundMVP	Yes	pVLastSoldPrice	0	
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		

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		WTH Date
5/10/2000	SMART, RUSSELL (ESTATE)	000	2603		
1/1/1900	SMART, RUSSELL (ESTATE)				01/01/2001

Comment		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		

	Date	Owner	Grantee	Book	Page	Comment Sort
Transfer History	11/8/2023	Hancock Eccles Miachel				
	6/30/2003	Poindexter Sharon K	2003 5198			
	7/17/2001	ROWLISON, WILLIAM G.	001 4396			
	9/9/1999	HOFFMAN, JUDITH A	099 5801			
	1/1/1900	SLAYDEN, JAMES R				
Comment						WITH Date
						01/01/2001
						acreage
						0.2133
						PRIVREC
						No
pVFound	Yes	taxFoundMVP	Yes	pVLastSoldPrice	0	
pVLastAssessment	65700	pVNeighborhood	3906072-007	pVLastSoldDate	11/08/2023	pVAssessmentClass
						510



## 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		

Transfer History	Date	Owner	Grantee	Book	Page	Comment Sort
	1/11/2016	Buchanan Tina				
	1/11/2016	Carroll Ever D Jr				
	7/30/2015	Secretary of Housing and Urban Development, of Was				
	10/23/2014	Flagstar Bank FSB				
	8/15/2008	Grant William C	2008	03983		01/01/2001

Comment		acrage
		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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☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

0803 09

Postmark Here

Postage \$0.78

Total Postage and Fees \$10.48

10/31/2025

Sent To ~~Michael Hancock~~

Street and Apt. No., or PO Box No.  
124 M. Iron St

City, State, ZIP+4<sup>®</sup>  
Madison IN 47350

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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

0803 09

Postmark Here

Postage \$0.78

Total Postage and Fees \$10.48

10/31/2025

Sent To Matthew & Beth McRobertz

Street and Apt. No., or PO Box No.  
1192 N. Middlefork Rd,

City, State, ZIP+4<sup>®</sup>  
Dupont IN 47331

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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)  
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☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

0803 09

Postmark Here

Postage \$0.78

Total Postage and Fees \$10.48

10/31/2025

Sent To Tina Buchanan

Street and Apt. No., or PO Box No.  
1647 Fishers Ridge Rd

City, State, ZIP+4<sup>®</sup>  
Madison KY 40045

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Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.00  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

0803 09

Postmark Here

Postage \$0.78

Total Postage and Fees \$10.48

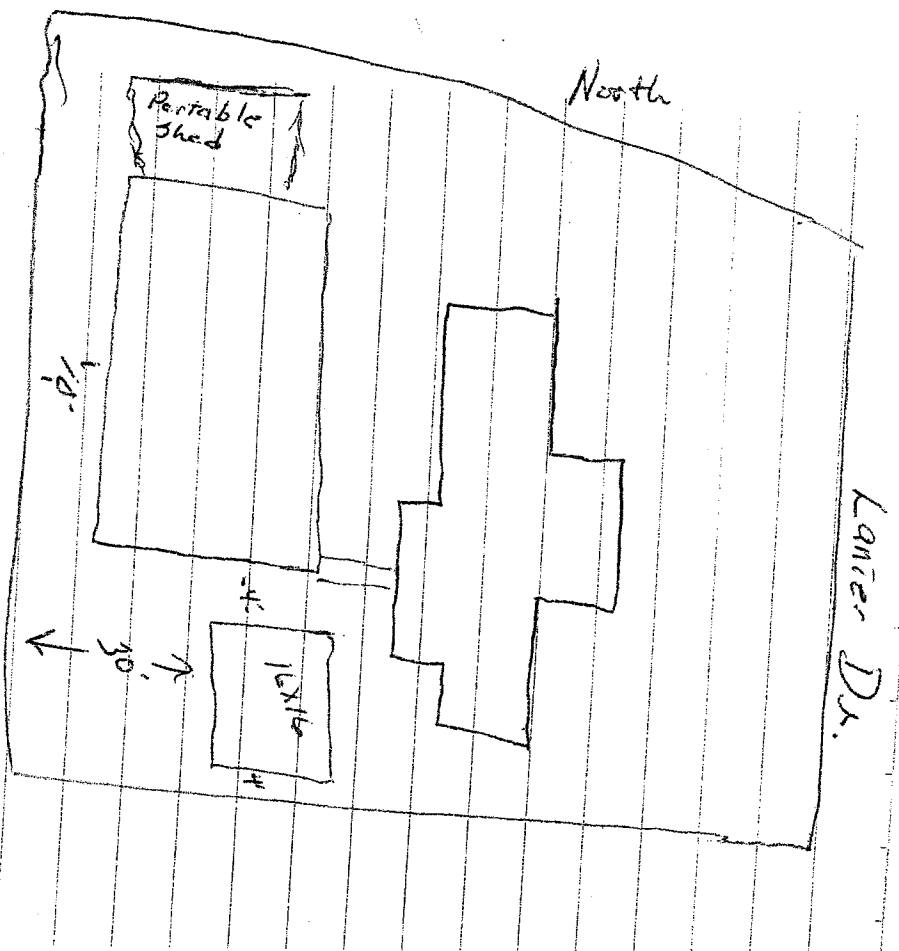
10/31/2025

Sent To Randy Gullion

Street and Apt. No., or PO Box No.  
2818 N. 5th Rd 7

City, State, ZIP+4<sup>®</sup>  
Madison IN 47350

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2747 Lanier Dr.  
Madison IN.  
Delbert Reese  
818-898-2577  
lanier2747@live.com