



Application for Variance from Development Standards

City of Madison
Office of Planning, Preservation, & Design
101 W Main St
Madison, IN 47250
(812) 265-8300

Application Fee \$ 35.00
Ad Fee (for Legal Notice) \$ 15.00
Recording Fee \$ 25.00
Total Due \$ 75.00

Purpose: Per the City of Madison Zoning Ordinance, the Board of Zoning Appeals shall approve or deny variance from development standards from the terms of the Zoning Ordinance. The Board may impose reasonable conditions as a part of its approval. A variance may be approved only upon a determination by the Board.

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

APPLICANT INFORMATION

Name: ANTHONY THOMPSON
Street: 1448 E. SR. 56
City: MADISON State: IN Zip: 47250
Phone (Preferred): 812-701-2023 SALLY
Phone (Alternate): 812-701-4143
Email: TONY THOMPS@GMAIL.COM

OWNER INFORMATION (IF DIFFERENT*)

Name: _____
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 VARIANCE IS REQUESTED

Address and/or Legal Description of Property: 1448 E. SR. 56 MADISON

Zoning Classification: RA

Description of Existing Use: RESIDENCE W/130 SQ. FT. DECK & STAIRS.

Description of Proposed Use: RESIDENCE-REMOVE EXISTING DECK & STAIRS.
ADD A 12' X 23' SUNROOM, A 4' X 8' DECK & STAIRS & A 12' X 20' CARPORT.

List sections of the Zoning Ordinance for which a variance is requested: SECTION 6.11 A 2. LOT
AREA - NOT LESS THAN (1) ACRE. 3. LOT WIDTH NOT LESS THAN 150'.
B. RESTRICTIONS 1. 11. SIDE YARDS SHALL NOT BE LESS THAN 20'.

Describe why a variance is requested: LOT AREA IS ONLY .22 ACRE, LOT WIDTH IS
ONLY 69'. REQUESTING A SIDE YARD VARIANCE FROM 20' TO 6'.

Per the City of Madison Zoning Ordinance, a variance shall not be granted unless the Board makes specific findings of fact based directly on the particular evidence presented to it, which support conclusions that the standards and conditions has been met by the applicant.

Provide a detailed Narrative statement demonstrating that the requested variance conforms to the following standards. Respond to each question below with Yes/No and why. Use additional pages if necessary.

1. Will this variance be injurious to the public health, safety, morals, and general welfare of the community?

NO.

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?

NO.

3. Did the need for the variance arises from some condition peculiar to the property involved?

SMALL, NARROW LOTS PLATTED BEFORE CURRENT ZONING LAWS.

4. Will the strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.

WE WILL NOT BE ABLE TO UPDATE OUR PROPERTY TO KEEP UP WITH THE TRENDS OF THE NEIGHBOR HOOD.

5. Does the approval of this application not interfere substantially with the Comprehensive Plan?

NO.

6. Are there any special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?

SMALL LOTS.

7. Will literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance?

YES. BECAUSE OF THE SMALL NARROW LOTS EVERY ONE HAS BUILT ON OR NEAR PROPERTY LINES.

8. Are special conditions and circumstances do not result from the actions of the applicant?

NO.

9. Will the variance requested confer on the applicant special privilege(s) that is denied by Zoning Ordinance 2016-19 to other lands, structures, or buildings?

NO.

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.

3/11/22
Date


Signature of Applicant

Documentation Review (Completed by Planning Office)

- N/A Owner Authorization provided (if req'd)
- ☒ Narrative Statements completed
(Proposed Use & 1 – 7 above)
- ☒ Application is complete
- ☒ GIS Information to applicant and attached
- ☐ Certified Mail Receipts received (attach)
- ☐ Certified Mail Green Cards received (attach)

Staff Notes

COMPLETED BY PLANNING OFFICE

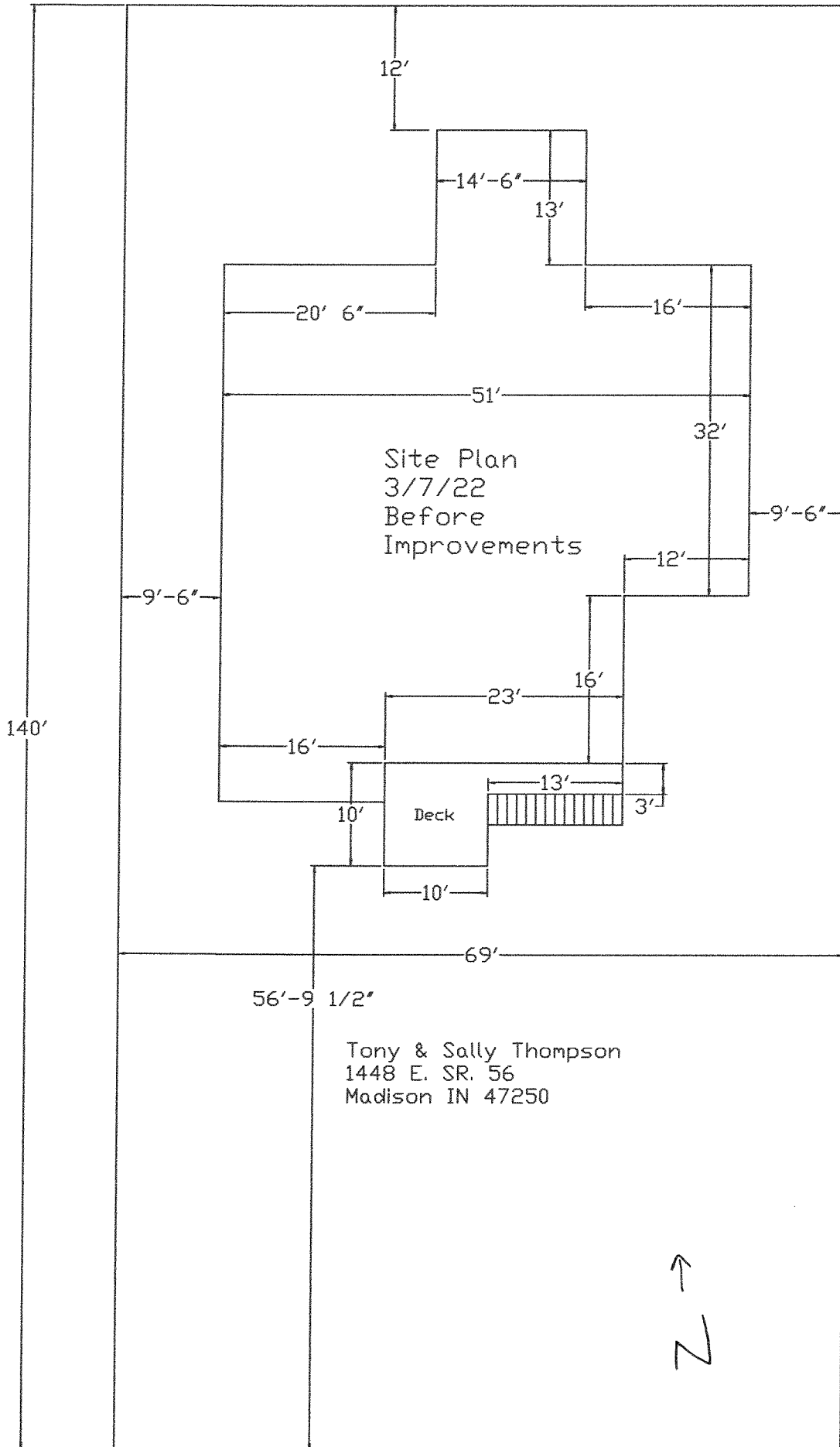
Application Accepted on: 3/11/2022
Application Accepted by: JOE PATTERSON

Meeting Information: Board of Zoning Appeals

101 W Main St, Madison, IN 47250 – Council Chambers

Meeting Date: APR 11, 2022 Time: **6:30PM**

State Road 56



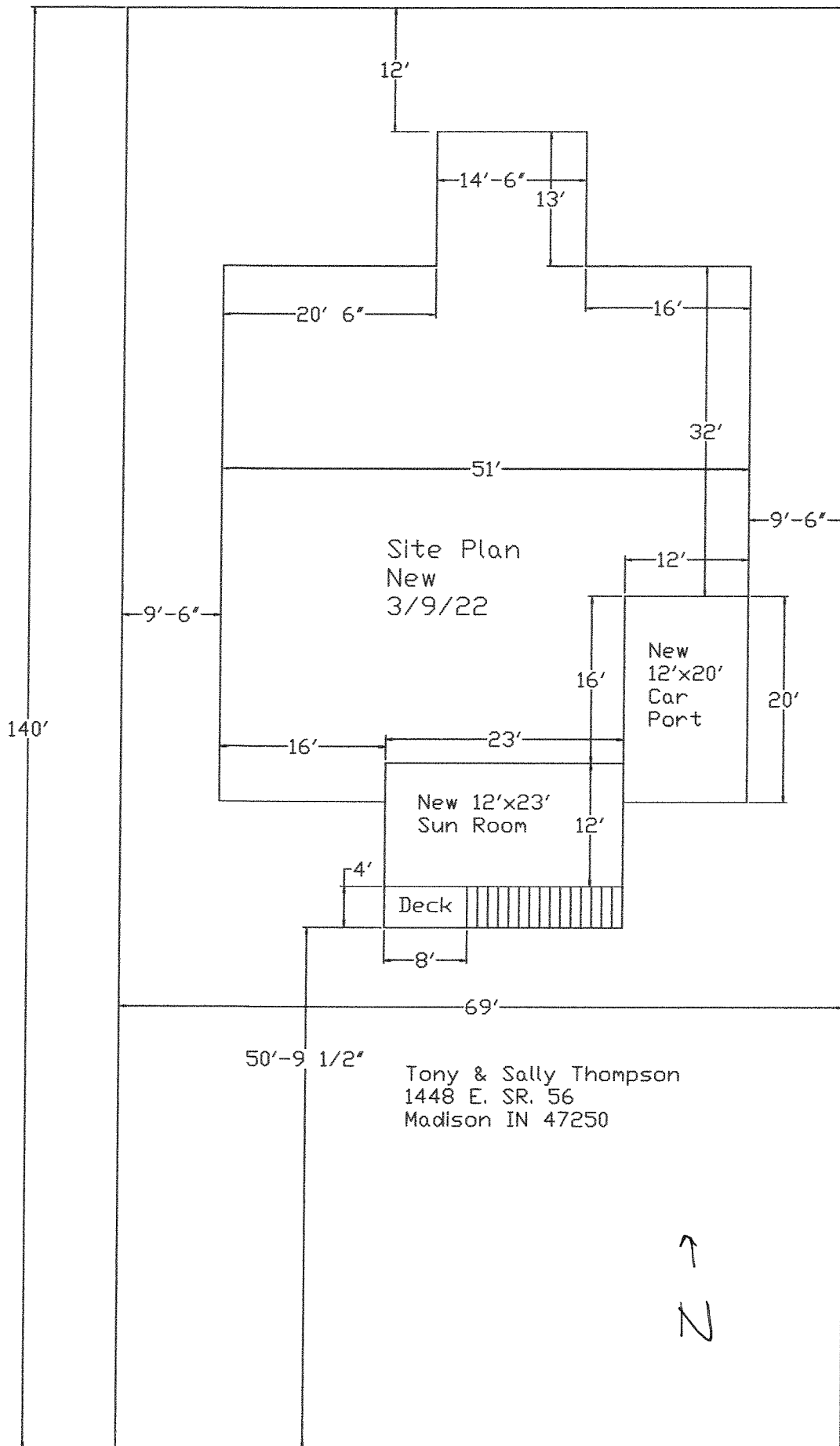
CURRENT

Tony & Sally Thompson
1448 E. SR. 56
Madison IN 47250



Fulton Street

State Road 56



PROPOSED

Site Plan
New
3/9/22

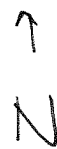
New
12'x20'
Car
Port

New 12'x23'
Sun Room

Deck

50'-9 1/2"

Tony & Sally Thompson
1448 E. SR. 56
Madison IN 47250



Fulton Street

