



PCGB-24-5

General Business
Setback Application

Status: Active

Submitted On: 4/23/2024


Primary Location


2606 HARRY NICKOLS DR
MADISON, IN 47250


Owner


MADISON PROPERTY LLC
CAIN LN 13222 LOUISVILLE,
KY 40245

Applicant

 Sujit Pal

 330-533-0900

 sujit.pal@bajco.net

 1275 Boardman Canfield
Road,

Suite 2, c/o Bajco

Boardman, Ohio 44512

General Information

Are you the property owner? *

No

Property Owner Information

Property Owner Name*

Madison Properties LLC

Mailing Street Address*

13222 Cain Lane

City*

Louisville

State*

KY

Zip Code*

40245

Permit Information

Address or Legal Description of Property*

2606 HARRY NICKOLS DR, MADISON
IN 47250

Zoning Classification: GB


Description of Proposed Use*

Replace Existing 16' x 10' Walk in cooler with new 20' x 10' walk in cooler

Setback Requests (from edge of right-of-way)

North Lot Line* 

27

East Lot Line* 

40

South Lot Line 

West Lot Line* 

48


Note: For lots with angles/odd shapes, an approximation can be listed above; however, details must be shown on site plan

Acknowledgement

Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, accross streets, alleys or easements as well as others who may share a common boundary) at least ten (10) days prior to the meeting. The Planning Office can assist you in obtaining this information. Proof of the Certified Mail receipts and the corresponding returned green cards shall be given to the Planning Office at least one (1) working day prior to the scheduled meeting. The Board will not review the application unless these are received.

I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations.

Digital Signature*

 Sujit Pal
Apr 23, 2024

PROPERTY OWNER AUTHORIZATION FORM

I/We, Madison Properties LLC hereby authorize
(Property Owner(s) – Please Print)

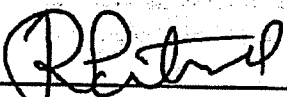
Sujit Pal, representative for Bajco 100 LLC
(Applicant's Name) (Company, Firm, Organization)

to make application for a Walk in cooler replacement to
(Type of Permit)

Replace existing 16' x 10' exterior walk in cooler with 20' x 10' exterior walk in cooler at
(Description of Proposed Work)

2606 Harry Nichols Dr
(Property Address)

Madison, IN 47250
(City, State, Zip Code)


(Property Owner Signature)

3/27/2024
(Date)



INDIANA DEPARTMENT OF HOMELAND SECURITY

APPLICATION FOR STATE CERTIFICATION SEAL

INDIANA DEPARTMENT OF FIRE AND BUILDING SERVICES

Office of the State Building Commissioner
Code Enforcement - Industrialized Building Systems
Indiana Government Center South
402 W Washington St., Room W246
Indianapolis, IN 462042739

Name and Address of the Corporation

Louisville Cooler Manufacturing
7635 National Turnpike
Unit 130
Louisville
KY
40214

As a condition to the issuance of these seals, applicant consents to all the necessary inspections by a duly authorized representative incident to determining compliance.

Table with 4 columns: Order id, Order Date, M Seals purchased, P Seals Purchased, M Seals Sent From, P Seals Sent From, M Seals Sent To, P Seals Sent To.

Seals Purchased for Facility

Louisville Cooler Manufacturing, 7635 National Turnpike, Louisville, KY,

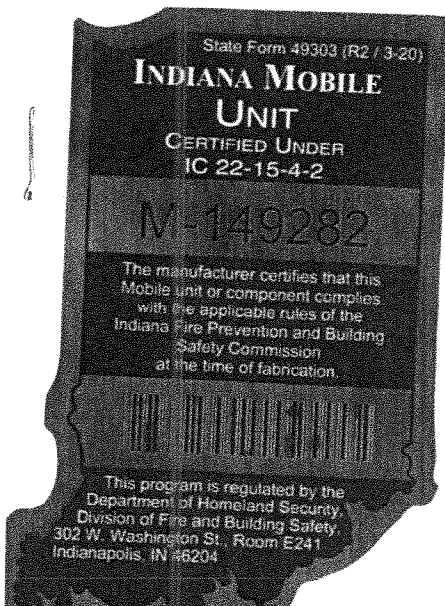
I do hereby Certify:

- 1. That each seal will be affixed to only the unit to which it is assigned...
2. That all applicable rules of the Indiana Fire Prevention and Building Safety Commission...
3. That seals will be affixed to units and the office of the State Building Commissioner...

Date: 03/29/2024

Online Application: E-signed and Accepted the above conditions

To be Mailed to Third Party Inspection / Indiana State Inspector



Qualserv
24.1031
Papa John's
Madison Indiana

Certified Mail Number

Date mailed

4/3/04

Stone #15



4'x10'

Walkway

Cooler

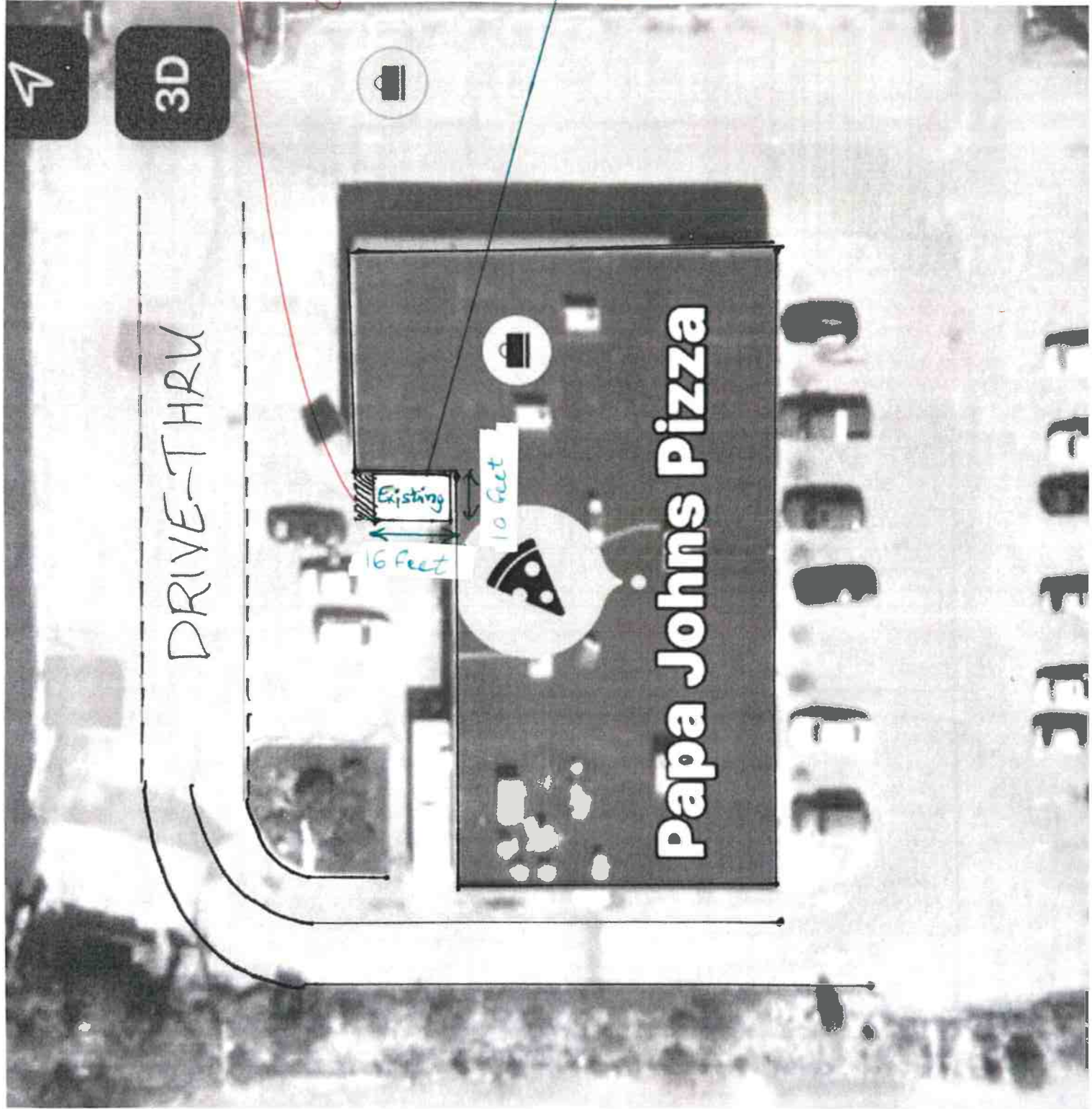
Addition

16'x10'

Existing

Walkway

Cooler



DRIVE-THRU

Existing

16 feet

10 feet

Papa John's Pizza

3D



ThinkMap Parcel Number

County Area Section Block Parcel Split Tax ID
39 08 22 223 008 000 007

ProVal Parcel Numbers

Tax Bill ID 0110088200
Parcel ID 39-08-22-223-008.000-007

Owner Information

Name McDonalds Real Estate Company
Name 2
Address Po Box 379
City State Zip La Grange KY 40031-0379

Property Information

Address 744 CLIFTY DR
City State Zip MADISON IN 47250-0000
Deed Book 2009 Deed Page 00094
Legal Acreage 1.0100 taxYearBuilt
Legal Description 011-00882-00 PT LOT 2 SCOTT INDUSTRIAL PARK 160 X 300 1.01A 11-20-2.1 744 Clifty Dr

Transfer History table with columns: Date, Owner, Grantee, Book, Page. Rows include 1/9/2009 McDonalds Real Estate Company and 1/1/1900 NAT. SHAWMUT/BANK OF BOSTON.

Comment [Empty text box]

Comment Sort Redraw
WTH Date 02/03/2020
acreage 1.1008
PRIVREC
No

pvFound Yes taxFoundMVP Yes pvLastSoldPrice 0
pvLastAssessment 587200 pvNeighborhood 3906460-007 pvLastSoldDate 01/09/2009
pvAssessmentClass 435

ThinkMap Parcel Number

County Area Section Block Parcel Split Tax ID
39 08 22 223 007 000 007

ProVal Parcel Numbers

Tax Bill ID 0110088600
Parcel ID 39-08-22-223-007.000-007

Owner Information

Name RIVER CITY AUTOMOTIVE INC
Name 2
Address 750 JEFFERSON CT
City State Zip MADISON IN 47250-1800

Property Information

Address 750 JEFFERSON CT
City State Zip MADISON IN 47250-0000
Deed Book Deed Page
Legal Acreage 0.7320 taxYearBuilt
Legal Description 011-00886-00 PT LOT 3 SCOTT INDUSTRIAL PARK .73199A 11-20-3.3 750 Jef ferson Ct

Transfer History table with columns: Date, Owner, Grantee, Book, Page. Entry: 1/1/1900, River City Automotive Inc.

Comment

Comment Sort Redraw WTH Date 02/03/2020 acreage 0.7332 PRIVREC No

pvFound Yes taxFoundMVP Yes pvLastSoldPrice 0 pvAssessmentClass 429
pvLastAssessment 262100 pvNeighborhood 3906450-007 pvLastSoldDate 01/01/1900

ThinkMap Parcel Number

County Area Section Block Parcel Split Tax ID
39 08 22 223 006 000 007

ProVal Parcel Numbers

Tax Bill ID 0110088800
Parcel ID 39-08-22-223-006.000-007

Owner Information

Name Progressive Engineering Concepts LLC
Name 2
Address 1367 S State Road 60
City State Zip SALEM IN 47167

Property Information

Address 746 CLIFTY Dr
City State Zip MADISON IN 47250-0000
Deed Book Deed Page
Legal Acreage 0.5110 taxYearBuilt
Legal Description 011-00888-00 SCOTT INDUSTRIAL PARK .5111 AC 11-20-4.1 74 6 Clifty Dr

Transfer History	Date	Owner	Grantee	Book	Page
	4/9/2024	Progressive Engineering Concepts LLC			
	4/9/2024	HH12 LLC			
	4/9/2024	HH12 LLC			
	4/9/2024	HH12 LLC			
	4/9/2024	HH12 LLC			

Comment

Comment Sort
WTH Date 01/01/2001
acreage 0.5462
PRIVREC
No

pvFound Yes taxFoundMVP Yes pvLastSoldPrice 171000
pvLastAssessment 163700 pvNeighborhood 3906460-007 pvLastSoldDate 04/09/2024
pvAssessmentClass 454

ThinkMap Parcel Number

County Area Section Block Parcel Split Tax ID
39 08 22 000 007 001 007

ProVal Parcel Numbers

Tax Bill ID 0110491001
Parcel ID 39-08-22-000-007.001-007

Owner Information

Name Madison Consolidated Schools
Name 2
Address 2421 Wilson Ave
City State Zip MADISON IN 47250

Property Information

Address 743 CLIFTY DR
City State Zip MADISON IN 47250-0000
Deed Book 2019 Deed Page 04748
Legal Acreage 11.3220 taxYearBuilt
Legal Description 011-04910-01 SW 22-4-10 11.322A 11-3-30.1 2000+ SR 62

Transfer History table with columns: Date, Owner, Grantee, Book, Page. Rows: 12/12/2019 Madison Consolidated Schools 2019 04748; 1/1/1900 Madison Consolidated School

Comment

Comment Sort
WTH Date 01/01/2001
acreage 11.0995
PRIVREC
No

pvFound Yes taxFoundMVP Yes pvLastSoldPrice 0
pvLastAssessment 3127100 pvNeighborhood 3906180-007 pvLastSoldDate 12/12/2019
pvAssessmentClass 650