



## BZVD-24-32

Application for Variance  
from Development

Standards

Status: Active


Submitted On: 6/10/2024


## Primary Location


1000+ E Fulton St  
Madison, IN 47250


## Owner

## Applicant

 HDL Holdings Properties

 812-493-5060

 ggriffin@hdlholding.com

 748 Scott Ct

Madison, IN 47250

## Permit Information

### Address and/or Legal Description of Property\*

39-13-01-224-029.000.006

### Zoning Classification\*

RA

### Description of Existing Use\*

VACANT LOT

### Description of Proposed Use\*

SEASONAL CAMPING .

### List sections of the Zoning Ordinance for which a variance is requested\*

Section 6.11 A2, 6.11 A3, & Section 6.11 8C.

**Describe why a variance is requested\***

The property does not meet the min. lot area requirement of one acre, or 43,560 sq. feet, for RA and also doesn't meet the min. lot width requirement of 150' for RA. The property is being proposed for use as a seasonal camping ground, so the variance requested for Section 6.11 8C applies to parking restrictions for RA. With the proximity of which each parcel is from one another and the placement of the RV parking area as shown on the site plan, it would be impossible to meet this restriction.

**Is this application requesting a variance from setbacks?\***

No

**Narrative**

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

NO, THIS VARIANCE WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, MORALS OR GENERAL WELFARE OF THE COMMUNITY.

**Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?\***

NO, THE VARIANCE WILL NOT AFFECT THE VALUE OR USE OF THE ADJACENT PROPERTY.

**Will the strict application of the terms of the zoning ordinance result in practical difficulties in the use of the property?\***


YES, WITHOUT THE VARIANCE THE LOT SIZE IS TOO SMALL FOR THE PROPOSED USE OF THE PROPERTY.

## 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\***

 Dave Griffin  
Jun 10, 2024



E Felton St  
E Felton St

320' +/- 172'

30/50a electric with water hookup

Site 40'x80'

RV Gravel Pad 15'x50'

LOT #3  
57' WIDE  
230' LONG

LOT #2  
116' WIDE  
235' LONG

LOT #1  
124' WIDE  
229' LONG

LOT #4  
20' W  
270' L

