



## BZVD-24-37

Application for Variance  
from Development

### Standards

Status: Active

Submitted On: 7/1/2024

### Primary Location

1716 TAYLOR ST  
MADISON, IN 47250

### Owner

Mahoney Kenton I & Logann  
Brooke  
TAYLOR ST 1716 MADISON, IN  
47250

### Applicant

 Kenton Mahoney  
 812-599-1878  
 kimahoney@madison.k12.in.us  
 1716 Taylor Street  
MADISON, IN 47250

## Permit Information

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

1716 Taylor street

### Zoning Classification\*

Residential Agriculture

### Description of Existing Use\*

Primary Residence

### Description of Proposed Use\*

Expand primary residence

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

East property line- reduce feet from property by 10 feet  
Property is less than one 1 acre, but also zoned agriculture. I need permission to build on a zoned agriculture property that is less than 1 acre

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

To build an extension on the back of the property

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

Yes

### Variance from Setback Request

**Current North Lot Line (Ft)**

90.32

**Current East Lot Line (Ft)**

30.74

**Current South Lot Line (Ft)**

45.71

**Current West Lot Line (Ft)**

83.63

**Requested North Lot Line (Ft)**

90.32

**Requested East Lot Line (Ft)**

10.83

**Requested South Lot Line (Ft)**

45.71

**Requested West Lot Line (Ft)**

83.63

## Narrative

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

No. It will not be injurious to the community as we are investing into our home and making improvements to the property

**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 property east of my property is vacant. It is a small valley with a creek at the bottom. There is a planned street, spring street, that has never been built.

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


Yes. If not given the variance 1716 Taylor street will have to reduce the extension to 10 feet or attempt to re-zone the property from residential agriculture to residential to reduce the setback from 20 feet to 10 feet.

## Acknowledgement

*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.**

**Digital Signature\***

 **Kenton Mahoney**  
Jul 1, 2024

**MADISON CITY BOARD OF ZONING APPEALS**

The City of Madison Board of Zoning Appeals held a regular meeting on Monday, December 12, 2022 at 6:30 p.m. in City Hall. Scott Baldwin, Chairman, presided over the meeting with the following Board Members present: Mark Acosta, and Nancy Burkhardt. Also present: Devon Sharpe, Attorney; Nicole Schell, Director of Planning; and Joe Patterson, Associate Planner. Absent: Rick Farris, Board Member.

**Minutes:**

No additions or corrections noted for the November 14, 2022 Minutes. S. Baldwin made motion to approve the minutes as written – seconded by M. Acosta. Unanimous Consent Vote – all ayes – Final vote is three (3) in favor and zero (0) against – motion carries.

*November 14, 2022 Minutes approved in accordance with motion and vote.*

**Renewals:**

1. Glennia Moore – Conditional Use Permit for a mobile home.  
 Location: **3607 N Old SR 62**Zoned: Low Density Residential (R-4)  
 One-Year Renewal
  
2. Larry & Valencia Crisafulli – Conditional Use Permit for a seven (7) unit apartment building.  
 Location: **420 West St**Zoned: Central Business District (CBD)  
 Three-Year Renewal
  
3. Mike Anderson – Conditional Use Permit for a tattoo studio.  
 Location: **408/418 Mulberry St**Zoned: Historic District Residential (HDR)  
 One-Year Renewal
  
4. George & Jean Reed – Conditional Use Permit for a mobile home.  
 Location: **533 Spring St**Zoned: Medium Density Residential (R-8)  
 One-Year Renewal
  
5. Tom & Melodie Power (Rivercrest Marina) – Conditional Use Permit for Shower Trailer.  
 Location: **1200 W Second St**Zoned: Heavy Manufacturing (M-2)  
 One-Year Renewal
  
6. Jerry Taylor – Conditional Use Permit to operate a martial arts instruction facility.  
 Location: **700 Cragmont St**Zoned: Local Business (LB)  
 Three-Year Renewal
  
7. Sandy Dierdorf (Madison Travel Company, LLC) – Conditional Use Permit for an in-home travel agency.  
 Location: **317 W Third St**Zoned: Historic District Residential (HDR)  
 One-Year Renewal
  
8. Super Shine – Conditional Use Permit for vehicle detailing, window tinting, headliner work, and retail sales of truck accessories.  
 Location: **3068 Landmark Ln**Zoned: High Density Residential (R-32)  
 One-Year Renewal

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9. Kathy Kidwell – Conditional Use Permit for a mobile home.

Location: **1347 N Old SR 62**

Zoned: Residential Agricultural (RA)  
One-Year Renewal

S. Baldwin noted that renewals #4 and #6 had paid their renewal fees.

S. Baldwin made the motion to approve renewals #4 and #6 – seconded by N. Burkhardt – Unanimous Consent Vote. All ayes, Motion carries.

**Renewals #4 and #6 approved in accordance with motion and vote.**

S. Baldwin noted that renewals #1 - #3, #5, and #7 - #9 had not paid their renewal fees. S. Baldwin made the motion to conditionally approve renewals #1 - #3, #5, and #7 - #9 and instructed a letter be sent that they have not paid their renewal fee and their Conditional Use is expired; However, if the renewal fee is paid by the next scheduled meeting then the conditional use permit would be renewed – seconded by M. Acosta – Unanimous Consent Vote. All ayes, Motion carries.

**Renewal #1 - #3, #5, and #7 - #9 conditionally renewed in accordance with motion and vote.**

**New Applications:**

1. City of Madison – Variance of Use to allow permanent use of Crystal Beach Swimming Pool and Pool House on property.

Location: **400, 402, 404, and 406 W Vaughn Dr & 100+ Elm St**

Zoned: Open Space (OS)

Nicole Schell – Director of Planning, City of Madison – City has been in the process of rehabilitating and upgrading Crystal Beach. During this process it was also discovered that, per our Zoning Ordinance, that a Conditional Use was required to operate a park and swimming pool in Open Space. Due to the nature of how the bonding process works, combined with the historical significance of Crystal Beach, the City wanted to pursue a Variance of Use instead to ensure the long-term survival of this community asset.

No further questions by the Board. No comment from the public.

**Findings of Fact**

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

M. Acosta        It will not be injurious or anything. It has existed as a swimming pool for a long, long time. It is simply being reconstructed and rezoned appropriately.

N. Burkhardt    No, it will not be injurious. It will be the opposite. They're improving the welfare of the community.

S. Baldwin       I agree. This is renewing an asset that has been there a long, long time which is actually a part of Madison. I think that one is well met.

2. Will use and value of the area adjacent to the property be affected in a substantially adverse manner?

M. Acosta        No, it should be affected very positively. If it were left in the condition it were now without the improvements, it would have a negative effect.

N. Burkhardt    No, it would be the opposite. As you said, it's an improvement.

S. Baldwin       I see no adverse effects on continuing something that has been going on for sixty years or more.

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**3. Does the need for the variance requested arise from some condition peculiar to the property?**

- M. Acosta Yes, as the applicant explained that the requirements and needs of the bonding help it meet its goal.
- N. Burkhardt I agree as explained by the applicant.
- S. Baldwin The peculiar conditions are that the process of getting bond financing almost require this, or are at least greatly facilitated by this and, of course, bond financing is needed to pay for it.

**4. Will the strict application of the Zoning Ordinance constitute an unnecessary hardship?**

- M. Acosta Yeah, without the application being approved, there would be no project.
- N. Burkhardt It would be as discussed.
- S. Baldwin The unnecessary hardship would be complying with all the things you have to do to get a bond issued.

**5. Will approval of the variance interfere with the Comprehensive Plan?**

- M. Acosta No, it's very complementary to the Comprehensive Plan.
- N. Burkhardt I agree.
- S. Baldwin It is part of the Comprehensive Plan since it has been there so long.

**6. Are there special conditions and circumstances?**

- M. Acosta Being just a renovation on sixty, seventy-year old piece of property existing to the community.
- N. Burkhardt I agree it's maintaining a piece of existing property.
- S. Baldwin The special conditions and circumstances, well it had to be rebuilt. It was built long before there was any zoning ordinance and it has to be financed by a bond issue.

**7. Would literal interpretation deprive the applicant of rights enjoyed by others in the same zoning?**

- M. Acosta Being a recreational facility, again being there as long as it has would be a negative impact on the community.
- N. Burkhardt I agree with the history of the property and maintaining it the way it should be.
- S. Baldwin I'm not sure this one, personally, is relevant because what are the rights of other swimming pool owners in OS? There are none.

**8. Do special circumstances and conditions result from actions of the applicant?**

- M. Acosta No, as stated, it's just simply correcting a – bringing it into agreement with the zone – when the zoning was passed, it was not changed at that time.
- N. Burkhardt I agree, it's a historical property.
- S. Baldwin The reason this is being done is because the pool has lived its life and needed to be rebuilt. That was not because of anybody's actions, it was simply just age.

**9. Will the applicant receive special privileges conferred upon it not given to others?**

- M. Acosta No, it's just correcting a wrong that has existed through the corporation of the zoning changes.
- N. Burkhardt I agree, I see no special privileges.
- S. Baldwin A seventy-year old swimming pool in OS, I would hardly consider a special privilege.

S. Baldwin made motion to approve the Variance as requested – Seconded by N. Burkhardt – roll call – all ayes – Final vote is four (3) in favor and zero (0) against – Motion carries.

**Variance approved in accordance with motion and vote.**

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2. Fred Low, Chaille Tower Consultants obo Vertical Bridge – Conditional Use Permit for an unmanned communication facility, including a 110’ total height tower to be located within a 50’ x 50’ fenced aggregate compound. Parcel is also utilized by the Knights of Columbus.

Location: **2250 Lanier Dr**

Zoned: Light Manufacturing (M-1)

Fred Low –Chaille Tower Consultants – Applied on behalf of Vertical Bridge and Verizon Wireless. Verizon Wireless asked Chaille Tower to locate another place where they could utilize to improve their wireless service. One other location was identified, a water tower, however as the only access to the site went across railroad tracks, it could not be guaranteed that there would be full, immediate access to the site should it be needed. This was the next option available that met the FCC requirements. A lot of care went into placement of the facility and to ensure that vegetation would remain, and that the overall height was at the lower end of your average tower. The property would be leased on an initial five-year term with an additional five five-year renewals for a total of thirty years. Vertical Bridge would be responsible for any inspections and maintaining the area immediately around the facility.

S. Baldwin noted that the requirements from a previous ordinance for towers of this nature were not incorporated into the most recent Zoning Ordinance, and asked if the applicant that since they had already answered and planned to those stipulations, if they would adhere to those statements made to which the applicant replied in the affirmative.

No further questions by the Board. No comment from the public. S. Baldwin noted this would be Category 476.

**Findings 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?

M. Acosta Yes.

N. Burkhardt Yes, 476 is allowed in M-1 with a Conditional Use.

S. Baldwin Mrs. Burkhardt put it well. It is allowed.

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?

M. Acosta Yes, this is improving the cell reception and the whole infrastructure that goes with that. Yes, it would be really in tune with the Comprehensive Plan.

N. Burkhardt Yes, it would be harmonious with the Comprehensive Plan.

S. Baldwin Cell phones today are indispensable so this goes with – it’s just common sense.

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?

M. Acosta To the applicant’s point, a 100-foot tower is a relatively low tower and, at least as it is today, it will blend in with the vegetation so sight-line will not be impacted.

N. Burkhardt Yeah, I don’t think it will change the essential character.

S. Baldwin I don’t see any change either. That has been, for a long time, actually a huge wooded lot. There are no housing close by as the map pointed out, so I think that one is met.

4. Do you agree that this will not be hazardous or disturbing to future or existing neighboring uses?

M. Acosta I do not see it being hazardous or disturbing. It’s not emitting any loud sounds or fumes or anything of that nature.



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N. Burkhardt Yeah, I don't see any problems as it will be unmanned place.

S. Baldwin The only possible hazard I see is if the thing falls over, and according to their plan, the surrounding area is bigger than the tower, so I see no hazards.

5. Do you agree this will 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?

M. Acosta Yeah, I think for the most part, that it has everything it needs. It seems to have minimal infrastructure required.

N. Burkhardt I agree with those comments.

S. Baldwin All the utilities to run something like this are there.

6. Do you agree this will 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?

M. Acosta I don't see it causing any public expense whatsoever.

N. Burkhardt I agree. It should help the economic welfare.

S. Baldwin Since everything is done by people on cell phones nowadays, it will certainly help the welfare of the community. That one is met.

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?

M. Acosta I don't see it having any impact on those items.

N. Burkhardt I agree. I see no detriment.

S. Baldwin None of these really apply to a radio tower, so I think that one is met.

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?

M. Acosta I think it's fine. The approach it currently has will be sufficient.

N. Burkhardt I agree. I don't see there being much traffic associated with that.

S. Baldwin I agree. Once the thing is constructed there will be virtually no traffic except an inspector regularly.

9. Do you agree this will not result in the destruction, loss, or damage of a natural, scenic, or historic features of major importance?

M. Acosta I don't see any impact to that. As the applicant stated only two small trees would be removed and the rest of the area would be maintained.

N. Burkhardt I agree, I see no problems with any of that.

S. Baldwin There are no features of major importance, except for maybe the K of C house that is back in there. They do not plan to tear that down.

S. Baldwin made motion to approve the Conditional Use for a period of thirty (30) years with the condition that the wooded area surrounding the facility be maintained – Seconded by M. Acosta – roll call – all ayes – Final vote is three (3) in favor and zero (0) against – Motion carries.

**Conditional Use approved in accordance with motion and vote.**

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3. Paul and Frances Francis – Variance from Development Standards for setbacks to construct a garage/storage building. Applicant is requesting a three (3) foot setback on the west property line.  
Location: **1929 Hillview Ct** Zoned: Low Density Residential (R-4)

Paul Francis – 1929 Hillview Ct – Attended last month’s meeting and received a Conditional Use Permit to operate as an in-home gunsmith. The planned shed is approximately 12’ x 20’ and is being relocated from their previous address as part of the closing agreement. This shed would be utilized as storage as well as a garage for an older he applicant discussed with the Board that there was an area to the rear of the home that could facilitate the location of this shed, but that the access was less than ideal as there was a significant grade change and ditch that would need to be crossed. The Board members expressed concern over locating this shed in the front/side yard where it would be highly visible from the street and the close proximity to the neighbor. Mr. Francis stated that he had discussed the location of the shed with his neighbor and the neighbor was okay with it being placed there.

The Board inquired if Mr. Francis would be willing to wait an additional month for further consideration. Mr. Francis had concerns that the timeline of closing on his previous home to the next Board meeting may be a hindrance due to the closing agreement authorizing him only ninety days from that closing date to relocate the shed and that the next Board meeting would result in just a few days remaining of that deadline, but also stated that the owner of his previous property seemed to be easy to work with and could likely get a slight extension, if needed, but would need to confirm first. After further discussion and deliberation, the Board still had concerns with the placement being harmonious with the general character of the neighborhood and requested that the applicant provide pictures of the shed that is to be located on the site.

S. Baldwin made motion to table the application to the next regular meeting (December 12, 2022) – Seconded by R. Farris – Unanimous Consent Vote – all ayes – Final vote is four (4) in favor and zero (0) against – Motion carries.

***Application tabled to the December 12, 2022 meeting in accordance with motion and vote.***

**Tabled Applications:**

1. Kenton Mahoney – Variance from Development Standards for setbacks to allow building an addition to the rear of the home. Applicant is requesting a ten and one-fourth (10.25) foot setback on the east property line.  
Location: **1716 Taylor St** Zoned: Residential Agricultural (RA)

Kenton Mahoney – 1716 Taylor St – Desires to build an addition to the home and discussed with the Board the somewhat unusual layout of the property and the general area, including the utilities and substations across the street. There was additional discussion between the applicant and Board that the nature of the request and addition to the home appeared to be in-line with the character of the area and that either the applicant, State, or City owned most of the surrounding parcels. Mr. Mahoney and the Board discussed the history of the property and of the general area. The property was originally developed around 1847 and was destroyed by a tornado, as were many of the other properties in the area. Many of the properties in the area, including Mr. Mahoney’s were subsequently redeveloped in one way or another and have seen numerous zoning changes in the area over time which have made this a rather interesting piece of property.

No further questions from the Board. No comments from the public.

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Findings of Fact

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

M. Acosta No. It is not simply just because it is improving an existing piece of property.  
N. Burkhardt I agree. He is just improving his property.  
S. Baldwin The general welfare of the community, as has been pointed out, is government property on two sides and the topography of the area and the streets that likely nowadays couldn't even be built. The community, in that neighborhood, is almost just like a farm and is likely to stay that way. So, I think that one is met. It won't injure the government.

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

M. Acosta I don't think it will have any adverse effect whatsoever.  
N. Burkhardt I agree. There should be no adverse effect. In fact, it should be the opposite.  
S. Baldwin This is a request on the east lot line. That is the line that faces the State of Indiana so I could not comprehend how this could adversely affect the State of Indiana's property.

3. Will the strict application of the terms of the zoning ordinance result in practical difficulties in the use of the property?

M. Acosta Yeah, I think the strict application would not allow the project – the setting of the house now with the project would not allow it to be done.  
N. Burkhardt With his property being RA he would not be able to add on, whereas the other properties in the area zoned R-8 would be able to.  
S. Baldwin I think that Mrs. Burkhardt made a very good point. This is one of these situations where perhaps in the 1950's or 60's – the first Zoning Ordinance was passed in '66 – this may have all been farmland, but now for some reason is zoned Agriculture and it's not any more. The peculiarities, topography, the location, the zoning – which we frequently run into with this Board – I think that there would be practical difficulties in enforcing RA in this particular area.

N. Burkhardt made motion to approve the variance as requested – Seconded by M. Acosta – roll call – all ayes – Final vote is three (3) in favor and zero (0) against – Motion carries.

**Variance approved in accordance with motion and vote.**

Business – Old or New:

1. Natalie Nicole Vladimirovs – Conditional Use Permit for a portable building for café and deli sales.  
Location: **307 E Clifty Dr** Zoned: General Business (GB)  
One-Year Renewal

S. Baldwin noted that renewal #1 still had not been paid.

S. Baldwin made motion that the Attorney send a letter notifying Ms. Vladimirovs that their renewal is still unpaid and that the Conditional Use Permit has therefore expired and requires reapplication to continue the

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use, unless the renewal fee is paid before the next regular scheduled meeting – **seconded** by M. Acosta – Unanimous Consent – all ayes - Final vote is three (3) in favor and zero (0) against – **Motion carries.**

**Renewal #1 expired in accordance with motion and vote.**

2. Rules of Procedure

Board members indicated they preferred more members present to discuss and vote on the proposed Rules of Procedure.

S. Baldwin made motion to table the **discussion** of the Rules of Procedure to the next regular meeting – **seconded** by M. Acosta – Unanimous **Consent** Vote – all ayes – Final vote is four (3) in favor and zero (0) against – **Motion carries.**

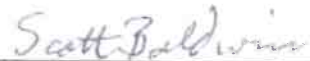
**Rules of Procedure tabled in accordance with motion and vote.**

No further business brought before the board.

M. Acosta made the motion to adjourn – **seconded** by S. Baldwin – Unanimous Consent Vote – Final vote was three (3) in favor and none against. **Motion** to adjourn carries.

**Meeting adjourned at 7:24 p.m.**

BY ORDER OF THE CITY OF MADISON BOARD OF ZONING APPEALS



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



\_\_\_\_\_  
Joe Patterson, Associate Planner

Franklin Street (Platted Only)

150'

LOT #25

1716 Taylor Street  
Maddison, IN 47250  
Kenton & Logann Mahoney



90.32'

32.66'

100'

Spring Street (Platted Only)

100'

Taylor Street (Right of Way)

100'

100'

83.63'

LOT #26

45.71'

150'

Existing  
Residence

Addition

10.83'





# 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: Kenton E. Mahoney  
Street: 1716 Taylor Street  
City: Madison State: IN Zip: 47250  
Phone (Preferred): (812) 544-1878 cell  
Phone (Alternate): (812) 274-8163 work  
Email: mahoney0913@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: 1716 Taylor Street  
LOT # 26 & 25 PFD-34-08-27-331-026500-007  
Marshall Addition North Zoning Classification: Residential Single-Family

Description of Existing Use: Primary Residence

Description of Proposed Use: Expand primary residence

List sections of the Zoning Ordinance for which a variance is requested: East property line setback from property by 10 feet

Describe why a variance is requested: To build an extension on the back of my house

### For Variance from Setbacks, list below and indicate on site plan:

Current -	North: <u>87.1</u> ft	East: <u>38.77</u> ft	South: <u>45.71</u> ft	West: <u>79.5</u> ft
Requested -	North: <u>87.1</u> ft	East: <u>10.38</u> ft	South: <u>24.5</u> ft	West: <u>79.5</u> ft

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. It will not be injurious to the community as we are investing into our home and making improvements to the property
2. 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 property east of my property is vacant. It is a small valley with a creek at the bottom. There is a planned street, spring street, that has never been built.
3. Will the strict application of the terms of the zoning ordinance result in practical difficulties in the use of the property?  
Yes. If not given the variance 17/6 Taylor street will have to reduce the extension to 10 feet or attempt to re-zone the property from residential agriculture to residential to reduce to setback from 20 feet to 10 feet.

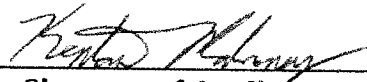
**Include any other documents/information which you feel will aid the Board in making its determination.**

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 Certified Mail receipts and 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 proof of attempt(s) of contact are provided. USPS delays will not be held against you if proof indicates that letters were sent appropriately.

**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.**

10-20-22

Date



Signature of Applicant

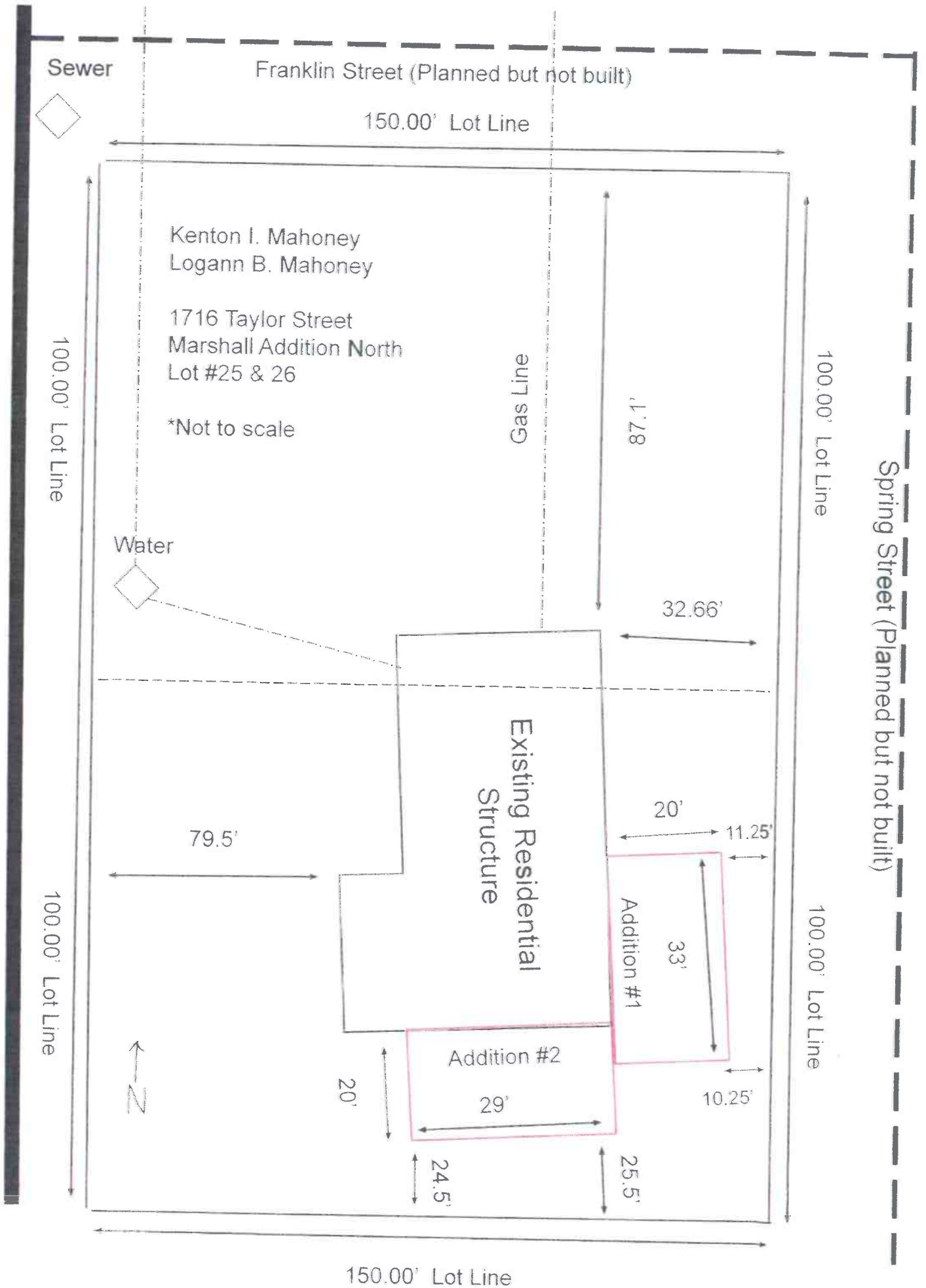
**Documentation Review** (Completed by Planning Office)

- N/A Owner Authorization provided (if req'd)
- Narrative Statements completed (Page 1 and #1 - 3 above)
- Application is complete
- GIS Information to applicant and attached
- Certified Mail Receipts received (attach)
- Certified Mail Green Cards received (attach)

Staff Notes

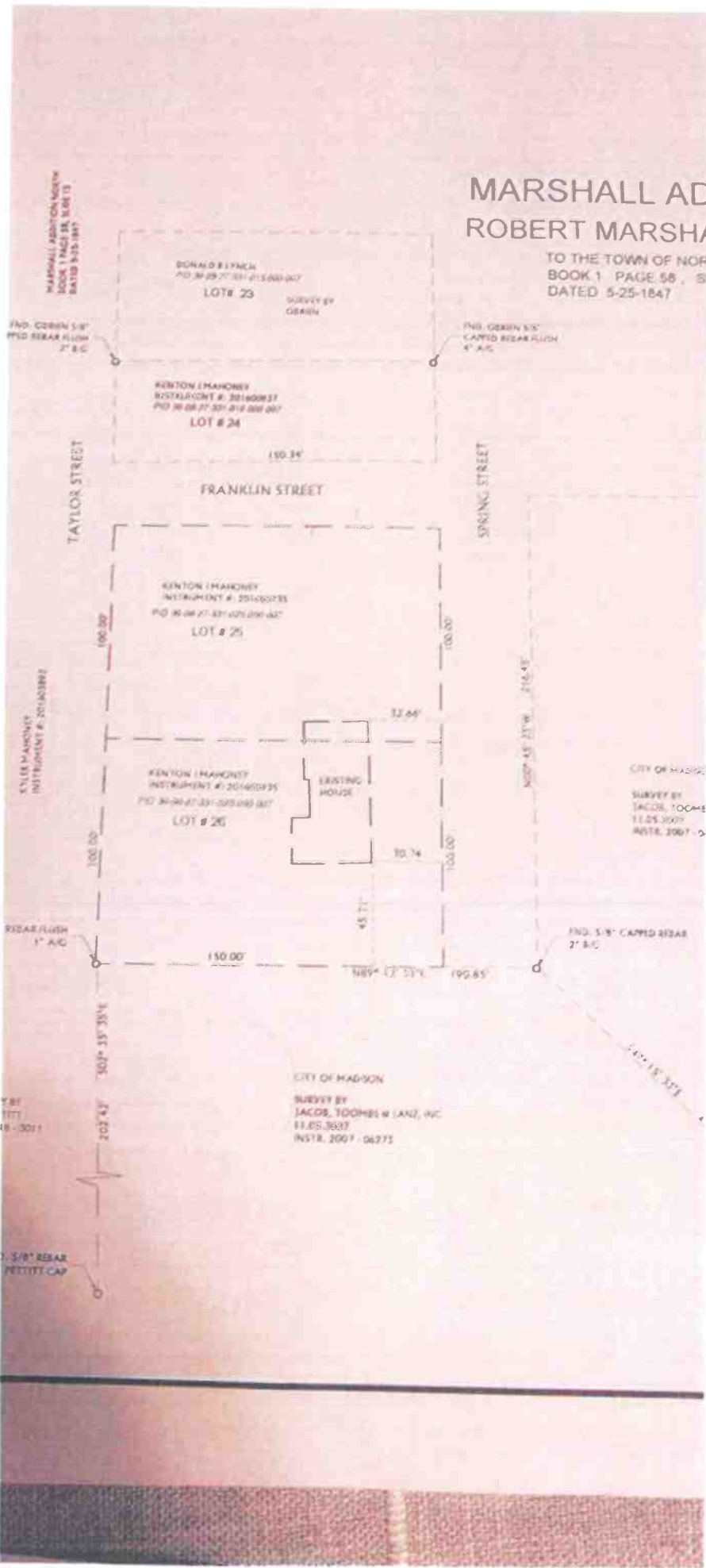
COMPLETED BY PLANNING OFFICE	<b>Meeting Information: Board of Zoning Appeals</b>
Application Accepted on: <u>10/21/2022</u>	101 W Main St, Madison, IN 47250 – Council Chambers
Application Accepted by: <u>JOE PATTERSON JEP</u>	Meeting Date: <u>NOVEMBER 14, 2022</u> Time: <u>6:30PM</u>

Taylor Street

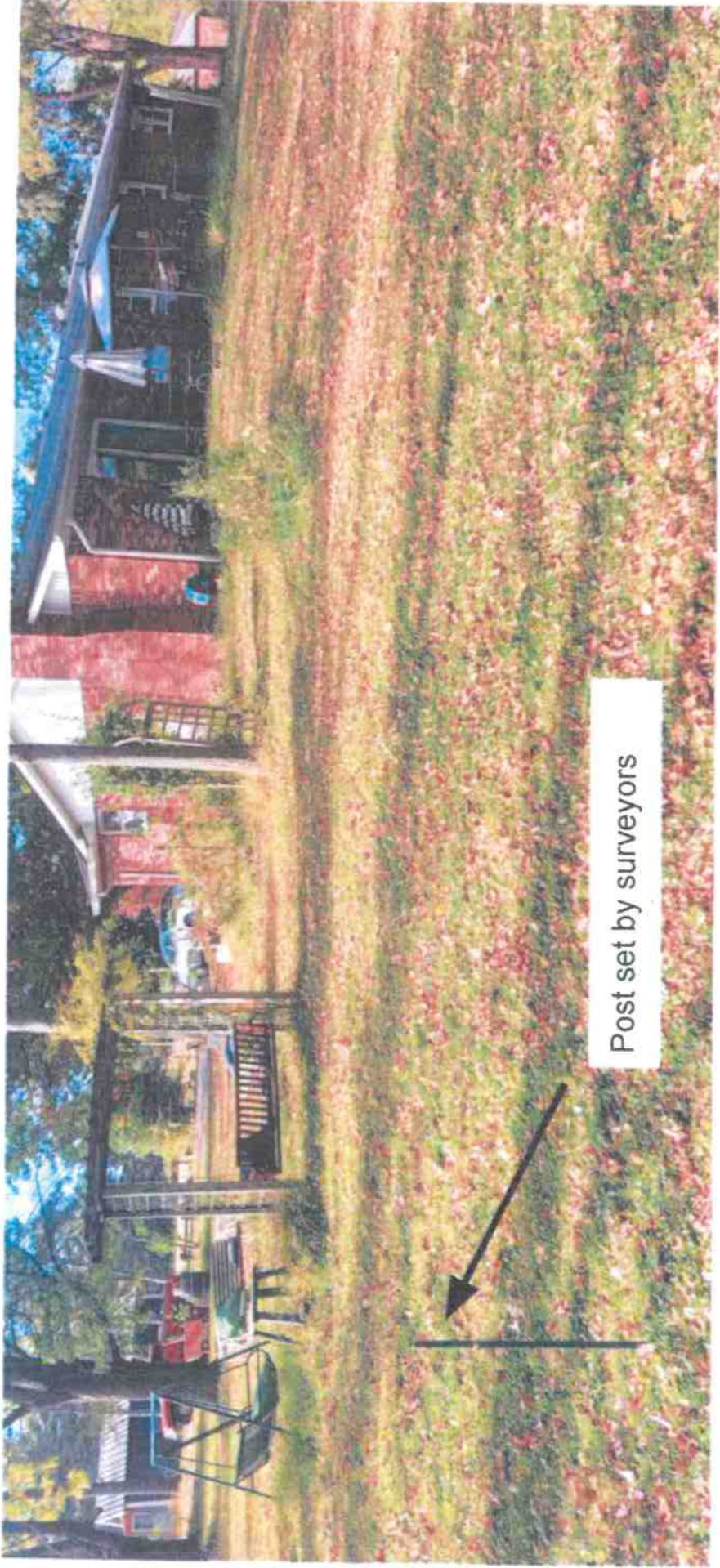


Spring Street (Planned but not built)





Survey done in 2018 to verify setback lines behind 1716 Taylor Street house.



View from Southeast corner of the house.



View of the East side of the house.  
The two posts were set by different surveyors. Between them is the unbuilt Spring Street.



**MadisonZoning**  
Zoning Code:

- GB
- M-1
- R-8
- RA

- Regional Counties
- County Boundary
- Townships
- Corporate Boundaries
- Water
- Parcels
- Drives, Alleys, etc.

- Addresses
- Regional Counties
- Regional Roads
- Regional Highways
- Water
- Railroad
- Drives, Alleys, etc.
- Roads
- Highways

1716 Taylor St

