



BZVD-24-39

Application for Variance
from Development
Standards

Status: Active

Submitted On: 7/17/2024


Primary Location


917 W FIRST ST
MADISON, IN 47250


Owner


Prickett Michael E & Melissa J
MAIN ST 319 MADISON, IN 47250

Applicant

 Kelly | 604 Mulberry LLC
Rodgers

 703-244-9626

 ryan@pinelanellc.com

 804 E. First St.
Madison, IN 47250

General Information

Are you the property owner?*

No

Property Owner Information

Property Owner Name*

Linda and Samuel Sloffer

Mailing Street Address*

917 W First St

City*

Madison

State*

IN

Zip Code*

47250

Phone Number*

812-596-5640

Email

sam.sloffer@gmail.com

Permit Information

Address and/or Legal Description of Property*

917 W First St.

Zoning Classification*

HDR

Description of Existing Use*

Residence

Description of Proposed Use*

Residence

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

6.15

Describe why a variance is requested*

To bring the property into conformance to allow for the construction of an addition.

Is this application requesting a variance from setbacks?*

Yes

Variance from Setback Request

Current North Lot Line (Ft)

0.5

Current East Lot Line (Ft)

2

Current South Lot Line (Ft)

81.5

Current West Lot Line (Ft)

2

Requested North Lot Line (Ft)

0.5

Requested East Lot Line (Ft)

2

Requested South Lot Line (Ft)

61.5

Requested West Lot Line (Ft)

2



MADISON

Indiana
Planning, Preservation and Design

DOCKET ID ASSIGNED:
BZVD-24-39

101 W Main St
Madison, IN 47250
(812) 265-8324

Application for Variance from Development Standards

| | |
|---------------------------|------------------|
| Application Fee | \$ 60.00 |
| Ad Fee (for Legal Notice) | \$ 15.00 |
| Recording Fee | \$ 25.00 |
| Total Due | \$ 100.00 |

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

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: Ryan Rodgers
Street: 804 E First St
City: MADISON State: IN Zip: 47250
Phone (Preferred): 312-818-6772
Phone (Alternate): _____
Email: ryan@PineLanesLLC.com

OWNER INFORMATION (IF DIFFERENT*)

Name: Stoffer, Samuel W & LINDA
Street: 917 W First St
City: MADISON State: IN Zip: 47250
Phone (Preferred): 312-596-5640
Phone (Alternate): _____
Email: SAM.STOFFER@gmail.com

* 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: 011-09523-00 2617 W 9th Lot 33 1186 ADD
W 11-145-14 917 W First St

Zoning Classification: HDR

Description of Existing Use: RESIDENCE

Description of Proposed Use: RESIDENCE

List sections of the Zoning Ordinance for which a variance is requested: setback of existing structure
and new addition

Describe why a variance is requested: to build addition

A Site Plan is **required** and must include the distance of the closest point from any **existing** or planned **structure** to each property line: For **Variance** from Setbacks, list below and **indicate** on Site Plan.

Current – North: +6" ft East: -2' ft South: 8'6" ft West: +2' ft
 Requested – North: +6" ft East: +2' ft South: 6'6" ft West: +2' 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. These **Findings of Fact** are established and required by Indiana Code.

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**.

- Will this variance be injurious to the public health, **safety**, morals, and general welfare of the community?
No - Same use additional 8ft only
- Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?
No - structure will be finished in more appropriate material
- Will the strict application of the terms of the zoning ordinance result in practical difficulties in the use of the property?
yes - current structure in non-conforming

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.

7-15-24
Date

[Signature]
Signature of Applicant

| | |
|--------------------------------|---|
| COMPLETED BY PLANNING OFFICE | Meeting Information: Board of Zoning Appeals |
| Application Accepted on: _____ | 101 W Main St, Madison, IN 47250 – Council Chambers |
| Application Accepted by: _____ | Meeting Date: _____ Time: 6:00PM |

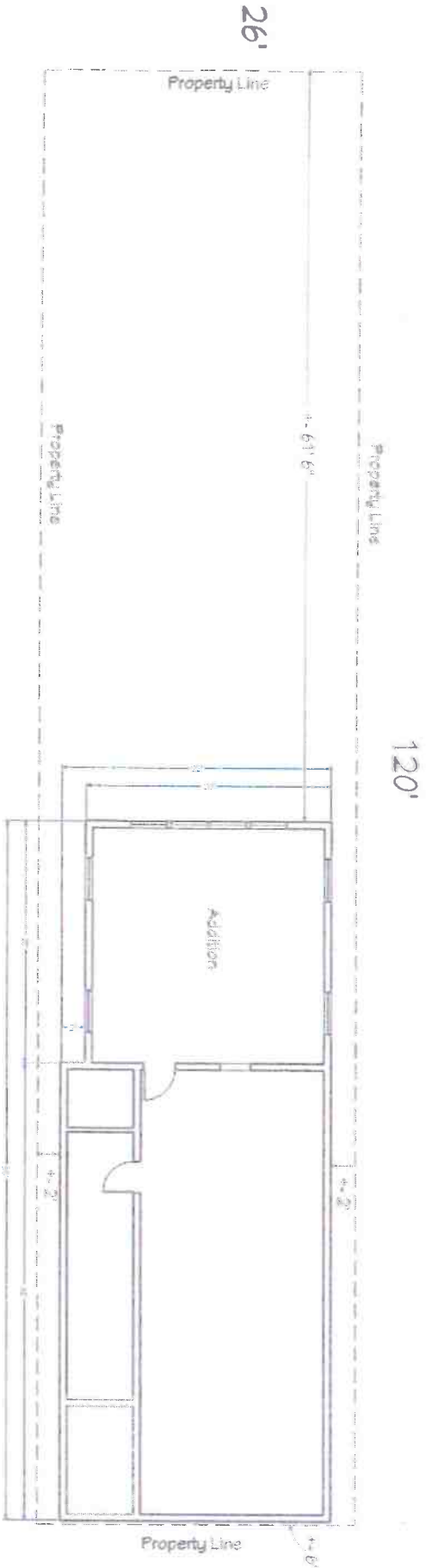
Documentation Review (Completed by Planning Office)

- ___ Owner Authorization **provided** (if req'd)
- ___ Narrative Statements completed
- ___ Site Plan is adequate
- ___ Application is **complete**
- ___ GIS Information to applicant and **attached**
- ___ Certified Mail Receipts received (attach)
- ___ Certified Mail Green Cards received (attach)

| Staff Notes |
|-------------|
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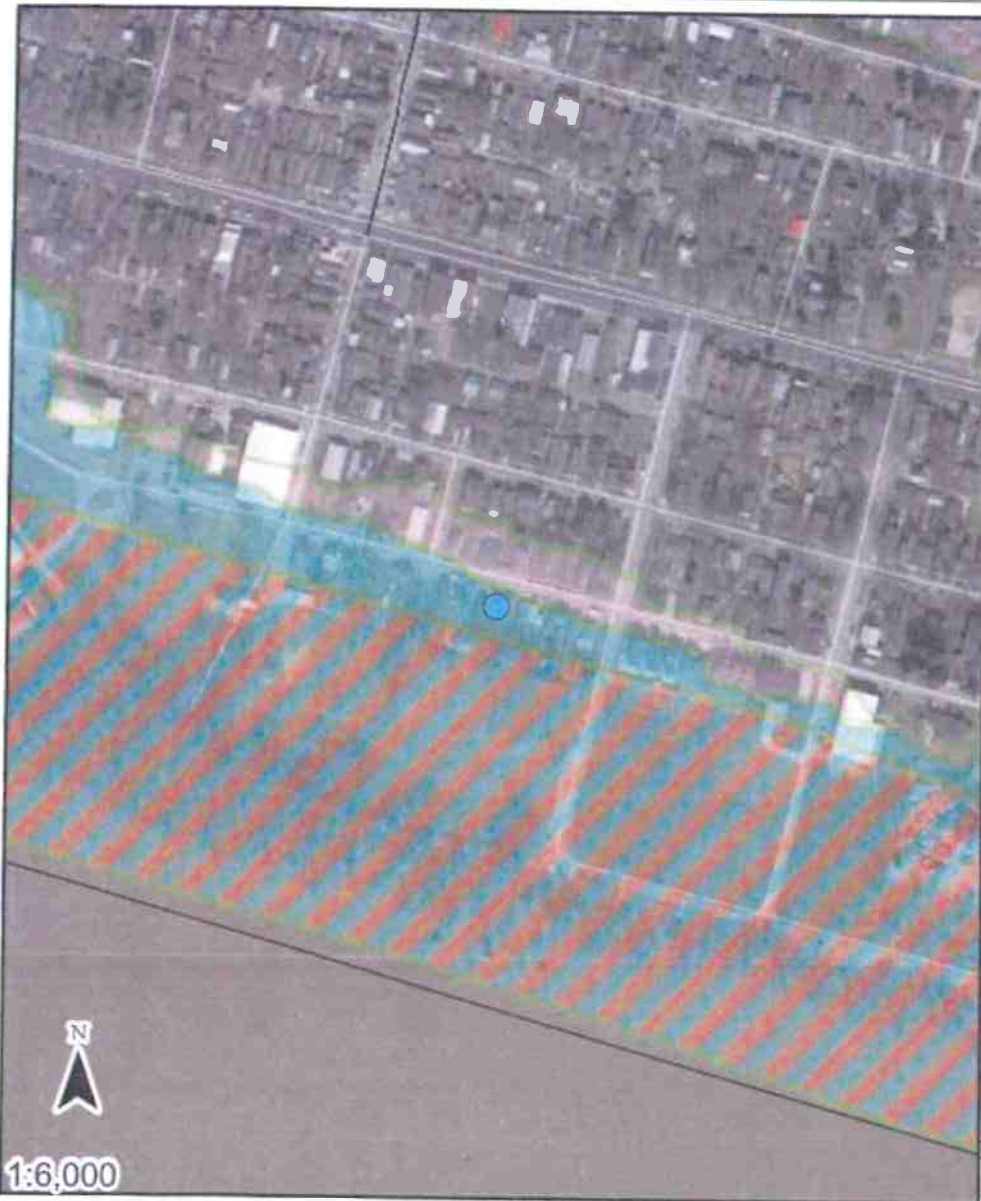
Property Lines



Drawings Provided by:
Ryan Rodgers
512-812-6772
ryan@pinelanelc.com

917 W First St MADISON, IN 47250

Property Owner:
Stoffer Samuel W & Linda
W 917 W First St MADISON, IN 47250
812-596-5640
sasm.aloffer@gmail.com



- Point of Interest
 - Base Flood Elevation Point
- Best Available Flood Hazard Layers**
- FEMA Zone AE Floodway; FEMA Administrative Floodway
 - DNR Detailed Floodway
 - DNR Approximate Floodway
 - FEMA Zone A
 - FEMA Zone AE
 - DNR Detailed Fringe
 - DNR Approximate Fringe
 - Additional Floodplain Area; DNR .2 Percent Flood Hazard
 - FEMA Protected by Levee
 - FEMA Floodplain - Ponding (Depth)
 - FEMA Floodplain - Sheet Flow (Depth)
 - Not Mapped
 - <all other values>

Long: -85.39203772787381
 Lat: 38.736585629064095

The information provided below is based on the point of interest shown in the map above.

County: **Jefferson**
 Stream Name:
Ohio River

Approximate Ground Elevation: **459.9 feet (NAVD88)**
 Base Flood Elevation: **463.3 Feet (NAVD88)**
 Drainage Area: **Not Available**

Best Available Flood Hazard Zone: **FEMA Zone AE**

National Flood Hazard Zone: **FEMA Zone AE**

Is a Flood **Control** Act permit from the DNR needed for this location? **See following pages**

Is a local floodplain permit needed for this location? **yes-**

Floodplain Administrator: **Nicole Schell, Director of Planning**

Community Jurisdiction: **City Of Madison, City proper**

Phone: **(812) 265-8324**

Email: **nshell@madison-in.gov**

US Army Corps of Engineers District: **Louisville**

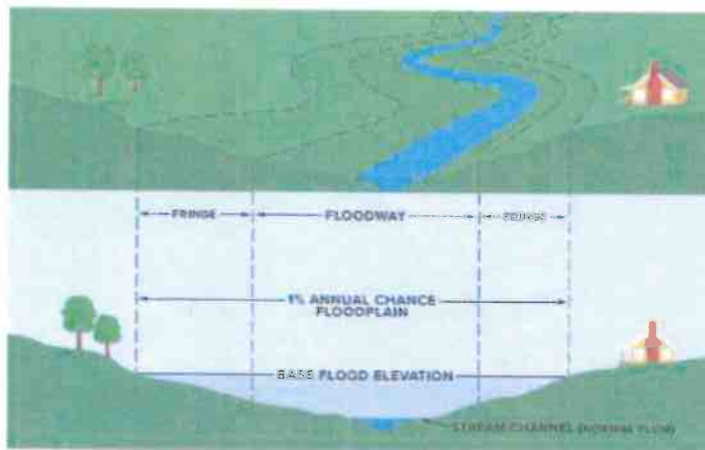
About the Floodplain Analysis and Regulatory Assessment (FARA):

All streams have a floodplain, whether mapped or not. This FARA, and the information provided herein, is designed for sites along streams with a mapped floodplain that delineates the floodway portion of the floodplain; see the image below for a visual guide to the floodplain, floodway, and flood fringe. The information in this document was determined using an automated mapping tool. The DNR has high confidence in the tool, but there are scenarios where the floodplain information provided requires additional review from the DNR.

All streams in DNR jurisdiction (streams that have a drainage area one square mile or greater) are shown by a blue line on the map on page 1. However, a floodplain/floodway may or may not be mapped for every stream. In any of the following scenarios, or if you have more detailed floodplain information, use the link at the bottom of this page to request a staff review of the site. Please note that staff review may take several weeks to complete.

Scenarios that require additional DNR review:

- The base flood elevation on page 1 is not available
- The tool selects the nearest flood elevation point for a stream outside the floodplain associated with the point of interest
- There is not a delineated floodway for the stream nearest your point of interest
- The point of interest is along a stream without a mapped floodplain
- The point of interest is in a mapped floodplain of another stream, but the stream nearest the point of interest does not have a mapped floodplain with a floodway of its own



If DNR review is required, do not use this FARA for your site's determination.

If you have questions about DNR permitting requirements, you can contact DNR, Division of Water toll-free at 1-877-928-3755 and select option 1 to speak to a Technical Services staff member. You can also write to the division at water_inquiry@dnr.IN.gov or use the Indiana Waterways Inquiry Request tool at waterways.IN.gov to submit a permitting determination request to both DNR and the Indiana Department of Environmental Management at once. We recommend keeping a copy of this FARA for your records as the DNR will not have a copy on file.

IF PERMIT ANSWER IS "See following pages" copy the following line into a web browser to get PDF for answers:

https://countydataharvest.in.gov/DNR/INFIP_Report_Backpgs.pdf

PATH TO SURVEY:

<https://survey123.in.gov/s/share/5283526dfg-w151qz-19m1m7op-6-77>
FIELD=JALG11-517R-VI02-226R05&FIELD=JALON1-5172037727873R1&FIELD=JADNR-PRMNT-51715153-m15151-417-1&FIELD=JASTREAM-1110-RIVER&FIELD=JAINIT-DATE-7-1-2017&FIELD=JABFE=463.2521577

You will need to copy and paste the blue text (PATH TO SURVEY) into a web browser to open the survey you will fill out and submit. If this does not work then send a copy of this FARA to infipinquiry@dnr.IN.gov and describe the reason you are requesting a staff review. Include your name and contact information so that staff can follow-up with you.