



## BZVD-24-43

Application for Variance  
from Development

Standards

Status: Active

Submitted On: 9/3/2024

## Primary Location

2342 E CROSS RD  
MADISON, IN 47250

## Owner

Crossridge LLC  
CROSS RD 2368 MADISON, IN  
47250

## Applicant

 Jeffrey Phagan  
 812-701-2919  
 jeffphagan@icloud.com  
 2368 E Cross Rd  
Madison, IN 47250

## Permit Information

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

2342 E Cross Rd

### Zoning Classification\*

RA

### Description of Existing Use\*

Residential

### Description of Proposed Use\*

Residential

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

6.11

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

The applicant intends to have the property split and sold to new owners. The purpose of this Variance is to bring the property into conformance with the Zoning Ordinance before being sold to the new owners. The property does not meet the min. 1 acre restriction for properties zoned RA.

**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. Will not be injurious to safety or health - will remain same except lot size.

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

No, will not affect value.

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


The purpose of the variance is to bring the property into conforming use with the Zoning Ordinance before being split and sold so that the new owners have the ability to make modifications or additions to the property as they please.

## 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\***

 Staff Entry on behalf of Jeffrey  
Phagan  
Sep 3, 2024



CROSS RD 290'

125'

180' propose

110

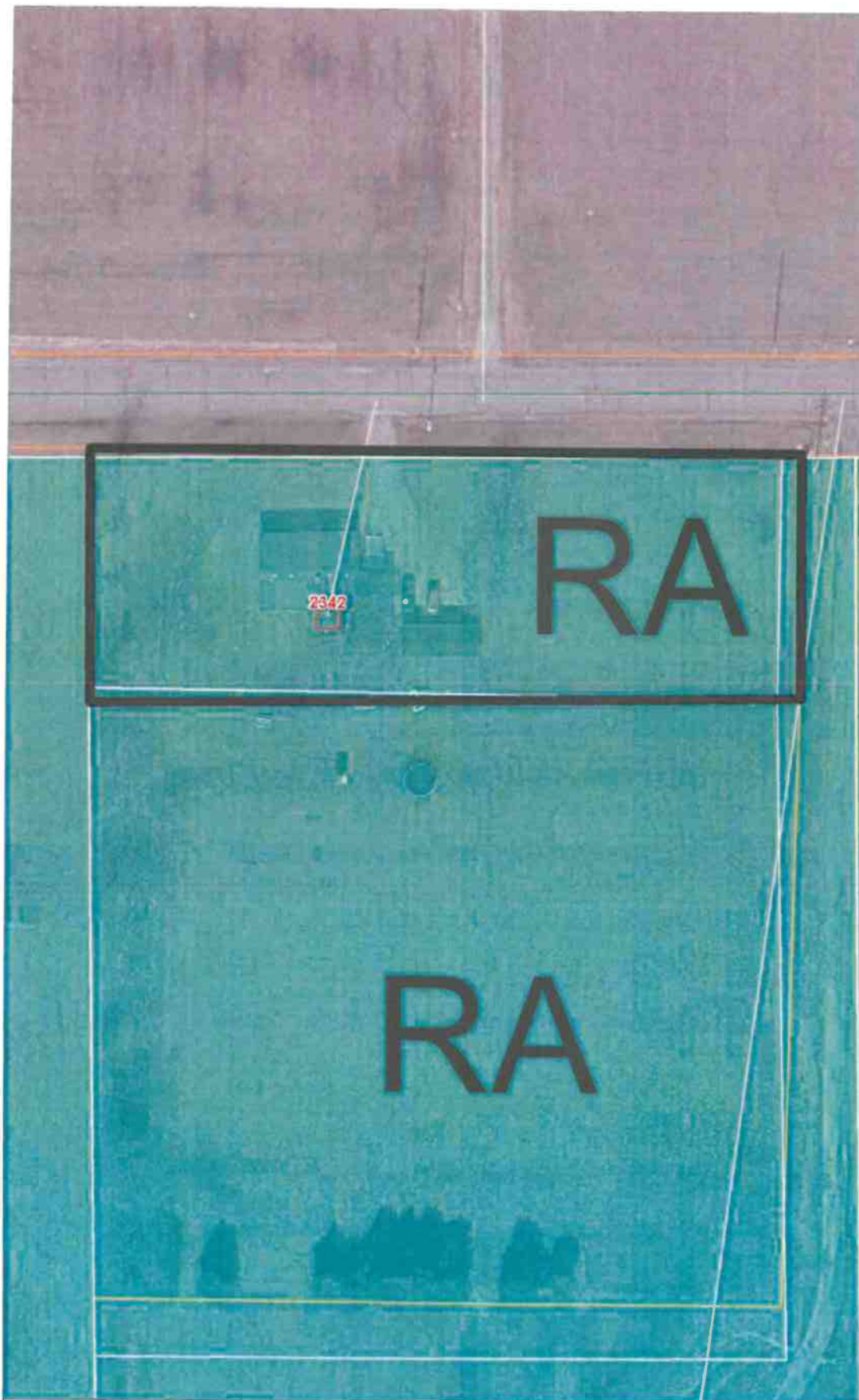
102  
1.6 AC

6.7 AC

10.1

propose Divide  
to 180' x 125' = .51  
AC  
current,  
290' x 125' = .8  
AC  
18.3 AC  
process  
of buying





- Madison Zoning**  
Zoning Code:
- 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

