



BZVD-24-45

Application for Variance
from Development

Standards

Status: Active

Submitted On: 10/3/2024

Primary Location


309 JEFFERSON ST
MADISON, IN 47250


Owner


JS Investment TRUST
QUAIL RIDGE LANE 201
MADISON, IN 47250

Applicant

 Jeffrey Shields

 812-599-5256

 jeff@jumbotonic.com

 309 Jefferson St
Madison, IN 47250

Permit Information

Address and/or Legal Description of Property*

309 Jefferson Street

Zoning Classification*

CBD

Description of Existing Use*

Business Location on 1st Floor

Description of Proposed Use*

Short Term Rental on 2nd Floor

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

6.21 - A4.

Describe why a variance is requested*

Variance is required for short term rental application

Is this application requesting a variance from setbacks?*

Yes

Variance from Setback Request

Current North Lot Line (Ft)

0

Current East Lot Line (Ft)

—

Current South Lot Line (Ft)

0

Current West Lot Line (Ft)

0

Requested North Lot Line (Ft)

0

Requested East Lot Line (Ft)

—

Requested South Lot Line (Ft)

0

Requested West Lot Line (Ft)

0

Narrative

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

No, there will not be any changes to existing property or use

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

No, there will not be any changes to the building or any other features on the property

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


Yes, as my property is zoned CBD, I can't meet the min. side yard and rear yard restrictions outlined in the Ordinance for my proposed use (Cat. 581) due to the proximity of properties in the vicinity.

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*

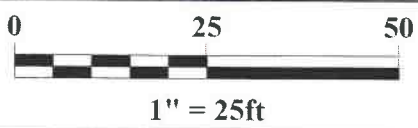
 Jeff Shields

Oct 1, 2024



- MadisonZoning**
Zoning Code:
CBD
- 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



Apartment Building

Private Backyard

Madison Land Title

Parking

6'
108
188'
2s Fr
6'

15'
32' 32'
714
2s Br
9'

walkway to side door

3' 9'
Single-family
26' 26' 26' 26'
2s Br
B
9' 9'

Jefferson Street

309 Jefferson Street