



BZVD-24-46

Application for
Variance from

Development

Standards

Status: Active

Submitted On: 11/4/2024


Primary Location


1128 W SECOND ST
MADISON, IN 47250


Owner

Capps Jim & Suzanne
HILL BRIDGE RD 1471 UTICA,
KY 42376

Applicant

 James & Suzanne Capps

 270-316-6710

 james.capps@atmosenergy.com

 1471 Hill Bridge Rd

Utica, KY 42376

Permit Information

Address and/or Legal Description of Property*

1128 W 2nd St

Zoning Classification*

R-8

Description of Existing Use*

Vacant Lot

Description of Proposed Use*

(New Construction} single family residence

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

6.13 - B1: R-8 Setbacks, 6.13 - A3: lot less than 40' wide.

Describe why a variance is requested*

Previous variance approval did not allow for steps on the South property line. The revised home plans with elevation require approximately 9.2' for steps on the front of the house. We would like to keep the front of the house inline with the adjacent homes. Please see the attached drawings.

Is this application requesting a variance from setbacks?*

Yes

Variance from Setback Request

Current North Lot Line (Ft)

–

Current East Lot Line (Ft)

–

Current South Lot Line (Ft)

15

Current West Lot Line (Ft)

–

Requested North Lot Line (Ft)

–

Requested East Lot Line (Ft)

–

Requested South Lot Line (Ft)

4

Requested West Lot Line (Ft)

–

Narrative

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

No this would have no adverse affects.

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

No adverse affects.

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

Would restrict the proposed home construction.

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*

 James Capps

Nov 4, 2024

PROJECT:
 1328 W SECOND STREET
 MADISON, INDIANA

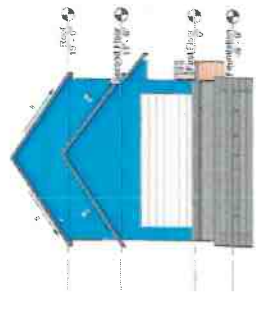
JIM & SUZANNE CAPPS
CAPPS RESIDENCE
 1328 W SECOND STREET MADISON, INDIANA

ARCHITECT
DONALD K BALL
 620 WASHINGTON STREET
 MADISON, INDIANA 47102
 317.258.1428
 DONALD@DONALDKBALL.COM

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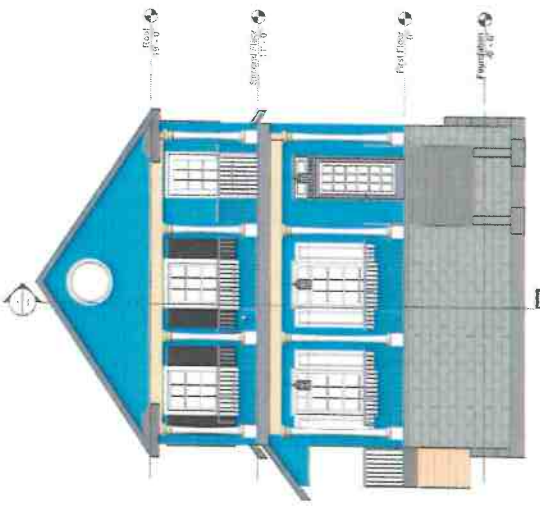
① Front 13'0" x 13'0"



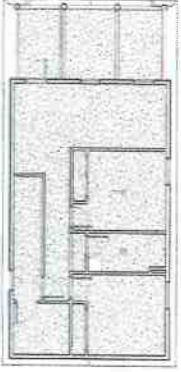
② Side 13'0" x 13'0"



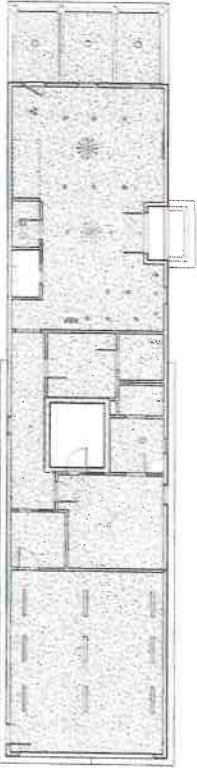
③ Rear 13'0" x 13'0"



④ Section 13'0" x 13'0"



⑤ 1st Floor 13'0" x 13'0"



⑥ 2nd Floor 13'0" x 13'0"

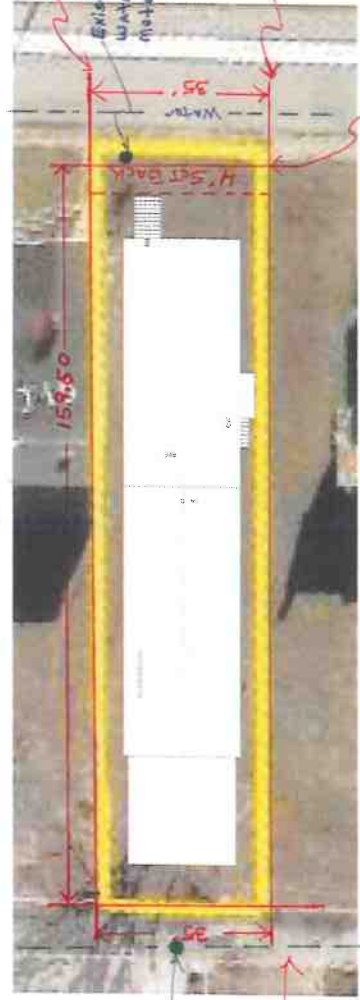
JIM & SUZANNE CAPPS RESIDENCE ON SECOND STREET

1128 W SECOND STREET MADISON, INDIANA 47250



0' 0" 0" 0"

0' 0" 0" 0"



Sewer

Gas is located in the Alley
Overhead Electric in the Alley

H' Set back needed to Accommodate Steps on front of Proposed New Home.

East Property Line

West Property Line

South Property Line



Company:
Professional Engineer
No. 12345
State of Indiana

JIM & SUZANNE CAPPS
CAPPS RESIDENCE
1128 W SECOND STREET MADISON, INDIANA

PROJECT NO.
DATE
SCALE

PREPARED BY
CHECKED BY
DATE

Site Plan
C1

11/20/2023



JIM & SUZANNE CAPPS RESIDENCE ON SECOND STREET

1128 W SECOND STREET MADISON, INDIANA 47250



01 - 3D Model

02 - Aerial Map



03 - Photo

South Property Line
4' Set Back Needed to Accommodate Steps

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|--|---|---|-----------------|---|
| DONALD K. S&K ARCHITECTS 1128 W SECOND STREET MADISON, INDIANA 47250 TEL: 317.255.1234 WWW.DONALDKSANDK.COM | ES&S 1128 W SECOND STREET MADISON, INDIANA 47250 TEL: 317.255.1234 WWW.ESANDS.COM | JIM & SUZANNE CAPPS CAPPS RESIDENCE 1128 W SECOND STREET MADISON, INDIANA | Site Plan C1 | DATE: 01/15/2024 PROJECT: CAPPS RESIDENCE SCALE: 1/8" = 1'-0" |
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