



BZVD-24-47

Application for Variance
from Development
Standards

Status: Active
Submitted On: 11/13/2024

Primary Location

300 Maple Hill Dr
Madison, IN 47250

Owner

Brent and Megan Bennett
Maple Hill Drive 300 Madison, IN
47250

Applicant

 Brent Bennett
 812-801-1428
 mbennett2426@gmail.com
 300 Maple Hill Dr
Madison, IN 47250

Permit Information

Address and/or Legal Description of Property*

300 Maple Hill Drive

Zoning Classification*

R-8

Description of Existing Use*

Residence.

Description of Proposed Use*

Residence.

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

Section 6.13 - B1

Describe why a variance is requested*

The applicant would like to place a pole framing barn 5' from the property line to be in line with their erected fence. As there is a utility easement West of the property, the applicant - who initially wanted to purchase the parcel the easement sits on so that they could meet the 10' min. setbacks - cannot, so they are requesting a Variance to allow for 5' setbacks for where they'd like to place the structure,

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)

—

Current West Lot Line (Ft)

—

Requested North Lot Line (Ft)

—

Requested East Lot Line (Ft)

5

Requested South Lot Line (Ft)

—

Requested West Lot Line (Ft)

—

Narrative

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

No. Nothing would change to any of the surrounding areas. We would like to place our pole barn where the fence is currently. The property where the easement is, is owned by the city, and we take care of the lot year-round. Treating, mowing, ect, which we will continue to do. We cannot move the pole barn anymore west due to our patio location off of the house. I have attached pictures on page 7 where you can see our fence better and the patio. The entire lot to the East of the property line is what is owned by the city and the easement. This is what we will continue to keep looking nice and treat yearly, and the fence line is where we would like the edge of the pole barn to be placed.

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 East side of the property is an easement owned by the City of Madison. We treat this area year-round and mow it weekly to keep it nice. The pole barn we are building, would go exactly where our current fence line is.

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


We cannot move the pole barn anymore West of our property due a concrete patio that is located off of our house. The pole barn would be in line with the fence that is currently already up.

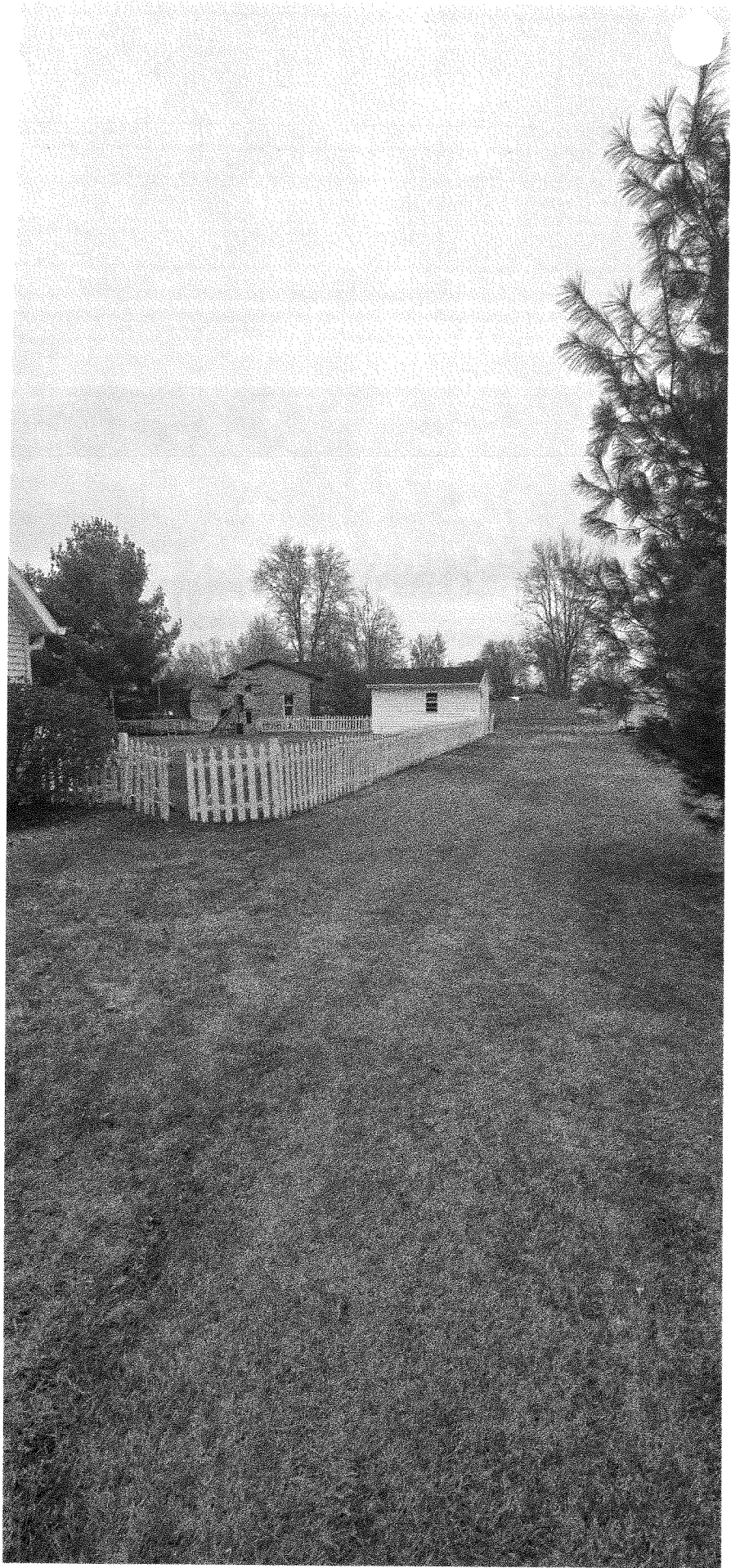
Acknowledgement

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*

 **Megan Bennett**
Nov 13, 2024







R-8

R-8

Shed

~~Being Removed From Property~~

~~Hasn't been here since 2022~~

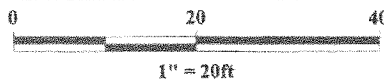
Shed below is moved North

30'

24'

New Pole barn edge be where current fence is now.

THINK



In December I'll be having a pole barn built in the backyard of my residence. I learned today that the building has to be 10' from the property line. To the east of my residence is technically an easement. It's a very large easement in which I have treated 5-7 times a year (weather permitting) and mow weekly to keep looking good for the people traveling through on golf carts, (path marked in red). With that being said I was wondering if there was any way of putting my pole barn where you can see my property line or at least where my fence line is which judging by the picture below, is roughly 5' off my property line.

