



**BZVD-24-48**

Application for Variance  
from Development

Standards

Status: Active

Submitted On: 11/21/2024


**Primary Location**

1211 W MAIN ST  
MADISON, IN 47250

**Owner**

Coffey Joannell M and Hoffman  
Jr Lawrence J  
MAIN ST 1211 MADISON, IN 47250

**Applicant**

 Larry and Joni Hoffman  
 513-312-0913  
 ljhoffmanjr@gmail.com  
 1211 W Main St  
Madison, IN 47250

**Permit Information**

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

1211 West Main St Madison IN 47250

**Zoning Classification\***

R-8

**Description of Existing Use\***

Residence.

**Description of Proposed Use\***

We are building a garage in the backyard. Due to the garage's size (20' x 26'), we are submitting a variance request of 3 ft on the west side of the garage.

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

6.13

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

We are building a garage in the backyard. Due to the garage's size (20' x 26'), we are submitting a variance request of 3 ft on the west side of the garage. We are also requesting a Variance due to the lot not meeting the min. 40' width restriction outlined in the Zoning Ordinance.

**Is this application requesting a variance from setbacks?\***

Yes

**Variance from Setback Request**

**Current North Lot Line (Ft)**

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**Current East Lot Line (Ft)**

—

**Current South Lot Line (Ft)**

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**Current West Lot Line (Ft)**

—

**Requested North Lot Line (Ft)**

—

**Requested East Lot Line (Ft)**

3

**Requested South Lot Line (Ft)**

—

**Requested West Lot Line (Ft)**

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## Narrative

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

No, we are requesting a variance to build a garage in the backyard to allow us to park our cars off Main Street. Our primary concern is the high level of traffic on this street, which poses significant safety risks. The constant flow of vehicles not only increases the likelihood of accidents but also leaves our cars exposed to potential damage. More importantly, we worry about the safety of our family when accessing or parking near such a busy roadway. Having a garage would provide a much-needed secure space for our vehicles and peace of mind for us as homeowners.

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 use and value of the area adjacent to the property will not be negatively impacted by this variance request. In fact, the proposed garage construction will still leave ample space between our property and the neighboring properties, ensuring that the character and usability of the surrounding area remain unchanged.

The design has been carefully planned to respect property lines and maintain adequate separation, ensuring that neighboring properties retain their current value and functionality. By improving the organization of our property and reducing vehicle congestion, this addition could even enhance the overall appeal of the neighborhood.

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

Yes, denying this variance would prevent us from building a two-car garage that has already received prior approval from the historic society. This garage is a critical part of our efforts to improve the functionality and safety of our property while preserving its historical character.


Without the variance, we would lose the opportunity to create a much-needed parking solution that aligns with both modern needs and the aesthetic standards set by the historic society. This would hinder our ability to enhance the property in a way that respects its historical significance while addressing practical concerns like vehicle storage and safety.

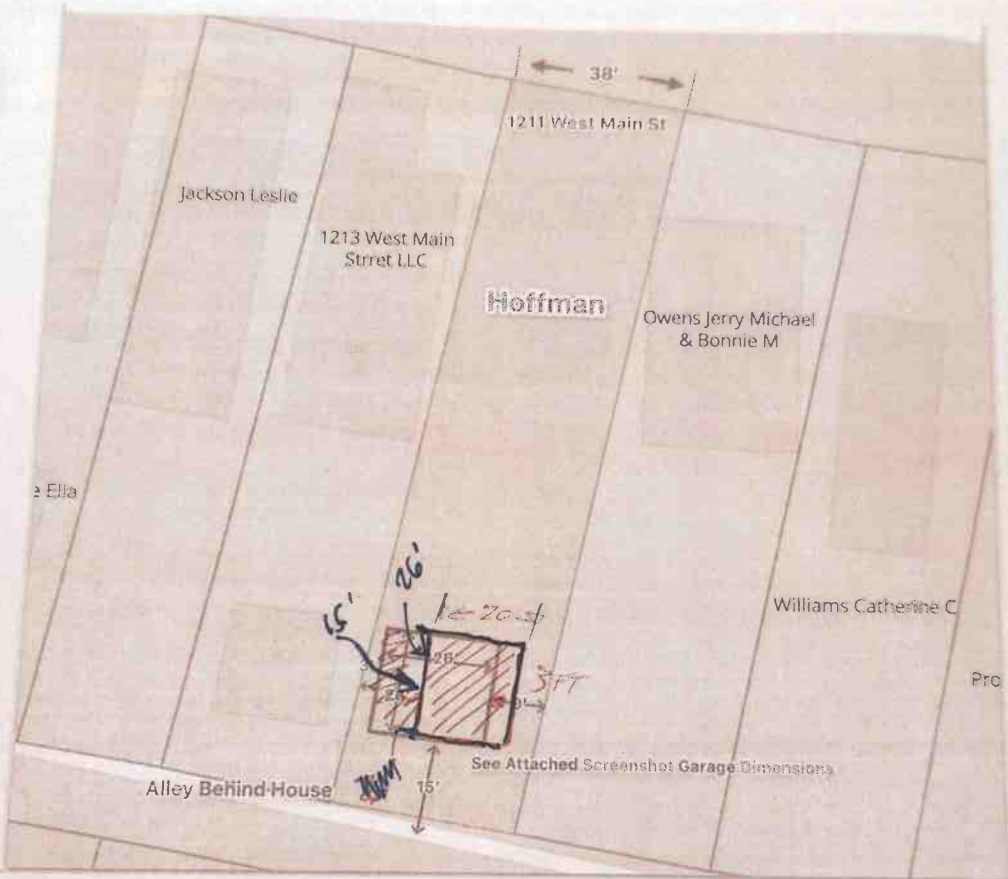
## Acknowledgement

*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\***

 Lawrence J. Hoffman Jr  
Nov 21, 2024



Larry & Joni Hoffman  
 573-312-0913

I have attached screenshots of other garages that have successfully received variance approvals. These examples demonstrate precedents that may support our request, highlighting similarities in design, purpose, or unique circumstances that would justify approval.

1211 West Main Street Madison IN 47250



1211 West Main Street Madison IN 47250 (Preexisting Structure without 10-foot offset)



1207 & 1209 West Main Street Madison IN 47250 (Neighbors towards East)



1209 & 1207 West Main Street Madison IN 47250 (Neighbors towards East)



1209 & 1207 West Main Street Madison IN 47250 (Neighbors towards East)



1213 West Main Street Madison IN 47250 (Neighbors towards West)

