



BZVU-25-1

Application for
Variance Of Use

Status: Active

Submitted On: 1/15/2025

Primary Location


1023 Vaughn Dr
Madison, IN 47250


Owner


John E Bennett
Vaughn Drive 1023 Madison,
IN 47250

Applicant

 Ryan Leach

 812-701-4383

 leachbrownconstruction@gmail.com

 132 Lois Ln
Hanover, IN 47243

General Information

Are you the property owner?*

No

Property Owner Information

Property Owner Name*

John E Bennett

Mailing Street Address*

1023 E Vaughn Dr

City*

Madison

State*

IN

Zip Code*

47250

Phone Number*

8124553129

Email

Permit Information

Address and/or Legal Description of Property*

1023 E Vaughn Drive.

Zoning Classification*

Open Space

Description of Existing Use*

Dwelling Unit.

Schedule of Use Category #*

110

Description of Proposed Use*

Dwelling Unit.

Narrative

Are there any special conditions and circumstances existing which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district?*

The property is zoned Open Space, which does not permit dwelling units. The property was built before the current Zoning Ordinance was adopted and the applicant would like to make renovations to the second floor of the residence. In order to do so, the property must be brought into conformance with the Zoning Ordinance as a dwelling unit for Zoning Approval as it was grandfathered in and does not conform with the Zoning Ordinance currently.

Will literal interpretation of the provisions of this ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance?*

Yes, as it stands currently. This property was built in 1996 under the 1981 Zoning Ordinance. Owners have resided on this property ever since, and the current Ordinance does not permit dwelling units, thus it must be brought into conformance to allow for the request by the applicant for renovations to the second floor of the residence.

Do special conditions and circumstances result from the actions of the applicant?*

The special circumstance was aforementioned in the first response, due to the requested renovations to the property, the parcel will have to be brought into conformance with the Ordinance as a dwelling unit.

Will the variance requested confer on the applicant special privilege(s) that is denied by Zoning Ordinance to other lands, structures, or buildings?*


No, it will only bring it into conformance with the current Zoning Ordinance. The property was grandfathered in and was already being used as a dwelling unit previously.

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*

 Michael Ryan Leach
Jan 15, 2025

PROPERTY OWNER AUTHORIZATION FORM

I/We, John Bennett hereby authorize

(Property Owner(s) – Please Print)


Ryan Leach representative for Leach & Brown Construction, LLC
(Applicant's Name) (Company, Firm, Organization)

to make application for a Variance of Use to
(Type of Permit)

Remodel living space, add lower bathroom and replace stairs at
(Description of Proposed Work)

1023 Vaugh Drive
(Property Address)

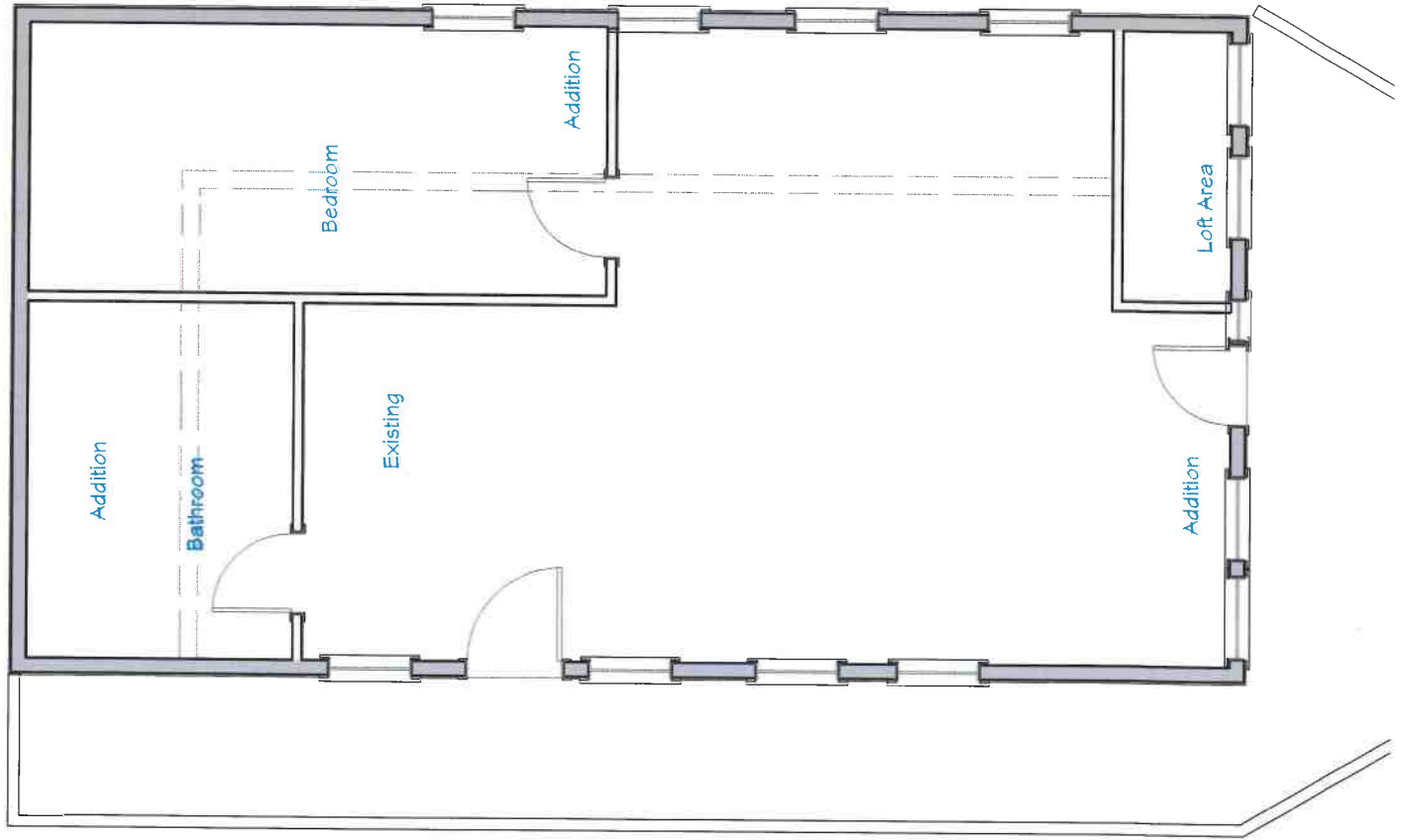
Madison, IN 47250
(City, State, Zip Code)

Signed by:

0201A388A704482

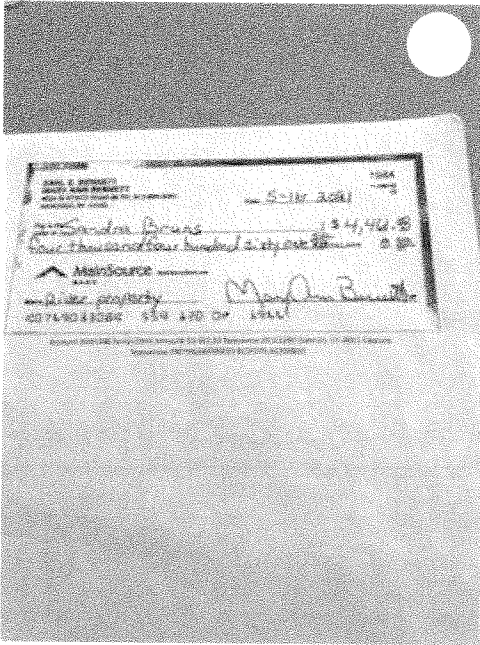
(Property Owner Signature)

1/15/2025

(Date)



- Add on to the north wall to make bigger with a shower, vanity & toilet
- Add on to the east wall to make a bedroom
- Add on to the east wall to make living room/kitchen area bigger
- Add on to the south wall to extend living room and add a loft area
- New LVP flooring throughout
- Use existing windows
- Shiplap siding for ceiling
- New railings on deck
- drywall on walls (finished ready for paint)
- electrical moved from existing walls to new walls



1084
5-18-2011
\$24,462.00
Marilyn B. Smith
Bank of America
00749018204 518 180 01 2011



Small, illegible text at the top of the document, possibly a title or header.



Small text above the signature: "Small text above the signature".
Andy B. B... 5-18-2001

Handwritten address on the envelope:
Navy Sherrill Marshall
Sherrill Marshall
5-18-21

