



BZVD-25-1

Application for Variance
from Development
Standards

Status: Active

Submitted On: 1/8/2025

Primary Location

904 LANIER DR
MADISON, IN 47250

Owner

Craig David
BRENTWOOD DR 494 MADISON,
IN 47250

Applicant

 David Joe Craig
 812-599-1678
 djocraig@gmail.com
 494 Brentwood Dr
Madison, IN 47250

Permit Information

Address and/or Legal Description of Property*

904 Lanier Drive

Zoning Classification*

R-8

Description of Existing Use*

Vacant Lot

Description of Proposed Use*

Build a pole barn.

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

6.13

Describe why a variance is requested*

I want to shift the proposed buildings to the east side which would require a set back variance of 5 feet. The buildings would will be 30 feet wide. It would also allow a wider lane on the west side of the property to access the protected sewer easement area between the two buildings. That will improve the limited turning radius into that open area.

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. This is a small shift. The east side homes are further away than the west side home. It will improve the distance in the west side from the existing home.

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

It is a small shift that should not have any adverse effect to the adjacent properties.

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


Yes. My original plan was to build a single pole barn building. When I called 811 and the city came to inspect the property, I was informed that a main sewer line was running across the property towards the north end of the property. This put in place a 20'X48.45' area (970 SF) restricted from building on. I made changes to my plan to take into consideration of the restricted sewer area.

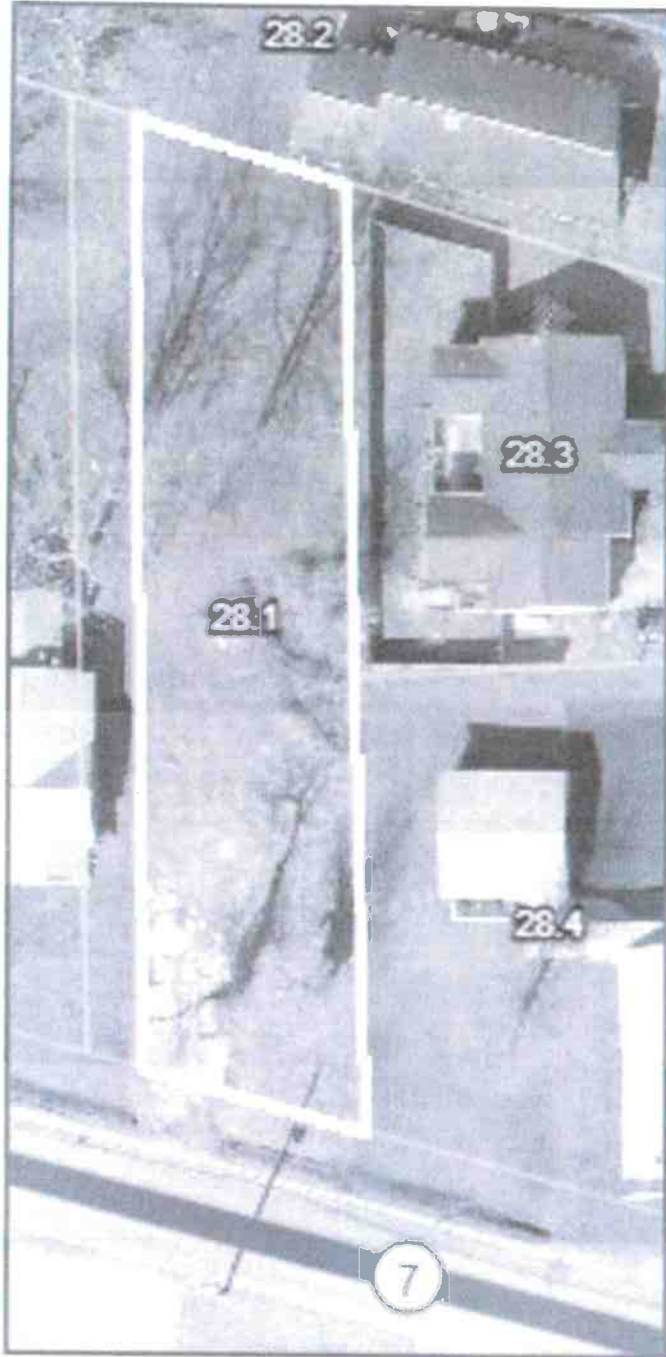
Acknowledgement

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*

 David J Craig
Jan 2, 2025



(28.1)

904 LAMIER DE

909 Lanier Dr.

Pole Barn 1,500 SF
Arch 240 SF
Shed 780 SF

Sewer Restricted Area 970 SF

REFERENCE PLAT
ROBERT BRANHAM
WEST ADDITION
PLAT BOOK 1 PAGE 53
SLIDE 14
DATES 12-04-1848

PREVIOUS ANDREW SURVEY
MISC 18 PG 735
02.28.1992
LS #5406

LI'S FAMILY PROPERTIES LLC
INST #2022-02603

MARK PRICKETT
INST #2008-01723

DAVID M HUNT
DEBORAH R GARLAND
INST #2020-02437



SCALE: 1" = 30'-0"
30' 60' 90'

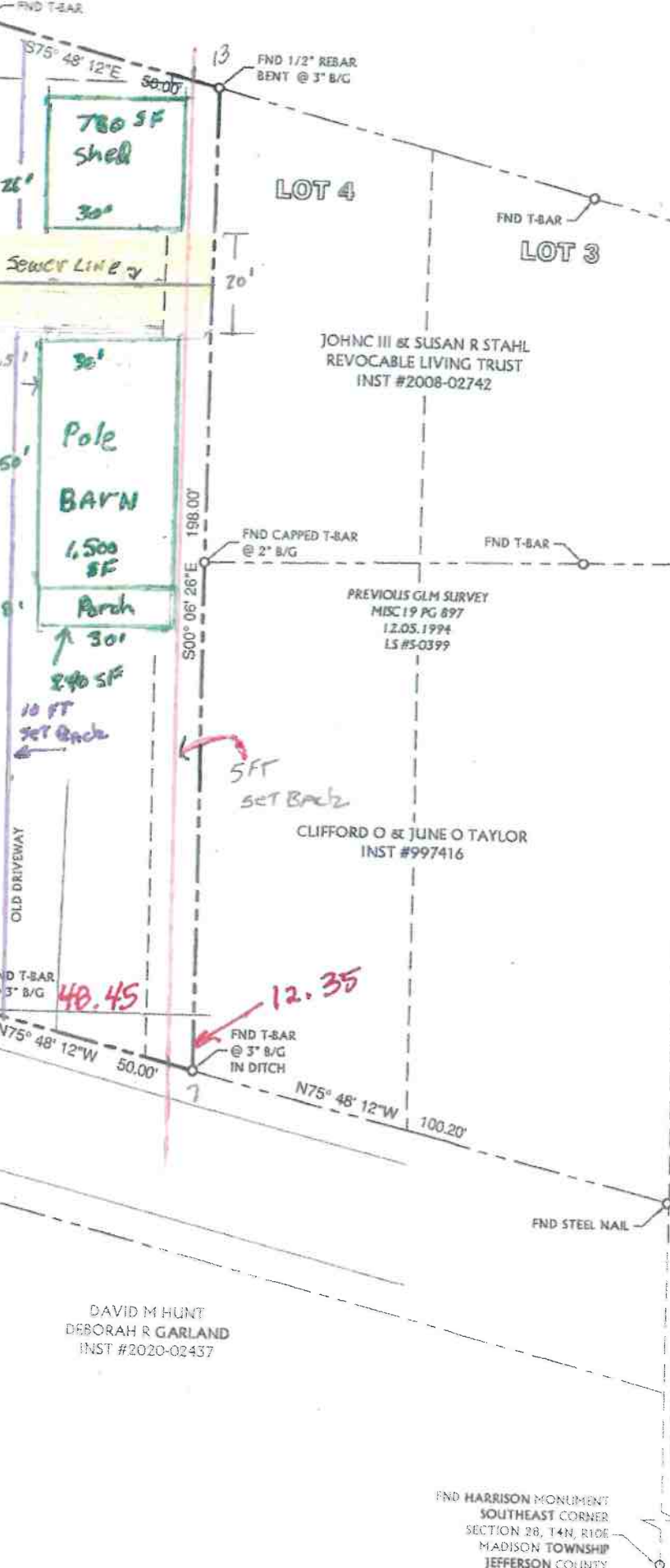


FND HARRISON MONUMENT
SOUTHEAST CORNER
SECTION 28, T4N, R10E
MADISON TOWNSHIP
JEFFERSON COUNTY

LOT 5

LOT 4

LOT 3



JOHNC III & SUSAN R STAHL
REVOCABLE LIVING TRUST
INST #2008-02742

PREVIOUS GLM SURVEY
MISC 19 PG 897
12.05.1994
LS #50399

CLIFFORD O & JUNE O TAYLOR
INST #997416

LANIER DRIVE (SR 7)

Handwritten notes: 48.45, 12.35, 5 FT SET BACK, 10 FT SET BACK