



PROJECT BRIEF – BZCU-25-2

Application Date: 01/21/2025

Meeting Date: 03/10/2025

Application Description:

An application has been filed for a Conditional Use Permit under Section 7.00 for a Short Term Rental.

Current Zoning: Residential Agriculture (RA)	Project Location: 2156 N. K Rd.
Applicant: Angela Koehler	Owner:

Preliminary Staff Recommendation: Approve with Conditions

Conditions:

1. Variance from Development Standards for lot size and width approved by the BZA
2. Adhere to house rules submitted with the application. Changes to the house rules will require review by BZA Staff.
3. Rental maximum of 2 people per bedroom.
4. Vehicles limited to those on the rental agreement.

Reasoning: These conditions will ensure that the use does not negatively impact the surrounding area or cause an increased burden on the public infrastructure. The Variance from Development Standards is necessary to bring the property into conformance with the current codes.

History, Relevant Information, & Prior Approvals:

History: NA

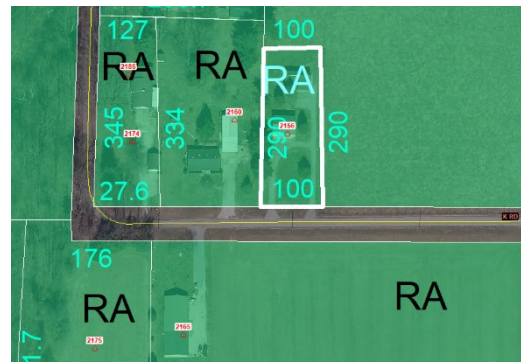
Relevant Information:

Variance from Development Standard application also filed due to lot size. The 2016 Zoning Ordinance Schedule of Uses does not accurately distinguish short term rentals as a use. Staff has placed this application under Section 11.71 General.

Prior Approvals: NA

Surrounding Zoning and Land Use:

North: Residential Agriculture (RA)
South: Residential Agriculture (RA)
East: Residential Agriculture (RA)
West: Residential Agriculture (RA)



Comprehensive Plan, Ordinances, & Finding of Fact

Comprehensive Plan:

Future Land Use Designations (pg. 74-78)

AGRICULTURE / RURAL RESIDENTIAL

The Agriculture/Rural Residential land use designation generally occurs outside of the incorporated boundaries but within the two-mile fringe. The designation implies traditional farming practices such as crop production, livestock, agricultural production and storage centers (such as grain elevators); agricultural research; stables, wineries, and other natural and food production related activities. This also includes Rural Residential development. Activities characterized as agritourism (farm trails, farmers' markets, and roadside stands) may occur here. Development in this area will likely not be connected to municipal water or sanitary sewer. Development other than agriculture or associated rural residential should not be encouraged to minimize potential conflicts with other land uses.

Ordinance:

SECTION 11.71 – GENERAL (pg. 125)

It is recognized that an increasing number of new kinds of uses are appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size, method of operation, circulation, and public facilities that each specific use must be considered individually. These specific uses as they are conditionally permitted under the provisions of Article V shall follow the procedures and requirements set forth in Sections 11.71 – 11.78, inclusive. Conditional uses, while requiring special consideration by the Board of Zoning Appeals, shall be deemed permitted uses in the district in which they are provided.

Finding of Fact:

Finding of Fact #1 - Do you agree this is in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of Uses adopted by Section 7.00 for the zoning district involved?

The applicant has provided the following response:	Yes
Staff Response:	No, short term rentals do not appear on the Official Schedule of Uses adopted by Section 7.00; therefore, Section 11.71 General applies.

Finding #1 has been satisfied.

Finding of Fact #2 - Do you agree this will be harmonious with and in accordance with the general objectives, or with any specific objectives of the City's Comprehensive Plan and/or the Zoning Ordinance?

The applicant has provided the following response:	Yes it will be.
Staff Response:	While this is harmonious with the zoning ordinance, it is meet the general objectives of the Comprehensive Plan. The Comprehensive Plan states that "development other than agriculture or associated rural residential should not be encouraged to minimize potential conflicts with other land uses". However, the structure itself will continue to appear as a residential structure. The use, with the correct conditions, could therefore appear to be harmonious.

Finding #2 has been satisfied with the proposed conditions.

Finding of Fact #3 - Do you agree this will be designed, constructed, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area?

The applicant has provided the following response:	Yes, absolutely!
Staff Response:	The home is currently established and matches the general character of the area.

Finding #3 has been satisfied.

Finding of Fact #4 - Do you agree this will not be hazardous or disturbing to existing or future neighboring uses?

The applicant has provided the following response:	Yes, it will not be hazardous or disturbing for existing or future neighboring uses.
Staff Response:	With the correct conditions, this use should not be disturbing to the neighboring uses.

Finding #4 has been satisfied with the proposed conditions.

Finding of Fact #5 - Do you agree this will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services?

The applicant has provided the following response:	Yes it will be.
Staff Response:	Public facilities and services currently exist for this property.

Finding #5 has been satisfied.

Finding of Fact #6 - Do you agree this will not create excessive requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community?

The applicant has provided the following response:	Yes, it will not be detrimental to any person, property or general welfare.
Staff Response:	This use will not be detrimental to the community.

Finding #6 has been satisfied.

Finding of Fact #7 - Do you agree this will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors?

The applicant has provided the following response:	Yes, it will not require anything additional.
Staff Response:	With the correct conditions, there should be no negative impact to the community.

Finding #7 has been satisfied with the proposed conditions.

Finding of Fact #8 - Do you agree this will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?

The applicant has provided the following response:	Yes, it has a long driveway.
Staff Response:	Property already accommodates vehicular traffic.

Finding #8 has been satisfied.

Finding of Fact #9 - Do you agree this will not result in the destruction, loss or damage of natural, scenic, or historic features of major importance?

The applicant has provided the following response:	Yes, it will not result in destruction, loss or damage of natural, scenic or historic features.
Staff Response:	It will not result in destruction, loss or damage of natural, scenic or historic features.

Finding #9 has been satisfied.



BZCU-25-2

Conditional Use Permit

Status: Active

Submitted On: 1/21/2025





Primary Location

2156 N K RD
MADISON, IN 47250

Owner

Davis Angela
K RD 2156 MADISON, IN 47250

Applicant

 Angela Koehler
 317-421-9131
 angelakoehler1023@outlook.com
 2156 N K Rd
MADISON, IN 47250

General Information

Are you the property owner?*

Yes

Permit Information

Type of Application

Initial Application

Zoning Classification

Residential Agricultural District (R-A)

Legal Description of Property

010-00667-00 PT W SIDE E 1/2 SW 19-4-11 .66612A 10-28-30.1 2156 N K RD

Description of Existing Use

personal residence

Description of Proposed Use

short term rental

Proposed Schedule of Uses Category #

Section 7.00

Narrative

Is this use in fact a conditional use as established under the provisions of Article V and appears on the Official Schedule of District Regulations adopted by Section 7.00 for the zoning district involved?*

yes

Will this use be harmonious with and in accordance with the general objectives, or with any specific objective of the City's Comprehensive Plan and/or the Zoning Ordinance?*

yes it will be

Will this use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area?*

Yes, absolutely!

Will this use not be hazardous or disturbing for existing or future neighboring uses?*

Yes, it will not be hazardous or disturbing for existing or future neighboring uses

Will this use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services?*

Yes it will be

Narrative (Continued)

Will this use not create excessive additional requirements at public expense for public facilities and services and will not be detrimental to the economic welfare of the community?*

Yes, it will not require anything additional.

Will this use not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors?*

Yes, it will not be detrimental to any person, property or general welfare.

Will this use have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares?*

Yes, it has a long driveway.

Will this use not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance?*

Yes, it will not result in destruction, loss or damage of natural, scenic or historic features.

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*



Angela Renee Koehler

Jan 21, 2025

Welcome!



HIGHLIGHTS

Location:

Madison, IN

of bedrooms:

One

of bathrooms:

One

More:

Hot tub, grill, firepit area,
hunting, archery trail

Koehler Falls Cottage

Dear Guest,

Welcome to our cozy retreat in Madison, Indiana! We're thrilled to have you as our guest and hope you enjoy your stay at our one-bedroom, one-bath getaway.

Start your mornings on the covered front deck, where you can savor a cup of coffee while surrounded by nature. Feel free to fire up the grill for a delicious meal and enjoy outdoor dining in the fresh air. In the evenings, unwind by the natural stone firepit or soak your cares away in the hot tub under the stars. For those seeking adventure, don't miss our unique 3D archery trail—a fun way to connect with the outdoors!

Inside, you'll find all the comforts of home, including a luxurious king-size bed to ensure restful nights. Whether you're here for a romantic getaway, a peaceful retreat, or simply to explore the charm of Madison, we've got you covered.

Should you need anything during your stay, please don't hesitate to reach out. We're here to make your visit as enjoyable as possible.

Thank you for choosing to stay with us. We hope you

About us

Welcome to Koehler Falls Cottage! We are Marc and Angela Koehler, proud residents of Madison, Indiana—a charming riverside town we're lucky to call home. We love sharing the beauty, history, and warmth of Madison with visitors from all over.

Whether you're here to explore the scenic Ohio River, enjoy the historic downtown, or simply relax in a cozy space, we're dedicated to making your stay unforgettable. Our property is thoughtfully designed to provide comfort, convenience, and a touch of local flair.

As hosts, we're here to help make your trip special. Need recommendations for the best restaurants, shops, or activities in town? Just ask! We're passionate about creating a welcoming environment that feels like a home away from home.

Thank you for considering our place for your stay. We can't wait to host you and share a little slice of what makes Madison, Indiana so special!



Contact us!

Phone: 317-421-9131

Email: koehlerfallscottage@gmail.com

Emergency info

Closest hospital: Norton Kings

Daughters : 1373 E. State Rd 62
Madison

Police non-emergency: 812-265-3347

Optional Services:

Ask about access to our 3D Hunting Trail

Rent our electric bikes and cruise downtown!

Romance package that includes additional electric candles, wine, rose petals, floating candles for the hot tub.



Angela & Marc

- Hospitality Background
- Languages: English
- Response time: 1 hour
- Verified
- Response rate: 100%

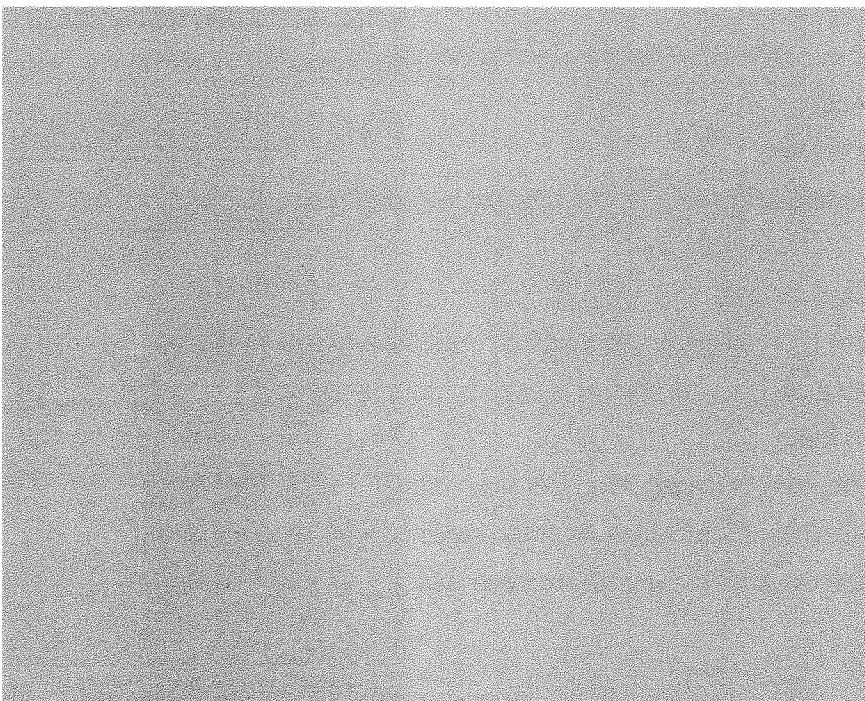
Check in and out

Check-In Instructions

- Check-In Time: From 3:00 PM EST, unless coordinated in advance
- Entry Details:
 - The property is equipped with a smart lock/keypad. Your personalized entry code will be sent to you.
 - Enter the code and press [Confirm/Unlock Button].
- Wi-Fi Access: Connect to the Wi-Fi using the network name [Verizon_W34TBW] and password [dock9-hear-fax].
- The hot tub is set to 102 to accommodate a range of preferences, If you would like it warmer or cooler, we recommend giving yourself a few hours for adjustments.
- Your first firewood bundle for the firepit is complimentary, if you would like additional, please let us know. Additional bundles are available for \$7 each and will be delivered to you.

Check-Out Instructions

- Check-Out Time: By 11:00 AM
- Please place used towels in the laundry hamper in the closet.
- Wash any dishes used or load and run the dishwasher.
- Turn off all lights and lock all doors.
- If you rented any additional amenities such as electric bikes, make sure they are returned clean and charged.
- Ensure that the hot tub is set to 102 and that the cover is down and locked.
- Ensure that any fires are COMPLETELY out. (spray with hose located on side of house)
- Trash: Dispose of any trash in the outdoor bin located behind the pole barn..
- Feedback: We'd love to hear about your stay! Please leave a review or message us with any suggestions.





Our charming town offers a diverse culinary scene. Here are some local dining options to enhance your stay:1

The Red Pepperoni

·Pizza

·4.5(52 reviews)

Family-owned pizzeria offering craft beer, grinders, pasta, wings, and salads in a friendly atmosphere.

Harry's Stone Grill

·Steakhouse

·3.3(25 reviews)

American steakhouse known for fried chicken and a variety of steak options in a casual setting.

YP.com | The Real Yellow Pages

Hinkles Sandwich Shop

Burgers

A nostalgic hamburger restaurant and shake shop serving famous sliders since 1933.

Madison Main Street

Mi Viejo Mexican Restaurant (one of our favorite Mexican restaurants!)

Mexican

3.6(25 reviews)

Mexican cuisine featuring authentic dishes, chips and salsa, and a vibrant atmosphere.

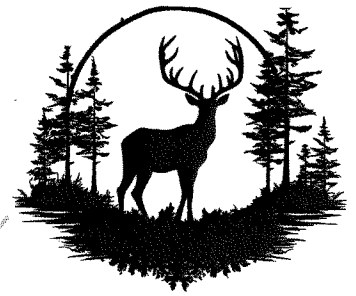
Riveroak Chophouse

Upscale steakhouse with enchanting dining area ensuring an elegant yet inviting ambiance. Menu features steaks, seafood, chicken and pork. Menu to tantalize your senses and satisfy your appetite!

Red on Main

Madison locals know - if you're looking for something beyond ordinary, Red On Main hits the spot. Our Main Street bistro focuses on creative, mouthwatering dishes from Chef Mark. Refined mixed drinks at our full bar and a welcoming, convivial atmosphere round out the experience.

House Rules



Welcome to our home! To ensure a safe and enjoyable stay for everyone, please review and follow these house rules:

General Rules

Quiet Hours: Please respect the peaceful countryside setting by observing quiet hours between 10:00 PM and 7:00 AM.

No Smoking Inside: Smoking is strictly prohibited inside the home. Please use designated outdoor areas for smoking and dispose of cigarette butts responsibly.

Pets: Pets are allowed only with prior approval. Please clean up after your pet and keep them supervised and leashed at all times.

Guests: Only registered guests are permitted on the property unless prior approval is given.

Firepit

Fires are only allowed in the designated firepit area. Do not leave fires unattended.

Use the provided firewood and avoid burning trash or other materials.

Ensure the fire is fully extinguished before leaving the area or going to bed. (Water and hose is located on side of home next to hot tub)

Be mindful of local fire restrictions or bans during dry weather.

Hot Tub

Use the hot tub at your own risk—no lifeguard is on duty.

Please shower before entering the hot tub to maintain water cleanliness. Please do not apply any oils during your shower prior to use.

Do not use glassware in or around the hot tub; use plastic cups or provided alternatives.

Children under 12 must be supervised at all times while using the hot tub.

Cover the hot tub when not in use to maintain the temperature and keep it clean.

Grill

Clean the grill after each use; cleaning supplies are provided.

Ensure the grill is turned off and cool before leaving it unattended.

Use the grill in the designated outdoor area only—do not move it to other locations.

Outdoor Areas

Be respectful of nature and neighboring properties—stay within the property boundaries.

Dispose of trash in the provided bins to keep the area tidy and prevent wildlife encounters.

Use outdoor furniture and amenities responsibly, and report any damages immediately.

Safety and Security

Lock all doors and windows when leaving the property.

Do not tamper with security or safety equipment, including smoke detectors and fire extinguishers.

In case of an emergency, call 911 and notify us immediately.

Departure

Follow check-out instructions, including tidying up and disposing of trash.

Report any accidental damage so we can address it promptly.

Site plan for 2156 N K Rd, Madison, IN 47250

1. Property Overview:

- Location: 2156 N K Rd., Madison, IN 47250
- Utility Services: Rykers Ridge Sewer and Water, Duke Energy Electric
- Property Features: A main house, a pole barn, and a firepit in the backyard.

2. Access and Driveway:

- The property is accessed via a long driveway leading from the main road.
- The driveway extends into the property, circling in front of the pole barn, providing ample space for parking and easy vehicle movement.

3. Structures on the Property:

- **Main House:** Located centrally on the property and serves as the primary residence/short-term rental.
- **Pole Barn:** Positioned near the front of the property, adjacent to the driveway.
- **Firepit:** Located in the backyard, designated for outdoor leisure activities.

4. Landscaping and Open Areas:

- Open yard areas surround the house and pole barn, with space available for recreational use.
- No modifications or new structures are planned.

5. Utility Access:

- Rykers Ridge Sewer and Water provides water and sewer services to the property.
 - Duke Energy supplies electricity.
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