



## PROJECT BRIEF – BZVD-25-6

Application Date: 03/11/2025

Meeting Date: 04/14/2025

### Application Description:

An application has been filed for a Variance from Development Standards for setbacks of 2-ft on the east and west lot lines.

<b>Current Zoning:</b> Historic District Residential (HDR)	<b>Project Location:</b> 1014/1016 W First St
<b>Applicant:</b> David and Jeneen Wise	<b>Owner:</b> David and Jeneen Wise

### Preliminary Staff Recommendation: Approve with Conditions

#### Conditions:

1. Approval by the Historic Board on the placement and design of the structure.

#### Reasoning:

The structure matches the setback character of surrounding structures and while it does not satisfy Findings of Fact #3, staff does not think that is enough for warrant the denial of this application.

### History, Relevant Information, & Prior Approvals:

History: NA

#### Relevant Information:

Applicant has also filed an amend final plat application to consolidate the lots. If Plan Commission approves consolidation (April 14) the variance on the east lot line will not be needed.

Applicant has also filed for approval from historic board (April 28) on the design of the garage.

Prior Approvals: NA

### Surrounding Zoning and Land Use:

<b>North:</b> Local Business (LB)
<b>South:</b> Historic District Residential (HDR)
<b>East:</b> Historic District Residential (HDR)
<b>West:</b> Local Business (LB)



## Comprehensive Plan, Ordinances, & Finding of Fact

### Comprehensive Plan:

*Future Land Use Designations (pg. 74-78)*

#### NEIGHBORHOOD MIXED-USE

Neighborhood Mixed-Use refers to traditional neighborhoods with a historic development pattern such as those in the southern section of Madison generally between the bluff and the Ohio River. It is primarily a mix of single and two-family homes and small multifamily buildings with minimal setback from the street. This land use also includes some mixed-use commercial/residential properties. Some are on alleys with rear-loaded garages and in some cases only on-street parking, but typically these homes do not have front-loading garages unless at the rear of the lot. This designation surrounds the core around Main Street and much lies within the Historic District. There is a continuous network of blocks connected by streets and sidewalks that lead to parks, the central business and civic area. Vacant lots should be redeveloped with compatible infill that reflects the desired character of the neighborhood. This designation can also serve as a transition between lower density residential and commercial or business activities. Development should be connected to City utilities and public services.

### Ordinance:

*SECTION 6.15 – HISTORIC DISTRICT RESIDENTIAL (HDR) (Page 63-67)*

#### A. General restrictions

1. Floor Area Ratio – No restriction
2. Lot Area – No restriction
3. Lot Width – No restriction
4. Side Yard and Rear Yard Setback – Minimum of three feet
5. Height Restriction – 45 feet
6. Signage within the Historic district – All signs within the Historical District require a Certificate of Appropriateness and must comply with the signage requirements of the City's Historic Ordinance 151.36.

### Finding of Fact:

*Finding of Fact #1 - Will approval of this application will be injurious to the public health, safety, morals, and general welfare of the community?*

The applicant has provided the following response:	Empty lot
Staff Response:	No, the parcel is currently an empty lot which previously had a structure on it.

*Finding #1 has been satisfied.*

*Finding of Fact #2 - Will the use and value of the area adjacent to the property included in the variance will be affected in a substantially adverse manner?*

The applicant has provided the following response:	No
Staff Response:	No, improvements to the property should increase property values.

*Finding #2 has/has not been satisfied with the proposed conditions.*

*Finding of Fact #3 - The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.*

The applicant has provided the following response:	Yes, lot size is small and we are matching the existing house structure.
Staff Response:	The Zoning Ordinance requirement of 3-ft setbacks make the lot unbuildable due to its size. However, the residential use of the property is still achievable without the variance as open space.

*Finding #3 has not been satisfied however staff does not see any issue with the proposed accessory structure.*



DOCKET ID ASSIGNED:

101 W Main St  
Madison, IN 47250  
(812) 265-8324

Application for Variance  
from Development Standards

Application Fee	\$ 60.00
Ad Fee (for Legal Notice)	\$ 15.00
Recording Fee	\$ 25.00
Total Due	\$ 100.00

Paper applications will be accepted by the Office of Planning, Preservation, and Design; however, electronic submissions through our Permit Portal are preferred. This application can be submitted electronically at [www.madison-in.gov/reporting](http://www.madison-in.gov/reporting).

Purpose: Per the City of Madison Zoning Ordinance, the Board of Zoning Appeals shall approve or deny variance from development standards from the terms of the Zoning Ordinance. The Board may impose reasonable conditions as a part of its approval. A variance may be approved only upon a determination by the Board.

This application must be filed at least 15 days prior to scheduled meeting to be eligible for consideration at that meeting. Actual deadlines vary due to holidays, office business hours and operating schedule, media publishing deadlines, etc. Deadlines are published publicly and can also be provided by contacting the Planning Office.

**X** APPLICANT INFORMATION

Name: DAVID & JANEEN WISE  
 Street: 9147 HASTING TRAKE  
 City: INDIANAPOLIS State: IN Zip: 46234  
 Phone (Preferred): (317)697-7914  
 Phone (Alternate): (502)235-4586  
 Email: dr8wise@gmail.com

OWNER INFORMATION (IF DIFFERENT\*)

Name: \_\_\_\_\_  
 Street: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone (Preferred): \_\_\_\_\_  
 Phone (Alternate): \_\_\_\_\_  
 Email: JANEEN\_WISE@HOTMAIL.COM

\* If Applicant is not Owner, MUST submit documentation from owner authorizing applicant on their behalf.

PROPERTY FOR WHICH A VARIANCE IS REQUESTED

Address and/or Legal Description of Property: 1014 W FIRST ST.  
MADISON, IN

Zoning Classification: HDR

Description of Existing Use: RESIDENTIAL

Description of Proposed Use: RESIDENTIAL

List sections of the Zoning Ordinance for which a variance is requested: 6.15A

Describe why a variance is requested: LOT IS SMALL AND  
VARIANCE IS NEEDED TO MEET SETBACKS.  
MATCHES EXISTING STRUCTURES  
AROUND INCLUDING HOUSE (OURS) AT 1014w FIRST

A Site Plan is required and must include the distance of the closest point from any existing or planned structure to each property line: For Variance from Setbacks, list below and indicate on Site Plan.

Current - North: N/A ft East: N/A ft South: N/A ft West: N/A ft  
Requested - North: 4 ft East: 2' ft South: 5'-6' ft West: 2' ft

Per the City of Madison Zoning Ordinance, a variance shall not be granted unless the Board makes specific findings of fact based directly on the particular evidence presented to it, which support conclusions that the standards and conditions has been met by the applicant. These Findings of Fact are established and required by Indiana Code.

Provide a detailed Narrative statement demonstrating that the requested variance conforms to the following standards. Respond to each question below with Yes/No and why. Use additional pages if necessary.

1. Will this variance be injurious to the public health, safety, morals, and general welfare of the community?  
EMPTY LOT - Mow GRASS N/A

2. Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?  
NO

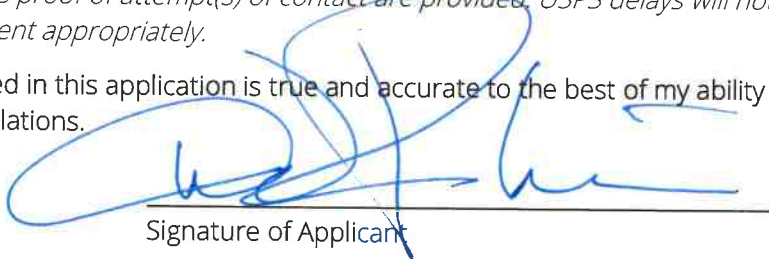
3. Will the strict application of the terms of the zoning ordinance result in practical difficulties in the use of the property?  
YES LOT SIZE IS SMALL MATCHING EXISTING HOUSE STRUCTURE 16' WIDE

Include any other documents/information which you feel will aid the Board in making its determination.

Certified letters MUST be mailed to adjoining property owners (includes owners of real estate at corners, across 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 Certified Mail receipts and 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 proof of attempt(s) of contact are provided. USPS delays will not be held against you if proof indicates that letters were sent appropriately.

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.

3/11/25  
Date

  
Signature of Applicant

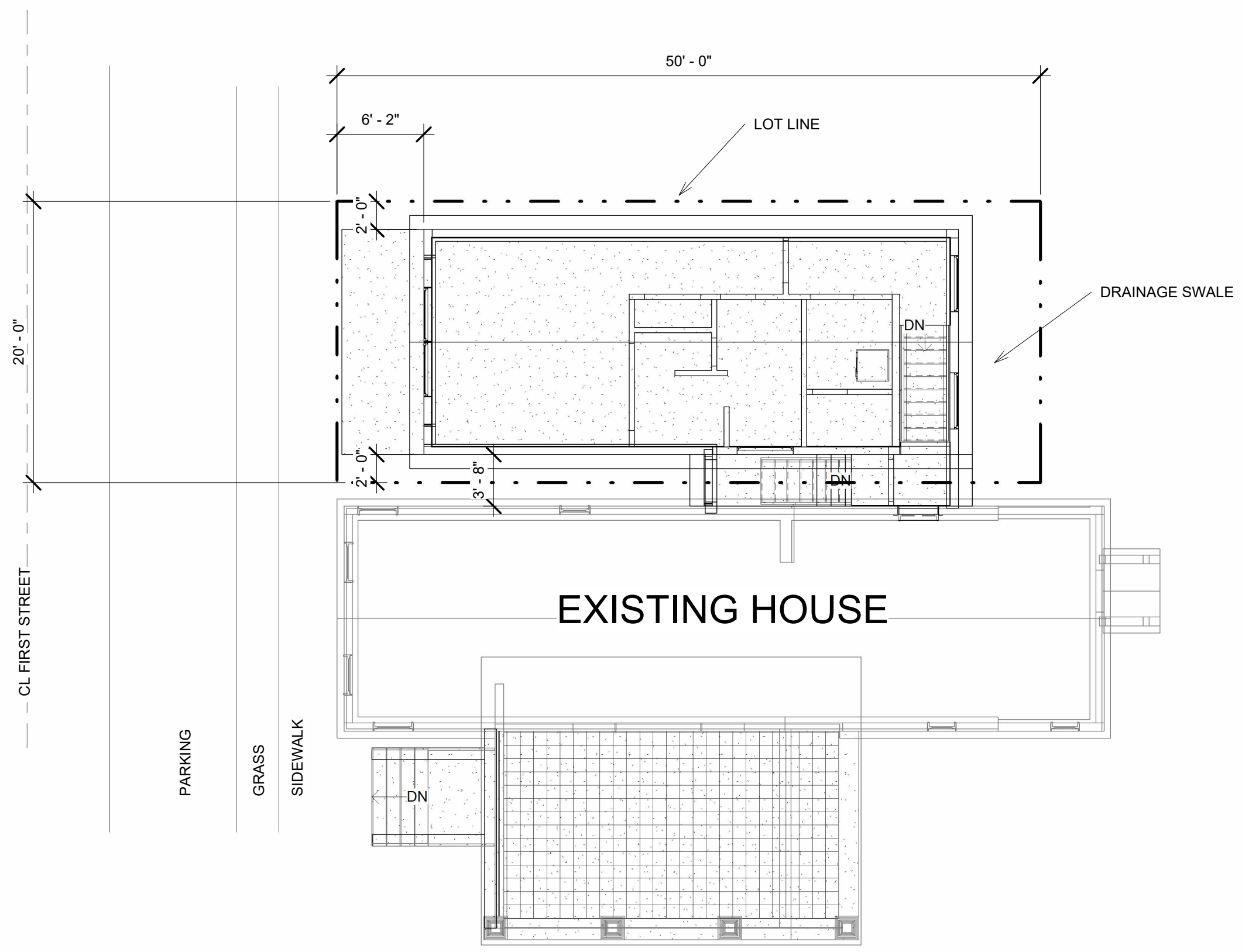
COMPLETED BY PLANNING OFFICE	Meeting Information: Board of Zoning Appeals
Application Accepted on: _____	101 W Main St, Madison, IN 47250 – Council Chambers
Application Accepted by: _____	Meeting Date: _____ Time: 6:00PM

- Documentation Review (Completed by Planning Office)
- Owner Authorization provided (if req'd)
  - Narrative Statements completed
  - Site Plan is adequate
  - Application is complete
  - GIS Information to applicant and attached
  - Certified Mail Receipts received (attach)
  - Certified Mail Green Cards received (attach)

Staff Notes



1 Site  
1/8" = 1'-0"



DONALD K BALL  
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**A**  
DKB

DAVID & JANEEN WISE  
CARRIAGE HOUSE ADDITION  
1014 W FIRST STREET  
MADISON, INDIANA 47250

**SITE PLAN**  
Project number 24026  
12DEC2024

No.	Description	Date

**A100**  
Scale 1/8" = 1'-0"