



## PROJECT BRIEF – BZVD-25-4

Application Date: 02/02/2025

Meeting Date: 03/10/2025

### Application Description:

An application has been filed for a Variance from Development Standards for setbacks for construction of detached garage. Applicant is requesting a two-foot setback on the west lot line.

<b>Current Zoning:</b> Historic District Residential (HDR)	<b>Project Location:</b> 822 W Third St
<b>Applicant:</b> Tom Pritchard	<b>Owner:</b> Tom Pritchard

### 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

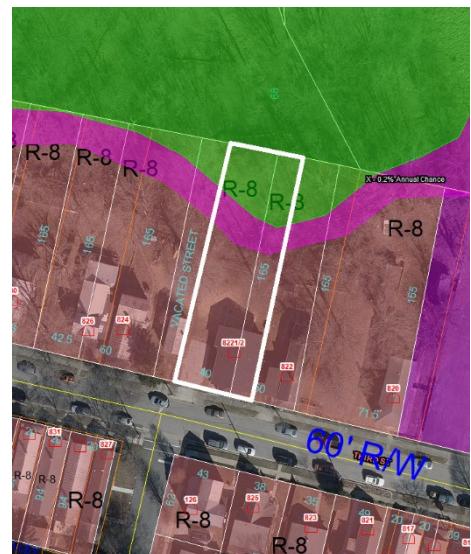
#### Relevant Information:

Applicant has also filed for approval from historic board on the design of the garage.

Prior Approvals: NA

### Surrounding Zoning and Land Use:

<b>North:</b> Residential Mobile Home (RMH)
<b>South:</b> Residential Medium Density (R-8)
<b>East:</b> Residential Medium Density (R-8)
<b>West:</b> Residential Medium Density (R-8)



## 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 6.13 – MEDIUM DENSITY RESIDENTIAL (R-8) (pg. 50-56)*

1. Single Family, Duplex and Triplex Dwelling Units (110)
  - a. Setbacks shall be not less than twenty (20) feet from the right-of-way if bordering a collector or lesser street or forty (40) feet from the right-of-way if bordering an arterial or higher functional class street.
  - b. Side yards shall in no case be less than ten (10) feet wide in the Medium Density Residential District.
  - c. For every story in excess of the first or when the height of a single story structure exceeds twenty-five (25) feet, the side yard width shall be increased by five (5) feet. Example: A two (2) story structure would have a required side yard width of fifteen (15) feet.

### 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:	No, the setback from the public sidewalk will be 13', allowing bypass walking traffic not having to have obstacles in the way.
Staff Response:	A variance from the west lot line will allow for at least 2 feet between the proposed structure and the existing garage on the neighboring parcel. This would locate the structure similarly to other accessory structures downtown.

*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, the variance I'm requesting would not be affected in any adverse manner.
Staff Response:	This setback variance will not adversely affect the use or value of the area adjacent to the parcel. The residential use is being maintained.

*Finding #2 has been satisfied.*

*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:	No, the variance I'm requesting would not result in any practical difficulties in the use of the property.
Staff Response:	The strict application of a 10-ft side yard setback required within this zoning district does not allow for the construction of any accessory structure on this lot. However, the residential use of the property is still achievable without the variance.

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



## BZVD-25-4

Application for Variance  
from Development  
Standards

Status: Active  
Submitted On: 2/2/2025

## Primary Location

822 W THIRD ST Unit 1/2  
MADISON, IN 47250

## Owner

Thomas Pritchard  
3RD ST 822 MADISON, IN 47250

## Applicant

 Tom Pritchard  
 812-599-1464  
 tompritch1@hotmail.com  
 822 1/2 West Third Street  
Madison, IN 47250

## Permit Information

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

822 1/2 West 3rd Street

### Zoning Classification\*

R-8

### Description of Existing Use\*

Residence.

### Description of Proposed Use\*

Residence.

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

6.13

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

I'm wanting to install a 20' x 20' two car garage with a 13' x 20' pad connecting garage to sidewalk. Additional alterations to existing street curb would require alteration too. The plan layout attached should point that out. The location will be located on the west side of our residence. Estimated setback from my neighbor's fence is to be 2'

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

Yes

## Variance from Setback Request

**Current North Lot Line (Ft)**

60

**Current East Lot Line (Ft)**

165

**Current South Lot Line (Ft)**

60

**Current West Lot Line (Ft)**

164

**Requested North Lot Line (Ft)**

132

**Requested East Lot Line (Ft)**

37

**Requested South Lot Line (Ft)**

13

**Requested West Lot Line (Ft)**

2

## Narrative

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

No, the setback from the public sidewalk will be 13', allowing bypass walking traffic not having to have obstacles in the way.

**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 variance I'm requesting would not be affected in any adverse manner.

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

No, the variance I'm requesting would not result in any practical difficulties in the use of the property.


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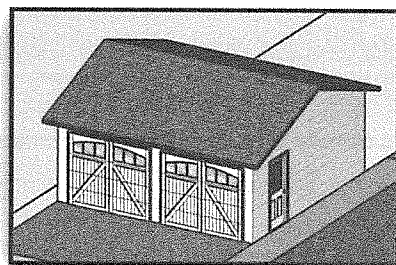
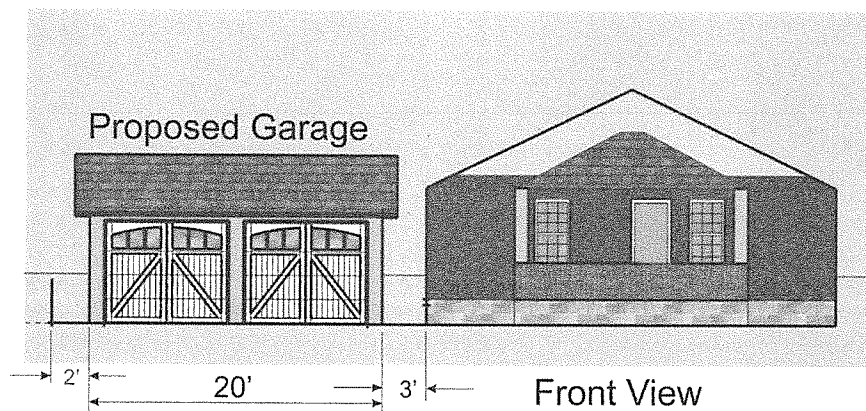
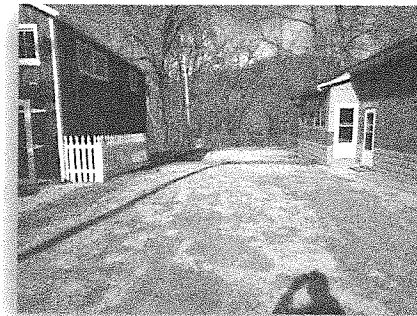
## Acknowledgement

*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.*

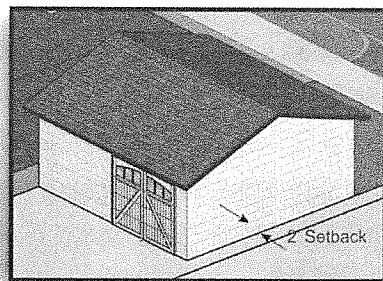
**I certify that the information provided in this application is true and accurate to the best of my ability and I understand and agree to the Certified mail stipulations.**

**Digital Signature\***

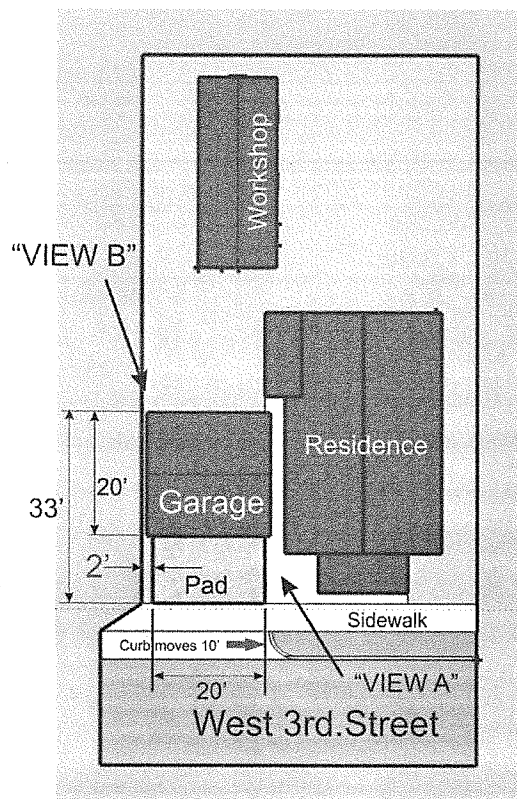
 Thomas Pritchard  
Feb 2, 2025



"VIEW A"



"VIEW B"



Tom Pritchard  
822 1/2 West Third St.  
Madison, In 47250  
Ph. 812-599-1464  
Email: tompritch1@hotmail.com

Two Car 20' x 20' Garage Project



**MadisonZoning**

Zoning Code:

R-8

RMH

Regional Counties

County Boundary

Townships

Corporate Boundaries

Water

Parcels

Drives, Alleys, etc.

Addresses

Regional Counties

Regional Roads

Regional Highways

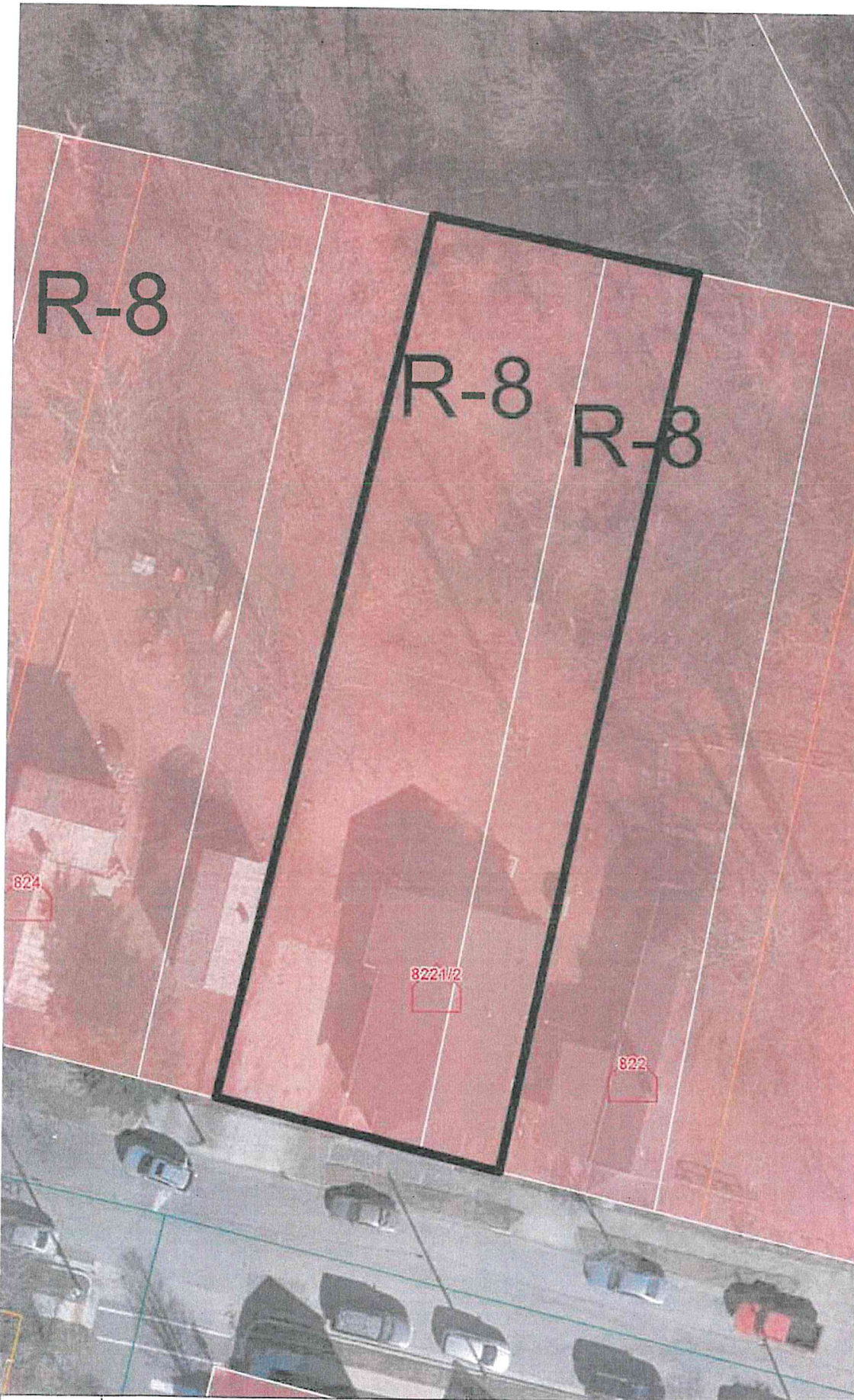
Water

Railroad

Drives, Alleys, etc.

Roads

Highways



0 30 60



1" = 30ft