

STAFF REPORT

MADISON COUNTY BOARD OF ZONING APPEALS
October 27, 2026

Petition Number: 2026-V-037
Location: 17583 N 200 E, Summitville, IN 46070
Petitioner: Mark and Christy Osler
Property Owner: Same
Zoning District: AG
Request: Rear yard setback relief (15 feet rather than the required 30 feet).

STATEMENT OF INTENT

September 21, 2026

Attn: B.Z.A.

*We are building a new home with a barn
in Madison County at:*

*17583 N. CR 200 E
Summitville IN 46070*

*The construction of the house is already in
process, as framing is already half done.
We are requesting a 10' variance from the
west (back) property line to accommodate
access in and out of our garage.*

Thank you for your consideration,

*Christy Osler
Mark Osler*

ZONING REQUIREMENTS

AP - Agriculture Protection District

3.2 "AP" District Standards

Minimum Lot Area:
• 40 acres

Minimum Lot Width:
• 100 feet

Minimum Lot Frontage:
• 50 feet (consistent with the requirements of the Subdivision Control Ordinance)

Maximum Lot Depth:
• none

Sewer and Water:
• May use public water and sewer or

Minimum Front Yard Setback:
• 150 feet when adjacent to an Arterial Road
• 100 feet when adjacent to a Collector Road
• 35 feet when adjacent to a Local Road

Minimum Side Yard Setback:
• 25 feet

Minimum Rear Yard Setback:
• 30 feet

Maximum Lot Coverage:
• square footage of all primary and accessory structures, and impervious surface cannot exceed 10% of the Lot Area

Minimum Living Area:
• 1,000 square feet

Minimum Ground Floor Area:
• 40% of the total living area

Maximum Residential Structures per Lot:
• 1

STAFF FINDINGS

This petition is driven by the location of their septic field being south of the new home and proposed barn and for safe access and egress to the garage (practical difficulty). There are no other issues based on the petition and site design

RECOMMENDATION

Staff recommends approval.

FINDINGS of FACT for VARIANCE

1. ***Will the approval be injurious to the public health, safety, morals, and general welfare of the community?*** No. The proposed use as presented should not negatively impact on the public health, safety, morals, and general welfare of the community.
2. ***Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?*** There should be no negative impacts on property value.

3. ***Will the strict application of the terms of the zoning ordinance result in practical difficulty in the use of the property.*** Yes, the terms of the ordinance would prevent the owner from doing the desired project.

Site Photos



View from site looking north



View from site looking east



View from site looking south



View from site looking west