

STAFF REPORT

MADISON COUNTY BOARD OF ZONING APPEALS

August 25, 2026

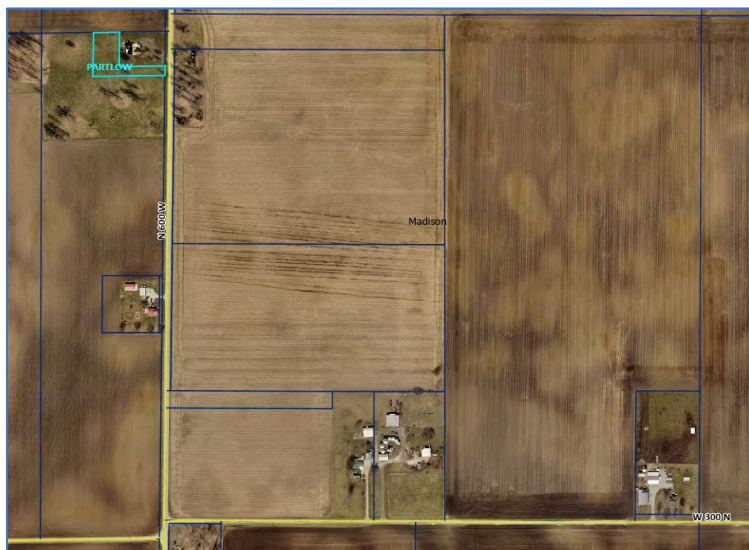
Petition Number(s): 2026-V-024
Petitioner: Peyton Partlow
Owner: Peyton Partlow
Project Location: 3511 N 600 W, Anderson, IN 46011; SP# 48-09-25-400-007.001-016
Zoning: Agriculture
Request: 2nd Driveway

STATEMENT OF INTENT

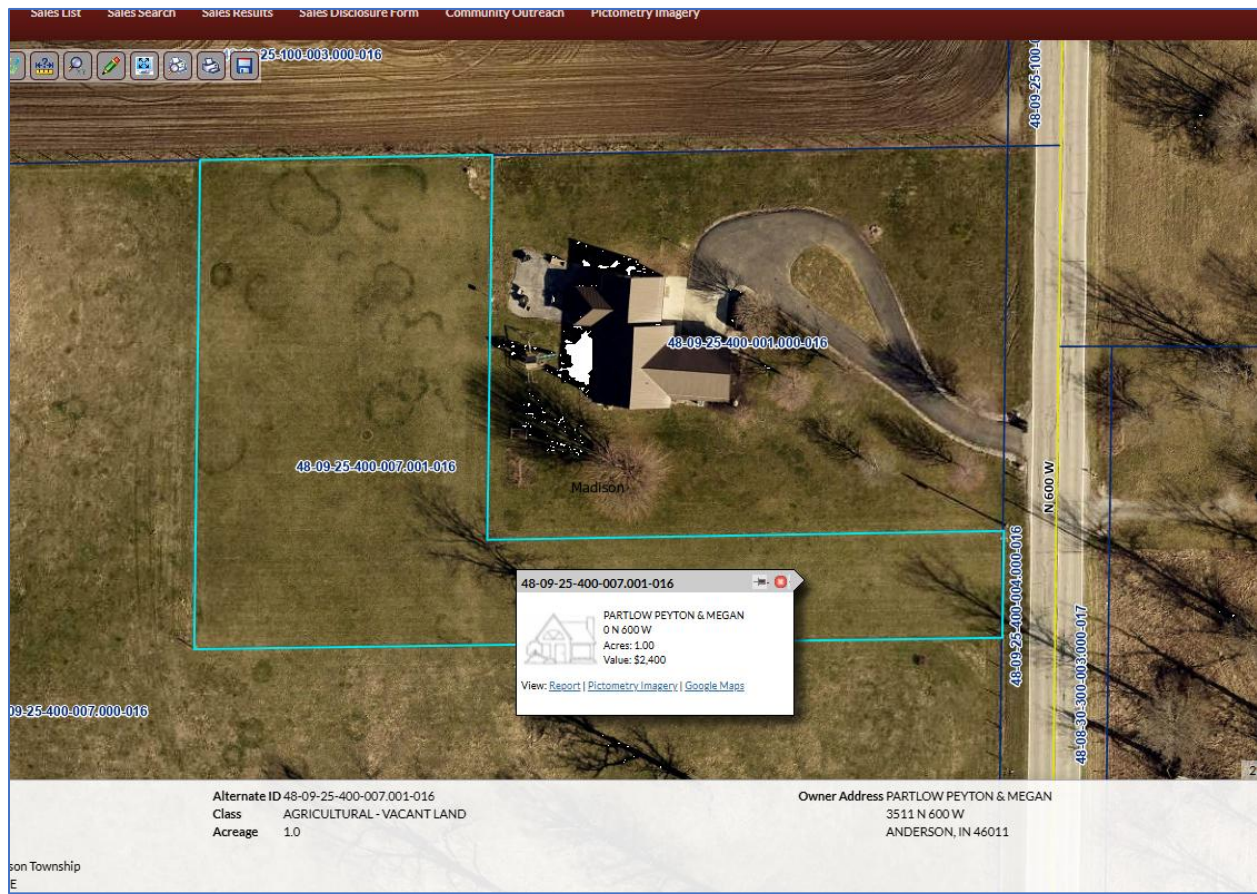
I am wanting to add a second drive to be able to access the pole Barn .

SITE INFORMATION

1. The subject site contains 1.0 acres.
2. The property is zoned Agriculture (AG).
3. There are no floodplain issues located on the property.
4. N 600 W is a major collector road in the county thoroughfare plan.



Vicinity



Site Analysis

ZONING INFORMATION

Entrance/Drive Standards (ED) (continued)

- D. The number of entrances or drives provided shall meet the following requirements:
- Single and two-family residences shall be limited to one drive per dwelling unit;
 - If a manufactured home park or multifamily development has 40 or more dwelling units, there

ED-02: This Entrance/Drive Standards section applies to the following districts:



No entrance or drive shall be permitted to begin within 200 feet of any intersecting road or any other entrance or drive on either side of the road.

[The distances for the above standards shall be determined by measuring from the right-of-way line to the curb or edge of pavement (whichever is less) of the entrance or drive.]



Site Plan

STAFF FINDINGS

The petitioner is requesting a second drive to put on the adjacent lot next to their property. A driveway permit will be required and has been approved by the Highway Engineering Department. This drive will allow them to access their proposed pole barn.

STAFF RECOMMENDATION: APPROVE

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 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 as this variance is not creating/adding to a problem.
3. ***Will the strict application of the terms of the zoning ordinance result in practical difficulty in the use of the property.*** Yes, the strict terms of the zoning ordinance would prevent the person from improving the property.

Site Photos



View from site looking north



View from site looking east



View from site looking south



View from site looking west