

Draft STAFF REPORT

MADISON COUNTY BOARD OF ZONING APPEALS

August 25, 2026

Petition Number: 2026-V-021
Location: 2158 S Sr 13, Lapel, IN 46051; SP# 48-10-28-202-003.000-031
Petitioner: Russ Dorsey
Property Owner: Russ Dorsey & Joni Dorsey
Zoning District: R2
Request: Construct an accessory structure in front of the primary structure

STATEMENT OF INTENT

TO PUT OUR CAR PORT IN FRONT OF OUR HOUSE

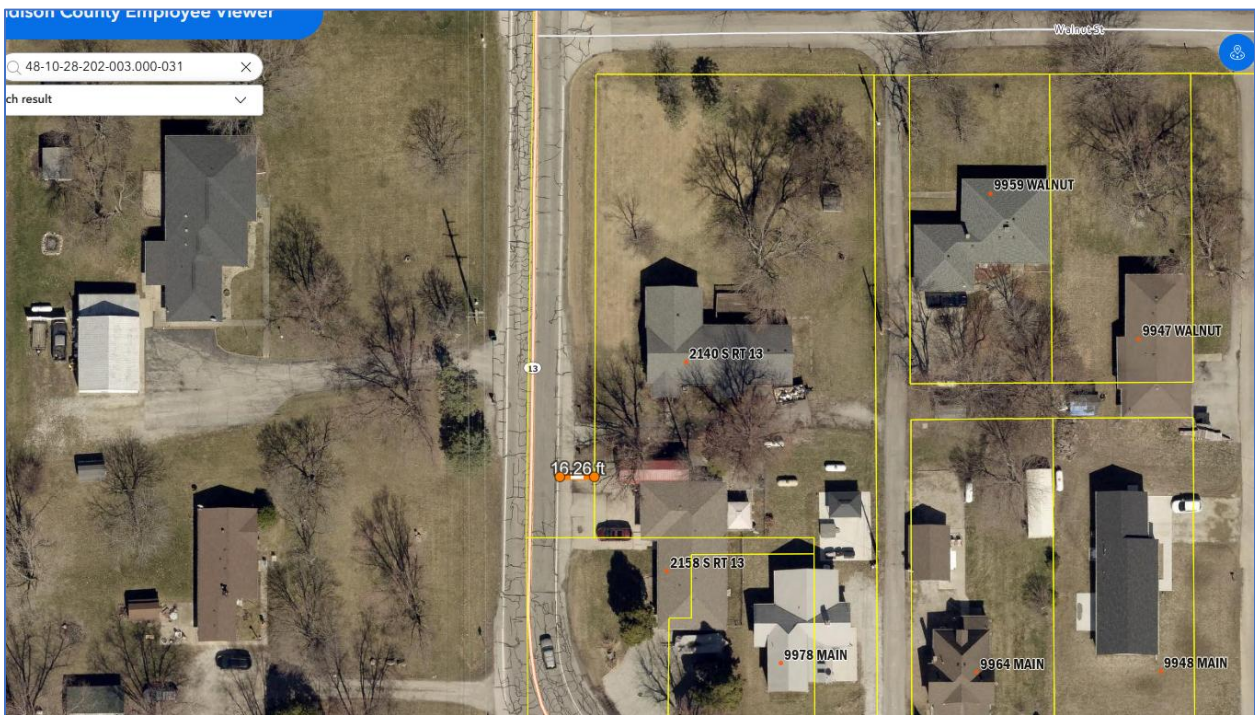
Russ Dorsey

SITE INFORMATION

1. The subject site contains .21 acres.
2. The property is zoned R2.
3. There are no floodplain issues located on the property.
4. W Main St and S Sr 13 are both minor arterial roads in the county thoroughfare plan.



Vicinity

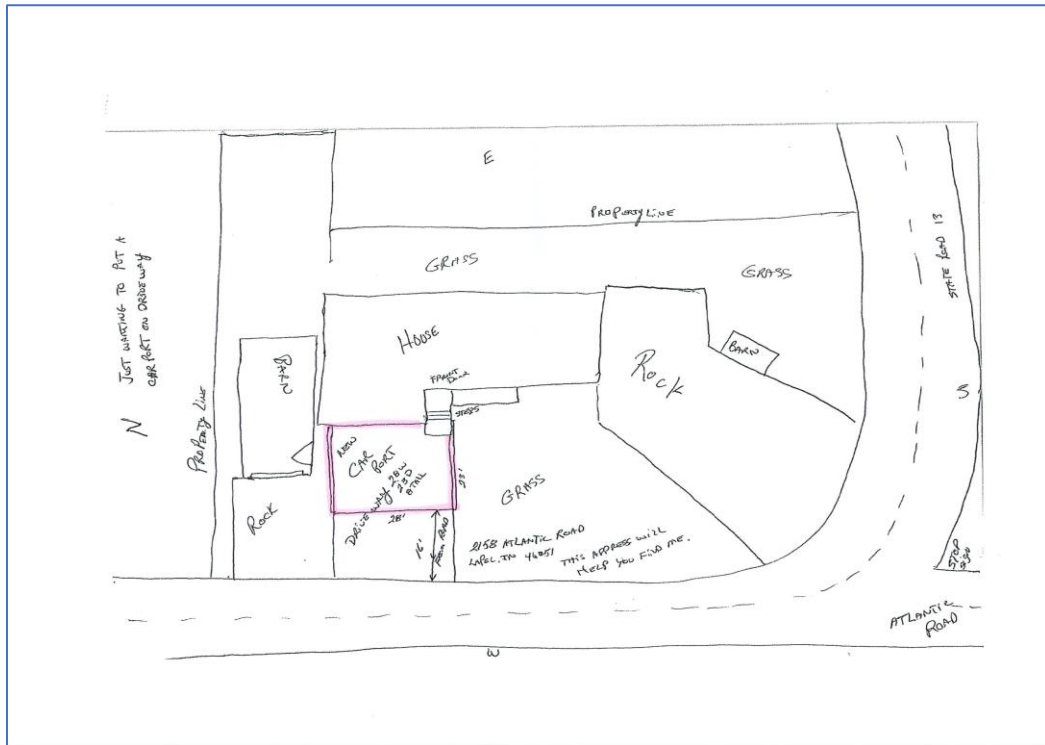


Site

ZONING REQUIREMENTS

6.6 Accessory Use/Structures Standards (AS)

AS-01 D. d. - all accessory structures, with the exception of gazebos and decks, shall only be located to the rear of the primary structure except in the case of corner or through lots; in which case the structures may be placed to the side of the primary structure. In no case may any accessory structure be located closer to the front property line than the setback provided by the primary structure.



Site Plan

STAFF FINDINGS

The proposed structure (metal carport) will be used for additional parking. It will be placed on the driveway in front of the garage which is attached to the home. INDOT has no issue with the distance between the structure and the road if it is not in their ROW. There are no other apparent concerns with this petition.

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 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 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