

# DRAFT STAFF REPORT

## MADISON COUNTY BOARD OF ZONING APPEALS *August 25, 2026*

**Petition Number(s):** 2026-V-022/023  
**Petitioner:** Monty DiRuzza  
**Owner:** Monty DiRuzza  
**Project Location:** 13037 N Sr 9, Alexandria, IN 46001; SP# 48-05-01-400-011.000-021  
**Zoning:** AG  
**Request:** Two variances – accessory structure in front of primary; front setback relief

### STATEMENT OF INTENT

The petitioner is requesting two variances associated with locating a carport in front of their house on their property on N Sr 9.

Monty DiRuzza  
13037 N State Road 9  
Alexandria, IN 46001  
765-425-3269  
[dinodiruzza@yahoo.com](mailto:dinodiruzza@yahoo.com)

July 21, 2026

Madison County Department of Building and Zoning

**RE: Letter of Intent for Building Permit – 13037 N State Rd 9  
Alexandria, IN 46001**

Dear Building Commissioner,

Please accept this letter as a formal statement of intent for the proposed building permit at 13037 N State Road 9, Alexandria, IN 46001 (Parcel ID: 48-05-01-400-011-000-021).

The scope of this project includes the construction of a new 18x35x12 sq. ft. metal carport with a gravel base. The property will be used exclusively for residential purposes. (boat storage)

The project will be built to comply with all applicable Indiana Building Codes and local ordinances. I have attached the necessary documents for your review.

### SITE INFORMATION

1. The subject site contains 2.58 acres.

2. The property is zoned AG.
3. There are no floodplain issues located on the property.
4. N Sr 9 is a minor arterial road and W 1300 N is a local road in the county thoroughfare plan.



Vicinity



Site

## 2026-V-022 – Setback Relief

### ZONING INFORMATION

| <b>R2 - Single-Family Residential District</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| 3.9 "R2" District Intent, Permitted Uses, and Special Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| District Intent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Permitted Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Special Uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>The "R2" District is intended to provide for the development of medium-sized single-family detached homes on medium-sized lots. The provisions that regulate this land use district should provide for the development of medium density residential neighborhoods.</p> <p>Madison County's Plan Commission and Board of Zoning Appeals should strive to integrate this type of neighborhood with lower and higher density residential developments and neighborhood-serving commercial facilities. This district should be protected from conflicting land uses and be located in proximity to "CR" districts in a way that does not inhibit farming practices.</p> <p>The Plan Commission and Board of Zoning Appeals should strive to promote an average net density of 2.5 to 4.0 dwelling units per acre community-wide in the "R2" district.</p> | <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"><li>• agricultural crop production</li><li>• agriculture crop processing (of materials produced on-site)</li><li>• agriculture crop storage (of materials produced on-site)</li><li>• farm implement storage (operable implements used in the farming operation - not for sale)</li></ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"><li>• dwelling, single-family</li><li>• manufactured home (type I)</li><li>• manufactured home (type II)</li><li>• residential facility for developmentally disabled/mentally ill</li><li>• child day-care home</li><li>• home occupation (type I)</li></ul> <p><b>Institutional/Public Uses</b></p> <ul style="list-style-type: none"><li>• nature preserve</li><li>• passive recreation trail</li></ul> | <p><b>Agricultural Uses</b></p> <ul style="list-style-type: none"><li>• grazing and pasture land</li><li>• livestock</li></ul> <p><b>Residential Uses</b></p> <ul style="list-style-type: none"><li>• dwelling, single-family</li><li>• assisted living/retirement facility</li><li>• nursing home</li><li>• home occupation (type II)</li><li>• bed and breakfast facility</li></ul> <p><b>Institutional/Public Uses</b></p> <ul style="list-style-type: none"><li>• parks and recreation uses</li><li>• institutional uses (small scale)</li><li>• police, fire, or rescue station</li><li>• church or other place of worship</li><li>• government office/facility</li><li>• school (P-12)</li></ul> <p><b>Communication/Utilities</b></p> <ul style="list-style-type: none"><li>• utility substation</li><li>• public wellfield/pumphouse</li><li>• water tower</li><li>• wireless telecommunications facility/tower</li></ul> |

### ANALYSIS

The proposed structure is approximately 100' from the centerline of N Sr 9. This is about 100' short of the setback requirement in this zoning district.

### STAFF RECOMMENDATION:

Staff recommends approval.

### FINDINGS of FACT for VARIANCE

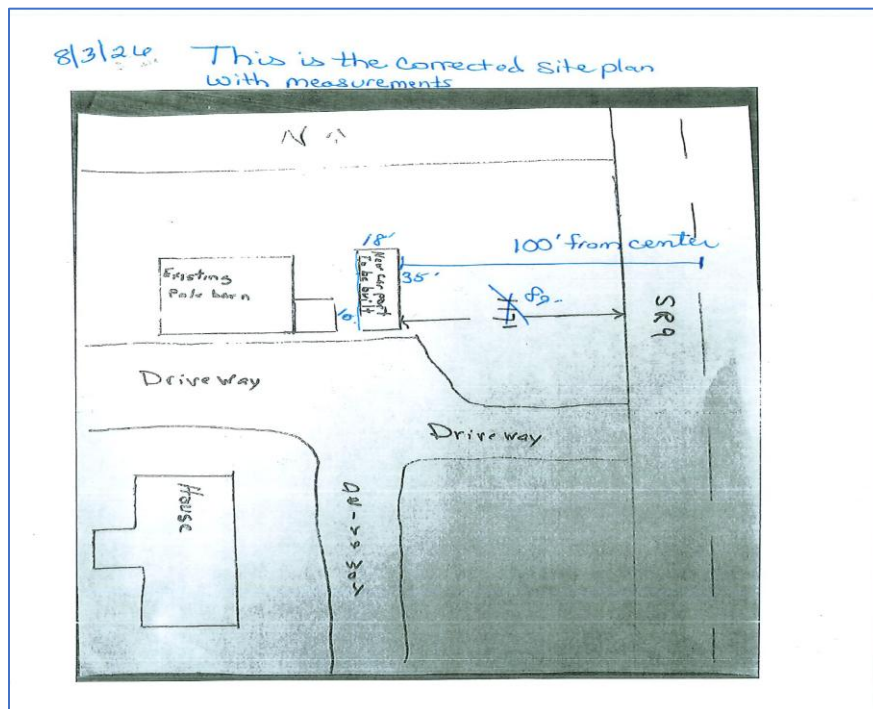
- 1. Will the approval be injurious to the public health, safety, morals, and general welfare of the community?** No. The proposed use as presented should not negatively impact health, safety, morals, and general welfare of the community.
- 2. Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?** No, the value of the adjacent properties should not decline if the petitioner follows the board's recommendations.
- 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 implementing a project.

## 2026-V-023 – Accessory in front of primary

### ZONING INFORMATION

#### 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...”



Site Plan

### ANALYSIS

The front yard requirement is a function of the parcel having frontage on two roads. The proposed carport is in front of the house but fits in with the driveway and does not appear inconsistent with the neighborhood.

### STAFF 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 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?*** No, the value of the adjacent properties should not decline if the petitioner follows the board's recommendations.
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 implementing a project.

## Site Photos



View from site looking north



View from site looking east



View from site looking south





**View from site looking west**