

February 24, 2024

Floyd County  
Department of Building & Development Services  
2524 Corydon Pike Suite 203  
New Albany, IN 47150  
Phone: (812) 981-7611  
Fax: (812) 948-4744  
Building@floydcounty.in.gov

To whom it may concern,

I am requesting a variance to build an accessory structure in the front side yard at our home. The location of the septic system and steep terrain both to the side and behind our home would make it impractical to build a structure in those locations. The proposed structure will be for personal use only, and would otherwise meet the zoning ordinance for rural residential.

Thank you for your time and consideration.

Sincerely,

Joshua Meunier  
4620 Buck Creek Rd  
Floyds Knobs, IN 47119  
502-551-7496



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**Department of Building & Development Services**  
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## Development Standards Variance Application

**Please Note:**

*This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.*

**Variance:** A modification of the specific requirements of this ordinance granted by the Board in accordance with the terms of this ordinance for the purpose or assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and district.

### 1. General Information:

Applicant:	Joshua Meunier
Applicant Address:	4620 Buck Creek Rd, Floyds Knobs, IN 47119
Applicant Phone:	502-551-7496
Applicant Email:	jmeunier85@gmail.com

### Applicant's Interest in Property:

Owner  Option Holder  Purchase Agreement  Legal Representative  Other

### Owner(s) of Property: (complete this section if owner is different than applicant)

Owner Name:	
Owner Address:	
Owner Phone:	
Owner Email:	

### Applicant's Representative:

Representative Name:	
Representative Address:	
Representative Phone:	
Representative Email:	

**2. Site Information:**

Parcel ID Number:	22-04-00-700-136.000-006
Total Acreage:	5.006
Address of Property/Location:	4620 Buck Creek Rd, Floyds Knobs, IN 47119
Current Use of Property:	Residential
Current Zoning District:	Lafayette Township, Rural Residential

**3. Variance Request:**

Detail the variance request:

This request is for an accessory structure on my property at 4620 Buck Creek Rd, Floyds Knobs. It will be for personal use only, and will not be used for a business. The structure would be located on the southwest portion of the property. This is considered to be in front of the house, although it would offset to the west, and would not be directly between the main house and the road. Based on the zoning ordinance, this requires a variance. The planned accessory structure otherwise meets all zoning requirements for rural residential.

The accessory structure will be used for personal storage of items such as an RV, utility trailer, etc. The proposed size of the structure would be 40'x56'x16' with residential vs commercial aesthetics in mind.

**4. Zoning Map Amendment Justification:**

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria that each must be met in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria:

*1. Approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community:*

The structure will be for personal residential use only. The proposed location of the structure would be approximately 85' feet from the road and 90' from the closest neighboring property line. It would not obstruct visibility on the roadway nor any intersection. Any rain water runoff from the existing slope will still flow toward the existing creek/ditches after being slightly diverted around the new structure.

*2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

The structure will be for personal use and conforms to the zoning requirements other than it will be closer to the road than our existing home. There is an existing tree line along the south and west property line that will partially obscure the structure. The proposed location would be approximately 90' from the nearest adjacent property, and should have no negative effect on the use or value of their property.

*3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:*

Strict application would require a dramatic reduction in the planned/needed size of the structure and/or be too costly to build an accessory structure at all. This is due to the slope of the terrain behind and to the side of the house. Either location would require extensive cut and fill excavation, and may also require several loads of fill being hauled to the site, which may prove to be cost prohibitive.

4. This variance (DOES DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

5. Required Documents:

- \$300.00 Filing Fee
- Deed for subject property
- ~~Affidavit of Ownership (if applicable)~~
- Site plan drawn to scale, signed, and dated which clearly shows the entire layout of the property and all features relevant to the variance request.
- Letter from Floyd County Health Department indicating this variance will not negatively affect the operation of a septic system, if applicable
- Cover letter summarizing variance request.

6. Signature:

The undersigned states that the above information is true and correct.

Name: Joshua B Meunier

Signature: [Handwritten Signature]

Date: 3/1/2024

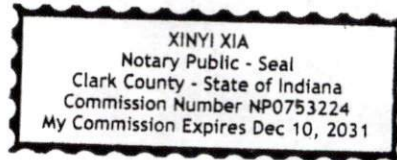
SUBSCRIBED AND SWORN BEFORE ME

THIS 01 DAY OF March, 2024.

[Handwritten Signature]

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES Dec 10, 2031



FLOYD COUNTY  
ASSESSOR

Jun/18/2020

When recorded mail to:  
Freibert & Mattingly Title Group, LLC  
800 Lily Creek Road, Ste. 102  
Louisville, KY 40243

E-RECORDED  
202008289

FLOYD CO. IN RECORDER  
TODD N. SCANNELL  
06/18/2020 01:40 PM  
202008289 Pages: 3  
Transaction # 4032346

31208  
WARRANTY DEED

THIS INDENTURE WITNESSETH, That Copas Homes, LLC ("Grantor") of Floyd County, in the State of Indiana, CONVEYS AND WARRANTS to Joshua B. Meunier and Lauren E. Meunier, husband and wife, ("Grantee") of Floyd County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Floyd County, State of Indiana:

THE FOLLOWING IS A LEGAL DESCRIPTION PREPARED THIS 15TH DAY OF NOVEMBER, 2018 OF REAL PROPERTY, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION NO. 7, TOWNSHIP 2 SOUTH, RANGE 6 EAST, LAFAYETTE TOWNSHIP, FLOYD COUNTY, INDIANA, BEING DEPICTED AS TRACT TWO ON A SURVEY PREPARED BY PAUL PRIMAVERA & ASSOCIATES, JOB NO. 18-13892, DATED 11/07/2018, PREPARED BY JASON M. COPPERWAITE RLS #20200046, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE ALONG SAID QUARTER LINE SOUTH 00 DEG. 17' 53" EAST 1,334.58 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER; THENCE ALONG SAID QUARTER LINE NORTH 89 DEG. 28' 37" EAST 889.36 FEET TO A #5 REINFORCING BAR WITH A YELLOW PLASTIC CAP STAMPED "PRIMAVERA & ASSOC. #0049", THIS TYPE OF MONUMENT HEREINAFTER REFERRED TO AS A CAPPED REINFORCING BAR, THIS BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID QUARTER LINE NORTH 89 DEG. 28' 37" EAST 182.15 FEET TO A CAPPED REINFORCING BAR; THENCE SOUTH 00 DEG. 23' 39" WEST 875.45 FEET TO A TWO INCH MAGNETIC NAIL WITH A ONE INCH BRASS TAG STAMPED "PRIMAVERA #0049", THIS TYPE OF MONUMENT HEREINAFTER REFERRED TO AS A TAGGED MAGNETIC NAIL IN THE CENTER OF BUCK CREEK ROAD; THENCE ALONG SAID ROAD NORTH 86 DEG. 19' 20" WEST 153.33 FEET TO A TAGGED MAGNETIC NAIL; THENCE NORTH 86 DEG. 11' 06" WEST 245.56 FEET TO A TAGGED MAGNETIC NAIL; THENCE NORTH 88 DEG. 48' 58" WEST 24.41 FEET TO A TAGGED MAGNETIC NAIL; THENCE LEAVING SAID ROAD NORTH 00 DEG. 45' 24" EAST 29.73 FEET TO A CAPPED REINFORCING BAR; THENCE NORTH 28 DEG. 58' 31" EAST, 282.72 FEET TO A CAPPED REINFORCING BAR; THENCE NORTH 28 DEG. 50' 19" EAST 240.73 FEET TO A CAPPED REINFORCING BAR; THENCE NORTH 01 DEG. 08' 28" WEST 359.22 FEET TO THE POINT OF BEGINNING, CONTAINING 5.006 ACRES, MORE OR LESS.

Being the same property conveyed to Earl L. Batliner, Jr. by Warranty Deed dated June 30, 2003, recorded June 30, 2003 of record in Deed Instrument No. 200314333, in the office of the Recorder of Floyd county, Indiana.

Duly Entered For Taxation  
Subject To Final Acceptance  
For Transfer

Jun 18 2020 - MC

*Jaqueline Wrenning*  
AUDITOR FLOYD CO. IND.

Being a part of the same property conveyed to Copas Homes, LLC, an Indiana Limited Liability Company, by Warranty Deed dated August 28, 2018, recorded September 09, 2018 of record in Deed Instrument No. 201815743, in the office aforesaid..

Being a part of the same property conveyed to Copas Homes, LLC, an Indiana Limited Liability Company, by Quit claim Deed dated July 12, 2019, recorded July 12, 2019 of record in Deed Instrument No. 201910603, in the office aforesaid.

Parcel Number(s): 22-04-00-700-136.000-006

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The address of such real estate is commonly known as 4620 Buck Creek Road, Floyds Knobs, IN 47119. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

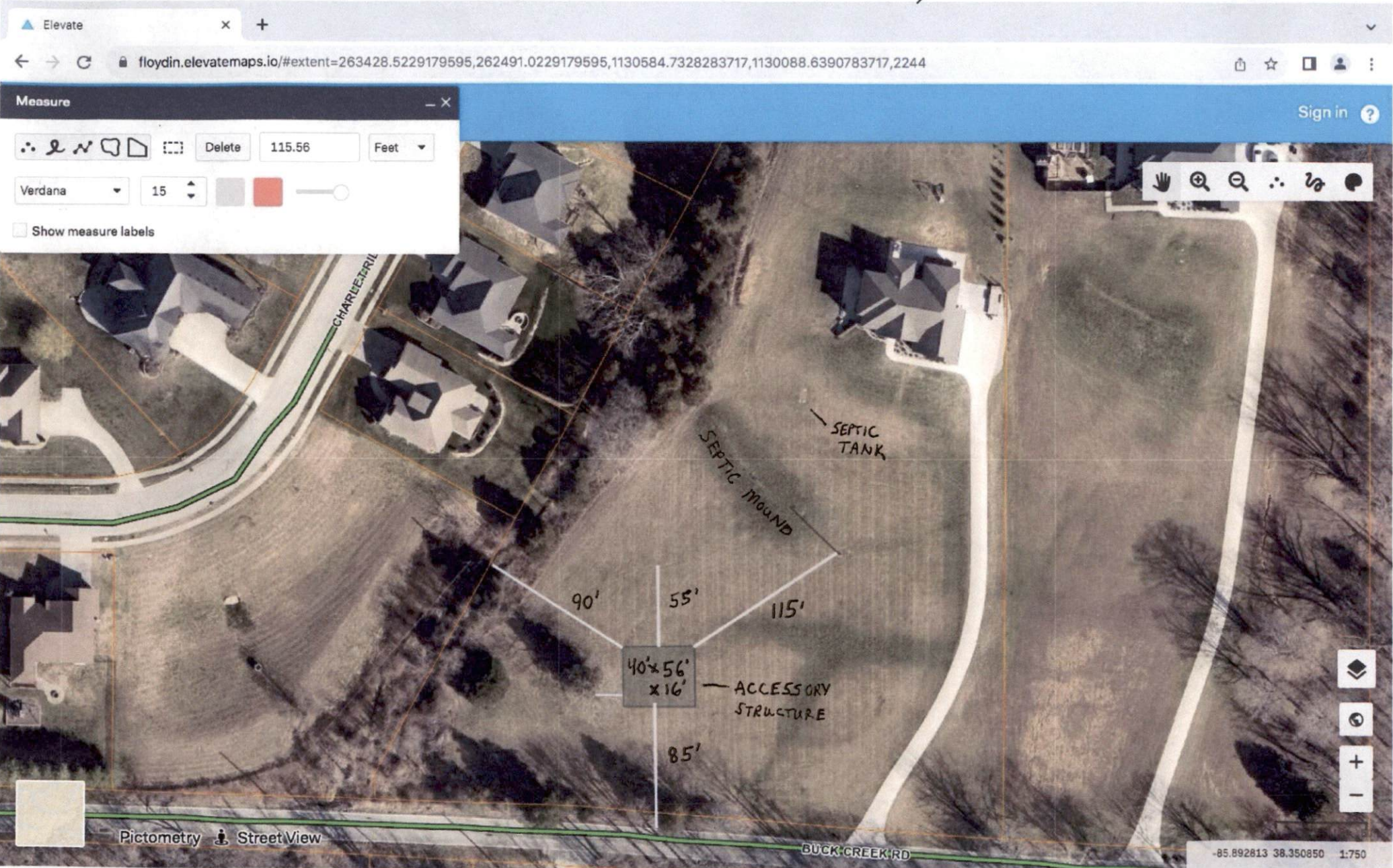
IN WITNESS WHEREOF, Grantor has caused this deed to be executed and delivered this 17th day of June, 2020.

GRANTOR:

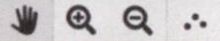
*Lesa A. Copas, member*  
Lesa A. Copas, Member of Copas Homes, LLC

Site Plan 4620 Buck Creek Rd, Floyds Knobs, IN

*ALB Mamin* 2/24/2024



Address, Parcel Id or Owner Name



Search



COPPER CRK

LEANDERS RD

BUCK

*4620 Buck Creek Rd.*

ALOU DR

Pictometry

Street View

DALTON CT

ANDREW DR

Zoom

1:3,0



# FLOYD COUNTY HEALTH DEPARTMENT

1917 Bono Road  
New Albany, Indiana 47150-4607  
Website: [www.floydcounty.in.gov](http://www.floydcounty.in.gov)

Telephone (812) 948-4726  
Fax (812) 948-2208

**SITE APPROVAL PERMIT FOR CONSTRUCTION**  
OF  
**OUTBUILDINGS, ADDITIONS and/or**  
**INSTALLATION OF SWIMMING POOLS**  
**GEOHERMAL HEAT SYSTEM**  
**UNDERGROUND UTILITY CONNECTION and/or**  
**UNDERGROUND LAWN SPRINKLER SYSTEM**

RECEIPT NO: 178481

**PERMIT NO.: SA-86-23**

**Date Issued: 12/14/2023**

Permit is void the last day of the thirty-sixth (36<sup>th</sup>) month following the month of permit issuance.

**ISSUED TO: Joshua and Lauren Meunier**

PROPERTY OWNER: Joshua and Lauren Meunier

ADDRESS: 4620  
House Number

Buck Creek Rd  
Street/Road/Drive

Floyds Knobs  
City/Town

Indiana  
State

47119  
Zip Code

CONTRACTOR/INSTALLER:

SITE APPROVAL FOR: 40' x 56' Pole Barn.

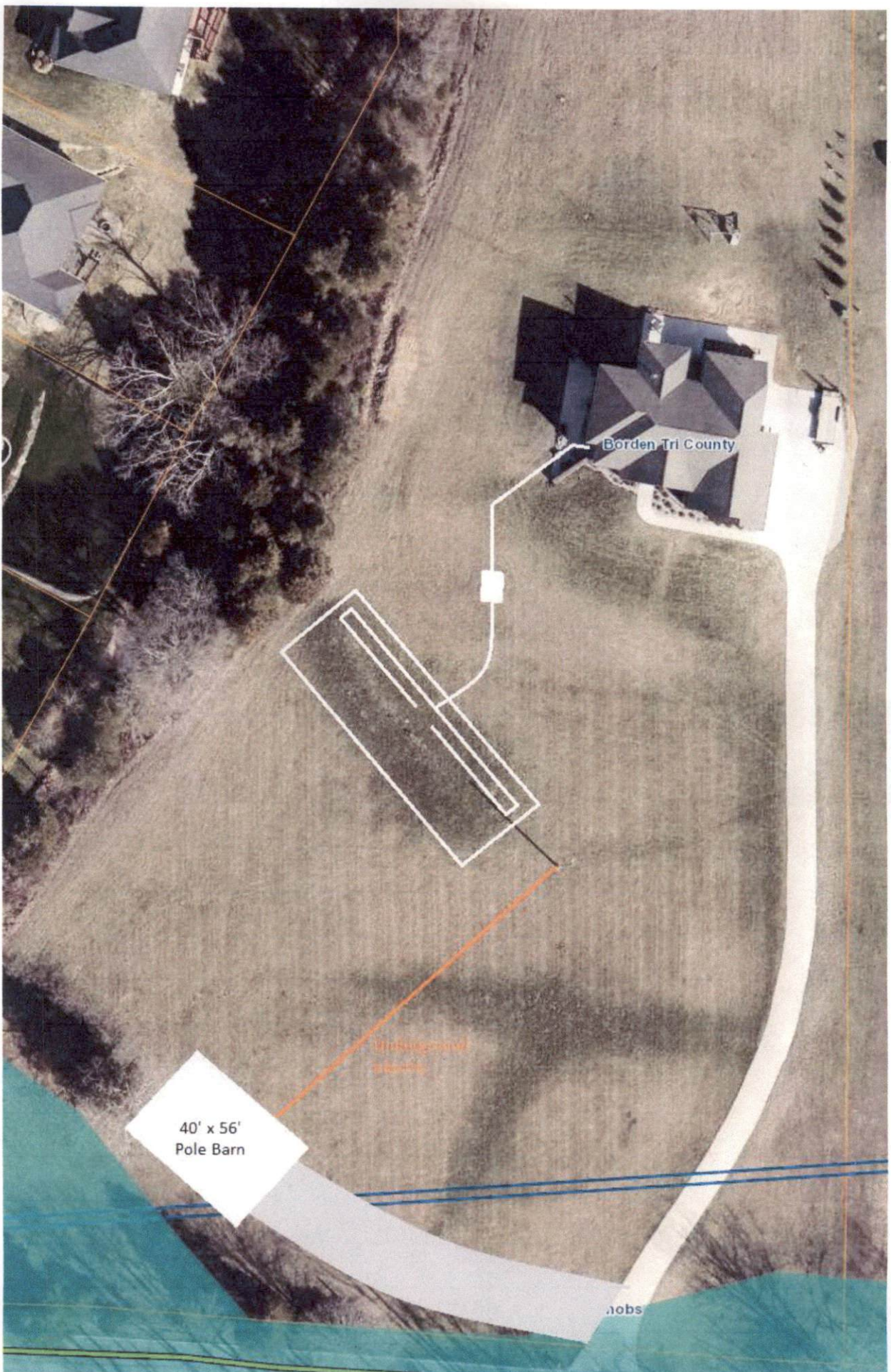
ISSUED BY: Anthony Lieber

**NOTES:** Protect area of septic and during all phases of construction.



**ANY CHANGE TO THE LOCATION OR INSTALLATION OF DESIGN WITHOUT PRIOR APPROVAL FROM THE FLOYD COUNTY HEALTH DEPARTMENT WILL VOID THIS PERMIT**

*The Yardstick by which we measure our prosperity is the health and happiness of our people.*



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November 16, 2023

Joshua Meunier  
4620 Buck Creek Rd  
Floyds Knobs, In 47119

1185 Old Forest Rd.  
Corydon, IN 47112

812.738.4115

HARRISONREMC.COM

Dear Josh,

Regarding your property at 4620 Buck Creek Rd, Floyds Knobs, IN. Harrison REMC will allow a building to be constructed no closer than 15FT to our existing primary line.

If you have any questions, please contact the office.

Sincerely,

Jason Flock  
Harrison REMC  
812.738.4115 Office  
[jflock@harrisonremc.com](mailto:jflock@harrisonremc.com)