

# NOTICE OF PUBLIC HEARING

## Description of Proposed Docket:

The applicant \_\_\_\_\_ is seeking a:

- Development Standards Variance
- Conditional Use
- Special Exception
- Administrative Appeal

From the **Floyd County Board of Zoning Appeals.**

**Street Address (see enclosed map):**

**Description of Project:**

This is a notice that a public hearing regarding the proposed docket item will be on \_\_\_\_\_ located in **Suite 104 at the Pineview Government Center, 2524 Corydon Pike New Albany, IN 47150.**

**Please note that information about the proposed docket item can be found at the following:**

Floyd County Building and Development Services

2524 Corydon Pike Suite 202

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

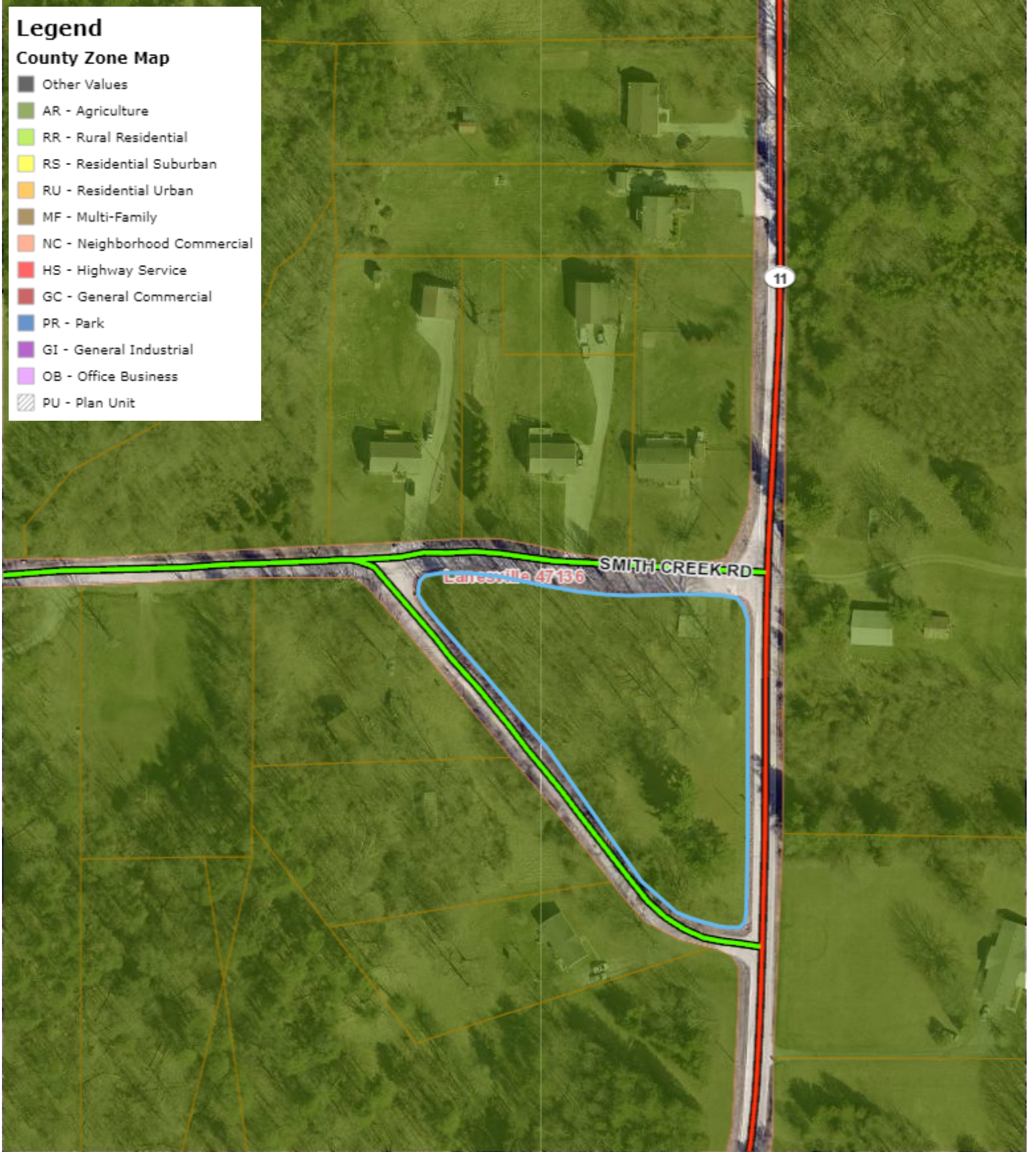
[Building@floydcounty.in.gov](mailto:Building@floydcounty.in.gov)

Online: Floyd County Government Website [www.floydcounty.in.gov](http://www.floydcounty.in.gov)

# Legend

## County Zone Map

- Other Values
- AR - Agriculture
- RR - Rural Residential
- RS - Residential Suburban
- RU - Residential Urban
- MF - Multi-Family
- NC - Neighborhood Commercial
- HS - Highway Service
- GC - General Commercial
- PR - Park
- GI - General Industrial
- OB - Office Business
- PU - Plan Unit



## **Floyd County Board of Zoning Appeals**

### **Frequently Asked Questions**

#### **1. How can I find out more about this docket?**

You can either visit to the Floyd County Building and Development Services Office and review the file between the hours of 8AM to 4PM Monday through Friday or you can review the proposed application on-line at [www.floydcounty.in.gov](http://www.floydcounty.in.gov) under the Plan Commission page

#### **2. How does this process work?**

Depending on the docket, there are several different processes. The Board of Zoning Appeals will take public comments on each proposal and values public comment in their decision-making process. The Board of Zoning Appeals is required to follow state statute when considering each application. Below is a brief description of application that may come before the board. Please note the check marked application on the notification form to the corresponding process listed below:

- **Development Standards Variance** – The applicant is seeking to vary from the County’s development standards in the County’s Zoning Ordinance. Per Indiana State statute, the Board of Zoning Appeals holds a public hearing. From the applicant, it determines if the applicant has met the standard that will allow for the requested variance of County rules. The Board of Zoning Appeals has the ability to approve, disapprove or may place reasonable conditions on the request per the ordinance standards.
- **Conditional Use**– The applicant is seeking to conduct a use on the property not otherwise permitted by right. By the County Zoning Ordinance, the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve, or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.
- **Special Exception** – The applicant is seeking to conduct a use that is not permitted by right in the certain zoning district. Similar to the conditional use, ordinance, and the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.

3-27-24

TO WHOM IT MAY CONCERN:

I AM REQUESTING A VARIANCE AT 3801 HWY 11 IN LANESVILLE COVERING THE 20' X 26' CONCRETE SLAB HIGHLIGHTED IN BLUE ON THE ENCLOSED MAP. THIS SLAB CONTAINED A GARAGE A YEAR OR SO BEFORE I PURCHASED THE PROPERTY IN MARCH OF 2023

THE TOPOGRAPHIC MAP, ALSO ENCLOSED, SHOWS THE LAND SLOPING FROM 930' TO 860' THIS STEEP INCLINE WOULD MAKE IT HARD TO HAVE A GARAGE DOWN THE HILL NEXT TO THE HOUSE IN BAD WEATHER. A GARAGE ON THIS PLATFORM WILL KEEP MY VEHICLES COVERED AND IN EASY ACCESS IN EMERGENCY DURING BAD WEATHER,

THE SEPTIC SYSTEM DIAGRAM IS ALSO ENCLOSED TO SHOW WHERE THE PLATFORM IS IN RELATION TO THE SEPTIC SYSTEM. THE HEALTH DEPARTMENT SEES NO PROBLEM AND WILL SEND A LETTER LATER

THANKS FOR YOUR HELP

DAVID BOWLING  
425 WHITE PINE BLVD  
NEW ALBANY IN 47150  
PHONE 502 262 2010



Department of Building  
&  
Development Services

APR 22 2024

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

## 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:	DAVID BOWLING
Applicant Address:	425 WHITE PINE BLVD NEW ALBANY IN. 47150
Applicant Phone:	502-262-2010
Applicant Email:	dbowling1@twc.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:	22-01-02-300-022-000-001
Total Acreage:	1.68
Address of Property/Location:	3801 HWY 11 LANESVILLE IN
Current Use of Property:	VACANT
Current Zoning District:	AR

**3. Variance Request:**

Detail the variance request:

ENCROACH ON 60' SET BACK FROM HWY 11 SEE COVER LETTER

**4. Zoning Map Amendment Justification:**

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria that each must be meet 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:

THIS IS TO BE ABLE TO BUILD A GARAGE BACK ON THE EXISTING PLATFORM REPLACING THE OLD 2 CAR GARAGE WITH A NEW ONE

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:

PUTTING A GARAGE BACK ON THE EXISTING CONCRETE PLATFORM WILL NOT AFFECT THE VALUE OF THE NEIGHBORS PROPERTY

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

THE SLOPE OF THE PROPERTY WILL HINDER MY ABILITY TO GET OUT IN BAD WEATHER WITH SNOW AND ICE. SEE TOPOGRAPHIC MAP

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: DAVID BOWLING

Signature: David Bowling  
David Bowling

Date: 4-15-2024

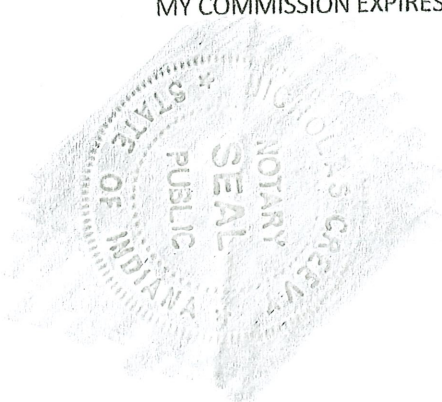
SUBSCRIBED AND SWORN BEFORE ME

THIS 22nd DAY OF April, 2024.

[Signature]

NOTARY PUBLIC COUNTY OF Clark

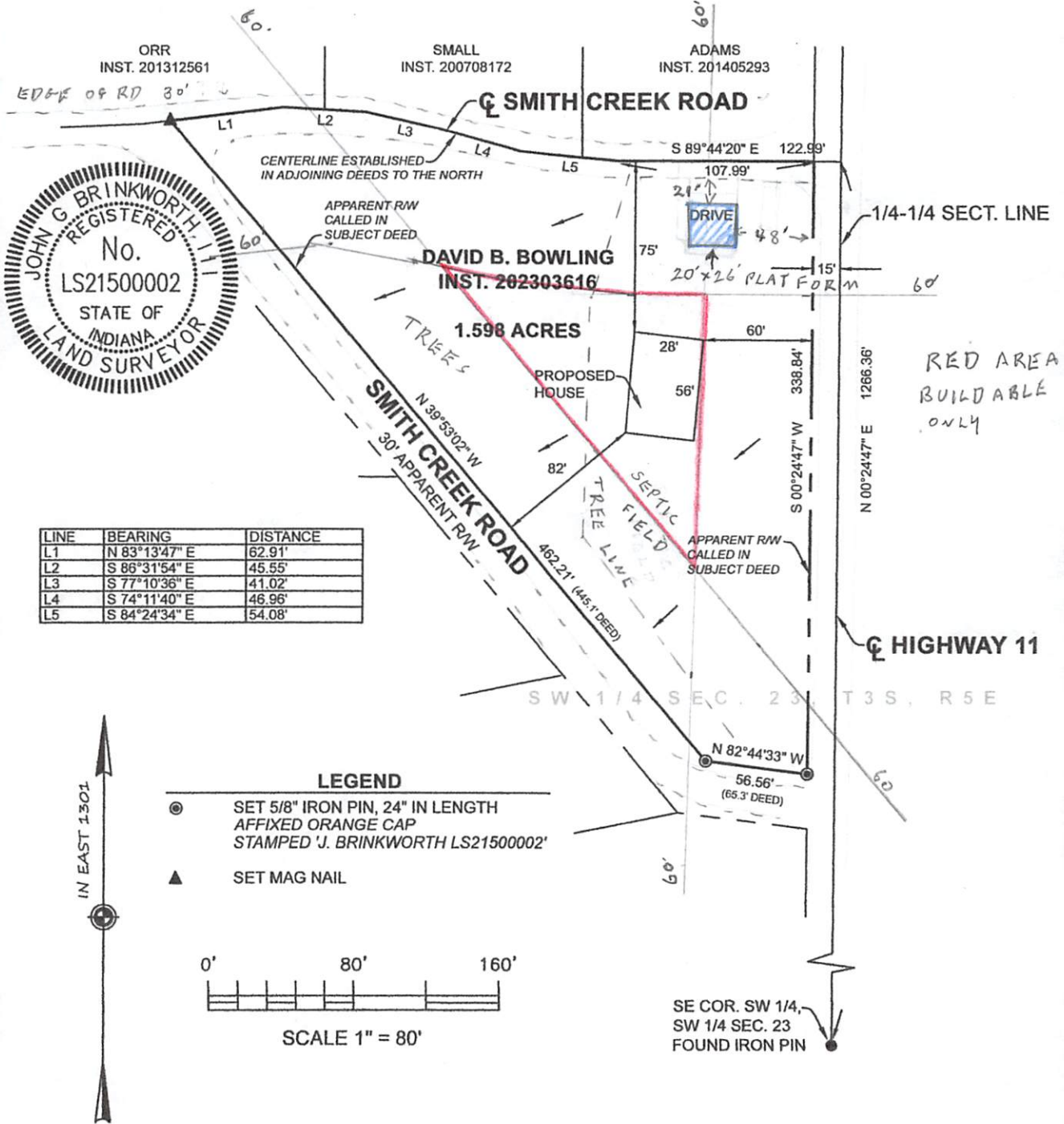
MY COMMISSION EXPIRES 12/13/2025



# PROPOSED SITE PLAN

## SW 1/4 SEC. 23, T3S, R5E

### FRANKLIN TOWNSHIP, FLOYD COUNTY, INDIANA

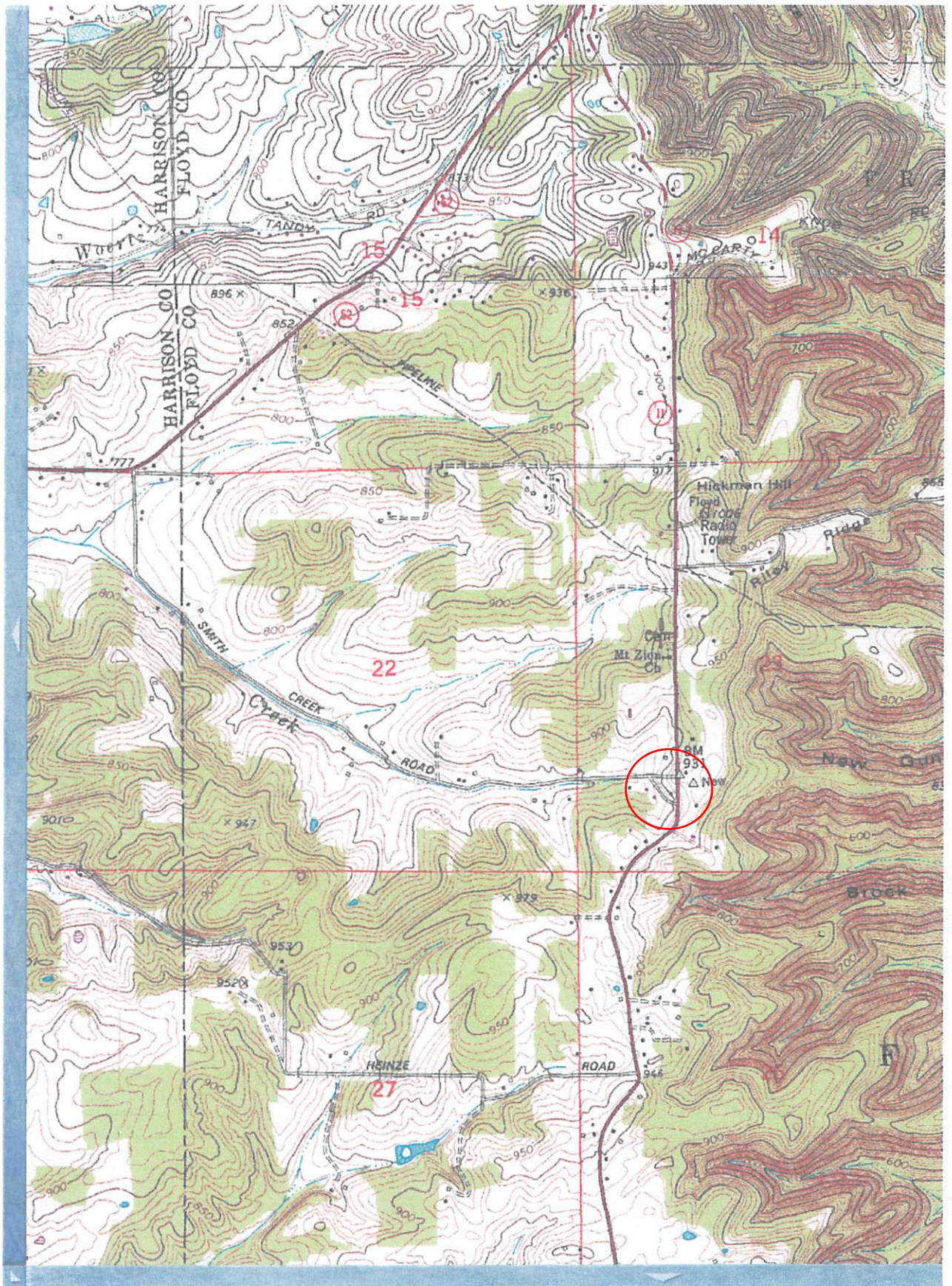


**J. BRINKWORTH & ASSOCIATES**  
 SURVEYORS | ENGINEERS | PLANNERS

5150 CHARLESTOWN ROAD, SUITE 3A  
 NEW ALBANY, INDIANA 47150  
 812-944-6731

CLIENT: DAVID BOWLING  
 JOB NO. 2023029  
 PREPARED BY J. BRINKWORTH, III





Places Within This Map View:

Place	Type	Coordinates (click to center)
<a href="#">Hickman Hill</a>	Summit	<a href="#">N38.24118° W85.93108°</a>
<a href="#">Riley Ridge</a>	Ridge	<a href="#">N38.23979° W85.92802°</a>
<a href="#">New Gunn Ridge</a>	Ridge	<a href="#">N38.23118° W85.91913°</a>
<a href="#">Brock Ridge</a>	Ridge	<a href="#">N38.22563° W85.91580°</a>
<a href="#">Township of Franklin</a>	Civil	<a href="#">N38.22604° W85.91398°</a>
<a href="#">Cave Hollow</a>	Valley	<a href="#">N38.25718° W85.92364°</a>
<a href="#">Als Hollow</a>	Valley	<a href="#">N38.25649° W85.92130°</a>

# 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: 20654**

**PERMIT NO.: SA-21-24**

**Date Issued: 03/28/2024**

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

**ISSUED TO: David Bowling**

PROPERTY OWNER: David Bowling

ADDRESS: 3801  
House Number

Hwy 11  
Street/Road/Drive

Lanesville  
City/Town

Indiana  
State

47136  
Zip Code

CONTRACTOR/INSTALLER:

SITE APPROVAL FOR: 20' x 26' Detached Garage

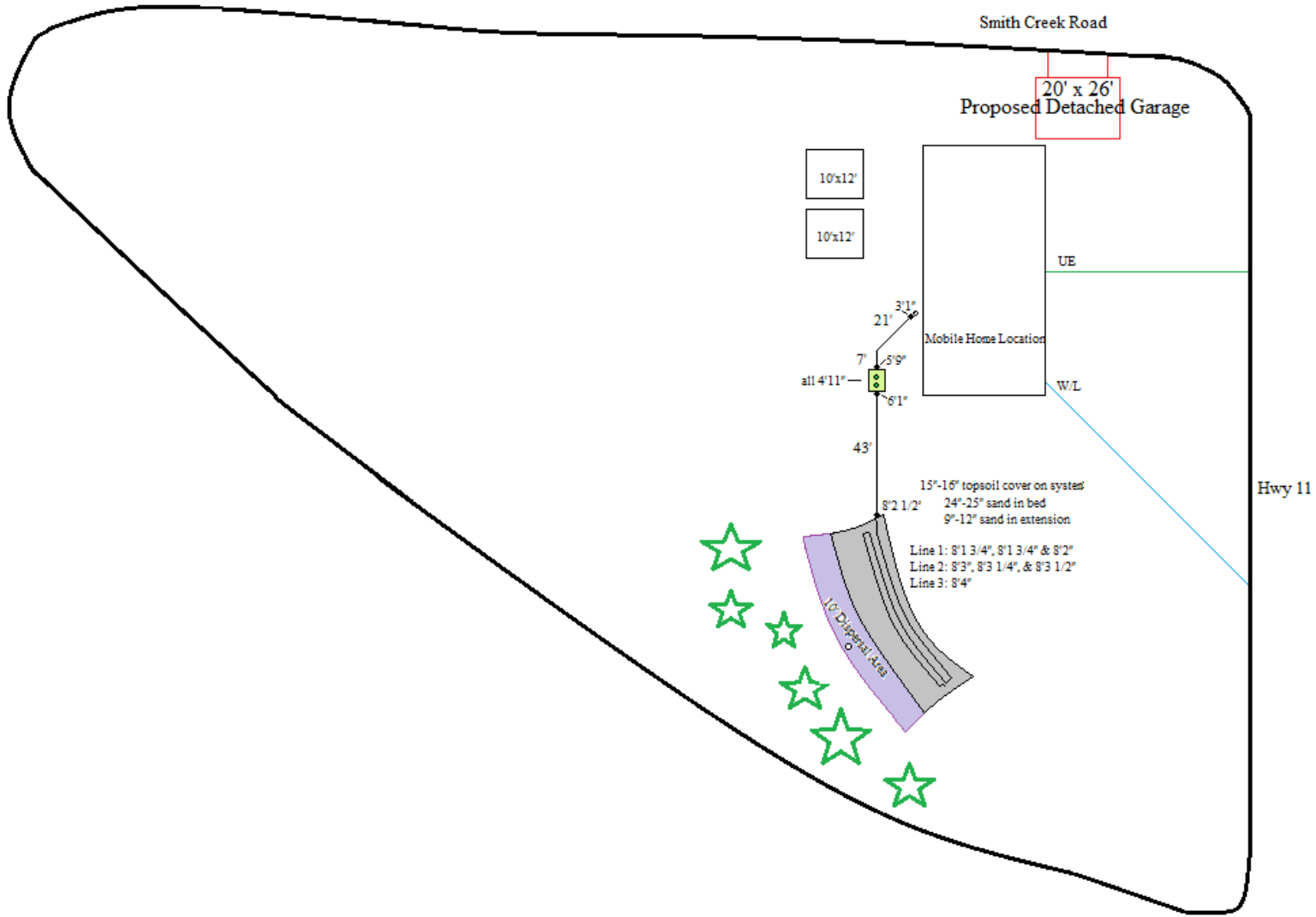
ISSUED BY: Connor Monroe

**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.*



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



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## Lanesville IN Real Estate & Homes For Sale

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0 Other listings

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5 days on Zillow



**\$45,000**

1.69 acres lot - Lot / Land for sale

3801 Highway 11, Lanesville, IN 47136

SCHULER BAUER REAL ESTATE SERVICES ERA POWERED (N)



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