

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

Online: Floyd County Government Website 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 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.

James Sprigler
Sprigler Cabinets, Owner
Special Exception Request
5159 Scottsville Road
Floyds Knobs, IN 47119
502-472-2208

June 06, 2024

Dear Floyd County Department of Building & Development,

I am seeking the Special Exception approval to continue operating as a small custom cabinetry business at my current address. I have been working out of my father's out building for twelve years.

We were surprised about the complaint. Let me discuss the items in the complaint.

1. Hazardous materials:

As of this time all materials are water based. (Non-toxic)

2. Vehicles with trailers:

Occasionally I have my trailer to load a job for delivery. Any other vehicles are parked on a well paved surface.

3. Porta Potty:

The Porta Potty has been there for over 10 years and is out of site from the road. It is maintained weekly by A1 Porta Potty.

4. Rumpke Trash pick-up:

Rumpke with a typical trash truck picks up every two weeks.

5. Traffic:

There is minimal business traffic. I occasionally have supplies delivered. Clients rarely come by the shop. But we do have gatherings of friends and family at my father's house.

Thank you for your time and consideration,

James Sprigler



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

Special Exception (Variance of Use)

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.

Special Exception: A variance of use from a base zoning district's permitted or conditional uses.

1. General Information:

Applicant:	James Sprigler
Applicant Address:	5002 Lake View Dr
Applicant Phone:	502-472-2208
Applicant Email:	James.Sprigler@SpriglerCabinets.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:	Robert J + Carol J Sprigler
Owner Address:	5159 Scottsville Rd Floyd's Knobs, IN.
Owner Phone:	812 923-3650
Owner Email:	Carolsprigler@gmail.com

Applicant's Representative:

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

2. Site Information:

Parcel ID Number:	22-04-00-800-055.000-006
Address of Property/Location:	5159 Scottsville Rd Floyd's Knobs, IN.
Current Use of Property:	Residence / Concrete business + Cabinet business
Current Zoning District:	R/R

3. Special Exception Request:

Detail the special exception request:

I am requesting a special exception approval to run my family owned cabinet business from the Board of Zoning Appeals at the above residential address.

4. Special Exception Justification:

Indiana Code and the Floyd County Zoning Ordinance establishes specific criteria that each must be met in order for a Special Exception (Use Variance) to be approved. Describe how the request meets each of the following criteria:

1. The special exception will not be injurious to the public health, safety, morals, and general welfare of the community:

In the 12 years that this family run business has been at this location, there has not been any injuries or threats to the community.

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

All functions of business are contained within the existing structure. There is nothing to adversely affect anything adjacent to the business.

3. The need for the special exception (variance of use) arises from some condition peculiar to the property involved:

It is primarily a residential and agricultural area with some commercial in close proximity. This special use request is meant to simply comply with local ordinances and attain acknowledgment from the board that I have been operating a business responsibly with careful consideration to the public health, safety, and general welfare.

4. The strict application of the terms of the Floyd County Zoning Ordinance would result in an unnecessary hardship in the use of the property:

I have been operating this business at this address for 12 years without complaint. My business is identified by this location. This property and business serves not only my family but also the Floyd County community.

3. Special Exception Request:

Detail the special exception request:

See cover letter

4. Special Exception Justification:

Indiana Code and the Floyd County Zoning Ordinance establishes specific criteria that each must be met in order for a Special Exception (Use Variance) to be approved. Describe how the request meets each of the following criteria:

1. The special exception will not be injurious to the public health, safety, morals, and general welfare of the community:

See Typed form

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

See Typed form

3. The need for the special exception (variance of use) arises from some condition peculiar to the property involved:

See Typed form

4. The strict application of the terms of the Floyd County Zoning Ordinance would result in an unnecessary hardship in the use of the property:

See Typed form

5. Approval of the Special Exception will not contradict the goals and objectives of the Floyd County Comprehensive Plan:

I am a small-scale wholesale family run business contained in an out building on my Father's property. There is minimal traffic to this location. Occasionally supplies are delivered and rarely does a client visit.

5. Required Documents:

- \$500.00 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 request.
- Floor plan, including specific dimensions for any buildings on the property subject to the conditional use.
- Cover letter summarizing the request.
- For proposals using septic systems, a letter from the Floyd County Health Department shall be provided verifying that any proposed development makes appropriate use of the septic system.
- For proposals using sanitary sewer systems, a letter from the service provider shall be included verifying that any proposed new development will be served.

6. Signature:

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

Name: James Spryghter

Signature: [Handwritten Signature]

Date: June 06, 2024

SUBSCRIBED AND SWORN BEFORE ME

THIS 7th DAY OF June, 2024.

[Handwritten Signature]

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 12/13/2026



5. Approval of the Special Exception will not contradict the goals and objectives of the Floyd County Comprehensive Plan:

See Typed form

5. Required Documents:

- \$500.00 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 request.
- Floor plan, including specific dimensions for any buildings on the property subject to the conditional use.
- Cover letter summarizing the request.
- For proposals using septic systems, a letter from the Floyd County Health Department shall be provided verifying that any proposed development makes appropriate use of the septic system.
- For proposals using sanitary sewer systems, a letter from the service provider shall be included verifying that any proposed new development will be served.

6. Signature:

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

Name: James Sprigler

Signature: [Handwritten Signature]

Date: 6-6-2024

SUBSCRIBED AND SWORN BEFORE ME

THIS 7th DAY OF June, 2024.

[Handwritten Signature]

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 12/13/2026





Floyd County Plan Commission
 Floyd County Board of Zoning Appeals

AFFIDAVIT OF OWNERSHIP

If the owner(s) of the subject property are giving authorization for someone else to apply for this request, this attached attachment is to be completed and submitted at the time of the application.

I (We), Robert J + Carol J Sprigler, do hereby certify that I am (we are)
 (Owners of subject property)

the owner(s) of the property legally described as 22-04-00-800-055.000-006,
 (Parcel ID Number)

And hereby certify that I (we) have given authorization to James Sprigler,
 (Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
Robert J Sprigler	22-04-00-800-055.000-006	Robert J Sprigler	6-5-2024
Carol J Sprigler	22-04-00-800-055.000-006	Carol J Sprigler	6-5-2024

STATE OF Indiana)
) SS:
 COUNTY OF Floyd)

Subscribed and sworn to before me, a Notary Public within and for said County and State,

this 5th day of June, 2024.

MY COMMISSION EXPIRES:

12-13-2026

Dee A. Roney
 Notary Public

MY COUNTY OF RESIDENCE:

Floyd

Dee A. Roney
 Printed Signature

Exhibit "A"

Being a part of the south one-half of the southwest quarter of section 8, township 2 south, range 6 east, Floyd County, Indiana and described as follows: Commencing at the intersection of the north line of the south half of said southwest quarter and the centerline of the Scottsville Road; thence running south $19^{\circ} 45'$ west along the center of said road for 408.92 feet to the true place of beginning; thence continuing south $19^{\circ} 45'$ west along the center of said road for 206.61 feet to a point; thence north $86^{\circ} 37'$ west, 765.33 feet to a point; thence running north $2^{\circ} 50'$ east, 190.0 feet to a point which is 376.0 feet south of the north line of the south half of said southwest quarter; thence running south $86^{\circ} 37'$ east, parallel to and 376.0 feet south of the north line of said south half for 685.98 feet to a point in the center of the Scottsville Road the place of beginning, containing 3.17 acres, more or less.



FLOYD COUNTY HEALTH DEPARTMENT

1917 Bono Road
New Albany, Indiana 47150-4607
Website: 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: 21963

PERMIT NO.: SA-46-24

Date Issued: 06/20/2024

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

ISSUED TO: Robert & Carol Sprigler

PROPERTY OWNER: Robert & Carol Sprigler

ADDRESS: 5159
House Number

Scottsville Rd
Street/Road/Drive

Floyds Knobs
City/Town

Indiana
State

47119
Zip Code

CONTRACTOR/INSTALLER:

SITE APPROVAL FOR: 50' x 80' detached garage.

ISSUED BY: Anthony Lieber

NOTES: Protect area of septic and during all phases of construction. Septic located by homeowner.



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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