

Phillip Puckett

August 30, 2025

3010 Ridgewood Dr

Floyds Knobs, IN 47119

Floyd County Board of Zoning Appeals

2524 Corydon Pike, Suite 203

New Albany, IN 47150

Subject: Front of Property Variance Request Placement of 24 x 24 Shed

Dear Members of the Board,

I am writing to request a variance to allow the placement of a 24 x 24 shed at the end of my driveway on the south and west side of my property at 3010 Ridgewood Drive. Due to the unique topography and existing infrastructure on my property, there is no other feasible location for this structure.

My property consists of four steep hillsides, with my home situated at the top. The west side of the property is too narrow to accommodate a shed. The north side contains the septic tank and lines running east to west, while the northeast side is designated for gray water lines. Additionally, the east side has six drain lines leading to a creek. These conditions make it impractical and unsafe to place the shed anywhere else without interfering with essential systems or causing environmental issues.

The proposed location is at the end of my private driveway, which is clearly marked with a Private Drive No Turn Around sign. This area experiences no through traffic and will not pose any risk to public health, safety, or welfare. I have also reached an agreement with the owner of Lot 15 to allow partial placement on his property, and this agreement is included in my submission.

This variance will not adversely affect neighboring properties, as the structure will be in a secluded area with minimal visibility. The strict application of the zoning ordinance would create a practical difficulty by preventing me from having a functional shed for storage and parking, particularly for my motorcycle, which requires accessible placement near the driveway.

Thank you for considering my request. I appreciate your time and attention to this matter and am happy to provide any additional information you may need.

Sincerely,

Phillip Puckett/ Phone: 502-526-1297 / Email: phillipdpuckett@gmail.com



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

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:	Phillip Puckett
Applicant Address:	3010 Ridgewood Dr, Floyds Knobs, IN 47119
Applicant Phone:	5025261297
Applicant Email:	phillipdpuckett@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:	
Total Acreage:	
Address of Property/Location:	3010 Ridgewood Dr, Floyds Knobs, IN 47119
Current Use of Property:	Residential
Current Zoning District:	RS

3. Variance Request:

Detail the variance request:

Place a 24 X 24 ft. shed at the end of my driveway to the South and West. Also, this shed is to the front of my property because that is the only suitable location on my property.

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 shed is located at the end of the road which is my driveway. There is no traffic back here except for my family. I also have a sign posted at the beginning of my property that states this is a Private Drive No Turn Around.

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:

I have reached an agreement with the owner of lot 15 for the shed to be placed partially on his property. The agreement is part of this submission.

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

There is not another suitable place on the property to place a shed. My property has 4 hillsides with my house sitting at the top. The West side of the house property is too narrow. The Northside of the property includes the septic tank with lines running East and West. The North East side of the property is the gray water area and lines. The East side of my property has 6 drain lines leading down to a creek. I would not have access or be able to park my motorcycle in if I had to go to any other part of



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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:	
Total Acreage:	
Address of Property/Location:	3010 Ridgewood Dr, Floyds Knobs, IN 47119
Current Use of Property:	Residential
Current Zoning District:	RS

3. Variance Request:

Detail the variance request:

Place a 24 X 24 ft. shed at the end of my driveway to the South and West. I can not meet the setback requirements, but I have purchased land from my neighbor on lot 15 where it crosses over into his property. Also, this shed is to the front of my property because that is the only suitable location on my property.

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 shed is located at the end of the road which is my driveway. There is no traffic back here except for my family. I also have a sign posted at the beginning of my property that states this is a Private Drive No Turn Around.

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:

I have reached an agreement with the owner of lot 14 for the shed to be placed partially on his property. The agreement is part of this submission.

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

There is not another suitable place on the property to place a shed. My property has 4 hillsides with my house sitting at the top. The West side of the house property is too narrow. The Northside of the property includes the septic tank with lines running East and West. The North East side of the property is the gray water area and lines. The East side of my property has 6 drain lines leading down to a creek. I would not have access or be able to park my motorcycle in if I had to go to any other part of

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: _____

Signature: _____

Date: _____

SUBSCRIBED AND SWORN BEFORE ME

THIS 5th DAY OF September, 2025.

Madelyn Wiley

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES April 14th, 2032



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: 29182

PERMIT NO.: SA-70-25

Date Issued: 8/19/2025

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

ISSUED TO: Phillip Puckett

PROPERTY OWNER: Phillip Puckett

ADDRESS: 3010
House Number

Ridgewood Dr
Street/Road/Drive

Floyds Knobs
City/Town

Indiana
State

47119
Zip Code

CONTRACTOR/INSTALLER:

SITE APPROVAL FOR: 24' x 24' Shed.

ISSUED BY: Anthony Lieber

NOTES: Protect area of septic 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**

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