



STAFF REPORT

Floyd County Board of Zoning Appeals

Docket Number: FC-01-26-01

Petitioner: Terry Elliot

Location: 6370 Blunk Knob Road, Elizabeth, IN 47117 (22-01-03-500-056.000-001)

Request: Development Standards Variance – Minimum Ground Floor Area (FCZO 4.09)

Zoning District: Agricultural Residential (AR)

Date:

Overview:

Applicant is requesting a development standards variance from Section 4.09 for a manufactured home smaller than the minimum ground floor area requirement of 950 square feet by 322 square feet, located on 0.91 acres in the Agricultural Residential (AR) zoning district. The new structure is 628 square feet and built within the footprint of the previous home. The lot is accessed by a drive connecting to Blunk Knob Road and is obscured by trees when approached from the direction of Highway 11. Utility connections will remain the same and the Health Department has granted their approval for the septic system.

The manufactured home replaced a nonconforming trailer home that was destroyed by a tree. The property to the west at 6390 Blunk Knob Road is currently nonconforming with a ground floor at roughly 900 square feet while the property to the east is also currently nonconforming with a ground floor at roughly 870 square feet.

Staff Comments:

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

The minimum size does not affect the public health, safety, morals, or general welfare of the community as it poses no risks or nuisances to neighboring properties and has been approved for septic.

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 character of this street has maintained two other nonconforming structures on adjacent properties without a substantially adverse effect and the manufactured home is replacing an older trailer.

3. The strict application of the terms of the zoning ordinance will not result in practical difficulties in the use of the property. The site has limited area for a septic system, causing practical difficulties for a larger building that would allow a greater occupancy.

4. The variance does not involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10. There is not an airstrip in the vicinity.

Staff Recommendations:

- This does not cause adverse impacts, has a practical difficulty of the property, and follows the objectives set forth in the 2017 Comprehensive Plan for Floyd County.
 - Objective #1 Housing Alternatives and Options – support aging populations.
 - Objective # 3 Preserving Rural Character – focus on sustainable development which works to promote character of the community and preserve rural character.



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Floyd County Board of Zoning Appeals

- The BZA has previously approved similar applications (FC-03-25-07, FC-03-24-06) where an applicant replaced an older manufactured home with a new one that was smaller than the minimum required 950 square feet. Another two variance applications (FC-10-23-24, FC-07-22-38) were approved for single family dwellings less than the required 950 square feet.



Google Street view of previous structure at 6370 Blunk Knob Road.



Google Street view of neighboring nonconforming property at 6334 Blunk Knob Road.

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

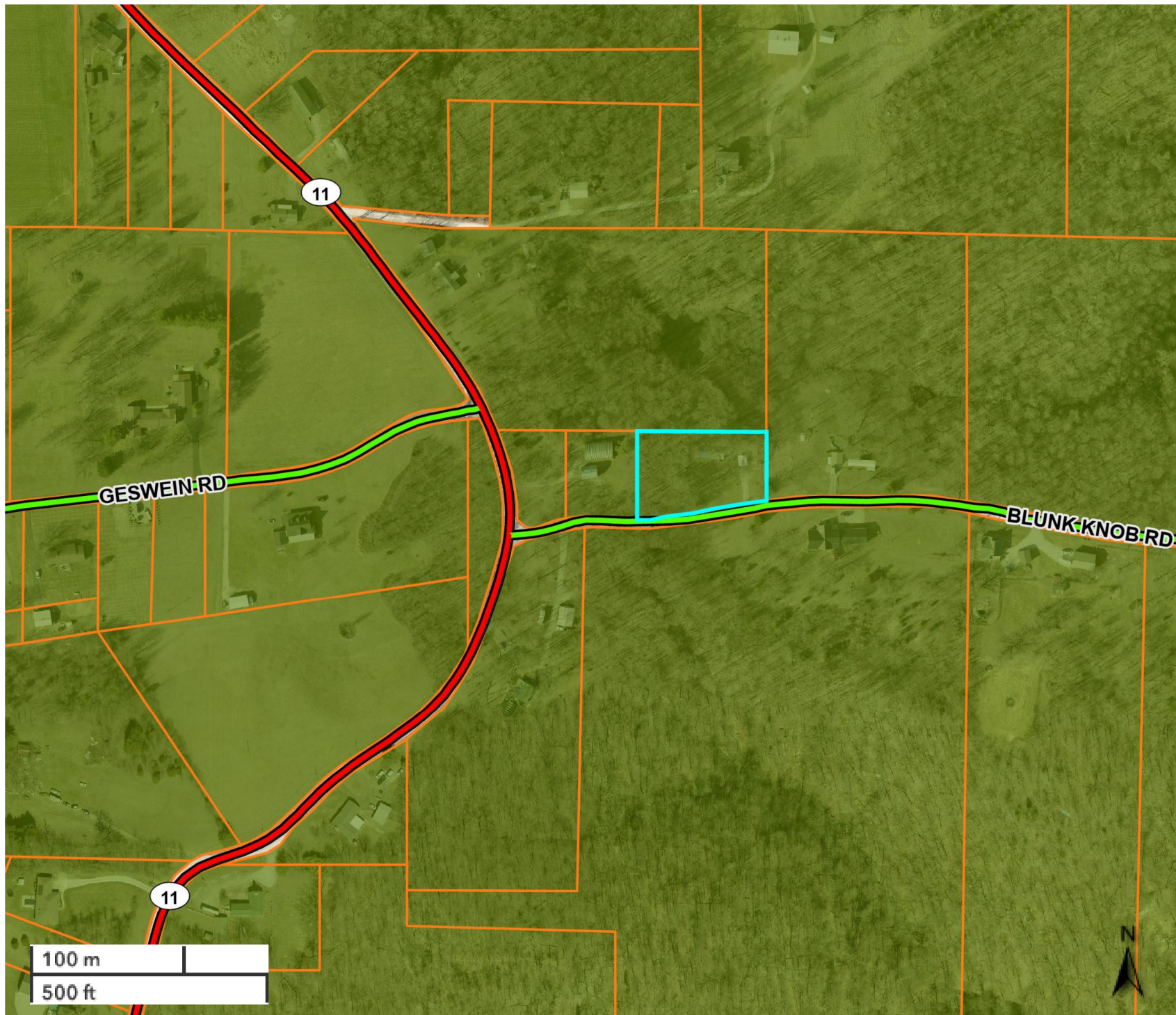
New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

Building@floydcounty.in.gov

Online: Floyd County Government Website www.floydcounty.in.gov



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

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.

Board of Zoning Appeals & Plan Commission Order of Meetings:

- Meeting is called to order, roll call, and approval of minutes
- Director presents docket item and staff report
- Petitioner will be given a total of ten (10) minutes to present application request
- Board members will ask petitioner questions
- Public comments are opened:
 - Favorable comments are allowed a combined total of ten (10) minutes
 - Opposition comments are allowed a combined total of ten (10) minutes
- Public comments are closed and will remain closed
- Petitioner will be given a total of five (5) minutes to respond to public comments
- Board discusses the case and makes a ruling

Coulter, Mary Elise
6390 Blunk Knob Rd
Elizabeth, IN 47136

State Of Indiana
100 N Senate Ave
Indianapolis, IN 46204

Buchanan, Stephen E & Wingerter,
Rene A
6088 Blunk Knob Road
Elizabeth, IN 47117

Bender, Thomas & Roselia
6341 Blunk Knob Rd
Elizabeth, IN 47117

Farris, Gregory B
6273 Blunk Knob Rd
Elizabeth, IN 47117

Taylor, Brent & Brianna
5260 Highway 11
Lanesville, IN 47136

Jones, Timothy R.
5240 Highway 11
Lanesville, IN 47136

Jeffries, Thomas & Dixie Lee
5278 Highway 11
Lanesville, IN 47136

Herthel, Sandra J. & Spencer, George F.
2925 Edwardsville-galena Rd
Georgetown, IN 47122

Hunt, Walter B. Jr. & Susan
5406 Highway 11
Elizabeth, IN 47117

Gilley, Jeffrey D. & Marsha G.
6592 Geswein Road
Lanesville, IN 47136

Dewitt, Dennis H. & Jennifer L.
6543 Geswein Rd
Lanesville, IN 47136

Ekl Properties, LLC
304 Valleydale Dr
New Albany, IN 47150

Lewis, Sharon L.
5241 Highway 11
LANESVILLE, IN 47136

Lapointe, Brian D Jr & Stephanie L
5590 Highway 11
Elizabeth, IN 47117



Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 202
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Floyd County Plan Commission/Floyd County Board of Zoning Appeals

Pre-Application Review Checklist

Applicant Name:

Application Type:

Application Items Missing:

Staff Comments/Recommendations:

Final Submission Requirements:

- Number of Copies of Final Application and Additional Documentation Due:
- Filing Fee Due:
- Final Submission **Due Date:**

Pre-Application Reviewed By:

Name: Nick Creevy

Date: 1/14/2026

6370 Blunk Knob Rd Elizabeth, IN 47117

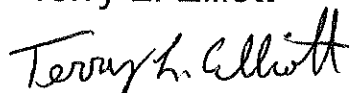
Terry Elliott (6200 Pumping Station Rd Elizabeth, IN 47117)

812-631-0946 terryle1996@gmail.com

Seeking a development variance override for above address. The mobile home does not meet the requirements for Floyd County minimum SQ FT but the previous single wide on the property was destroyed due to a tree falling on the roof. Since the mobile home will be replaced with another 2 bedroom mobile home Floyd County health department has no objections. A blueprint of the 2019 Mobile home has been attached.

Sincerely,

Terry L. Elliott

A handwritten signature in cursive script that reads "Terry L. Elliott". The signature is written in dark ink and is positioned below the printed name.



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:	Terry Elliott
Applicant Address:	6200 Pumping Station Rd SE Elizabeth, IN 47117
Applicant Phone:	812 631 0946
Applicant Email:	terry161996@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:	22-01-03-500-056.000-001
Total Acreage:	.91
Address of Property/Location:	6370 Blunk Knob Rd Elizabeth, IN 47117
Current Use of Property:	VACANT
Current Zoning District:	

3. Variance Request:

Detail the variance request:

Project is for a mobile home that doesn't meet minimum sq. ft. requirement due to septic size and lateral lines.

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:

Project is a mobile home and opposes no threat to health, safety, morals, or general welfare of the community.

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:

Mobile home will not affect adjacent property. Will be a 2 bedroom with 1 bath.

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

Zoning ordinance does not allow mobile home of size. Will be used as personal dwelling.

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.

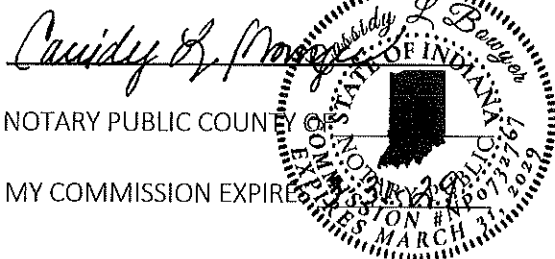
Name: Terry Elliott

Signature: Terry R Elliott

Date: 12/5/25

SUBSCRIBED AND SWORN BEFORE ME

THIS 5th DAY OF DEC. 2025



NOTARY PUBLIC COUNTY

MY COMMISSION EXPIRES



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), _____, do hereby certify that I am (we are)
(Owners of subject property)

the owner(s) of the property legally described as _____,
(Parcel ID Number)

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

To apply for the included application on this subject property.

Name of Owner(s):

Parcel I.D. No:

Signature:

Date:

STATE OF _____)

_____) SS:
COUNTY OF _____)

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

this _____ day of _____, 202__.

MY COMMISSION EXPIRES:

Notary Public

MY COUNTY OF RESIDENCE:

Printed Signature

William P. McCarty, L.S.

6200 Pioneer Trail NE Georgetown, IN 47122

812-525-1931

McCarty.WP@gmail.com

Date: 11/18/2025

Client: Terry Elliot

Phone number:

RE: Property Identification: 6370 Blunk Road, Elizabeth, IN. 47117

Sec. 35, T3S, R5E

County: Floyd

Township: Franklin

Description of services to be provided: Site Plan

Client: Terry Elliot

This letter shall serve as a Letter of Engagement, whereby Terry Elliot, hereinafter referred to as CLIENT, engages William P. McCarty L.S., hereafter to as SURVEYOR, to perform land surveying on the above-described property (PROPERTY). Execution of this letter will confirm acceptance and shall constitute an agreement between the Client and Surveyor.

It is acknowledged that land surveying is a professional service and not an exact science, therefore our fee for services is estimated at \$1750 subject to unforeseen circumstances or unexpected difficulties.

Payment in full is required to schedule the survey before any work on the project begins.
No credit cards or wire transfers accepted, only cash, money order, or checks as payment made payable to William P. McCarty L.S.

If any unforeseen circumstances or unexpected difficulties are encountered, the Client will be consulted before the Surveyor proceeds further. If additional services are deemed necessary, Surveyor and the Client will negotiate any additional costs. Surveyor will only perform services with Client's written or emailed (no verbal) approval. This offer is valid for a period of 15 days of receipt of the signed contract.

Contact telephone:

William P. McCarty

Date 11/18/2025

Terry Elliot

Date 11/18/25

William P. McCarty, Surveyor

CLIENT: (signature)

Printed: Terry L. Elliot

FLOYD COUNTY HEALTH DEPARTMENT

1917 Bono Road
New Albany, Indiana 47150-4607
Website www.floydcountyhealth.org

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

September 10, 2025

Floyd County Department of Building & Development Services
Pine View Government Center
2524 Corydon Pike Suite 202
New Albany IN 47150

To Whom It May Concern:

Walter B Hunt is applying for a building permit to replace a two bedroom mobile home located at 6370 Blunk Knob Rd, Elizabeth, IN 47117 (22-01-03-500-056.000-001) that was damaged by a tree falling on it. The damaged mobile home will be replaced with another two bedroom mobile home.

Since the number of bedrooms will not be increased, the Floyd County Health Department has no objections to the application for a building permit. If you have any further questions please contact me at 812-948-4726 ext. 387.

Respectfully,



Anthony Lieber
Environmental Supervisor
Floyd County Health Department
812-948-4726 ext. 387
alieber@floydcounty.in.gov

Parcel Number: 22-01-03-500-056.000-001

WARRANTY DEED

THIS INDENTURE WITNESSETH, that WALTER B. HUNT JR. and SUSAN B. HUNT, husband and wife, of Floyd County, State of Indiana, ("Grantors"), hereby CONVEY and WARRANT to TERRY L. ELLIOTT and LAKYN D. ELLIOTT, husband and wife, as *tenants by the entirety*, of Harrison County, State of Indiana, ("Grantees"), for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, all of their right, title and interest in and to the following described real estate in Floyd County, Indiana, to-wit:

A part of the South half of the Northeast Quarter of Section 35, Township 3 South, Range 5 East and a part of the lands as recorded in Deed Drawer 5, Card No. 5098, more particularly described as follows:
Commencing at the center of Section 35, said center marked by an Old Stone, thence North 0° 48' 56" West a distance of 927.93 feet to a point, thence South 86° 17' 50" East a distance of 363.00 feet to an iron pin the true place of beginning of the tract herein described, thence continuing South 86° 17' 50" East a distance of 264.00 feet to an iron pin, thence South 0° 20' 31" East a distance of 92.95 feet to an iron pin, thence continuing South 0° 20' 31" East a distance of 30.00 feet to a road nail at the center of Blunk Knob Road, thence following said roadway bearing South 81° 41' 04" West a distance of 264.63 feet to a road nail, thence leaving said roadway bearing North 0° 48' 56" West a distance of 20.00 feet to an iron pin, thence continuing North 0° 48' 56" West a distance of 158.39 feet to the place of

beginning, containing 0.91 acres, but subject to the right of way of Blunk Knob Road.

Subject to all current, non-delinquent real estate taxes and assessments.

Subject to any and all easements, restrictions, covenants, rights-of-way, leases, set-backs, and/or other agreements of public record that may apply to the property.

Also subject to any and all zoning requirements and/or other governmental regulations and all matters that would be disclosed by an accurate survey or physical inspection of said property.

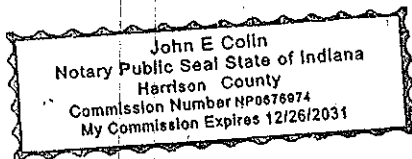
IN WITNESS WHEREOF, the said Grantors, **WALTER B. HUNT JR. and SUSAN B. HUNT**, have hereunto set their hands and seals this 10 day of Oct, 2025.

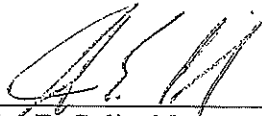

WALTER B. HUNT JR.


SUSAN B. HUNT

STATE OF INDIANA
COUNTY OF HARRISON

Before me, the undersigned, a Notary Public, in and for said county and state, this 10 day of OCTOBER 2025, personally appeared the within named **WALTER B. HUNT JR. and SUSAN B. HUNT**, Grantors in the above conveyance, who acknowledged the same to be their voluntary act and deed, for the uses and purposes herein mentioned.




John E. Colin, Notary Public
Residing in Harrison County, Indiana

This Instrument Prepared By:

JOHN E. COLIN, Indiana Attorney No. 21581-22
Simpson Colin, LLC
205 North Capitol Avenue
Corydon, IN 47112
812-738-2246 (phone)

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." (John E. Colin, Preparer)

Send Tax Statement To/Grantees' Address:

Terry & Lakyn Elliott
6200 Pumping Station Road SE
Elizabeth, IN 47117

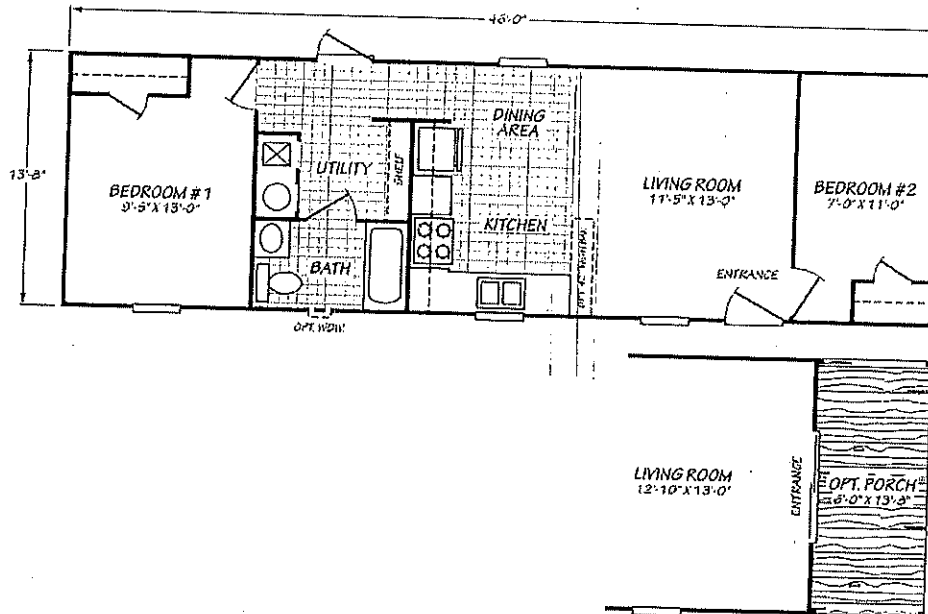
Property Address:

6370 Blunk Knob Road
Elizabeth, IN 47117



SANDALWOOD XL

www.fleetwoodhomes.com

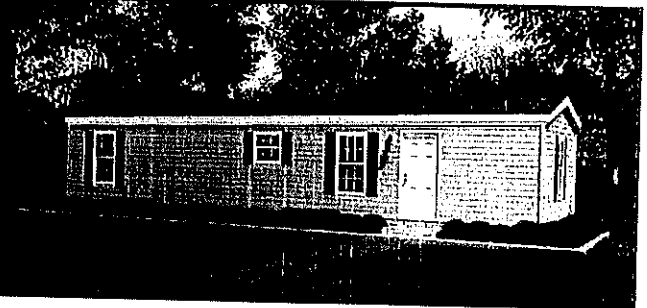


MODEL 14462X

2 Bedroom • 1 Bath • 628 Square Feet

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Important: Because we continually update and modify our products, it is important for you to know that our brochures and literature are for illustrative purposes only. ILLUSTRATIONS MAY SHOW OPTIONAL FEATURES. All information contained herein may vary from the actual home we build. Dimensions are nominal length and width measurements are from exterior wall to exterior wall. We reserve the right to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select.



5/25/20 MAY19
PFS APPROVAL 5/24/19

SITE PLAN
CLIENT: TERRY ELLIOTT
N.E. QUARTER OF SEC. #35, T3S, R5E,
FRANKLIN TWP., FLOYD CO., IN.

PROPERTY ADDRESS: 6370 BLUNK KNOB ROAD
ELIZABETH, IN 47117

PARCEL #22-01-03-500-056-000.001

DEED SOURCE: INST. #202513257

NO MONUMENTS SET - THIS IS NOT A PROPERTY SURVEY

EXISTING TRAILER, SEPTIC, WATER, AND ELECTRIC ARE ON SITE
NEED TO CALL 811 PRIOR TO ANY DIGGING OR CONSTRUCTION.

LEGEND

NO NEW MONUMENTS SET

FIELD WORK DONE ON 12/5/25

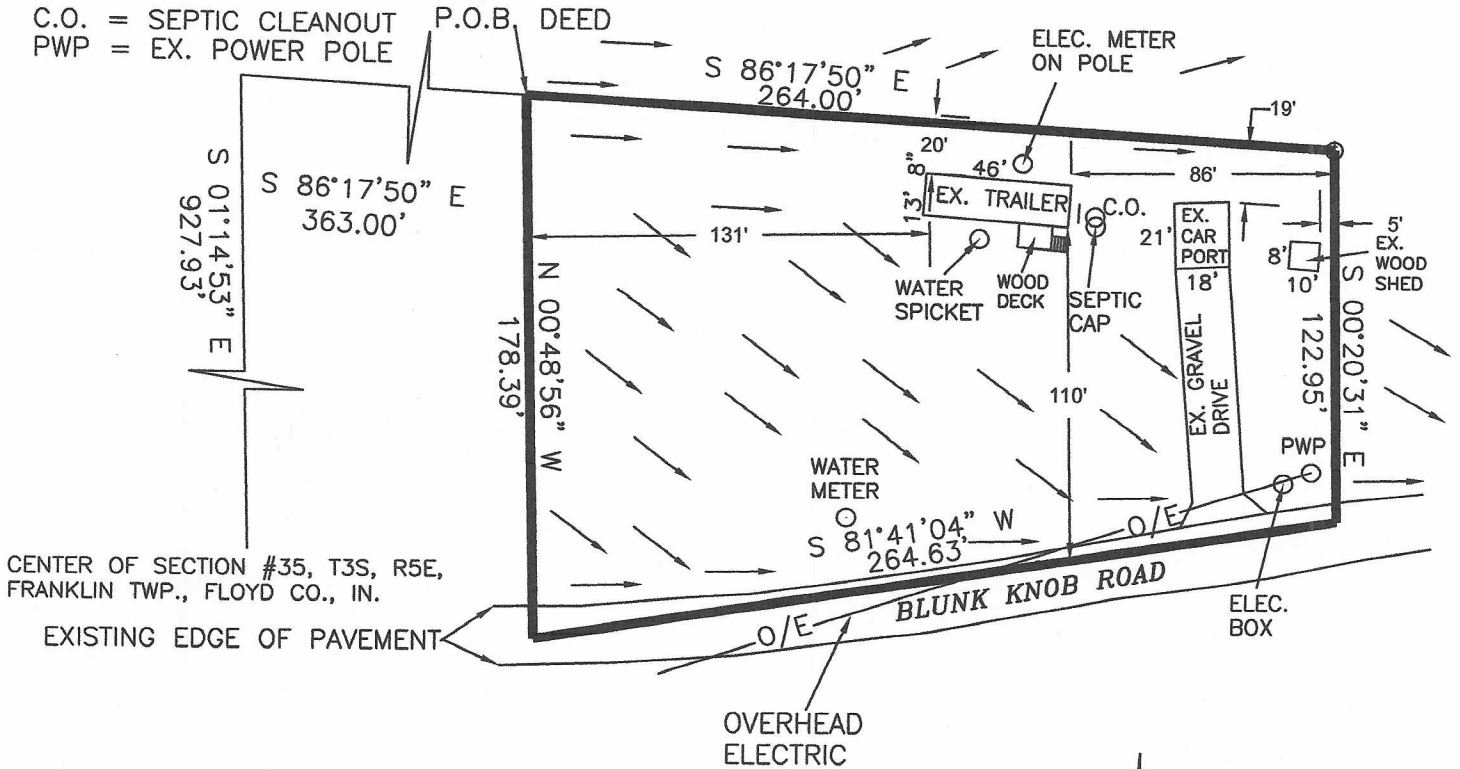
BASIS OF BEARING: RECORDED DEED

/ = SURFACE DRAINAGE DIRECTION

C.O. = SEPTIC CLEANOUT

PWP = EX. POWER POLE

P.O.B. DEED



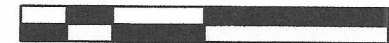
NOTES:

THIS IS THE EXISTING CONDITIONS
AS OF 12/5/25

EXISTING 13'-8" BY 46' TRAILER (AS SHOWN)
EXISTING MOVEABLE CARPORT (AS SHOWN)
EXISTING WOOD SHED MOVEABLE (AS SHOWN)
TRAILER HAS A WOOD DECK ON THE FRONT
ALL UTILITIES ARE ON SITE
PROPERTY IS GRADED TO DRAIN
EXISTING GRAVEL DRIVE AS SHOWN

NOT FOR RECORDATION

0 60 120



1" = 60'

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law (William P. McCarty).

NOTES:

- 1) The boundary information was taken from the recorded Plat, deed, adjoining deeds, and recorded surveys in the area as found in the Floyd County Recorder's Office. This is only a plot plan.
- 2) Monuments found are within 0.2' of the surface, unless noted otherwise.
- 3) This is only for the purpose of obtaining a building permit and not to lay out the house or construct fences.
- 4) This is not a property survey.
- 5) The property has been graded to drain away from the buildings and the existing trailer.

WILLIAM P. MCCARTY L.S.

6200 PIONEER TRAIL
GEORGETOWN, INDIANA
(812) 752-5161

Cell (812) 525-1931

EMAIL: MCCARTY.WP@GMAIL.COM

SCALE: 1" = 60' DRAWN BY: BM CHECKED BY:

DATE: 12/8/25 JOB NO: 25-197

FOR: TERRY ELLIOTT

SITE PLAN OF EXISTING CONDITIONS
SEC. #35, T3S, R5E, FRANKLIN TWP., FLOYD CO., IN

DRAWING NO:
1 of 1

William P. McCarty 12/8/25
CERTIFIED BY DATE