



## STAFF REPORT

### Floyd County Board of Zoning Appeals

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Docket Number: FC-02-26-03

Petitioner: William Brown

Location: 8551 Strawberry Meadows Lane, 22-03-02-700-089.000-004, Greenville Township

Request: For an accessory structure to be placed in front of the home on a corner lot.

Zoning District: Agricultural Residential, AR

Date: 2/27/2026

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#### Overview:

Applicant is requesting a variance from section 5.04 Item I to allow an accessory structure to be placed in front of a primary structure on a corner lot containing 0.74 acres in the agricultural residential zoning district and being Lot 1 of plat 1221 in the Greenville Township. The lot sits at the intersection of Cunningham Sarles Road and Strawberry Meadows Lane, which, per Section 5.02 Item D of the zoning ordinances, requires that both street frontages be considered the front of the lot.

This is paired with FC-02-26-04 which requests a variance from the front yard setback.

#### Staff Comments:

**1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.** The proposed accessory structure would not impede traffic or sight visibility and does not create issues with utilities.

**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.** While the proposal is not in form with the surrounding neighborhood, there is pre-existing landscaping that helps mitigate aesthetic concerns. The proposal would not create issues for sight lines or congestion.

**3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.** As a corner lot with a septic system in the rear, there are practical difficulties in placing an accessory structure anywhere else on the lot.

**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:

Encourage keeping the existing landscaping or replacing what is disturbed by this proposal.

The proposal is not found to be injurious to the community, would not affect adjacent property in a substantially adverse manner, and there are practical difficulties resulting from the property in question.

William Brown  
8551 Strawberry Meadows Lane  
Borden Indiana 47106  
502-338.2582  
bbrown24105@gmail.com

Date: 1/12/2026

Floyd County Board of Zoning Appeals  
Pine View Government Center  
2524 Corydon Pike, Suite 203  
New Albany, IN 47150

**Re: Development Standards Variance Request – Accessory Structure**

Dear Members of the Board of Zoning Appeals,

I am submitting this letter in support of my request for a Development Standards Variance for a proposed residential pole barn located at my property at **8551 Strawberry Meadows Lane, Borden, Indiana 47106**.

The Floyd County Building Department has determined that the proposed location of the accessory structure places it in the **front of the home**, as it is located **between the road frontage and the primary structure** on a corner lot. As such, a Development Standards Variance is required to allow the structure in its proposed location. The proposed pole barn will be used solely as a residential accessory structure for personal storage and will not be used for any commercial purpose.

The proposed structure otherwise complies with all applicable zoning requirements, including required side yard setbacks and the ten-foot rear property line setback. The request relates solely to the **location of the accessory structure within a front yard area due to corner-lot frontage**, not to any setback encroachment.

Due to the configuration of the corner lot and the placement of existing improvements, including the house, driveway, septic system, and utilities, relocating the structure to a location fully behind the residence or entirely outside the road-to-house frontage would create practical difficulties and limit reasonable use of the property. The proposed placement minimizes site disturbance, maintains safe and efficient access, and represents the **minimum variance necessary** to allow reasonable residential use.

Approval of this variance will not be injurious to the public health, safety, morals, or general welfare of the community. The proposed pole barn remains subordinate to the principal structure, is consistent with the character of the surrounding residential area, and will not negatively impact adjacent properties, visibility, or property values.

Thank you for your time and consideration of this request. I respectfully ask for approval of the variance as submitted. I am available to answer any questions the Board may have.

Sincerely,



**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

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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 of 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:	William Brown
Applicant Address:	8551 Strawberry Meadows Borden Indiana 47106
Applicant Phone:	502-338.2582
Applicant Email:	bbrown24105@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:	22-03-02-700-089.000-004
Total Acreage:	.75
Address of Property/Location:	8551 Strawberry Meadows Borden Indiana 47106
Current Use of Property:	My Home
Current Zoning District:	Greenville Township

**3. Variance Request:**

Detail the variance request:

I am requesting a Development Standard Variance to allow a proposed pole barn to be located 6 feet forward of the back wall of the house on a corner lot, partially within the secondary front yard along the side street. The barn meets all other setbacks and is placed as far from both street frontages as possible. Strict compliance would make practical use of the property and barn placement impractical due to driveway, utilities, and lot configuration. The variance represents the minimum deviation necessary for functional residential use.

**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:*

Approval of this variance will not be injurious to the public health, safety, morals, or general welfare of the community. The proposed pole barn is a residential accessory structure for personal use only and will not increase traffic, noise, or activity. It location minimize impact on visibility, traffic, and utilities along both street frontages. Its size and placement will not negatively affect neighbors or the surrounding 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:*

The proposed pole barn will not substantially affect the use or value of adjacent properties. It is residential in nature, compatible in size and appearance with other accessory structures in the neighborhood, and located to minimize impact on both street frontages. The structure does not obstruct views, reduce privacy, or interfere with access or utilities for neighboring properties.

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

Strict application of the zoning ordinance creates practical difficulties due to the configuration of the lot and the location of existing improvements, including the house, septic system, and utilities. Relocating the barn entirely out of the secondary front yard or further from the primary structure would significantly reduce its functional use and interfere with the practical layout of the property.

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: William Brown

Signature: [Handwritten Signature]

Date: 1-10-26

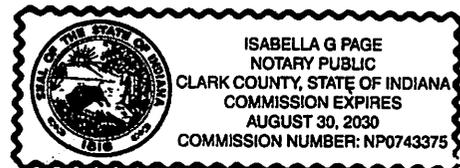
SUBSCRIBED AND SWORN BEFORE ME

THIS 10 DAY OF January, 2026.

Isabella G. Page

NOTARY PUBLIC COUNTY OF Floyd Co.

MY COMMISSION EXPIRES August 30, 2030





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

**From:** Billy Brown [bbrown24105@gmail.com](mailto:bbrown24105@gmail.com)  
**Subject:** Fwd: Site Approval SA-97-25 8551 Strawberry Meadows Lane Borden IN 47106  
**Date:** January 9, 2026 at 10:16 AM  
**To:** DAVID BROWN [david31076@aol.com](mailto:david31076@aol.com)



Begin forwarded message:

**From:** Connor Monroe <[cmonroe@floydcounty.in.gov](mailto:cmonroe@floydcounty.in.gov)>  
**Date:** January 9, 2026 at 10:05:15 AM EST  
**To:** Billy Brown <[bbrown24105@gmail.com](mailto:bbrown24105@gmail.com)>  
**Subject:** RE: Site Approval SA-97-25 8551 Strawberry Meadows Lane Borden IN 47106

Good Morning,

Our office should not need to issue any additional approvals beyond Site Approval SA-97-25 for 8551 Strawberry Meadows Lane Borden IN 47106 which looks like we issued on 12/16/25 for the exact location. This documentation should be sufficient for their needs. Please let me know if they are requesting anything additional from our department.

Thanks



**CONNOR MONROE**  
**Floyd County Health Department**  
*Deputy Environmental Supervisor*

☎ (812) 948-4726 ext.662  
✉ [cmonroe@floydcounty.in.gov](mailto:cmonroe@floydcounty.in.gov)  
📍 1917 Bono Rd, New Albany, IN 47150  
🌐 [www.floydcountyhealth.org](http://www.floydcountyhealth.org)

**From:** Billy Brown <[bbrown24105@gmail.com](mailto:bbrown24105@gmail.com)>  
**Sent:** Thursday, January 8, 2026 5:06 PM  
**To:** Connor Monroe <[cmonroe@floydcounty.in.gov](mailto:cmonroe@floydcounty.in.gov)>  
**Subject:** Re: Site Approval SA-97-25 8551 Strawberry Meadows Lane Borden IN 47106

Hi Connor,

Looks like we're going to have to file for a variance on this as a few feet will sit past the back of the house.

Everything you inspected will remain the same as I am filing the variance as initially submitted. They are requesting documentation from your department for the variance that states this does

not impact the variance. Do you know if I will need a letter stating that or if an email will suffice since I'm not changing anything?

On Dec 18, 2025, at 10:09 AM, Connor Monroe <[cmonroe@floydcounty.in.gov](mailto:cmonroe@floydcounty.in.gov)> wrote:

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**From:** Connor Monroe  
**Sent:** Tuesday, December 16, 2025 3:25 PM  
**To:** [bbrown2405@gmail.com](mailto:bbrown2405@gmail.com)  
**Cc:** [building@floydcounty.in.gov](mailto:building@floydcounty.in.gov)  
**Subject:** Site Approval SA-97-25 8551 Strawberry Meadows Lane Borden IN 47106

Good Afternoon,

I hope this email finds you well. Our office conducted a site visit today at 8551 Strawberry Meadows Lane Borden IN 47106 in regards to the placement of a pole barn (30' x 40') and driveway extension to that pole barn. Our office was able to determine that the proposed placement of this construction is of sufficient distance from the existing onsite sewage system.

As such, please find the attached document to this email for a copy of the site approval that was issued by our office. Feel free to contact our office directly with any questions or concerns about the information provided to you today.

Thanks!

<image001.png>

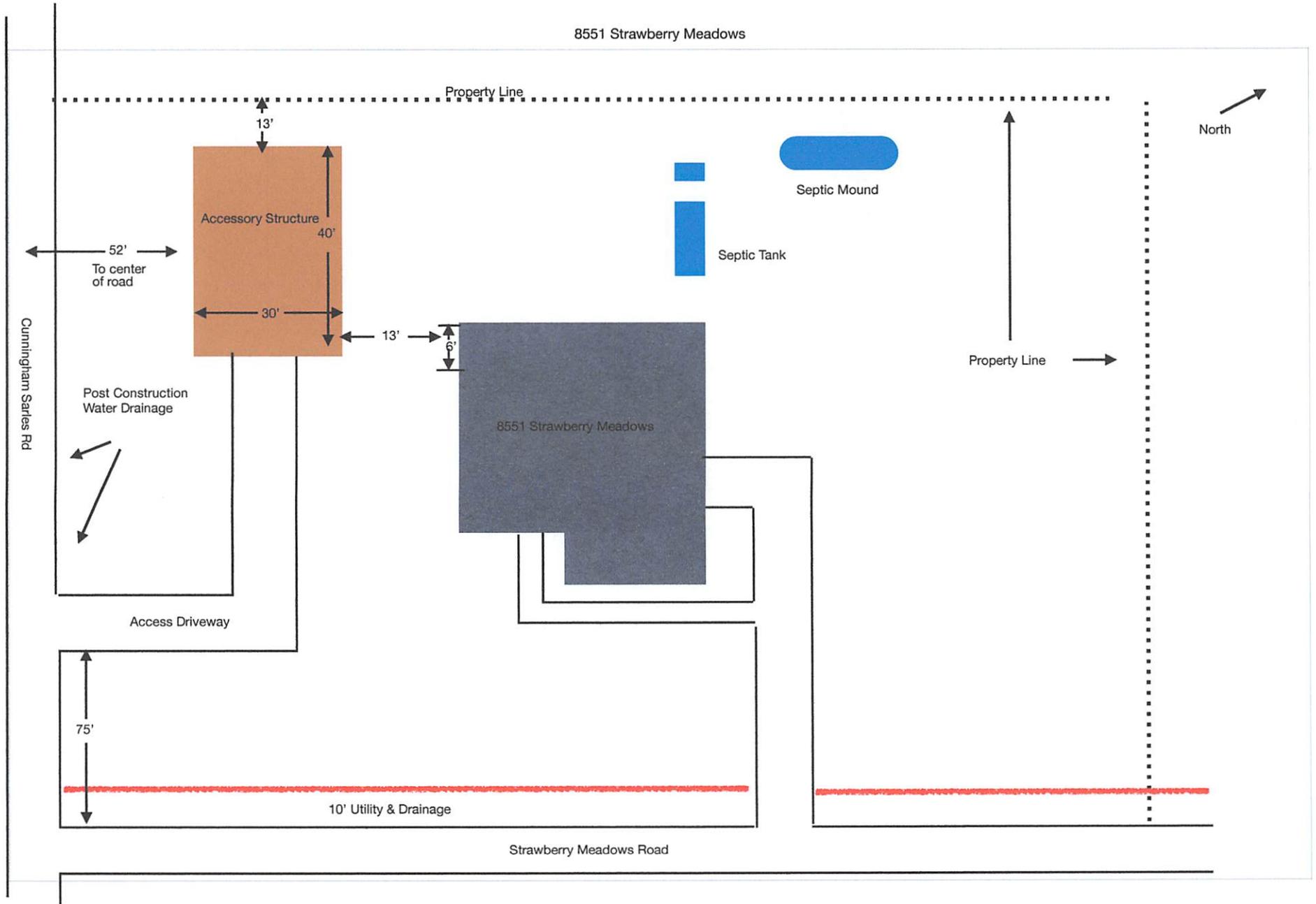
In accordance with federal civil rights law regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex (including gender identity and sexual orientation), religious creed, disability, age, political beliefs, or reprisal or retaliation for prior civil rights activity.

<SA-97-25 8551 Strawberry Meadows Lane.pdf>

###This message originated from outside of the Floyd County network (be cautious with links and attachments) ###

In accordance with federal civil rights law regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex (including gender identity and sexual orientation), religious creed, disability, age, political beliefs, or

8551 Strawberry Meadows



OCT 19 2020



8 0 7 7 4 9 0  
Tx:4037510

File IN-20-4209

**202016510**

MAIL TAX STATEMENTS TO:  
8551 Strawberry Meadow Ln  
Borden, IN 47106

PROPERTY ADDRESS: **FLOYD CO. IN RECORDER**  
8551 Strawberry Meadow Ln **TODD N. SCANNELL**  
Borden, IN 47106 **10/19/2020 01:05 PM**  
**Pages: 3**

TAX PARCEL#: 22-03-02-700-089.000-004

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, that Andrew W. Werline, acting by and through his attorney in fact, James Werline, pursuant to Power of Attorney dated October 9, 2020, of record in Instrument No. 202016509 and Laura A. Werline, formerly known as Laura A. Whitehouse, acting by and through her attorney in fact Dee Werline, pursuant to Power of Attorney dated October 9, 2020, of record in Instrument No. 202016508, husband and wife, Grantors

**Convey and Warrant**

unto William Brown and Casey Bonsett, Joint Tenants with Rights of Survivorship, Grantees, husband and wife, whose mailing address is 8551 Strawberry Meadow Lane, Borden, IN 47106, for and in consideration of the sum of \$1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, the real estate in the County of Clark, State of Indiana, described as follows, to wit:

**Lot No. 1, Plat No. 1221 of the Floyd County, Indiana records.**

Subject to any and all easements and/or restrictions of public record that may apply to the above described real estate.

TO HAVE AND TO HOLD, the same unto said grantees, their heirs and assigns, in fee simple.

This conveyance is made free and clear of all liens and encumbrances, except the Spring Installment of 2020 taxes payable in 2021, which the grantees, by the acceptance of this deed, assume and agree to pay.

Duly Entered For Taxation  
Subject To Final Acceptance  
For Transfer

OCT 19 2020

*Jaqueline Werring*  
AUDITOR FLOYD CO. IND.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals, this 9th day of October, 2020.

*Andrew W. Werline by*  
*James W. Werline, Attorney-in-Fact*  
\_\_\_\_\_  
Andrew W. Werline

By: James Werline, Attorney-In-Fact

*Laura A. Werline by*  
*Dee Werline, Attorney-in-Fact*  
\_\_\_\_\_  
Laura A. Werline

By: Dee Werline, Attorney-In-Fact

WITNESS to the above signature(s):

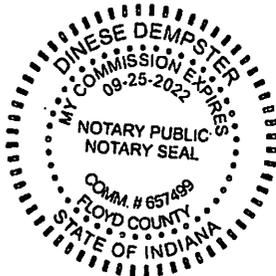
*Robin Hale*  
\_\_\_\_\_

WITNESS  
By: *Robin Hale*  
\_\_\_\_\_

STATE OF INDIANA  
COUNTY OF FLOYD

BEFORE the undersigned, a Notary Public, in and for said County and State, this 9th day of October, 2020, personally appeared Andrew W. Werline acting by and through James Werline, his Attorney in Fact, and Laura A. Werline acting by and through Dee Werline, her Attorney in Fact, and acknowledged the execution of the above and foregoing WARRANTY DEED.

IN WITNESS WHEREOF, I have hereto subscribed by name and notarial seal.

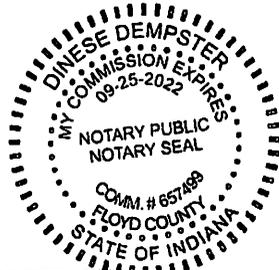


*DW*  
\_\_\_\_\_  
NOTARY PUBLIC  
RESIDES IN FLOYD COUNTY, INDIANA  
MY COMMISSION EXPIRES: 9/25/22

STATE OF INDIANA  
COUNTY OF FLOYD

BEFORE the undersigned, a Notary Public, in and for said County and State, this 9th day of October, 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Andrew W. Werline acting by and through James Werline, his Attorney in Fact and Laura A. Werline acting by and through Dee Werline, her Attorney in Fact to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Andrew W. Werline acting by and through James Werline, his Attorney in Fact and Laura A. Werline acting by and through Dee Werline, her Attorney in Fact execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

IN WITNESS WHEREOF, I have hereto subscribed by name and notarial seal.



  
\_\_\_\_\_  
NOTARY PUBLIC  
RESIDES IN FLOYD COUNTY, INDIANA  
MY COMMISSION EXPIRES: 9/25/22

THIS INSTRUMENT PREPARED BY:  
CHARLES L. TRIPLETT  
300 LAFOLLETTE STATION S, STE 301  
FLOYDS KNOBS, IN 47119  
(812) 949-4888

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.

  
\_\_\_\_\_  
CHARLES L. TRIPLETT

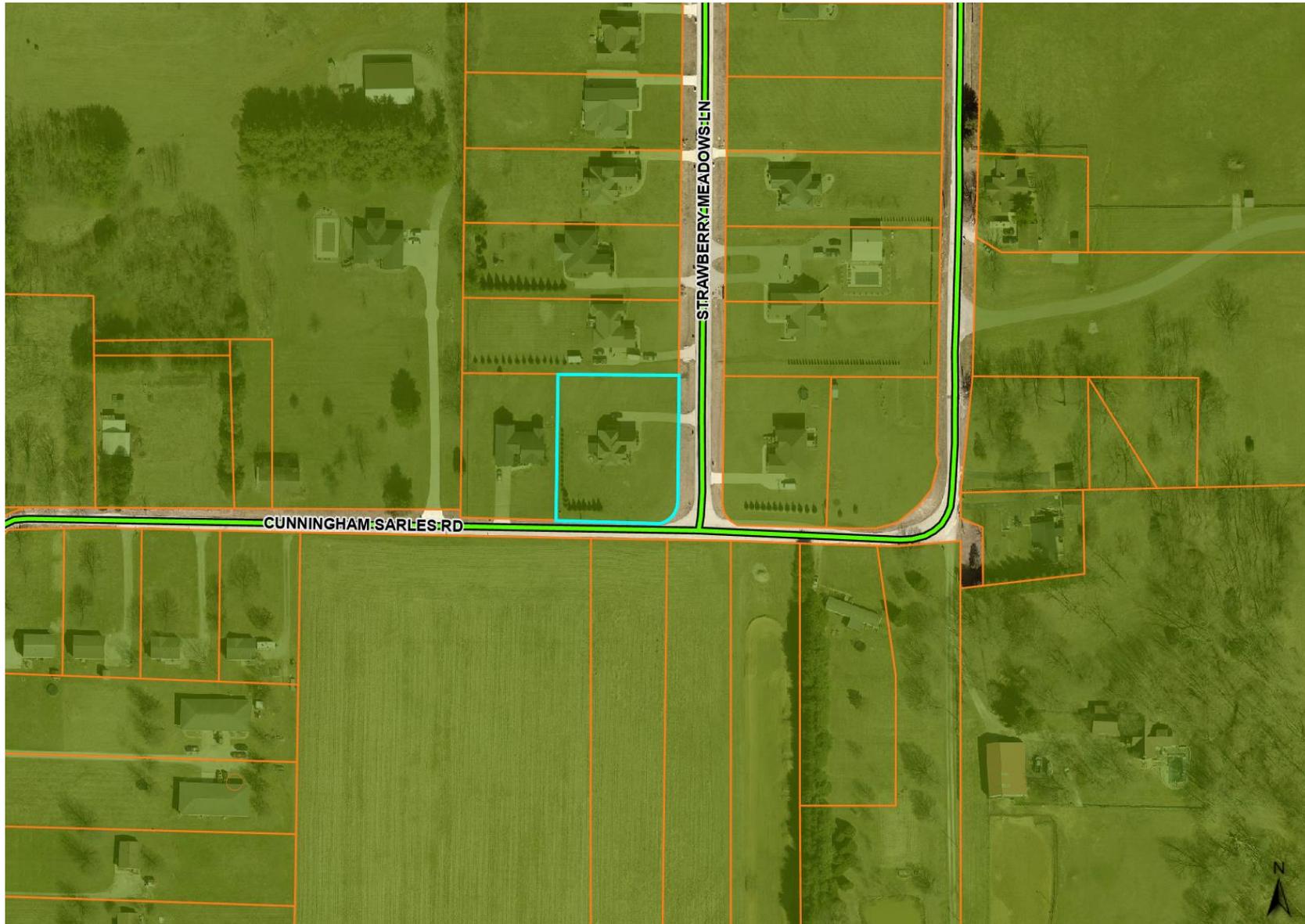


Floyd County, IN

# 8551 Strawberry Meadows Lane

22-03-02-700-089.000-004

Created by: Franklin J Walden



- Parks
- Townships
- 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
  - Highlander Point

# 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)

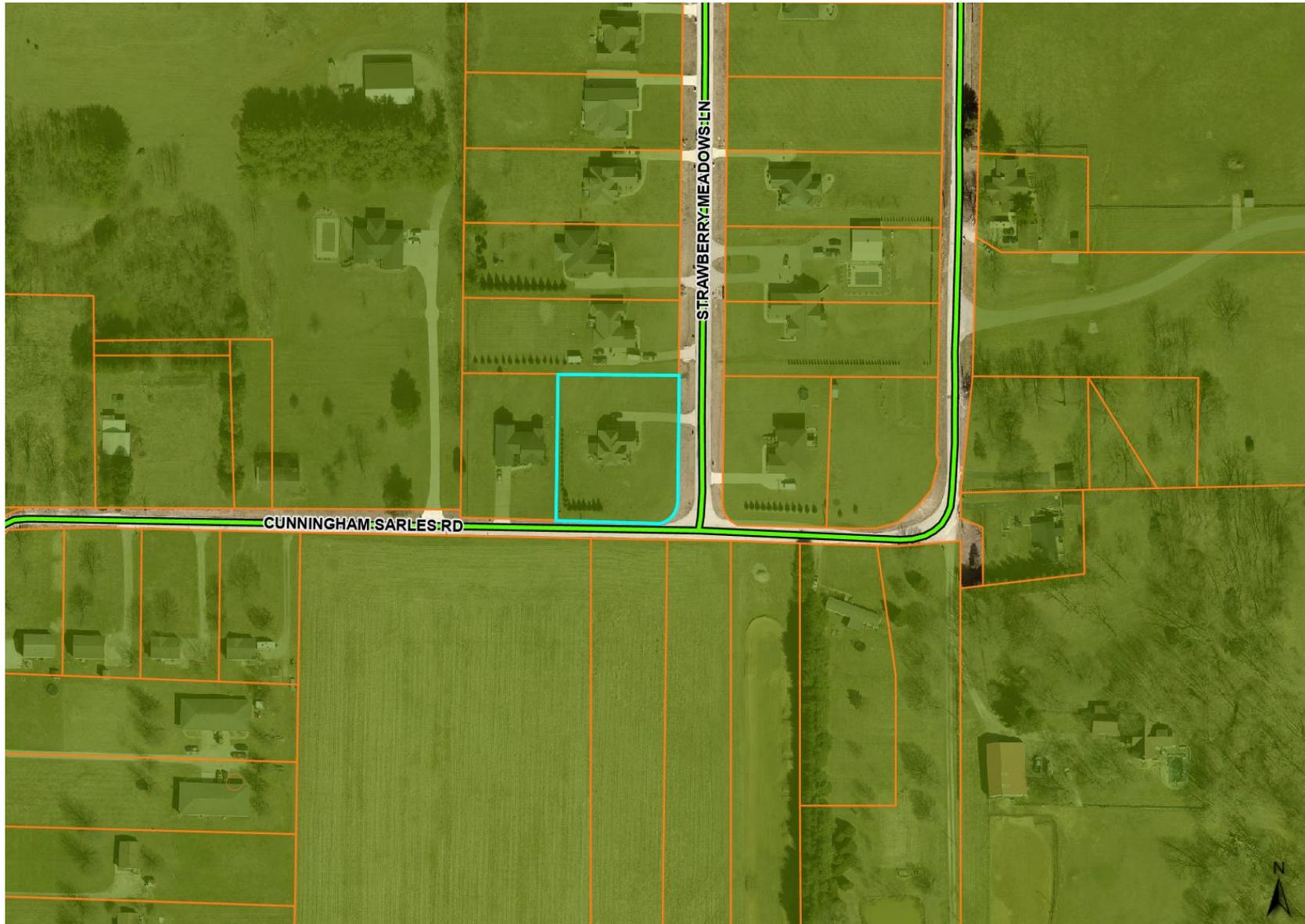


Floyd County, IN

# 8551 Strawberry Meadows Lane

22-03-02-700-089.000-004

Created by: Franklin J Walden



- Parks
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- County Zone Map
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  - Highlander Point

## **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.

## **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

BROWN, WILLIAM & BONSETT, CASEY  
8551 Strawberry Meadow Ln  
BORDEN, IN 47106

HEARN, MATTHEW R & TESSA C  
8550 Strawberry Meadows Ln  
BORDEN, IN 47106

Stewart, Billy & Dianne  
8556 Strawberry Meadows Lane  
Borden, IN 47106

EDELEN, CHAD & RACHEL D.  
8553 Strawberry Meadow Ln  
BORDEN, IN 47106

CHRISTIANI, STACY AND NICHOLAS  
8538 Cunningham Sarles Rd  
BORDEN, IN 47106

SNOOK, EDWIN & LINDA  
7630 Navilleton Rd  
FLOYDS KNOBS, IN 47119

PELLMAN, JERRY & ATKINS, ANGELA M  
7715 Navilleton Rd  
FLOYDS KNOBS, IN 47119

PELLMAN, DANIEL R  
& ATKINS, ANGELA M  
7705 Navilleton Rd  
FLOYDS KNOBS, IN 47119

SCHULER, AMY N.  
720 Rolling Creek Dr  
NEW ALBANY, IN 47150

BARRETT, BROOKE M  
8644 Cunningham Sarles Rd  
BORDEN, IN 47106

SCHULER, DAVID A.  
8181 Navilleton Rd  
FLOYDS KNOBS, IN 47119

Stewart, Billy & Dianne  
8556 Strawberry Meadows Ln  
BORDEN, IN 47106

Rental Co, LLC  
720 Rolling Creek Dr Ste 106  
NEW ALBANY, IN 47150

SHULTZ, CAMERON M & COURTNEY R  
8555 Strawberry Meadows  
BORDEN, IN 47106

DIDAT, TREVOR & STEPHANIE  
8536 Cunningham Sarles Rd  
BORDEN, IN 47106

SNOOK BUILDING MANAGEMENT, INC.  
7630 Navilleton Rd  
FLOYDS KNOBS, IN 47119

SLAUGHTER, NIKOLAS & NICHOLE  
8320 Cunningham-sarles Rd  
Borden, IN 47106

SCHMIDT, DALE A. & NINA J.  
8240 Cunningham Sarles Rd  
BORDEN, IN 47106