



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:	Dennis Lopez JR
Applicant Address:	2001 Spring Creek Dr
Applicant Phone:	714) 745-5138 714) 745-5243 primary
Applicant Email:	L. Betty20 @ AOL. 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:	22-04-03-000-148.000-006
Total Acreage:	.85 Acre
Address of Property/Location:	2001 Spring Creek Dr, Floyd's Knobs
Current Use of Property:	Primary Residence
Current Zoning District:	

## 3. Variance Request:

Detail the variance request:

Requesting to put an accessory structure in a front yard on corner lot.

## 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:

Accessory structure will be a garage used for vehicle garage storage

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:

Structure is a professionally installed pole bar, not causing any bright colors

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

Our property is on a corner lot which restricts our lot for any other space to be used also because of lateral lines +  
septic lines

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: Dennis Lopez JR

Signature: [Handwritten Signature]

Date: 4/2/26

SUBSCRIBED AND SWORN BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

\_\_\_\_\_

NOTARY PUBLIC COUNTY OF \_\_\_\_\_

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), Dennis + Theresa Lopez, 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:
Dennis Lopez Jr		<i>[Signature]</i>	
Theresa Lopez		<i>[Signature]</i>	

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

4. This variance (DOES DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

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6. Signature:

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

Name: Dennis Lopez JR

Signature: [Handwritten Signature]

Date: 4/15/20 4-16-20

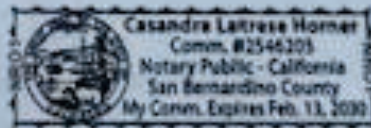
SUBSCRIBED AND SWORN BEFORE ME

THIS 16<sup>th</sup> DAY OF April 2020

Cassandra Truse Horner

NOTARY PUBLIC COUNTY OF San Bernardino

MY COMMISSION EXPIRES 2/13/2030



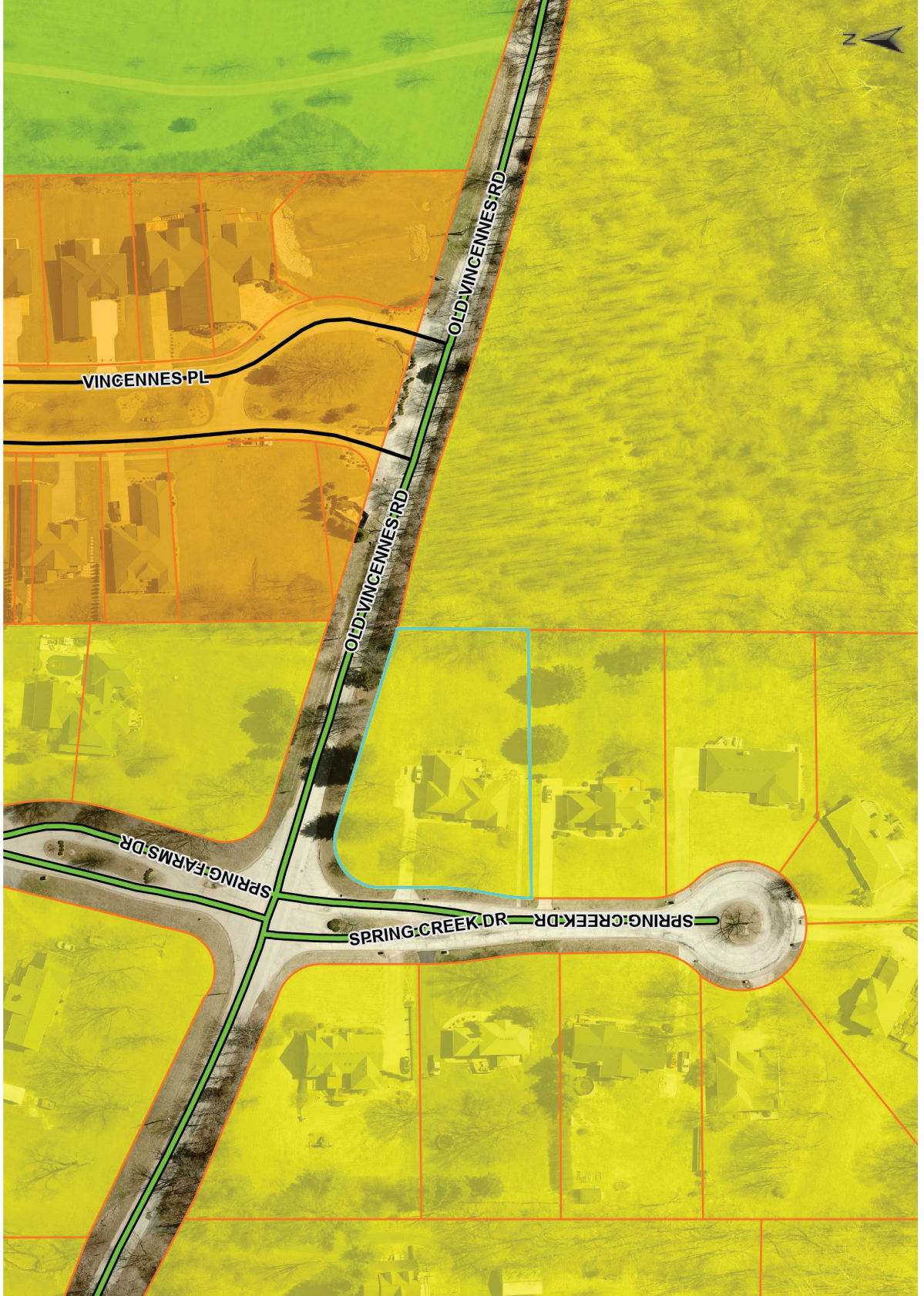


Floyd County, IN

# 2001 Spring Creek Drive

## Aerial Map with Zoning Layer

Created by: Franklin J Walden



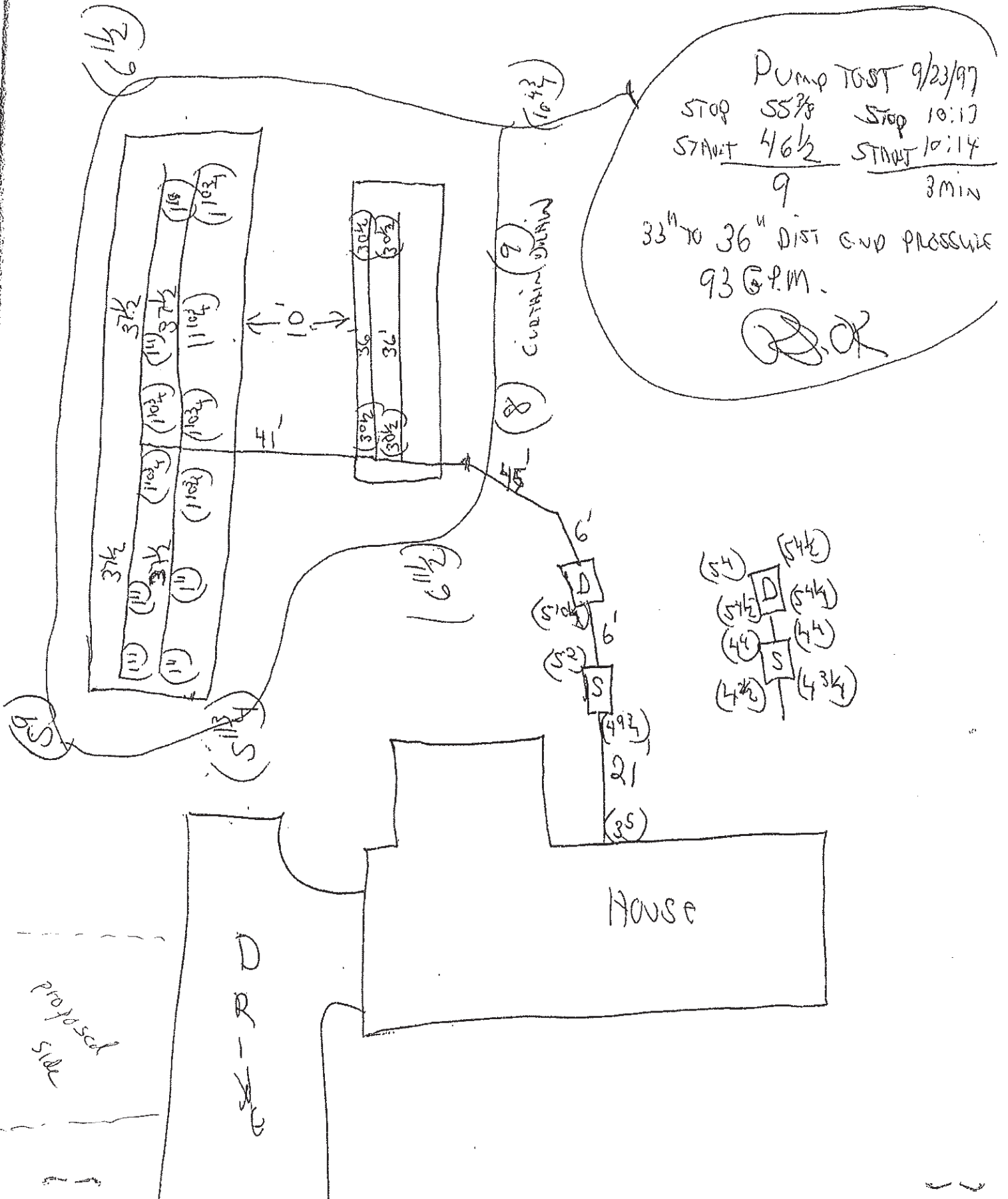
Parcels



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

47-1203



Spring Creek

old Vincente

proposed side













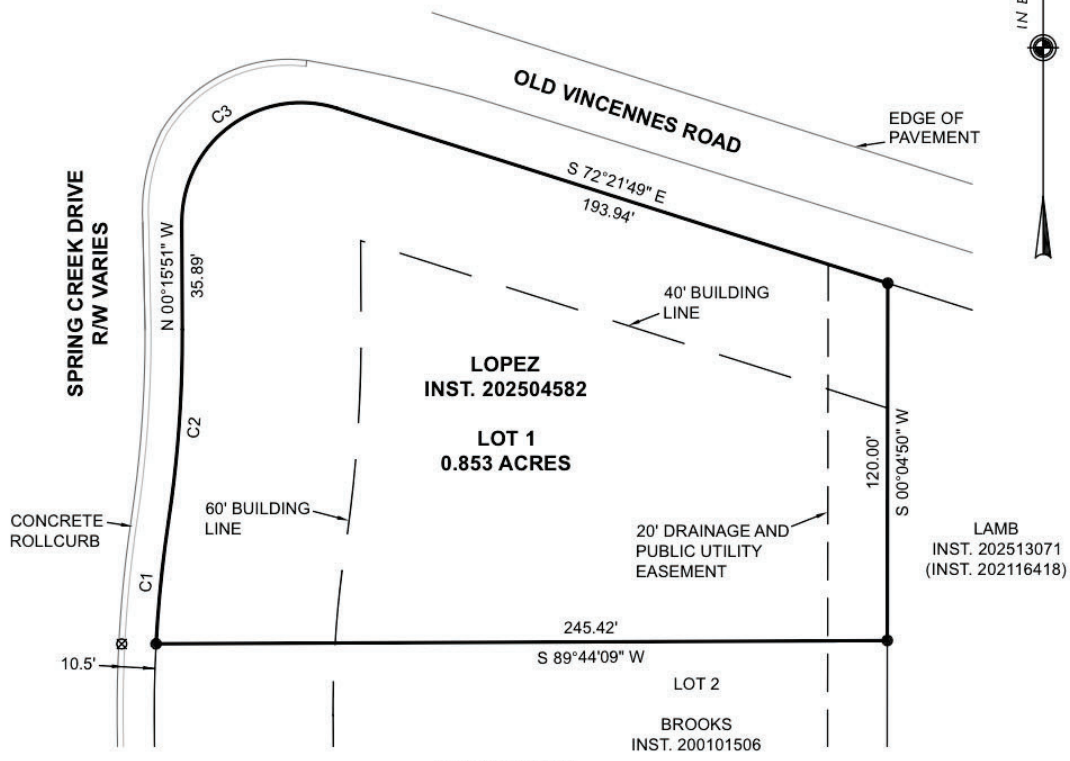
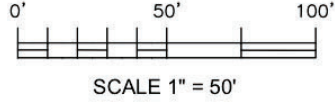
# RECORD OF SURVEY

## LOT 1, SPRING CREEK, PLAT 948

### LAFAYETTE TOWNSHIP, FLOYD COUNTY, INDIANA

**LEGEND**

<p>⊙ SET 5/8" IRON PIN, 24" IN LENGTH AFFIXED ORANGE CAP STAMPED 'J. BRINKWORTH LS21500002'</p> <p>△ FOUND MAG NAIL</p> <p>⊗ FOUND IRON PIN</p> <p>⊘ FOUND CURB CUT</p>
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**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	425.00'	40.90'	40.88'	N 05°46'36" E
C2	425.00'	65.25'	65.19'	N 04°08'04" E
C3	40.00'	75.33'	64.68'	N 53°41'10" E

#### SURVEYOR'S REPORT

**THEORY OF LOCATION**

THE RELATIVE POSITIONAL PRECISION (RPP) FOR THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR AN INDIANA SUBURBAN SURVEY (0.13 FEET + 100 PPM) AS DEFINED BY IAC 865.

**IN SUMMARY**, THE FOLLOWING, NOTABLE UNCERTAINTIES OF THIS SURVEY ARE AS FOLLOWS:

- A. AVAILABILITY AND CONDITION OF REFERENCE MONUMENTS. NO UNCERTAINTY APPARENT.
- B. OCCUPATION OR POSSESSION LINES. NO UNCERTAINTY APPARENT.
- C. CLARITY OR AMBIGUITY OF THE RECORD DESCRIPTION USED AND/OR ADJOINER'S DESCRIPTIONS AND THE RELATIONSHIP OF THE LINES OF THE SUBJECT TRACT WITH ADJOINER'S LINES. NO UNCERTAINTY APPARENT.

#### CERTIFICATE

I, JOHN G. BRINKWORTH, III, CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND WAS EXECUTED IN ACCORDANCE WITH IAC TITLE 865, ARTICLE 1, RULE 12. THE FIELD WORK WAS COMPLETED ON JANUARY 5, 2026.

*John G. Brinkworth III*

JOHN G. BRINKWORTH, III  
PROFESSIONAL SURVEYOR LS21500002  
JANUARY 22, 2026



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

CLIENT: THERESA LOPEZ  
JOB NO. 25-985  
PREPARED BY: KALC

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