



STAFF REPORT

Floyd County Plan Commission

Docket Number: FC-06-26-31

Petitioner: Elliss Construction, on behalf of Larry and Melissa Abney

Location: 6803 Wakefield Drive, Floyds Knobs, IN 46119

Parcel: 22-04-00-400-170.000-006

Request: Development Standards Variance – Encroach into Front Yard SB and Platted Build Line

Zoning District: Rural Residential (RR)

Date: 7/13/2026

Overview:

Petitioner is requesting a development standards variance from Section 4.14 of the Floyd County Zoning Ordinance to encroach into a front yard setback in the rural residential zoning district by 21' feet as well as request that the platted build line, approved by the Floyd County Plan Commission, be waived by 41' feet for an addition that would sit 19' back from the front property line. Existing structure is nonconforming, sitting approximately 31.5' from the front property line, according to Beacon, the county's geographic information system. The subject lot sits at the northeast portion of Wakefield Drive, being lot 32 and part of lot 33 of Plat 835 (see attached).

Proposed addition and remodel covers 2,378 square feet on the ground floor and an additional 885 square feet for the basement. The full addition is 24' x 38' with an additional bump out of 9'x 15'.

Justifications:

1. Approval of the variance (**WILL NOT** / WILL) be injurious to the public health, safety, morals, and general welfare of the community because:
 - a. The lot is located at the end of a subdivision road which will not reach high speeds.
2. The use and value of the area adjacent to the property included in the variance (**WILL NOT** / WILL) be affected in a substantially adverse manner because:
 - a. No homes are directly adjacent to the property for a consistent block face to have formed. Currently, several mature trees also provide a landscape buffer for the site.
3. The strict application of the terms of the zoning ordinance (**WILL** / WILL NOT) result in practical difficulties in the use of the property because:
 - a. The back of the lot is sloped, with a creek at the rear and north side of the residence, while the septic tank is located behind the house (to the east), restricting expansion in that direction.
4. This variance (**DOES** / **DOES NOT**) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.



STAFF REPORT

Floyd County Plan Commission

Staff Findings:

Where the proposed lot is at the back corner of a subdivision street, where a consistent block face has not been maintained, where mature trees provide a natural landscaping, and where practical difficulties are present in slopes, a creek, and a septic system, and where the existing home is already legal nonconforming, staff finds a minimum threshold has been met for approval.



Source: Google Street View 2014, view of site from Wakefield Drive

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: 33922

PERMIT NO.: SA-46-26

Date Issued: 06/24/2026

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

ISSUED TO: Elliss Construction

PROPERTY OWNER: Larry & Melissa Abney

ADDRESS: 6803
House Number

Wakefield Drive
Street/Road/Drive

Floyds Knobs
City/Town

Indiana
State

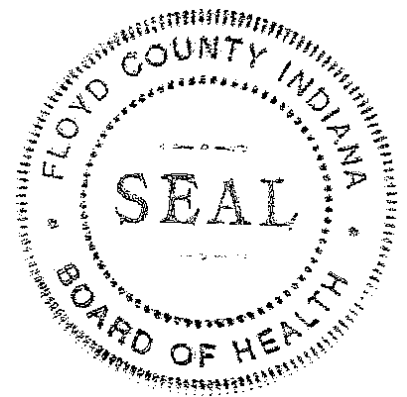
47119
Zip Code

CONTRACTOR/INSTALLER:

SITE APPROVAL FOR: 38' x 24' Garage, and a 68' x 10' deck.

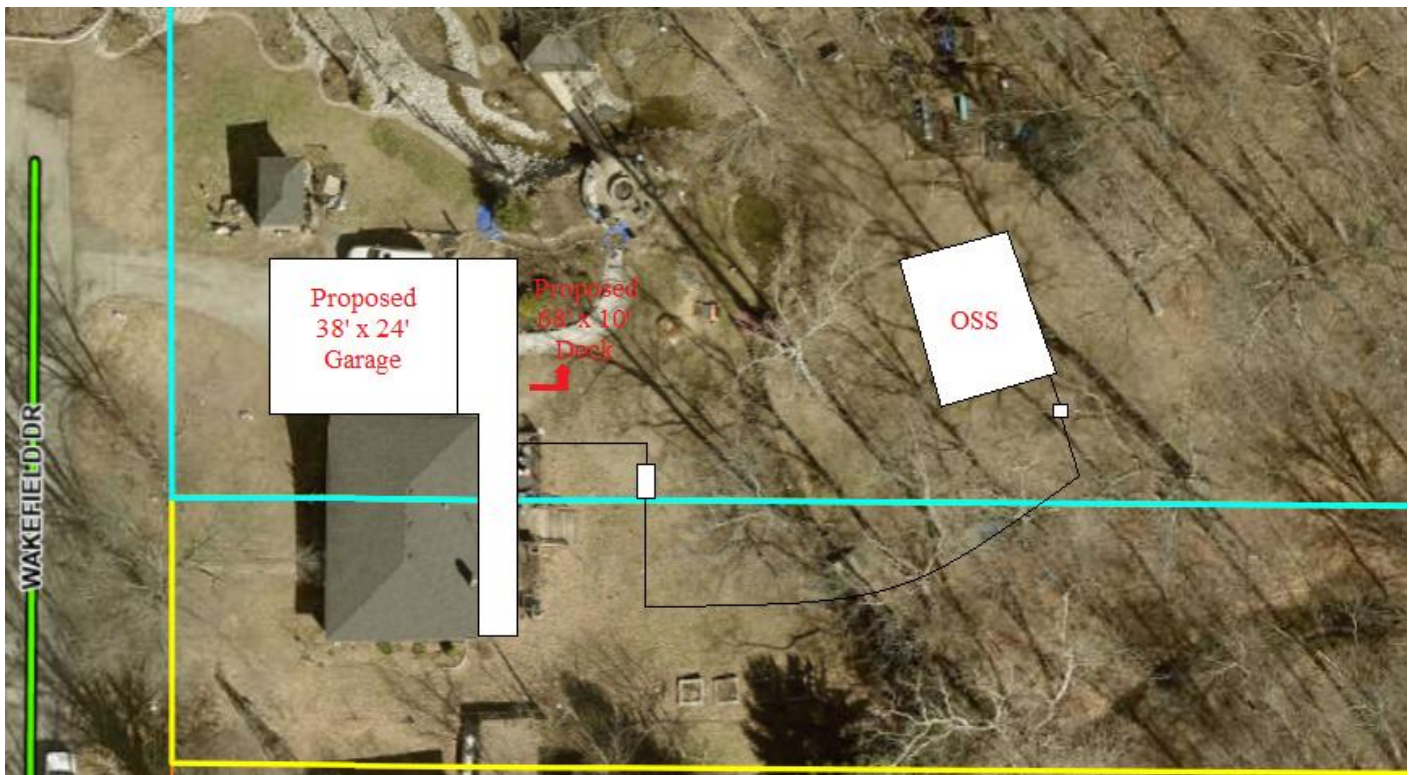
ISSUED BY: Nicholas Haug

NOTES: Protect the septic area 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**

The Yardstick by which we measure our prosperity is the health and happiness of our people.



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NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant Ellis Construction is seeking a:

- ☐ Zoning Map Change (Standard or Planned Unit Development)
- ☐ Minor Subdivision (Five Lots or less)
- ☐ Major Subdivision (Five Lots or more as a Traditional Design)
- ☐ Conservation Subdivision (Five Lots or more with an Open Space Design)
- ☐ Planned Unit Development (PUD)
- ☐ Development Review (Site Review for new Structure)
- ☒ ~~Administrative Appeal~~ Development Standards Variance

From the **Floyd County Plan Commission.**

Street Address (see enclosed map):
6803 Wakefield Drive, Floyds Knobs, IN 47119
Parcel ID #: 22-04-00-400-170.000-006
Description of Project:
Request to encroach into the front yard setback and the platted build line for an addition to the primary structure.

This is a notice that a public hearing regarding the proposed docket item will be on Monday, July 13th, 5pm 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 203

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

Building@floydcounty.in.gov

Floyd County Government Website www.floydcounty.in.gov

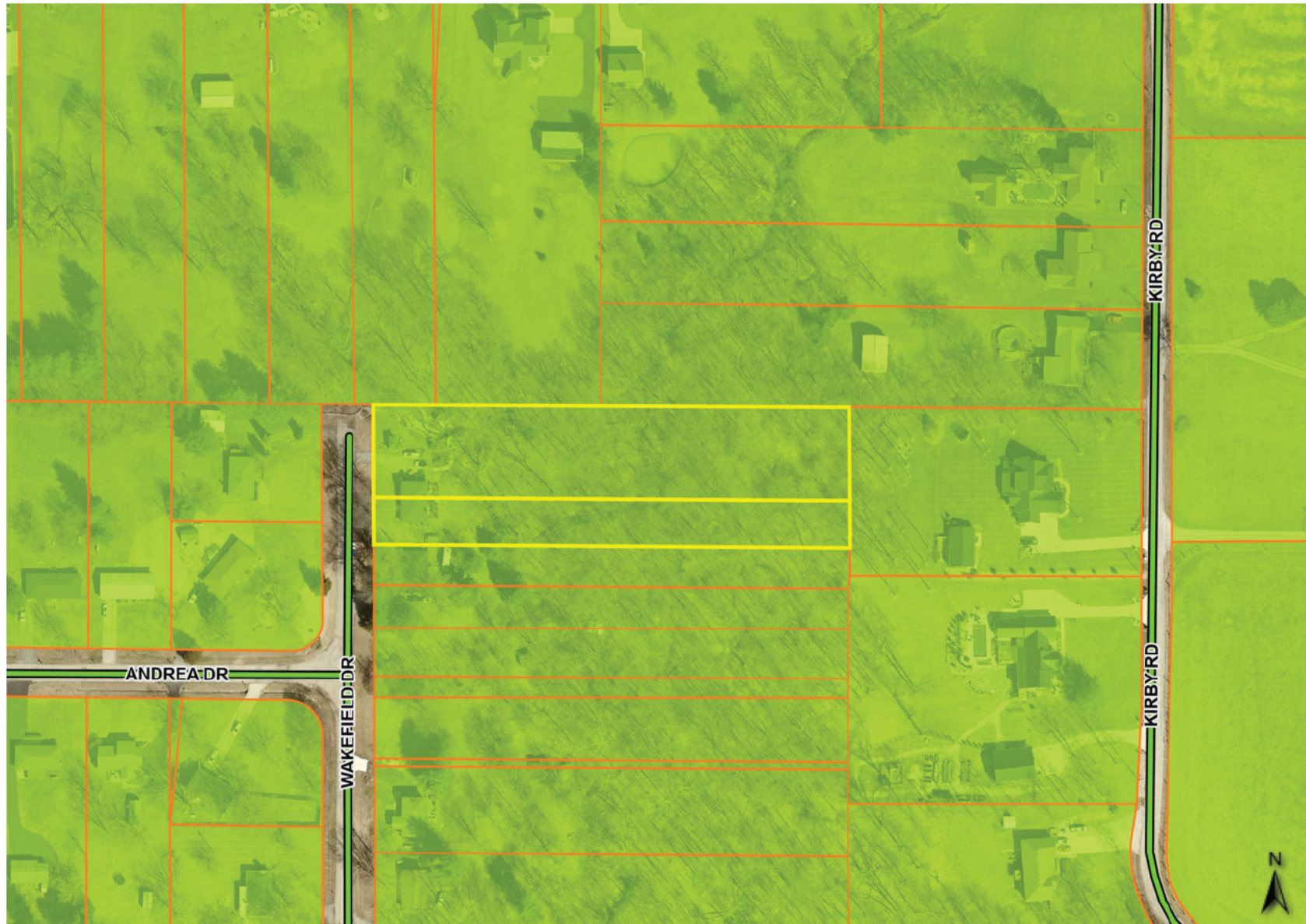


Floyd County, IN

Zoning Map

6803 Wakefield Drive

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

Variance Request for Residential Addition

Property Address:

6803 Wakefield Drive
Floyds Knobs, IN 47119

Dear Members of the Floyd County Board of Zoning Appeals,

We respectfully request approval of a variance to allow the construction of an addition to our residence located at 6803 Wakefield Drive.

Our family consists of seven members, and our current home no longer provides sufficient space to accommodate our household. The proposed addition will provide needed living space while allowing us to remain in the home and community we love. The addition will extend approximately 14'9" forward from the existing front of the home, with the primary 24'x38' portion located on the north side where the current driveway is located. An additional small front bump-out will extend approximately 9' from the existing front façade.

This property has unique site constraints that limit the available building area. The rear and side portions of the lot contain a significant slope and a creek, and the existing septic system is located behind the home and cannot be relocated due to space limitations caused by the slope and creek.

Due to these existing conditions, strict compliance with current setback requirements would prevent a reasonable expansion of the home. The hardship is not self-created but results from the property's natural features and existing layout. The proposed addition has been carefully designed to avoid the creek, minimize impacts to the slope, and preserve the surrounding landscape.

Our home is the last residence on a dead-end road, creating a private residential setting with limited traffic. The addition will remain residential in nature, complement the character of the neighborhood, and will not negatively impact neighboring properties, drainage, public safety, or property values.

We respectfully request approval of this variance so our family can continue to make reasonable use of our property while meeting our current and future housing needs.

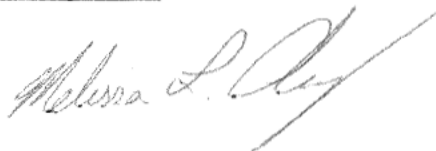
Thank you for your time and consideration.

Sincerely,

Larry and Melissa Abney
6803 Wakefield Drive
Floyds Knobs, IN 46119

[REDACTED]

[REDACTED]





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:	Elliss Construction
Applicant Address:	1734 E Main Street New Albany IN 47150
Applicant Phone:	[REDACTED]
Applicant Email:	[REDACTED]

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:	Larry and Melissa Abney
Owner Address:	6803 Wakefield Dr, Floyds Knobs IN 47119
Owner Phone:	[REDACTED]
Owner Email:	[REDACTED]

Applicant's Representative:

Representative Name:	Elliss Construction Inc. (Contractor)
Representative Address:	1734 E Main Street New Albany IN 47150
Representative Phone:	[REDACTED]
Representative Email:	[REDACTED]

2. Site Information:

Parcel ID Number:	22-04-00-400-170.000-006
Total Acreage:	2.31
Address of Property/Location:	6803 Wakefield Drive Floyds Knobs, IN 47119
Current Use of Property:	Single Family Residential
Current Zoning District:	Lafayette Township

3. Variance Request:

Detail the variance request:

We are requesting a variance that would allow the construction of an addition to the residence at 6803 Wakefield Drive. The property in question has a steep slope and creek at the rear and side of the home that prevents the construction of an addition behind the current setback. The proposed addition will extend approximately 14'9" in front of the current home. The full addition is 24'x38', with an additional small bump out on the front of the home that is approximately 9'x15'.

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:

The home is located at the end of a dead end road in a quiet neighborhood. The addition would not impeded traffic flow, nor would it affect the safety or general welfare of the community, due to its secluded location.

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:

Due to the location at the end of the road, there are no homes adjacent to the property that will be affected by the addition. The complete remodel and addition to the home will remain residential in nature, complement the character of the neighborhood, and will not negatively impact neighboring properties, drainage, or property values.

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

Adhering to the zoning ordinance would prevent a reasonable expansion of the home due to the slope and creek located at the rear and north side of the residence. The proposed addition has been carefully designed to avoid the creek, minimize impact to the slope, and preserve the surrounding landscape.

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: Larry E Abney

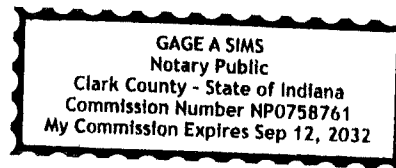
Signature: [Signature] Date: 6-18-26

SUBSCRIBED AND SWORN BEFORE ME

THIS 18th DAY OF June, 2026.

Gage Sims
NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 9-12-2032





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), Larry and Melissa Aloney, do hereby certify that I am (we are)
(Owners of subject property)

the owner(s) of the property legally described as 22-04-00-400-170.000-006,
(Parcel ID Number)

And hereby certify that I (we) have given authorization to Elliss Construction Inc.,
(Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
Larry and Melissa Aloney	22-04-00-400-170.000-006	<u>Melissa L Aloney</u>	June 18, 2026
		<u>[Signature]</u>	6-18-26

STATE OF IN)

COUNTY OF Floyd) SS:

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

this 18th day of June, 2026.

MY COMMISSION EXPIRES:

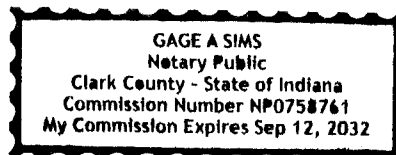
9-12-32

Gage Sims
Notary Public

MY COUNTY OF RESIDENCE:

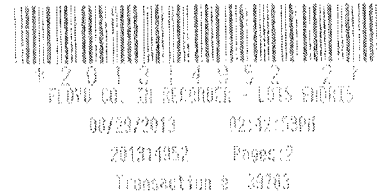
Clark

[Signature]
Printed Signature



Max
H
✓
Floyd Co. Assessor

AUG 29 2013



Key No.: 004-22900-13
State ID Number: 22-04-00-400-170.000-006

WARRANTY DEED

THIS DEED is made this 27th day of August, 2013, by and between **Van V. Shipley and Joy M. Shipley, husband and wife**, whose mailing address is P.O. Box 3324, Camdenton, MO 65020, Grantor (s) and **Larry Abney and Melissa Abney, husband and wife** whose tax mailing address is 6803 Wakefield Dr., Floyds Knobs, IN 47119, Grantee(s);

WITNESSETH: That for the VALUABLE CONSIDERATION in the amount of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor(s) conveys to the Grantee(s) a fee simple estate with covenants of GENERAL WARRANTY, as tenants by the entirety, in and to the following described real property, together with all improvements, located in Floyd County, Indiana:

Lot No. 32 and the North 50 feet of Lot No. 33, Wakefield Subdivision, Plat No. 835 of the Floyd County, Indiana Records.

Being the same property conveyed to Van V. Shipley and Joy M. Shipley, husband and wife by deed dated 01/29/93 and recorded 02/01/93 of record in Deed Drawer 20 Instrument 1056, in the Office of the Recorder of Floyd County, Indiana.

The Grantor(s) further covenant that they are lawfully seized of the estate hereby conveyed; with full right and power to convey same; and that said property is free and clear of all encumbrances.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title, and this conveyance is made subject to, any existing stipulations, easements, restrictions of record, and zoning regulations for Floyd County, Indiana, affecting said property, and all property taxes, which have been prorated between the parties pursuant to the sales contract, with the Grantee(s) to assume and pay all future tax bills or installment amounts owed.

IN TESTIMONY WHEREOF, witness the signatures of Van V. Shipley and Joy M. Shipley, Grantor (s) and Larry Abney and Melissa Abney, Grantee(s).

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer

AUG 29 2013

BRB
AUDITOR FLOYD CO. IND.

Grantor(s):

Van V. Shipley
Van V. Shipley

Joy M. Shipley
Joy M. Shipley

Grantee(s):

Larry Abney
Larry Abney

Melissa Abney
Melissa Abney

State of Indiana)

County of Floyd)

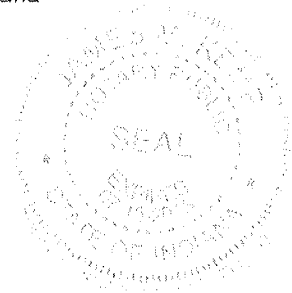
This deed was acknowledged before me, a notary public, this 27th day of August, 2013, by Van V. Shipley and Joy M. Shipley, husband and wife, Grantor(s), and Larry Abney and Melissa Abney, husband and wife, Grantee(s).

My Commission Expires: 7/15/2015

James M. Kemp
Notary Public, State at Large, Indiana

County of Residence: Floyd County

Name Printed: James M. Kemp



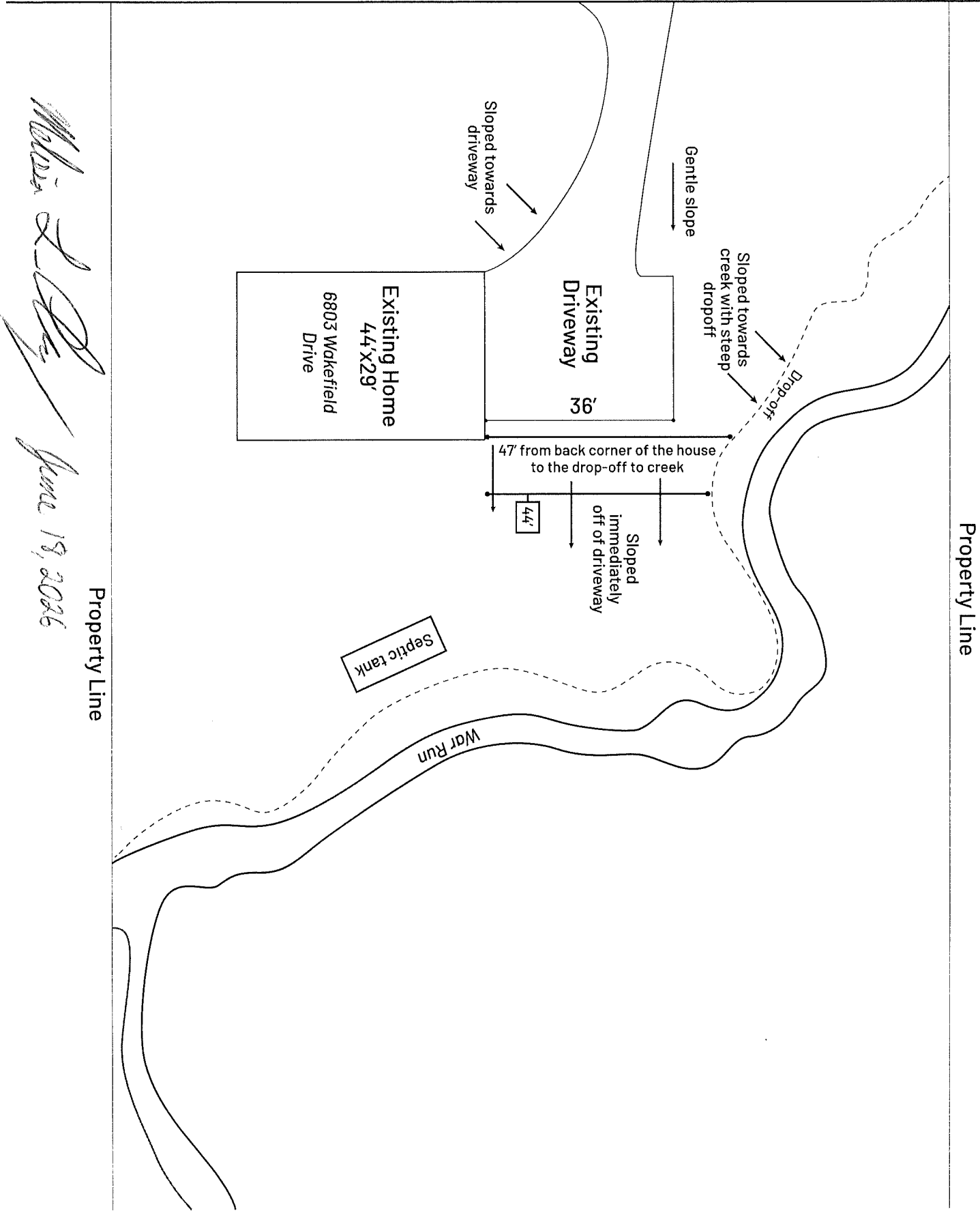
Certification: I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. James M. Kemp, Esq.

Pursuant to I.C. 32-21-2-3(b), the mailing address for the Grantees' property tax statements is: 6803 Wakefield Dr., Floyds Knobs, IN 47119.

When Recorded, Return To: Kemp Title Agency, LLC, 4206 Charlestown Road, Suite 100, New Albany, Indiana 47150, 812-941-8980, File #01390-2784

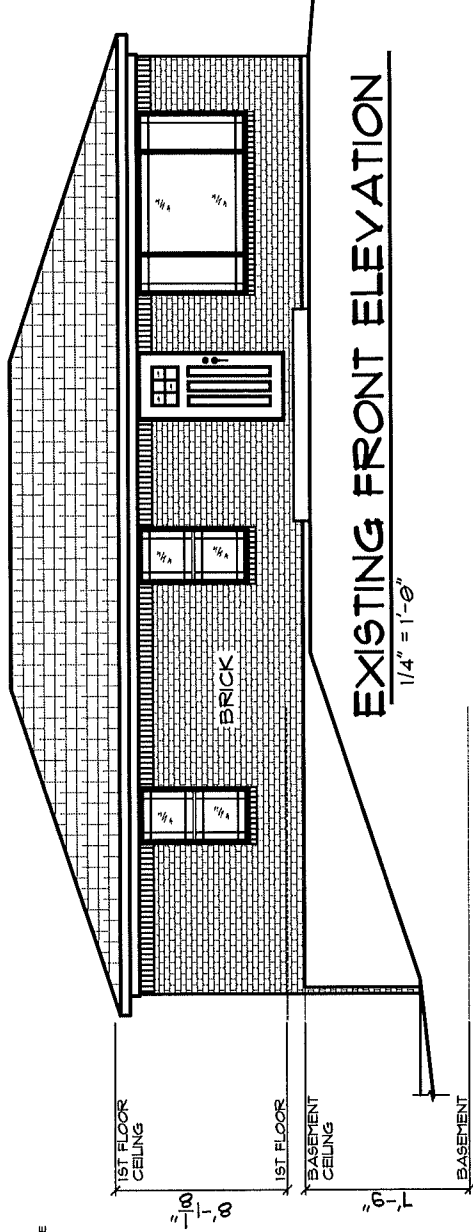
This instrument was prepared without title examination or other legal services by: Kemp Law Office, LLC, By: James M. Kemp, Esq., 4206 Charlestown Road, Suite 100, New Albany, Indiana 47150.

Wakefield Drive

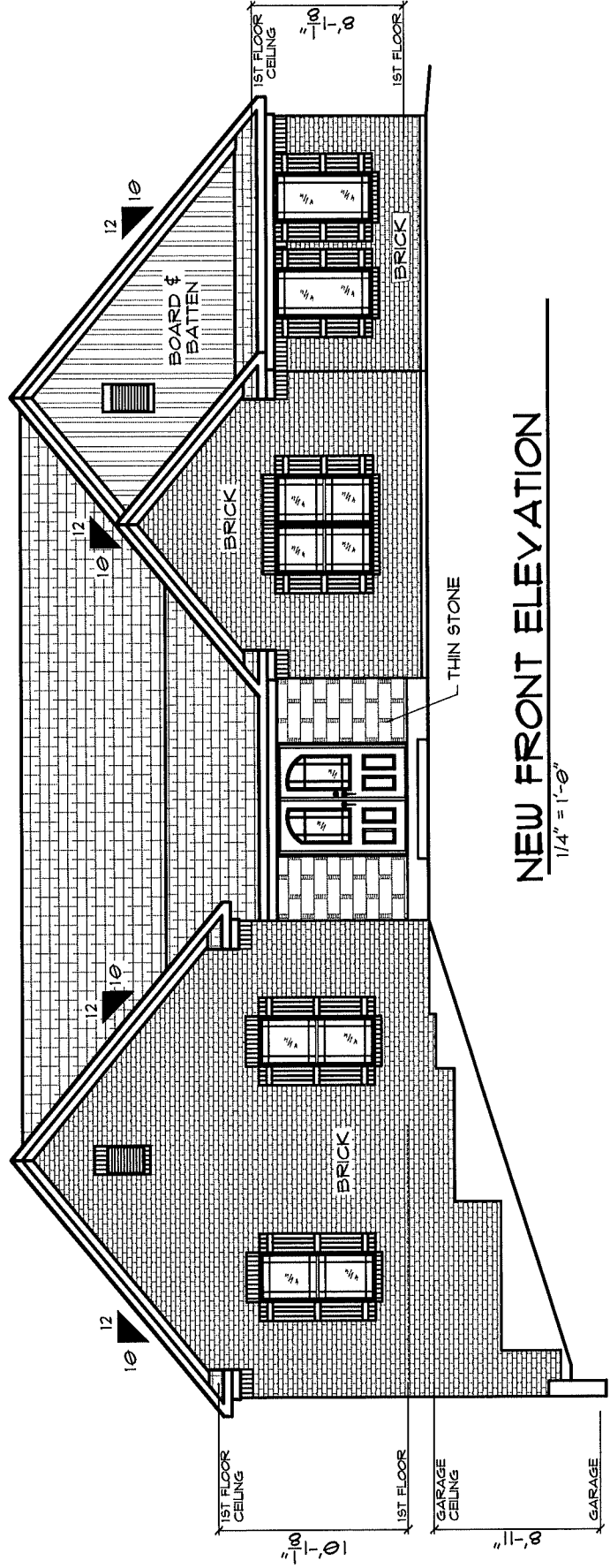


Maria J. De
June 18, 2026
Property Line

THE BUILDER MUST VERIFY DIMENSIONS, DRAWINGS, STRUCTURAL INTEGRITY, MATERIALS, AND FINISHES BEFORE BEGINNING CONSTRUCTION. BUILDERS MUST FOLLOW ALL MATERIALS AND EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR USE AND INSTALLATION OF THEIR PRODUCTS FOR ANY AND ALL PROJECTS. SCALE ELEVATION DRAWINGS ARE CONCEPTUAL ONLY. 9B DRAFTING, LLC EXPRESSES NO GUARANTEE AND ASSUMES NO LIABILITY FOR ANY DIFFERENCES BETWEEN THE DRAWINGS AND THE ACTUAL APPEARANCE OF THE HOME WHEN CONSTRUCTION IS COMPLETED. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND SUBSURFACE CONDITIONS AND ADAPT FOUNDATION PLANS ACCORDINGLY.



EXISTING FRONT ELEVATION
1/4" = 1'-0"



NEW FRONT ELEVATION
1/4" = 1'-0"

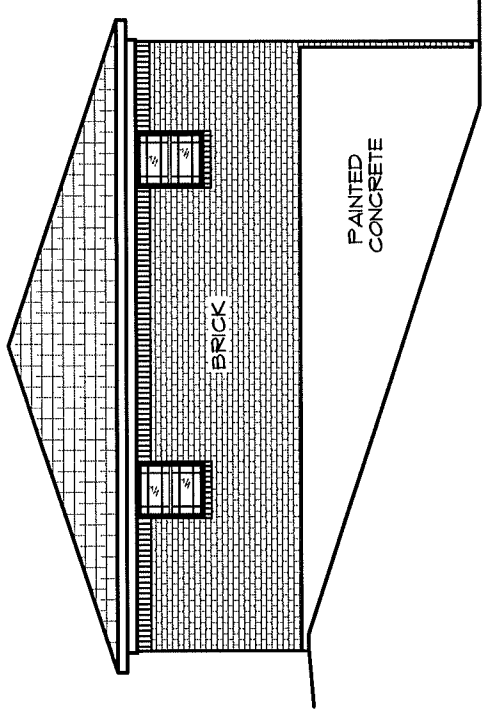
MELISSA & LARRY ABNEY
6803 WAKEFIELD DRIVE, FLOYD KNOBS

9B DRAFTING, LLC
5727 CLOVER RIDGE DRIVE
GREENVILLE, TN 37124
(615) 973-9372 CELL (615) 934-6372

FILE AUTOCAD
DRAWN BY SHB
REVIEWED
JOB NO. 25-223
DATE 5/11/26

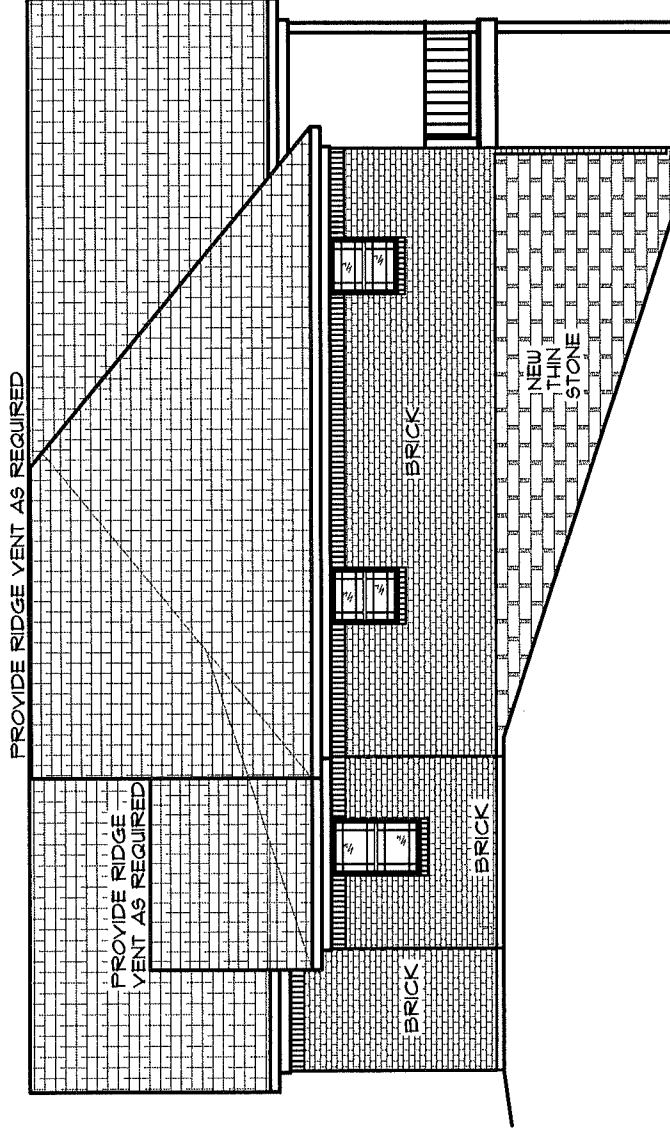
1
DRAWING

THE BUILDER MUST VERIFY DIMENSIONS, DRAWINGS, STRUCTURAL INTEGRITY, AND COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODE REQUIREMENTS BEFORE BEGINNING CONSTRUCTION. BUILDERS MUST FOLLOW ALL MATERIALS AND EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS AND NOTIFICATION OF ANY CHANGES TO THE ORIGINAL DRAWINGS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DIFFERENCES BETWEEN THE DRAWINGS AND THE ACTUAL APPEARANCE OF THE HOME. THE ARCHITECT WILL BE RESPONSIBLE FOR ANY CHANGES TO THE ORIGINAL CONDITIONS AND ADAPT FOUNDATION PLANS ACCORDINGLY.



EXISTING RIGHT ELEVATION

1/4" = 1'-0"



NEW RIGHT ELEVATION

1/4" = 1'-0"

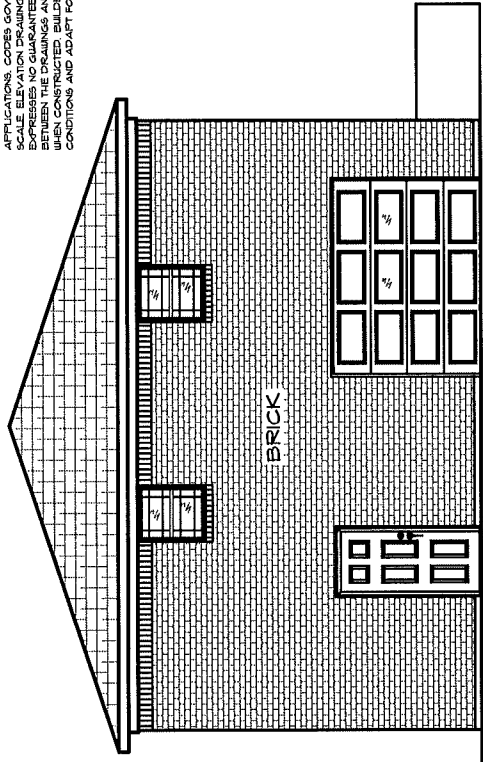
MELISSA & LARRY ABNEY
6803 WAKEFIELD DRIVE, FLOYD KNOBS

9B DRAFTING, LLC
5322 CLOVER RIDGE DRIVE
GREENVILLE, TN 37124
(615) 973-9372 CELL (615) 974-6372

SCALE 1/4" = 1'-0"
DATE 5/11/26
REVIEWED
JOB NO. 25-229

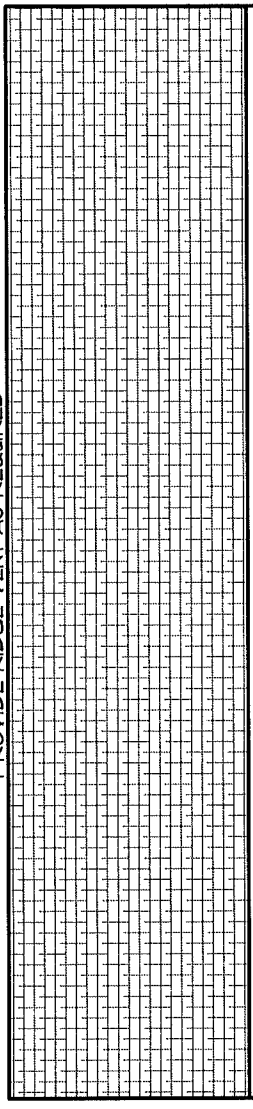
DRAWING
2

THE BUILDER MUST VERIFY DIMENSIONS, DRAWINGS, STRUCTURAL INTEGRITY, AND CONSTRUCTION METHODS. THE BUILDER MUST VERIFY THE QUALITY OF ALL MATERIALS AND EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR USE AND INSTALLATION OF THEIR PRODUCTS FOR ANY AND ALL CONSTRUCTION. THE BUILDER MUST VERIFY THE QUALITY OF ALL CONSTRUCTION. SCALE ELEVATION DRAWINGS ARE CONCEPTUAL ONLY. 9B DRAFTING, LLC EXPRESSES NO GUARANTEE AND ASSUMES NO LIABILITY FOR ANY DIFFERENCES BETWEEN THE DRAWINGS AND THE ACTUAL APPEARANCE OF THE HOME WHEN CONSTRUCTED. BUILDER SHOULD VERIFY TOPOGRAPHIC AND SUBSURFACE CONDITIONS AND ADAPT FOUNDATION PLANS ACCORDINGLY.

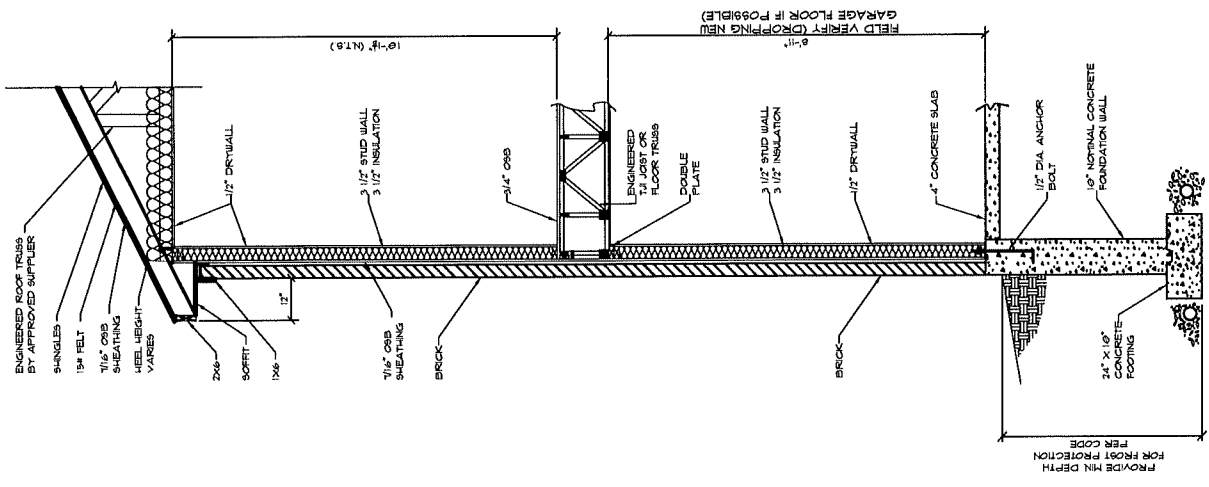


EXISTING LEFT ELEVATION
1/4" = 1'-0"

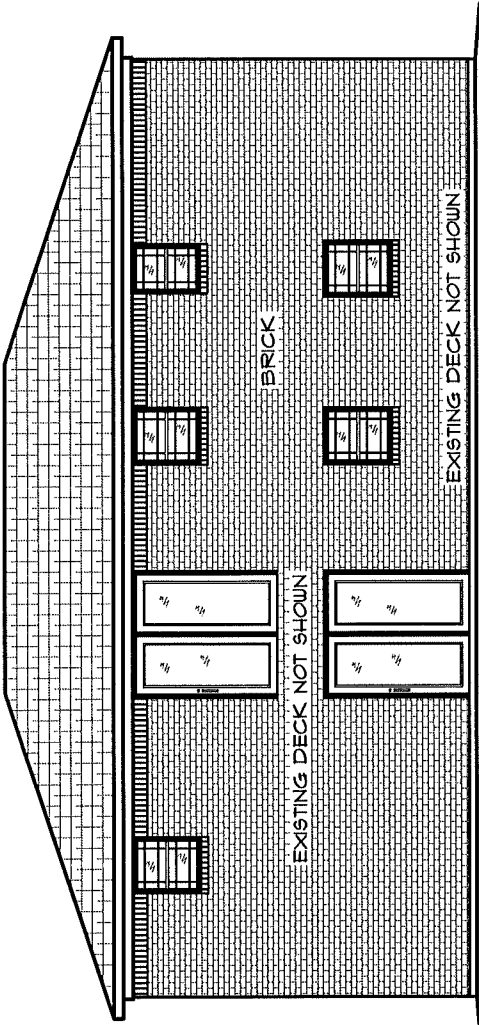
PROVIDE RIDGE VENT AS REQUIRED



NEW LEFT ELEVATION
1/4" = 1'-0"

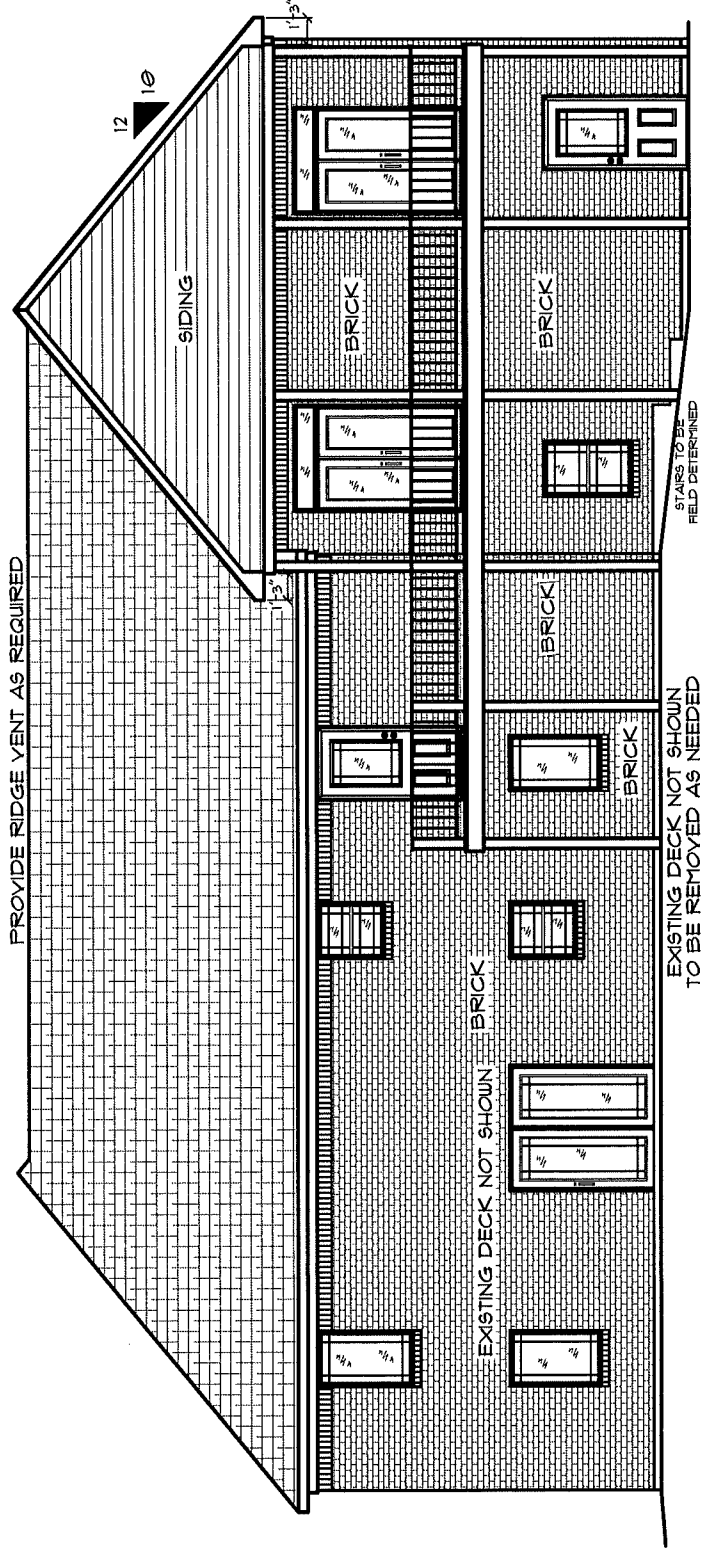


TYPICAL SECTION
1/2" = 1'-0"



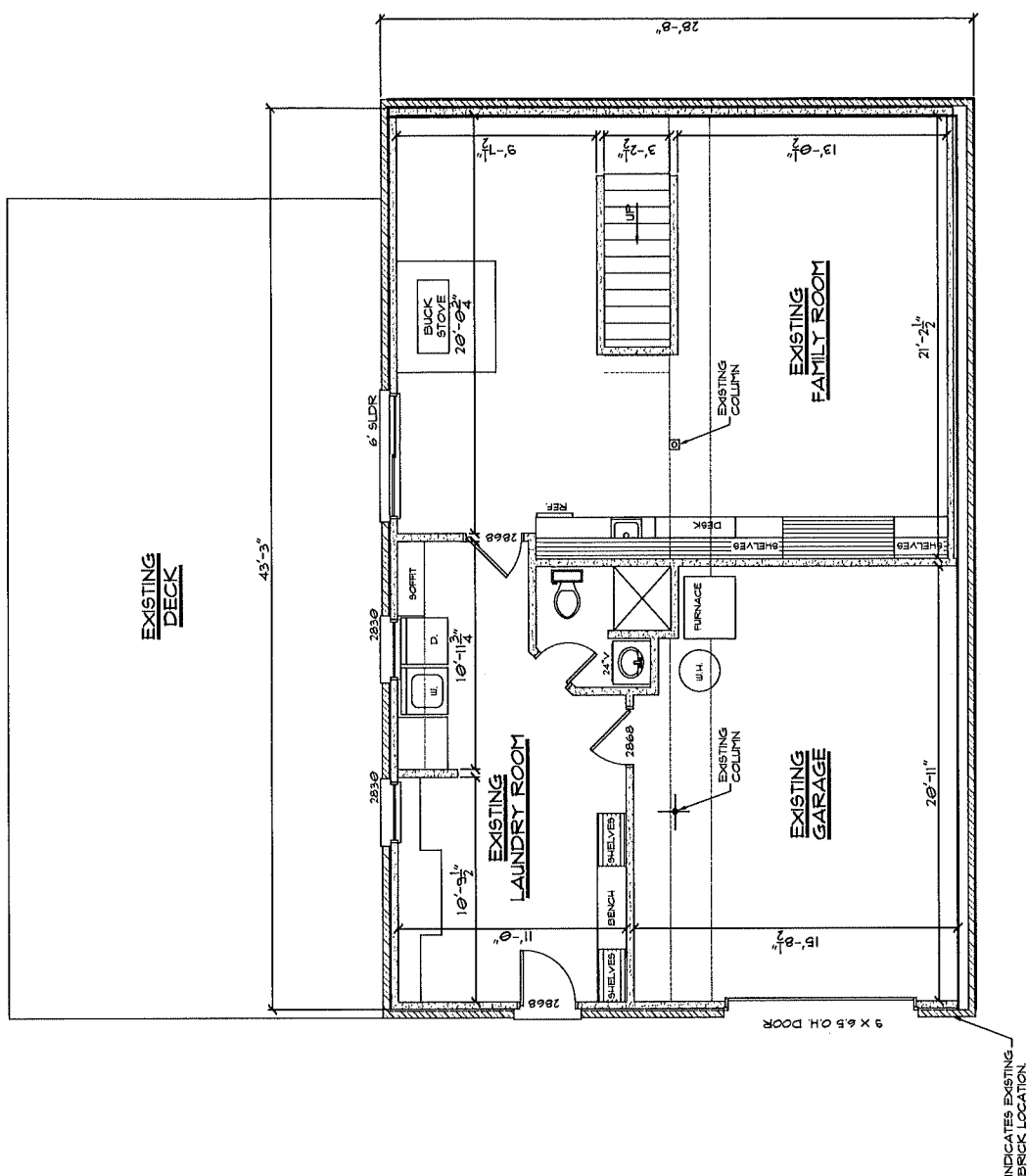
EXISTING REAR ELEVATION
1/4" = 1'-0"

PROVIDE RIDGE VENT AS REQUIRED



NEW REAR ELEVATION
1/4" = 1'-0"

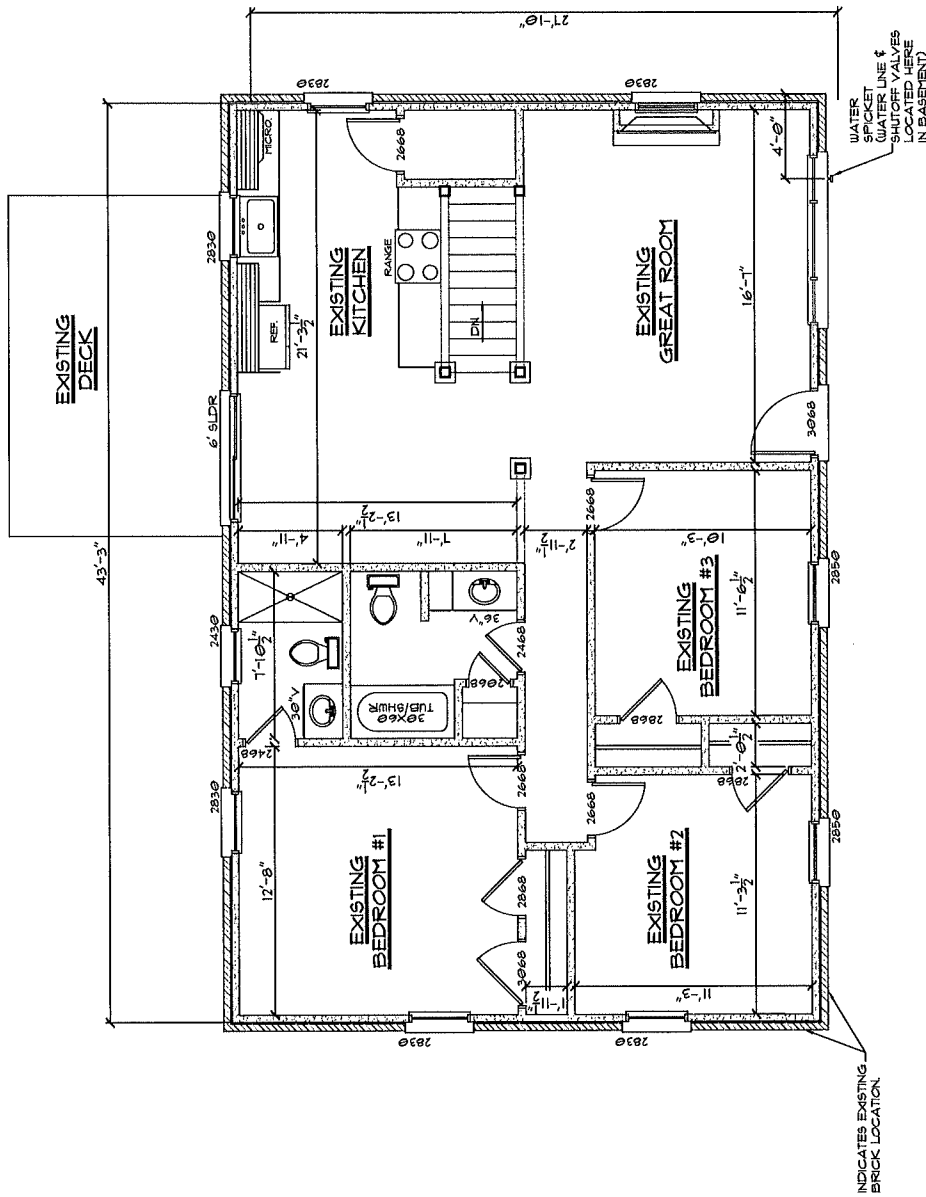
THE BUILDER MUST VERIFY DIMENSIONS, DRAWINGS, STRUCTURAL INTEGRITY, AND COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODE REQUIREMENTS BEFORE BEGINNING CONSTRUCTION. BUILDERS MUST FOLLOW ALL MATERIALS AND EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR USE AND INSTALLATION OF THEIR PRODUCTS FOR ANY AND ALL APPLICATIONS. THIS DRAWING IS A CONCEPTUAL ONLY. 9B DRAFTING, LLC EXPRESSLY DISCLAIMS ANY AND ALL WARRANTIES, INCLUDING BUT NOT LIMITED TO, THE ACCURACY AND COMPLETENESS OF THE INFORMATION AND SUBSURFACE CONDITIONS AND ADAPT FOUNDATION PLANS ACCORDINGLY.



EXISTING FOUNDATION PLAN
1/4" = 1'-0"
895 FINISHED SQ. FT. 338 GARAGE SQ. FT.

THE BUILDER MUST VERIFY DIMENSIONS, DRAWINGS, STRUCTURAL INTEGRITY, AND THE QUALITY OF MATERIALS USED IN THE CONSTRUCTION. BUILDERS THAT FOLLOW ALL MATERIALS SPECIFICATIONS AND EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR USE AND INSTALLATION OF THEIR PRODUCTS FOR ANY AND ALL APPLICATIONS, CODES GOVERN OVER DRAWINGS. DIMENSIONS GOVERN OVER SCALE ELEVATION DRAWINGS ARE CONCEPTUAL ONLY. SB DRAFTING, LLC PROVIDES PRELIMINARY DIMENSIONS BASED ON VISUAL APPRAISALS OF THE HOPE BRIDGE. DIMENSIONS MAY VARY FROM THE APPEARANCE OF THE HOPE BRIDGE. UNLESS OTHERWISE NOTED, DIMENSIONS WILL BE BASED ON THE HOPE BRIDGE AS SHOWN. CONSTRUCTED BUILDER SHOULD VERIFY TOPOGRAPHIC AND SURFACE CONDITIONS AND ADAPT FOUNDATION PLANS ACCORDINGLY.

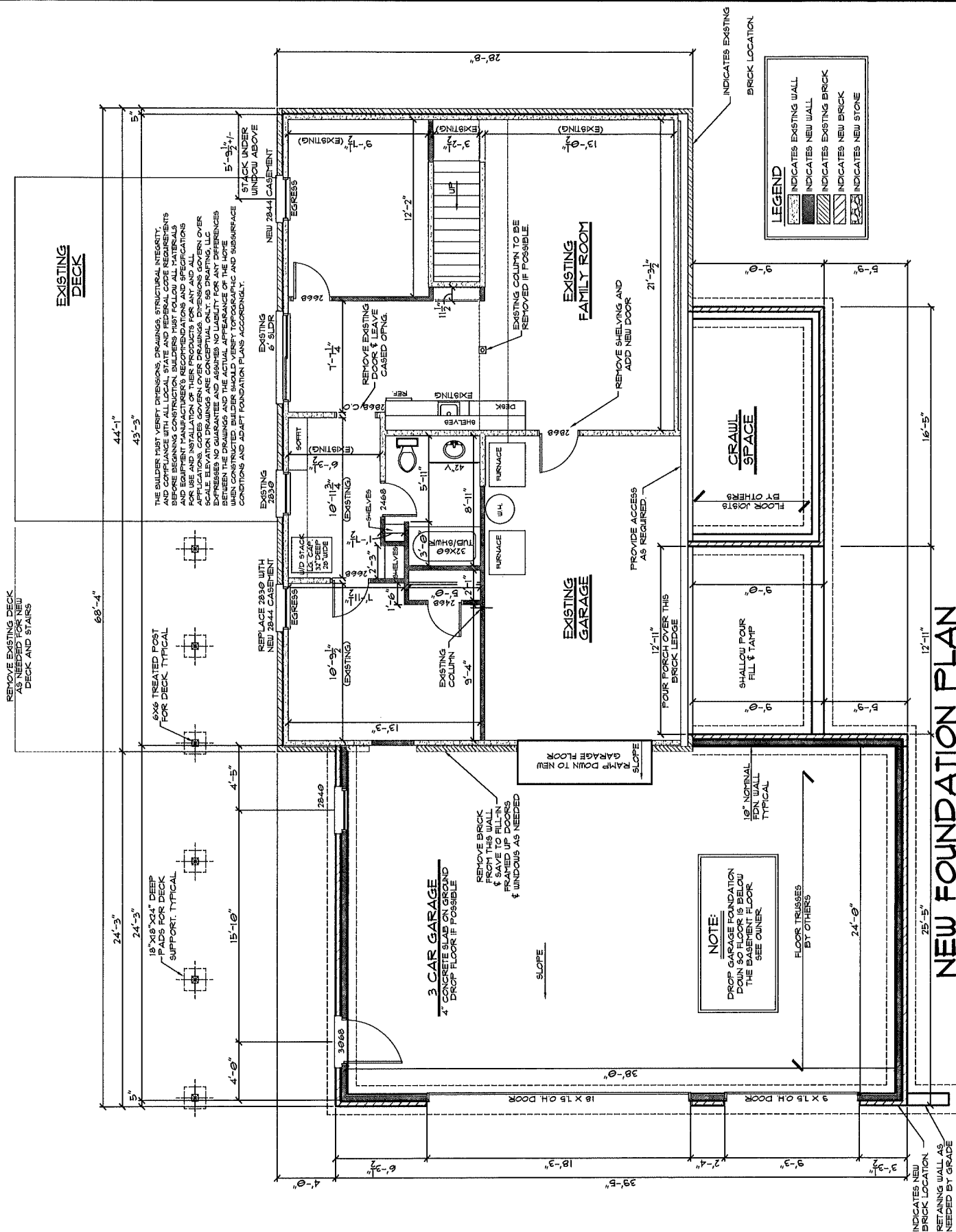
THE BUILDER MUST VERIFY DIMENSIONS, DRAWINGS, STRUCTURAL INTEGRITY, AND COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODE REQUIREMENTS BEFORE BEGINNING CONSTRUCTION. BUILDERS MUST FOLLOW ALL MATERIALS SPECIFICATIONS, MANUFACTURER'S INSTRUCTIONS, AND ALL APPLICABLE CODES GOVERNING OVER DIMENSIONS GOVERN OVER SCALE ELEVATION DRAWINGS ARE CONCEPTUAL ONLY. 50 DRAFTING, LLC DOES NOT GUARANTEE THE ACCURACY OF THE DIMENSIONS OR THE APPEARANCE OF THE HOME WHEN CONSTRUCTED. BUILDER SHOULD VERIFY TOPOGRAPHIC AND SUBSURFACE CONDITIONS AND ADAPT FOUNDATION PLANS ACCORDINGLY.



EXISTING FIRST FLOOR PLAN

1264 FINISHED SQ. FT.

1/4" = 1'-0"



NEW FOUNDATION PLAN

$$\underline{1/4" = 1'-\theta"}$$

3885 REMODELED SQ. FT. 984 ADDL GARAGE SQ. FT. 219 EXSTING GARAGE

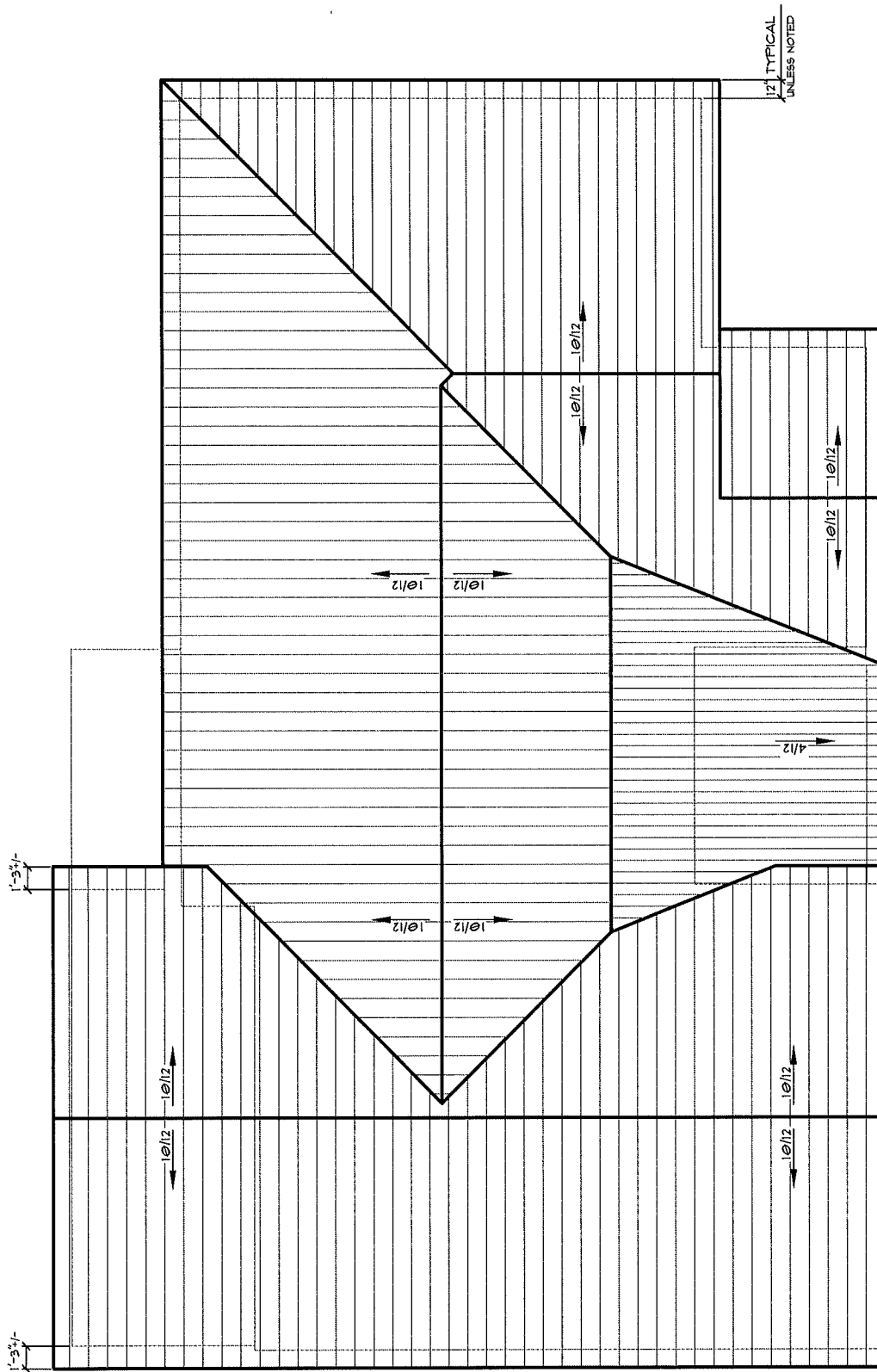
MELISSA & LARRY ABNEY
6803 WAKEFIELD DRIVE, FLOYDS KNOBS

9B DRAFTING, LLC
5222 CLOVER RIDGE DRIVE
GREENVILLE, IN 47124
(812) 923-5972 CELL: (502) 594-6372

SCALE 1/4" = 1'-
DRAWN BY S.M.B.
FILE AUTOCAD

DATE 5/11/26	REVISED	JOB NO. 25-229
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THE BUILDER MUST VERIFY DIMENSIONS, DRAWINGS, STRUCTURAL INTEGRITY, AND COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODE REQUIREMENTS BEFORE BEGINNING CONSTRUCTION. BUILDERS MUST FOLLOW ALL MATERIALS AND EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR USE AND INSTALLATION OF THEIR PRODUCTS FOR ANY AND ALL APPLICATIONS. CODES GOVERN OVER DRAWINGS. DIMENSIONS GOVERN OVER SCALE ELEVATION DRAWINGS ARE CONCEPTUAL ONLY. 99 DRAFTING, LLC DOES NOT REPRESENT THE DRAWINGS AND THE ACTUAL APPEARANCE OF THE HOME WHEN CONSTRUCTED. BUILDER SHOULD VERIFY TOPOGRAPHIC AND SURFACE CONDITIONS AND ADAPT FOUNDATION PLANS ACCORDINGLY*.



12" TYPICAL
IN ESS NOTED

ROOF PLAN

$$1/4" = 1'-0"$$