

# Shelby County Board of Zoning Appeals

February 10, 2026, at 7:00 PM

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# MEETING AGENDA

## Shelby County Board of Zoning Appeals February 10, 2026

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF MINUTES

Minutes from the January 13, 2026, meeting.

### OLD BUSINESS

**BZA 25-46 – BEN & ANDREA MOHR:** FINDINGS OF FACT

**BZA 25-47 – BEN & ANDREA MOHR:** FINDINGS OF FACT

### NEW BUSINESS

**BZA 26-04 – FRANCESCA SPONSEL:** DEVELOPMENT STANDARDS VARIANCE. Located at 12139 Briar Way S Dr, Indianapolis, Moral Township.

**BZA 26-06 – LARRY DRAKE:** DEVELOPMENT STANDARDS VARIANCES. Located at 1450 W Flat Rock Rd, Flat Rock, Washington Township.

### DISCUSSION

None.

### ADJOURNMENT

The next regular meeting of the Shelby County Board of Zoning Appeals is scheduled for Tuesday, **March 10, 2026, at 7:00 PM.**

## Meeting Information

**Location:** Conference Room 208A of the Shelby County Courthouse Annex Building, 25 West Polk Street, Shelbyville, Indiana

**Time:** 7PM

**Zoom Link:** <https://us06web.zoom.us/j/86128483244?pwd=6oMaSD25yBjkdqBdbshfK6l9hIYqvf.1>

**Password:** Shelby

## Board Members & Staff

**Dave Klene, President:** Appointed by Shelby County Council, Term January 1, 2023 – January 1, 2027

**Terry Knudson, Vice President:** Appointed by Shelby County Commissioners, Term January 1, 2026 – January 1, 2030

**Megan Hart, Secretary:** Appointed by Shelby County Plan Commission, Term January 1, 2025 – January 1, 2026

**Kevin Carson, Member:** Appointed by Shelby County Commissioners, Term January 1, 2025 – January 1, 2029

**Jim Douglas, Member:** Appointed by Shelby County Commissioners, Term January 1, 2025 – January 1, 2029

**Desiree Calderella, Planning Director**

**Jody Butts, Board Attorney**

## Use Variance

### FINDINGS OF FACT

**Applicant:** Ben & Andrea Mohr

**Case #:** BZA 25-46

**Location:** 1640 W 650 N, Shelbyville, Brandywine Township.

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

*The business provides quality services to the local community. The business does add a significant amount of truck traffic to local roadways which currently have truck traffic. Trucks associated with the business typically do not make multiple trips a day and typically return to the property empty, which limits damage to the public roads. Truck drivers operate trucks in a respectful and safe manner.*

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 business does not cause disruptive noise effecting the use of the adjacent residential property.*

3. The need for the variance arises from some condition peculiar to the property involved.

*The topography of the property screens view of business activities and the property does not have the appearance of a business.*

4. The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which variance is sought.

*A strict application of the ordinance would prohibit temporary use of the property for business activities during development of a new business location.*

5. The approval does not interfere substantially with the Comprehensive Plan.

*The business provides services sought out by agricultural uses in the area.*

### Stipulations:

1. Commercial use of the property shall be limited to the Statement of Intent submitted with the variance application.
2. Commercial development of the site shall not expand beyond the existing commercial development.
3. Variance approval shall expire on December 9, 2027.

## Use Variance

### FINDINGS OF FACT

**Applicant:** Ben & Andrea Mohr

**Case #:** BZA 25-47

**Location:** 1640 W 650 N, Shelbyville, Brandywine Township.

#### Use Variance:

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

*The business provides quality services to the local community. The business would not add a significant amount of truck traffic to local roadways which currently have truck traffic. Trucks associated with the business would typically not make multiple trips a day and typically would return to the property empty, which would limit damage to the public roads. Truck drivers would operate trucks in a respectful and safe manner.*

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 business would not have a greater impact to adjacent properties than the trucking business previously operated on the property. The stipulations of approval will further limit any impacts of the business to adjacent properties. No neighboring property owners spoke against the petition. The size of the property would limit the number of trucks and scope of business activities.*

3. The need for the variance arises from some condition peculiar to the property involved.

*The property previously included a trucking related business.*

4. The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which variance is sought.

*A strict application of the ordinance would hinder growth of a small business that provides quality services to the local community.*

5. The approval does not interfere substantially with the Comprehensive Plan.

*The Comprehensive Plan allocates land uses to provide direction to the Board when making decisions but does not necessarily dictate land uses. The property previously included a trucking related business.*

## **Development Standards Variances:**

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

*The business currently provides quality services to the local community. The property cannot be developed in a manner to accommodate the existing business without approval of the development standards variances.*

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 business would not have a greater impact to adjacent properties than the trucking business previously operated on the property. The property cannot be developed in a manner to accommodate the existing business without approval of the development standards variances.*

3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.

*The property cannot be developed in a manner to accommodate the existing business without approval of the development standards variances.*

## **Stipulations:**

1. Use of the property shall be limited to the Statement of Intent submitted with the variance application.
2. All site development, excluding the septic system, shall be setback a minimum of 210-feet from the north property line.
3. One (1) canopy tree per fifty (50) feet of lineal frontage shall be installed along CR 400 W.
4. The portion of the driveway extending 25-feet from the public road shall be hard-surface.
5. Any site lighting shall be full-cut-off fixtures.
6. The above-ground storage tank shall comply with all setback requirements for above-ground storage tanks in the I2 District.

## Property Details

**Location:** 12139 Briar Way S Dr, Indianapolis, Moral Township.

**Property Size:** 0.84-acres.

**Current Land Use:** Single-Family Residential.

### Zoning Classification:

R1 (Single-Family Residential)  
*Intent: This district is established for single-family detached, medium to large sized homes on medium to large sized lots.*

*Development Standards: Promote low-impact development in harmony with a natural setting.*

### Future Land Use per Comp Plan

Single-Unit Detached Residential

*This land use category is designed for medium to low-density residential neighborhoods, common throughout Shelby County and its communities.*

### Surrounding Development

	Zoning	Land Use
North	R1	Single-Family Residential
South	A1	Cropland
East	R1	Single-Family Residential
West	R1	Single-Family Residential

# Staff Report

**Case Number:** BZA 26-04

**Case Name:** Francesca Sponsel – Development Standards Variance

## Request

**Variance of Development Standards** to allow for a 1,200 sq. ft. pole barn exceeding 50% the square footage of the footprint of the house.

## Code Requirement

**UDO Section 5.07 F 1: Maximum Size:** *The total square footage of all enclosed accessory structures on a lot adjoining one or more lots in the RE, R1, R2, VR, M1, M2, MP, VM, IS, C1, C2, I1, I2, or HI Districts shall not exceed fifty percent (50%) of the footprint of the primary structure.*

**Purpose of Requirement:** Limiting the size of residential accessory structures ensures that the residence remains the visual focal point of the property and discourages use of residential accessory buildings for commercial activities utilizing large trucks, large machinery, and/or large equipment.

## Property Map





## Case Description

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- The petitioner plans to construct a 30'x40' (1,200 sq. ft.) pole barn.
- The barn would sit at the southeast corner of the property adjacent to cropland to the south and a detached garage of similar size on the adjacent residential lot to the east.
- The square footage of the pole barn would equal approximately 74% the square footage of the footprint of the house. The property tax card provides the square footage of the house.
- The property is located within Briarpatch Woods. Only one property in the subdivision, which adjoins the subject property, includes an accessory structure similar in size to the proposed pole barn.

## Staff Analysis of Findings of Fact

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

Staff Analysis: Construction of the pole barn would require a building permit, and the structure must comply with all building codes before passing a final inspection. The public would not have access to the structure.

2. **State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.**

Staff Analysis: The pole barn would not impact continued use of adjacent property to the south for crop production. The pole barn would sit at the rear of the property not within immediate view of the street or other residential properties in the subdivision. The pole barn would be similar in size to a detached garage on the adjacent residential property to the east.

3. **State Requirement: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.**

Staff Analysis: A strict application of the ordinance would not allow for construction of a pole barn similar in size to a detached garage located on the adjacent residential property to the east.

## Staff Recommendation

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Staff recommends **APPROVAL** primarily because the pole barn would sit at the rear of the property not within immediate view of the street or other residential properties in the subdivision and would be similar in size to a detached garage on the adjacent residential property to the east.

## Applicant/Owner Information

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Applicant:	Francesca Sponsel 12139 Briar Way S Dr. Indianapolis, IN 46259	Owner:	Francesca & Timothy Sponsel
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**Proposed Location of Pole Barn**

**View of Subject Property from Cul-de-sac of Briar Way Dr. S**



Google Street View – June 2024

## DEVELOPMENT STANDARDS VARIANCE

### FINDINGS OF FACT

The Shelby County Board of Zoning Appeals must determine that the following criteria have been met in order to approve an application for a Development Standards Variance. Using the lines provided, please explain how your request meets each of these criteria.

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

*Describe how the proposed structure/land use does not harm public health and safety. This may include how the structure/land use complies with State/County codes, does not cause a traffic hazard, does not cause pollution, etc.*

The proposed structure will comply with all applicable building codes. The barn will be used for storage and will not involve activities that generate pollutants, or excessive noise.

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.

*Describe how the proposed structure/land use does not harm the neighbors. This may include the appearance of the structure/land use, noise impacts, odor impacts, traffic impacts, distance of the structure from the property lines, etc.*

The barn will not negatively affect the neighboring properties or the general welfare of the community. The scale of the building will remain compatible with surrounding development.

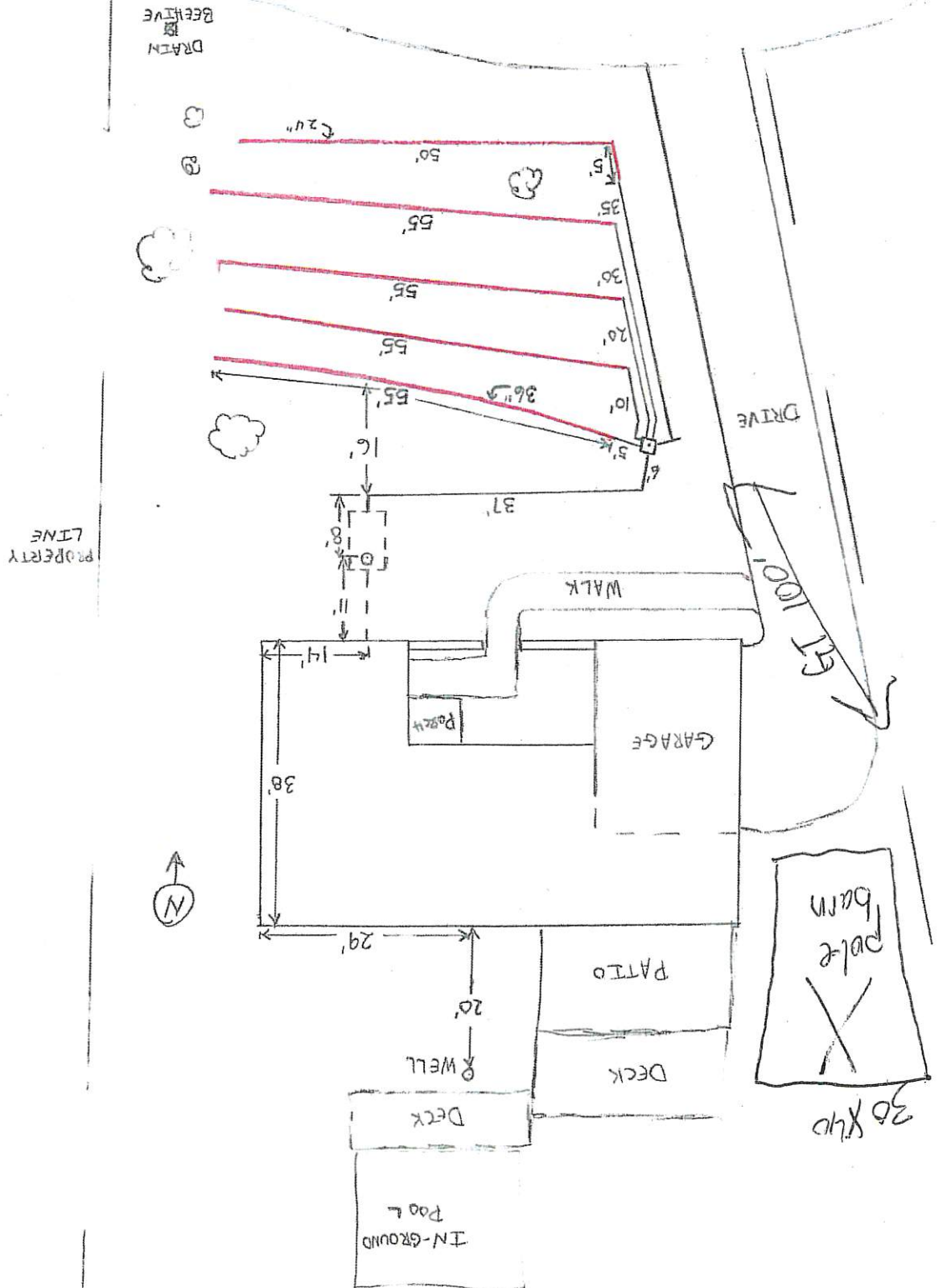
3. The strict application of the terms of the Shelby County Zoning Ordinance will result in a practical difficulty in the use of the property.

*Describe how approval of the variance will allow for reasonable development of the property. This may include similar development on neighboring properties, a physical condition of the property which makes the proposed building/land use desirable, the historical use of the property, a physical condition of the property which prevents the building/land use without approval of a variance, etc.*

Approval of the variance will solve our current storage/space problems. Building this barn will align with our future needs for storage and increase our property value.

CUL DESAC

SOUTH DRIVE  
(REDBUD DRIVE)



## Property Details

**Location:** 1450 W Flat Rock Rd, Flat Rock, Washington Township.

**Property Size:** 4.9-acres.

**Current Land Use:** Estate Residential

### Zoning Classification:

RE (Residential Estate)

Intent: This district is established for single-family detached dwellings in a rural or country setting.

Development Standards: Promote low-impact development in harmony with a natural setting

### Future Land Use per Comp Plan

Parks, Open Space, & Conservation  
The purpose of this category is to provide for passive and active recreational activities, permanent preservation of significant natural areas, and preservation of natural features within clustered developments. This category applies to public and private lands.

	Zoning	Land Use
North	A1	Natural Resources
South	A1/R1	Cropland / Single-Family Residential
East	RE	Estate Residential
West	A1/A2	Natural Resources

# Staff Report

**Case Number:** BZA 25-06

**Case Name:** Larry R Drake – Development Standards Variances

## Request

### Variances of Development Standards to:

1. Legally establish a home with crawlspace area completely below grade in a designated special flood hazard area.
2. Grant of a variance from floodplain standards for development on a lot over ½-acre.

## Code Requirement Information

**UDO Section 5.30 5 C 2 c ii:** Fully enclosed areas formed by foundation and other exterior walls below the flood protection grade shall meet the following requirement: The floor of such enclosed area must be at or above grade on at least one side.

**UDO Section 5.30 4 F 8:** Variances to the Provisions for Flood Hazard Reduction of Section 5.30 Article 5 may be granted only when a new structure is to be located on a lot of one-half acre or less in size, contiguous to and surrounded by lots with existing structures constructed below the flood protection grade.

### Purpose of Prohibiting Crawlspace Area Completely Below Grade

In the event of a flood, the crawlspace would trap floodwaters compromising the integrity of the building. Potential impacts to the public include sale of damaged property, or property susceptible to flood damage, to an unsuspecting buyer or abandonment of damaged property resulting in blight.

### Purpose of Lot Size Restriction for Floodplain Development Standards Variances

Lots over one-half acre generally have area available to either locate a structure out of the floodplain, elevate a structure from a higher elevation on the lot, or to elevate the structure on a portion of the lot that will not cause adverse drainage impacts to adjoining properties.



**In accordance with the UDO, when approving a variance from the elevation requirement, the BZA shall consider the following relevant factors:**

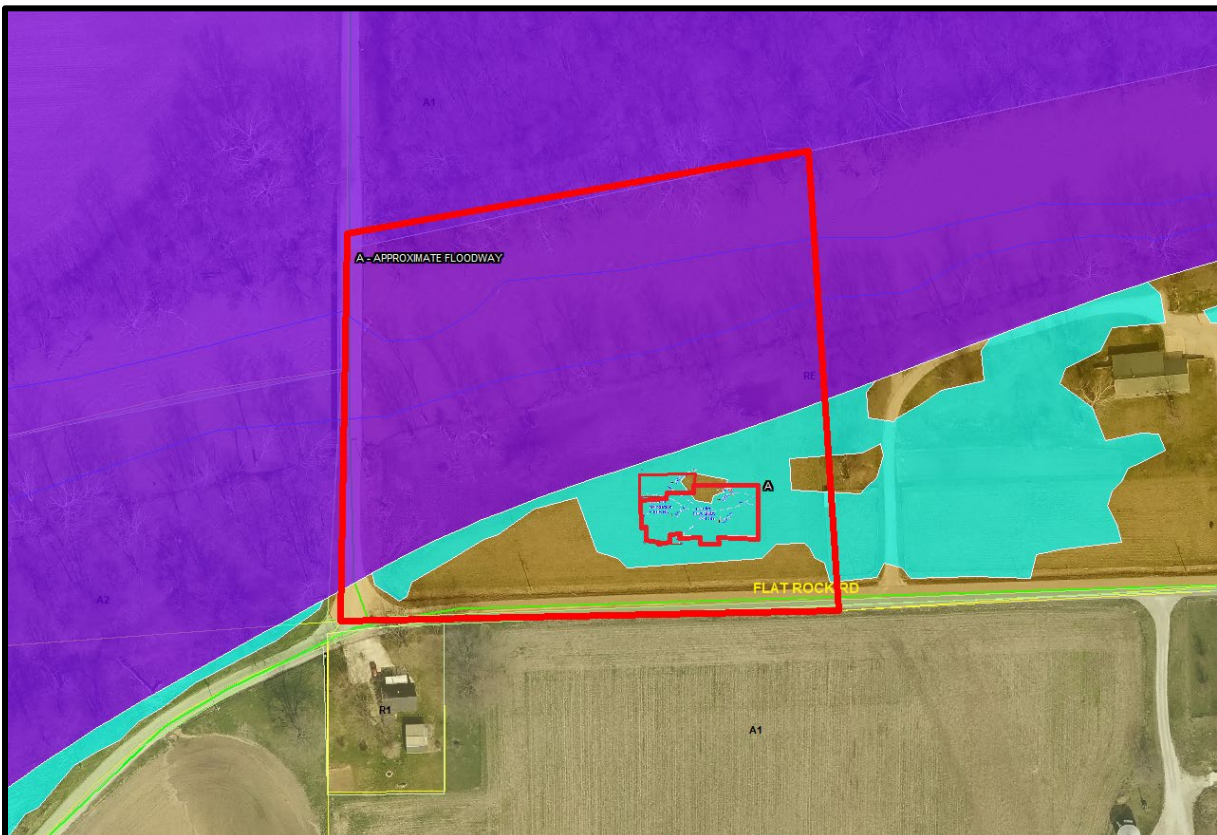
- Danger to life and property due to flooding or erosion damage.
- Danger that materials may be swept onto other lands to the injury of others.
- Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
- Compatibility of the proposed use with existing and anticipated development.
- Availability of alternative locations for the proposed use which are not subject to flooding or erosion damage.
- Safety of access to the property in times of flood for ordinary and emergency vehicles.
- Expected height, velocity, duration, rate of rise, and sediment transport of the floodwaters at the site.

***Granting of variance requests could jeopardize the County's participation in the National Flood Insurance Program.***

The National Flood Insurance Program offers a federally backed insurance alternative to homeowners and businesses to meet the escalating costs of repairing flood damage to buildings and their contents.

## Property Map

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## Case Description

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- The petitioner recently construed a new single-family residence on the property.
- The home site lies within the designated flood fringe of Flat Rock River. Development of property within the flood fringe requires a floodplain development permit from the County and must comply with the floodplain development regulations of the County UDO. The Indiana Department of Natural Resources (IDNR) dictates the floodplain regulations to allow the County to participate in the National Flood Insurance Program.
- The County verified a compliant crawlspace elevation at the time of the foundation inspection. However, final grade had not been completed at that time.
- After completion of the house and submission of the required Elevation Certificate, the Planning Director identified the issue with the elevation of the crawlspace in relation to adjacent grade.
- The building permit conditions designate the floor elevation of the crawlspace and the lowest adjacent grade at 698-feet. The final crawlspace elevation is 698.4-feet, and the lowest adjacent grade is 699.5-feet, rendering the floor of the crawlspace 1.1-feet below grade and not compliant with the conditions of the permit.
- The petitioner has the following options to correct the violation:
  - Fill the crawlspace with pea-gravel to the lowest adjacent grade.
    - This option would render the crawlspace inaccessible for access to ductwork and utilities.
  - Fill the crawlspace with pea-gravel and lower the elevation along one side of the house to equal grade.
    - This option would require removal of an existing patio along the rear of the house, lowering flood vents, and exposing a portion of the footer.
  - Obtain a variance.
- Consequences of not correcting the violation include:
  - Inability to obtain approval from FEMA to remove the home from the floodplain by elevation resulting in required flood insurance by any mortgage lender.
  - DNR violation against the County at the time of audit of County Floodplain Permits due to non-compliant Elevation Certificate. Multiple violations may disqualify the County from participating in the National Flood Insurance Program.
- The floor of the crawlspace sits ½-foot above the 100-year flood elevation designated by IDNR. Therefore, floodwaters would likely not enter the crawlspace unless the area experienced a flood of exponential proportions, such as a 500-year flood (a flood that occurs once in every 500-years, 6% chance every 30-years, or a 0.2% chance in any given year).

- The DNR NFIP Coordinator Planner has reviewed the circumstances of the violation. Given that the crawlspace sits above the 100-year flood elevation he recommended that the petitioner pursue a variance, however, that the BZA must justify variance approval by the legal findings of fact.
- The DNR NFIP Coordinator Planner indicated that approval of the variance should not impact the ability to remove the home from the floodplain based on elevation.

## Staff Analysis of Findings of Fact

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### 1. UDO Requirement: A showing of good and sufficient cause.

*Staff Analysis: Per FEMA variance criteria guidance, good and sufficient cause deals solely with unique site-specific physical characteristics of the property.*

*Considerations Supporting Denial:* The conditions of the building permit required that the floor of the crawlspace sit at or above the lowest adjacent grade. The applicant created a personal hardship by not constructing the home in compliance with the conditions of the permit. No physical characteristic of the property would have prevented compliance with the conditions of the permit.

*Considerations Supporting Approval:* The current ground elevations adjacent to the structure limit methods to bring the crawlspace into compliance. Fill of the crawlspace with pea-gravel to the lowest adjacent grade would render the crawlspace inaccessible for access to ductwork and utilities. Fill of the crawlspace with pea-gravel and lowering of the elevation along one side of the house to equal grade would require removal of an existing patio along the rear of the house, lowering flood vents, and exposing a portion of the footer.

### 2. UDO Requirement: A determination that failure to grant the variance would result in exceptional hardship.

*Staff Analysis: Per FEMA variance criteria guidance, the hardship that would result from failure to grant a requested variance must be exceptional, unusual, and specific to the property involved, not the personal circumstances of the applicant. The UDO further defines what does not constitute an exceptional hardship: Mere economic or financial hardship alone is NOT exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.*

*Considerations Supporting Denial:* The conditions of the building permit required that the floor of the crawlspace sit at or above the lowest adjacent grade. The applicant created a personal hardship by not constructing the home in compliance with the conditions of the permit. No physical characteristic of the property would have prevented compliance with the conditions of the permit.

*Considerations Supporting Approval:* The current ground elevations adjacent to the structure limit methods to bring the crawlspace into compliance. Fill of the crawlspace with pea-gravel to the lowest adjacent grade would render the crawlspace inaccessible for access to ductwork and utilities. Fill of the crawlspace with pea-gravel and lowering of the elevation along one side of the house to equal grade would require removal of an existing patio along the rear of the house, lowering flood vents, and exposing a portion of the footer.



**3. UDO Requirement: A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing laws or ordinances.**

Staff Analysis:

*Considerations Supporting Denial:* In the event of a 500-year flood, the crawlspace would trap floodwaters compromising the integrity of the building. Potential impacts to the public include sale of damaged property, or property susceptible to flood damage, to an unsuspecting buyer or abandonment of damaged property resulting in blight.

*Considerations Supporting Approval:* The floor of the crawlspace sits ½-foot above the 100-foot flood elevation designated by IDNR. Therefore, floodwaters would likely not enter the crawlspace.

### Staff Recommendation

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**DENIAL** because the applicant created a personal hardship by not constructing the home in compliance with the conditions of the permit and no physical characteristic of the property would have prevented the floor of the crawlspace from sitting at or above the lowest adjacent grade. In the event of a 500-year flood, the crawlspace would trap floodwaters compromising the integrity of the building. Potential impacts to the public include sale of damaged property, or property susceptible to flood damage, to an unsuspecting buyer or abandonment of damaged property resulting in blight.

However, when making their decision that Board may consider the following factors:

- The floor of the crawlspace sits ½-foot above the 100-year flood elevation designated by IDNR. Therefore, floodwaters would likely not enter the crawlspace unless the area experienced a flood of exponential proportions.
- The DNR NFIP Coordinator Planner recommended that the petitioner seek a variance because the floor of the crawlspace sits above the 100-year flood elevation.
- FEMA will likely remove the house from the flood hazard area because the crawl space and first floor site above the 100-year flood elevation.
- The current ground elevations adjacent to the structure limit methods to bring the crawlspace into compliance without compromising the use or integrity of the structure.

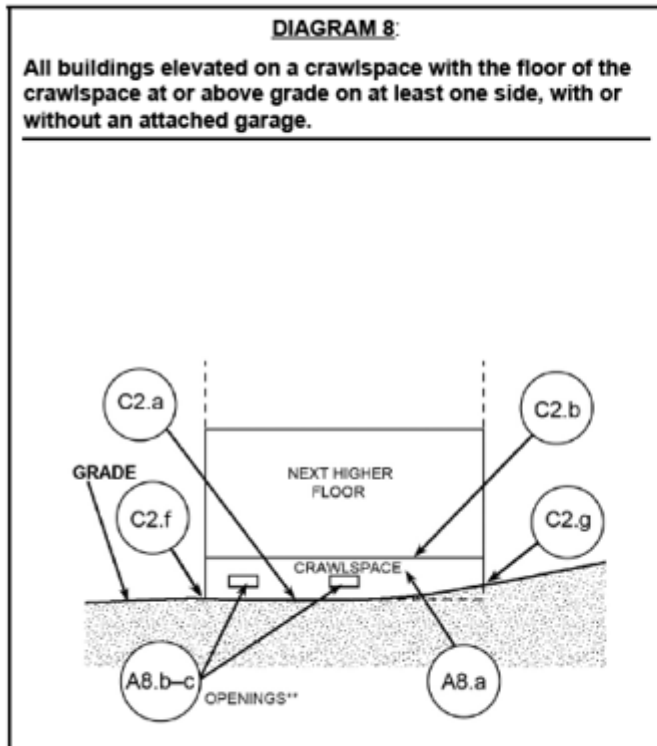
### Applicant/Owner Information

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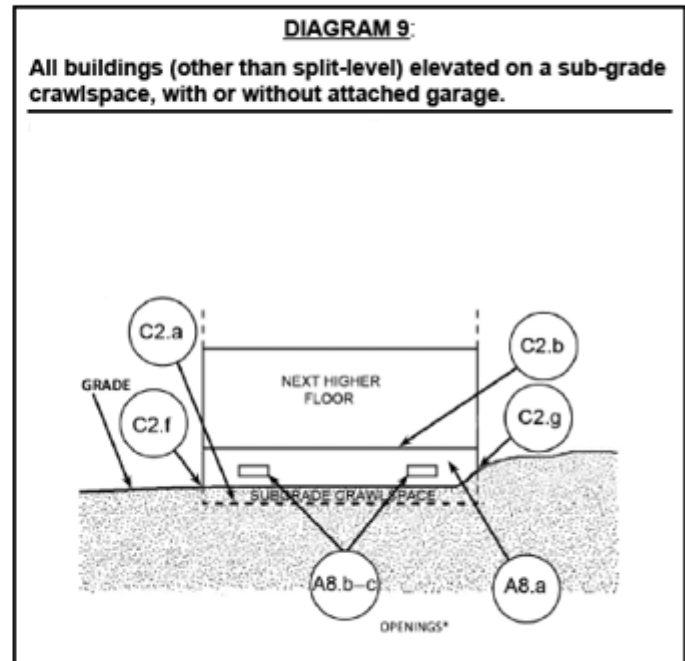
Applicant:	Larry R Dranke 1106 Fairfield Dr. Shelbyville, IN 46176	Owner:	Same
Surveyor:	Scott T Sumerford 3149 N Riley Hwy. Shelbyville, IN 46176		

## Crawlspace Examples

### Permitted



### Not Permitted



National Flood Insurance Program Elevation Certificate and Instructions 2022 Edition

# FLOODPLAIN DEVELOPMENT STANDARDS VARIANCE

## FINDINGS OF FACT

The Shelby County Board of Zoning Appeals must determine that the following criteria have been met in order to approve an application for a Floodplain Development Standards Variance. Please explain how your request meets each of these criteria. You may include answers on an additional sheet of paper if necessary. Additional guidance on addressing the criteria can be found in FEMA publication FEMA P-993 / July 2014.

1. Good and sufficient cause for grant of the variance.

*Describe how the physical conditions of the property limit construction of buildings on the property without approval of the variance. Physical conditions do not change over time and may include topography, natural waterways, soil qualities, etc.*

The crawlspace is above BFE. A LOMA-F is intended to revise property from the flood zone.

2. Failure to grant the variance would result in exceptional hardship.

*Describe how failure to grant the variance would pose an exceptional hardship to the property owner. Exceptional hardships do NOT include financial hardships, inconvenience, handicap accessibility, aesthetics, personal preferences, or disapproval of one's neighbors.*

Since crawlspace is above BFE and measures taken to meet requirements of revision to LOMA-F (removal from flood zone), Land's features are not typical to neighboring properties.

3. Granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing laws or ordinances:

- a. the potential for public nuisance

*Provide a plan for repair of the structure if damaged in the event of a flood.*

Home will be repaired <sup>extensively</sup> ~~in event of flood~~ <sup>damage</sup>. However, The home was built above flood plane + <sup>intended</sup> ~~anticipated~~ to be removed from the FEMA flood zone.

- b. the fraud or victimization of the public.

**Provide a plan for notification of future owners of the property of the grant of the variance.**

Sellers Residential Real Estate Sales Disclosure  
form, if required

- c. the compliance with existing laws and ordinances.

**Verify that the structure will comply with all other State and Local codes and provide copies of permits if applicable.**

Structure has been permit finalized, passed  
all inspections,  
building

- d. the minimum necessary to afford relief.

**Explain how the structure will be constructed in a manner to reduce risk to the structure, neighborhood, and community in the event of a flood. Answers to letters e, k, and l may assist in addressing this criteria.**

Above ~~the~~ <sup>the</sup> BFE + with intention of removing  
from FEMA flood zone.

- e. the danger that materials may be swept onto other lands to the injury of others.

**Explain how materials stored within the structure will be contained and not swept out of the structure onto neighboring properties in the event of a flood.**

Structure is above BFE and anticipated removal  
from FEMA flood zone

- f. the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

**Explain why the structure and materials stored within the structure will not be susceptible to flood damage in the event of a flood.**

Structure is above BFE and anticipated  
to be removed from FEMA Flood zone

- g. the importance of the services provided by the proposed facility to the community.

**Explain how the structure would benefit to Shelby County.**

Add housing that did not take up farm ground,  
Property - <sup>improved for</sup> ~~Added to~~ tax roll

- h. the necessity to the facility of a waterfront location, where applicable.

**Explain the need to construct the structure near the waterfront, if applicable.**

Scarcity of land to build.

- i. the compatibility of the proposed use with existing and anticipated development.

**Identify existing and proposed structures in the neighborhood used for similar purposes as the proposed structure and which may not comply with the current floodplain development standards.**

Unknown build with past 20 years in the  
very rural area.



- j. the availability of alternative locations for the proposed use which are not subject to flooding or erosion damage.

**Explain why the structure cannot be built in an alternative location outside the floodplain.**

Built above BFE in ~~highest~~ only place  
Suitable on the 5-acre lot.

- k. the safety of access to the property in times of flood for ordinary and emergency vehicles.

**Explain how vehicles will access the structure in the event of a flood that would place adjacent land underwater.**

Concrete driveway built above BFE, by 2 feet.

- l. the expected height, velocity, duration, rate of rise, and sediment transport of the floodwaters at the site.

**Explain how the structure will not result in a rise in the height or velocity of floodwaters. This may include construction methods to allow floodwaters to divert around or through the structure.**

Built above BFE Not built in floodway

- m. the costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

**Explain how the structure will not result in extraordinary cost to the government. This includes the cost of emergency services in the event of a flood to rescue occupants from structures, public flood protection measures (such as sandbags), disaster relief programs to fund repair to structures damaged by a flood, public demolition of abandoned flood damaged buildings, and repair of public infrastructure.**

Built above BFE



LEGAL DESCRIPTION OF LOT 1

Part of the northeast quarter of Section Twenty-five (25), Township Eleven (11) North, Range Six (6) East of Washington Township, Shelby County, Indiana, being the western portion of a 10.666 acre tract as depicted upon an unrecorded survey by Pace 1 Associates certified August 14, 2006 and now being part of survey Job #11N6E25-20-079 by Scott T. Sumnerford, RLS#29800017, certified February 23, 2021 and being more particularly described as follows:

Beginning at the southwest corner of the northeast quarter of said section 25-11-6, said point being marked by a railroad spike; thence along the west line of said northeast quarter, North 01° 51'10" East (basis of bearings assumed per Pace survey) 396.00 feet to a maginail with washer; thence North 80° 45'18" East 478.42 feet to a capped rebar stamped "S, Sumnerford 29800017", thence South 02° 59'06" East 473.30 feet to a maginail and washer stamped "S, Sumnerford 9800017" on the south line of said northeast quarter; thence along said south line, South 89° 59'43" West 509.65 feet to the point of beginning, containing 4.899 acres.

Subject to all other easements, restrictions and right-of-ways of record.

(North line of map)  
N 80°45'18" E 478.42'

Interpolation of Base Flood Elevations from Upstream to Downstream  
for Stanton Property 1390 Flat Rock Road, 10.67 Acres  
Profile Data per FARA issued 1/19/2021 File# GN-38920-0

RIVER

ROCK

FLAT

LOT 1 STANTON SIMPLE  
SUBDIVISION  
4.899 ACRES

BASIS OF BEARINGS:  
ASSUMED N01°51'10"E 1/4 LINE  
PER 2006 PACE 1 SURVEY  
VERTICAL DATUM:  
NAVD 1988

SCALE: 1 INCH = 30 FEET

EXISTING  
Contours  
PROPOSED  
Contours  
PROPOSED  
Spot Elev

Soil Boring with Flag#

BENCHMARK = 698.12 NAVD 88  
Top of wooden hub stake in area  
of proposed septic field.

Subsurface Sand Bed 4" into original ground.

1000 Gallon Septic Tank  
Inlet Invert = 698.35  
Outlet Invert = 698.10  
1000 Gallon Rising Tank  
Inlet Invert = 698.10  
Tank bottom = 693.45  
Inlet at  
foundation  
= 698.65  
porches  
have slabs  
= 704.35  
2 car detached garage  
= 2700 sq. inches of  
crawl space with  
Main Floor = 701.65  
Garage = 700.40  
Crawl Space Floor = 698.0  
flood vents required on 3 sides

BENCHMARK = 696.53 NAVD 88  
Top of wooden hub stake at grade,  
2.9' east of electric fencing.

NOTES

- Final grading shall provide a 6 inch drop in elevation 10 feet out around the exterior of the proposed dwelling.
- Any drainage lines encountered/interrupted during the construction process shall be promptly repaired.
- Contractor shall provide erosion control measures as required per the Shelby County Storm Drainage, Erosion and Sediment Control Ordinance.
- Twenty foot paved surface required in front of garage to accommodate (2) 9'x18" parking spaces.
- At least 3 deciduous trees with a caliper measurement of over 4-in shall be preserved on the lot.
- Development of the site is subject to Section 5.67 of the Shelby County Unified Development Ordinance - Rural Residential Development Standards.
- Site plan complies with all state and local regulations and any requested changes or alterations must be first approved by the appropriate authority.
- Refer to the Floodplain Permit Conditions as specified by the Indiana DNR for required design criteria involving this project. The local jurisdiction has summarized these under permit number 23-32 for regulating this design in the floodplain.

ON SITE SEPTIC DESIGN PARAMETERS

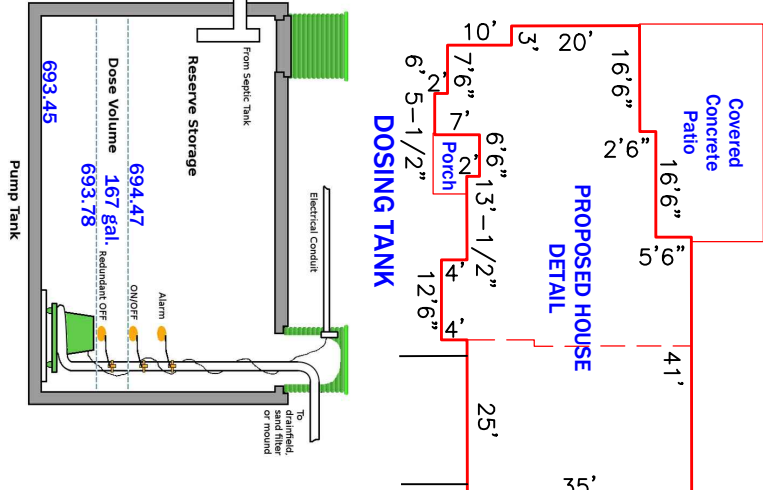
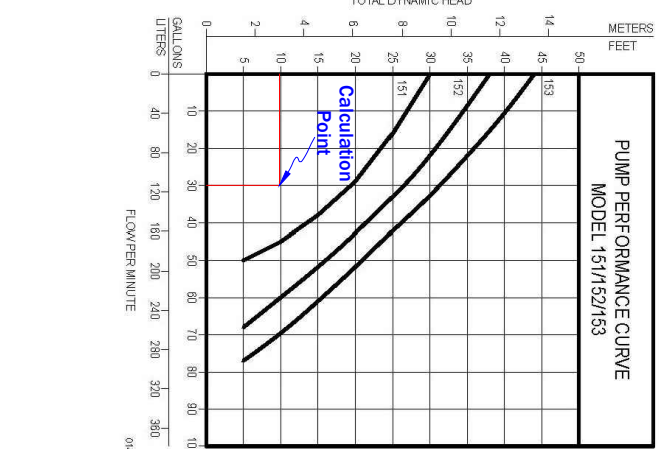
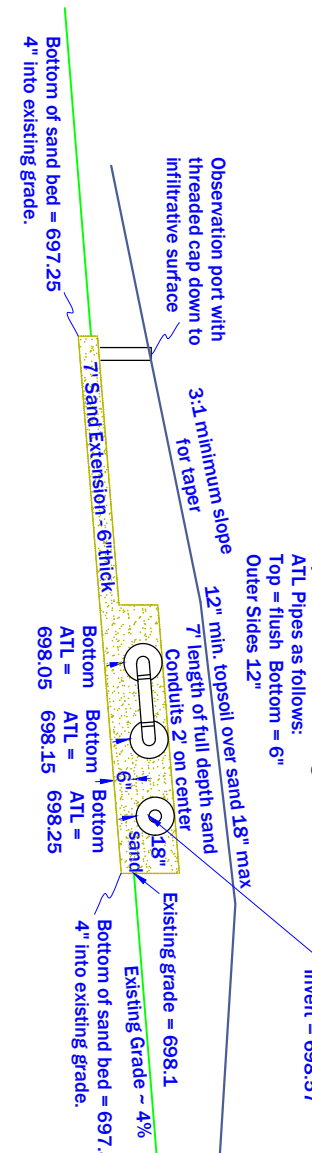
Infiltrator ATL subsurface sloped system for proposed 3 bedroom home = 450 gal./day  
Loam soils, 41" limiting layer at test bore #1, 54" depth to seasonal high water table for #2,  
0.3 Indiana Soil Loading Rate = 1,005 ft<sup>3</sup> of System Sand and Bed Area to be laid out 72' by 14',  
210 ft of ATL Pipe - 3 rows in one serial section and no perimeter drain required.

Effluent Pump Calculations  
1,300' for ATL = 150 gallons, discharge rate = 30 gal./min  
Drainback = 17 gallon for 2" force main = 157 gal. total dose  
Static head = 698.70 - 693.78 (-4' above tank bottom) = 4.9'  
Total equivalent pipe = 95' pipe + 1 (6' 90° 1-bow) + 1 (2' 6' 45°-  
Elbow) = 107.2'  
Flow = 107.2' x 1.81 (23 gpm/ft) / 200 = 1.54  
Total Dynamic Head = 4.9 + 1.94 + 3 = 9.8  
Pump Selection: Zoeller 4.3 horse model 151.

Pump depiction and selection certified by:

ATL CROSS SECTION  
HORIZONTAL SCALE 1" = 5'

Subsurface System on Sloping Bed  
View From Columbus Rd Looking East



CURRENT OWNER

Larry Drake

PARCEL NUMBER  
73-14-25-200-006-000-021

PROPERTY ADDRESS

W Flat Rock Road  
Flat Rock, IN 47234  
CURRENT ZONING  
RE Residential Estate

FLOOD STATEMENT

All of lot 1 does lie within a special flood hazard area per effective FEMA Flood Insurance Rate Map, Panel Number 18145C0260C, within a Zone A. Most of lot 1 does lie within the floodplain as indicated by the 2022 Indiana DNR Best Available Data Layer, except for that area along Flat Rock Road.  
A Floodplain Analysis and Regulatory Assessment was completed and issued by the Indiana DNR on January 19, 2021. The Base Flood 100 Year elevation for Lot 1 was determined from best available information as 698.6 at the upstream end and 696.9 at the downstream end for the Marty Stanton property being 10.67 acres. This data was interpolated as 697.7 at the east line of lot 1 between these points.

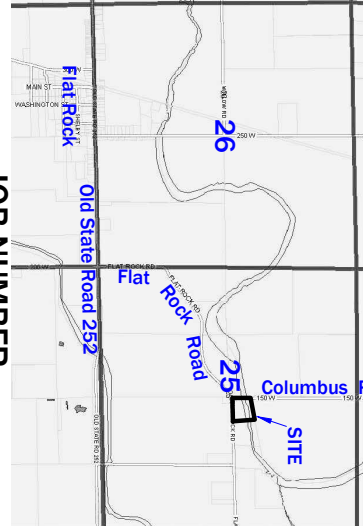
SOIL SCIENTIST  
Soil Strata, LLC (Heilsley)  
Dated 8/31/2020

IMPROVEMENT LOCATION

SITE PLAN

JOB LOCATION

PART OF THE WEST HALF OF  
THE NORTHEAST QUARTER, SECTION 25,  
TOWNSHIP 11 NORTH, RANGE 6 EAST  
WASHINGTON TWP., SHELBY COUNTY, IN



ORIGINAL DRAWING SIZE ARCH C  
SHEET 1 OF 1

SCOTT T. SUMERFORD  
LAND SURVEYING  
3149 NORTH RILEY HIGHWAY  
SHELBYVILLE, IN 46176-9462  
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Indiana Registered Surveyor No. 29800017

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