

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant _____ is seeking a:

- Development Standards Variance
- Conditional Use
- Special Exception
- Administrative Appeal

From the **Floyd County Board of Zoning Appeals.**

Street Address (see enclosed map):

Description of Project:

This is a notice that a public hearing regarding the proposed docket item will be on _____ located in **Suite 104 at the Pineview Government Center, 2524 Corydon Pike New Albany, IN 47150.**

Please note that information about the proposed docket item can be found at the following:

Floyd County Building and Development Services

2524 Corydon Pike Suite 202

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

Building@floydcounty.in.gov

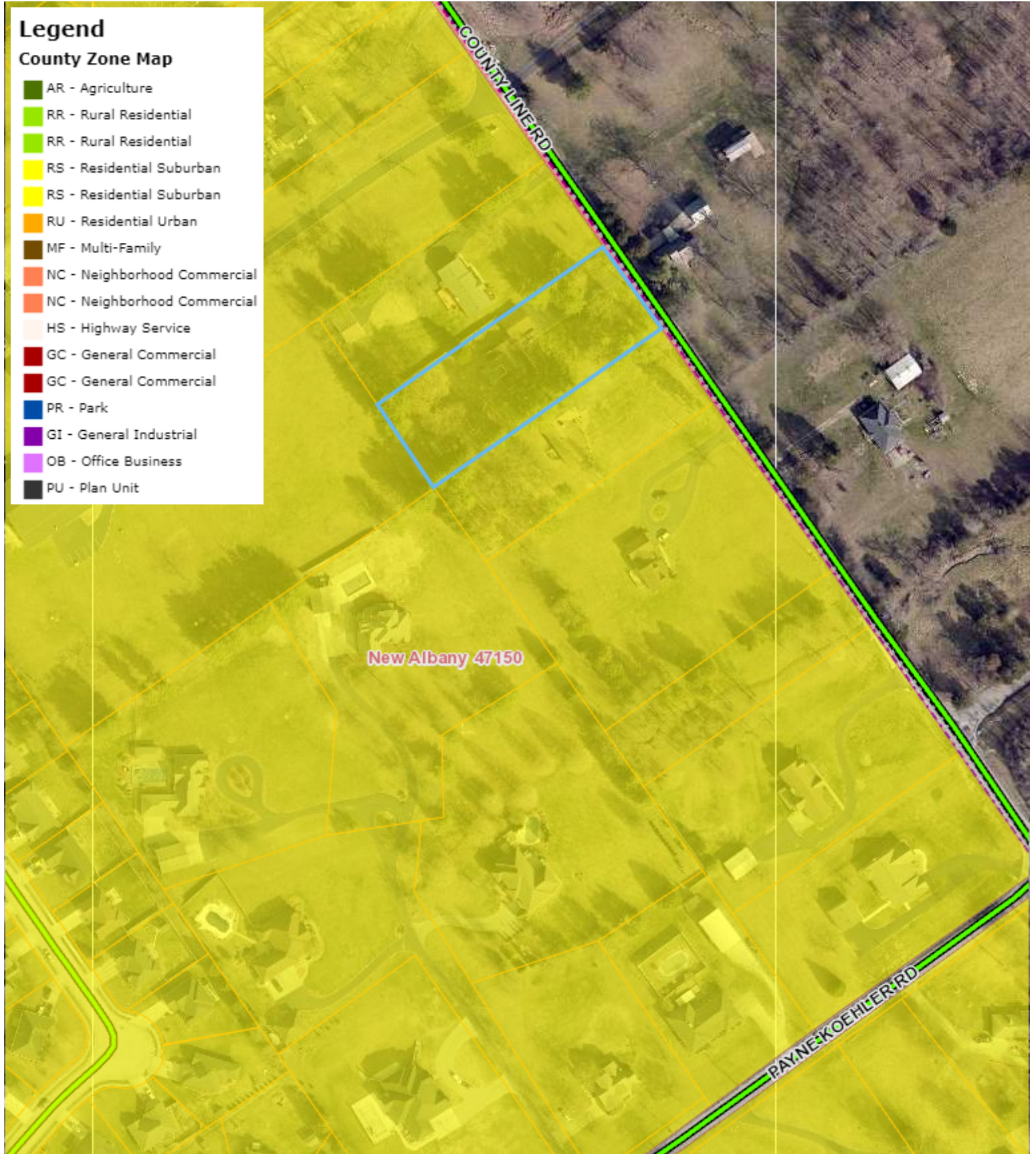
Online: Floyd County Government Website www.floydcounty.in.gov

7307 County Line Road, New Albany, IN 47150

Legend

County Zone Map

- AR - Agriculture
- RR - Rural Residential
- RR - Rural Residential
- RS - Residential Suburban
- RS - Residential Suburban
- RU - Residential Urban
- MF - Multi-Family
- NC - Neighborhood Commercial
- NC - Neighborhood Commercial
- HS - Highway Service
- GC - General Commercial
- GC - General Commercial
- PR - Park
- GI - General Industrial
- OB - Office Business
- PU - Plan Unit



Floyd County Board of Zoning Appeals

Frequently Asked Questions

1. How can I find out more about this docket?

You can either visit to the Floyd County Building and Development Services Office and review the file between the hours of 8AM to 4PM Monday through Friday or you can review the proposed application on-line at www.floydcounty.in.gov under the Plan Commission page

2. How does this process work?

Depending on the docket, there are several different processes. The Board of Zoning Appeals will take public comments on each proposal and values public comment in their decision-making process. The Board of Zoning Appeals is required to follow state statute when considering each application. Below is a brief description of application that may come before the board. Please note the check marked application on the notification form to the corresponding process listed below:

- **Development Standards Variance** – The applicant is seeking to vary from the County’s development standards in the County’s Zoning Ordinance. Per Indiana State statute, the Board of Zoning Appeals holds a public hearing. From the applicant, it determines if the applicant has met the standard that will allow for the requested variance of County rules. The Board of Zoning Appeals has the ability to approve, disapprove or may place reasonable conditions on the request per the ordinance standards.
- **Conditional Use**– The applicant is seeking to conduct a use on the property not otherwise permitted by right. By the County Zoning Ordinance, the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve, or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.
- **Special Exception** – The applicant is seeking to conduct a use that is not permitted by right in the certain zoning district. Similar to the conditional use, ordinance, and the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.

Board of Zoning Appeals & Plan Commission Order of Meetings:

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

August 21, 2024

Gabrielle Adams
Floyd County Department of Building & Development Services
2524 Corydon Pike, Suite 203
New Albany, IN 47150

RE: Building Permit
7307 County Line Road, New Albany, IN 47150

Ms Adams & Board Members,

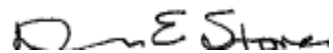
We are requesting a building permit to have a carport installed on our driveway. It would sit between our garage and the road.

Copies of all documents were provided to Frank Walden in his office.

If you need additional information, please let me know.

Thank you

Sincerely,

A handwritten signature in black ink that reads "Dana E Stone". The signature is written in a cursive style with a large initial "D" and "E".

Dana E Stone



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:	Dana Stone
Applicant Address:	7307 County Line Rd, New Albany
Applicant Phone:	502-262-7859
Applicant Email:	Stone.100320@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:	
Total Acreage:	1
Address of Property/Location:	
Current Use of Property:	residence
Current Zoning District:	

3. Variance Request:

Detail the variance request:

installing a car port

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:

It will be installed on our private property to park a vehicle under

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:

It will not affect adjacent property.

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

Any other location would interfere with the septic system

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: Dana E Stone

Signature: Dana E Stone

Date: 7-19-2024

SUBSCRIBED AND SWORN BEFORE ME

THIS 19 DAY OF July, 2024.

Bruce McCombs



BRUCE MCCOMBS
Notary Public, State of Indiana
Commission Number: NP0746957
My Commission Expires February 19, 2031

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 2-19-31

Property Address:
7307 County Line Rd.
New Albany, IN 47150

Key No. 22-05-06-500-.045.000-007
Tax mailing address:
7307 County Line Rd.
New Albany, IN 47150

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, That for no monetary consideration, the sufficiency and receipt of which is hereby acknowledged, Dana E. Hill n/k/a Dana Stone, does hereby quitclaim to Dana Stone f/k/a Dana E. Hill of Floyd County, Indiana, certain real property commonly known as and located at 7307 County Line Rd., New Albany, Indiana 47150, and being more specifically described, to wit:

Being part of Lot No. 1 in Plat No. two hundred and seventeen (217) of the Floyd County, Indiana records, commencing at the East corner of South 5 acres of the North 10 acres of said Lot No. 1 which was heretofore conveyed to Kenneth F. Landgraf, Jr., and wife by deed recorded in Deed records 201, page 259 of the Floyd County, Indiana records, and in the South right-of-way line of County Line Road, running thence Southeastwardly along the easterly line of said Lot No. 1 a distance of 425 feet to a point, the true place of beginning of the tract to be herein described; thence continuing Southeastwardly along the Easterly line of said lot No. 1 a distance of 125 feet to a point; thence at right angles Westwardly for a distance of 348.6 feet to a point; thence Northwestwardly parallel with the south line of County Line Road for 125 feet to a point; thence at right angles Northeastwardly for a distance of 348.6 feet to the true point of beginning, containing 1.0 acres, more or less, and fronting County Line Road 125 feet and extending Southwestwardly there from a between parallel lines 125 feet apart throughout for a distance of 348.6 feet.

This being the same property that was conveyed by warranty deed recorded on the 14th day of July 2011 in the Floyd County Recorder's Office and otherwise dated the 7th day of July 2011 wherein Rajender Rao, married, conveyed the above-described property to Dana E. Hill and Steven E. Hill, wife and husband in fee simple as tenants in the entirety. Steven E. Hill died on January 14, 2015, vesting fee simple title in Dana E. Hill, who is now known as Dana Stone.

IN WITNESS WHEREOF, GRANTOR has executed this Quit Claim Deed on the
dates shown by their signature.

Dana E. Hill
Dana E. Hill, n/k/a Dana Stone, Grantor

STATE OF Indiana)
COUNTY OF Bluff)

BEFORE ME, a Notary Public in and for said County and State, personally
appeared Dana E. Hill, n/k/a Dana Stone , and acknowledged the execution of the above
and foregoing Quit Claim Deed.

Witness my Hand and Notarial Seal this 20th day of April, 2021.

[Signature]
Notary Signature

My Commission expires: 11/13/2021

Printed Name: Kirit Patel

SEAL

This Instrument was prepared by:



KIRIT PATEL
Notary Public, State of Indiana
Commission Expires 11-13-2021

Liam H. Michener, ISBN 36059-22
MASTERS MULLINS & ARRINGTON
1012 S 4th ST
Louisville, KY 40203
(502) 582-2900

IN WITNESS WHEREOF, GRANTOR has executed this Quit Claim Deed on the dates shown by their signature.

Dana E. Hill
Dana E. Hill, n/k/a Dana Stone, Grantor

STATE OF Indiana)
COUNTY OF Monroe)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Dana E. Hill, n/k/a Dana Stone, and acknowledged the execution of the above and foregoing Quit Claim Deed.

Witness my Hand and Notarial Seal this 20th day of April, 2021.

[Signature]
Notary Signature

My Commission expires: 11/13/2021

Printed Name: Kirit Patel

SEAL

This Instrument was prepared by:



KIRIT PATEL
Notary Public, State of Indiana
Commission Expires 11-13-2021

Liam H. Michener, ISBN 36059-22
MASTERS MULLINS & ARRINGTON
1012 S 4th ST
Louisville, KY 40203
(502) 582-2900

JUL 14 2011



* 2 0 1 1 0 9 1 3 4 2 *

FLOYD CO. IN RECORDER - LOIS ENDRIS

07/14/2011 12:52:31PM

201109134 Pages:2

Transaction # 16766

Fee Amount: \$18.00

Send Tax Statements to Grantee's Mailing Address:

Dana E. Hill and Steven E. Hill
7307 County Line Rd
New Albany, IN 47150
Key #22-05-06-500-045.000-007

WARRANTY DEED

THIS INDENTURE WITNESSETH, that
Rajender Rao, married, (hereinafter referred to as "Grantor"), of Floyd County, Indiana

CONVEYS AND WARRANTS

unto **Dana E. Hill and Steven E. Hill, wife and husband**, (hereinafter referred to as "Grantees"), of Floyd County, Indiana, for and in consideration in the amount of \$1.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described property located in Floyd County, Indiana, to wit:

The property is generally known as:

7307 County Line Rd, New Albany, IN, 47150

The property is being more particularly described, to-wit:

Being part of Lot No. 1 in Plat No. two hundred and seventeen, (217) of the Floyd County, Indiana records, commencing at the East corner of the South 5 acres of the North 10 acres of said Lot No. 1 which was heretofore conveyed to Kenneth F. Landgraf, Jr., and wife by deed recorded in Deed record 201, page 259 of the Floyd County, Indiana records, and in the South right-of-way line of County Line Road, running thence Southeastwardly along the easterly line of said Lot No. 1 a distance of 425 feet to a point, the true place of beginning of the tract to be herein described; thence continuing Southeastwardly along the Easterly line of said Lot No. 1 a distance of 125 feet to a point; thence at right angles Westwardly for a distance of 348.6 feet to a point; thence Northwestwardly parallel with the south line of County Line Road for 125 feet to a point; thence at right angles Northeastwardly for a distance of 348.6 feet to the true point of beginning, containing 1.0 acres, more or less, and fronting County Line Road 125 feet and extending Southwestwardly there from between parallel lines 125 feet apart throughout for a distance of 348.6 feet.

Being the same property granted to Rajender Rao, married by Deed dated October 26, 2007 and recorded October 30, 2007 in Instrument No. 200714289 in Floyd County, Indiana.

subject to any and all restrictions, easements and covenants of public record.

DO HAVE AND TO HOLD, the same unto said grantees in fee simple as tenants in the entirety.

This conveyance is made free and clear of all liens and encumbrances, except restrictions and

Subject To Final Acceptance
For Transfer

JUL 14 2011

AUDITOR FLOYD CO. IND.

Jett

easements of record, and the Fall 2010 payable in 2011 real estate taxes, which the grantees hereby assume and agree to pay from and after the date of this Deed.

IN WITNESSETH WHEREOF, the Grantor has executed this deed this 7th day of July, 2011.

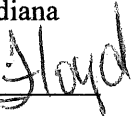
Grantor:



Rajender Rao

State of Indiana

County of



}
} SS
}

I hereby certify that the foregoing deed was acknowledged, subscribed and sworn to before me, a Notary Public, in and for the State and County aforesaid, on this 7th day of July, 2011 by Rajender Rao, married, Grantor, to be his true and lawful act and deed.



 LIANNE MOSIER
Notary Public

Notary Public, State of Indiana
Printed Name: Resident County: Washington
County of Residence:
My Commission Expires: 10/25/2018

Prepared by:

DENNIS L. MATTINGLY, ATTORNEY
MATTINGLY-FORD P.S.C.
1650 UPS DRIVE, STE 102
LOUISVILLE, KY 40223
(502) 515-0915
1106050

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. David Dupps

SCHEDULE C

File No.: 1106050

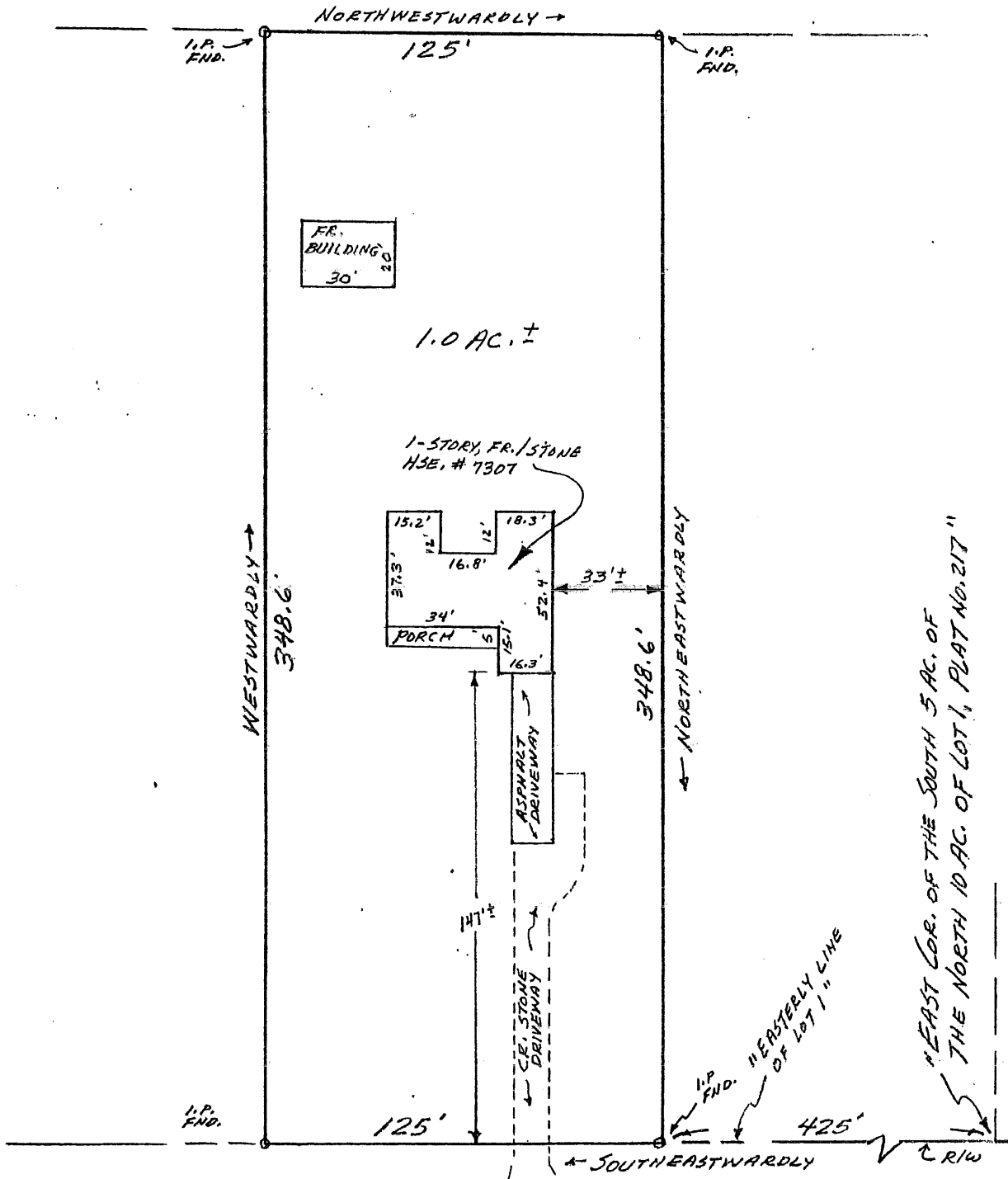
Policy No.: 5011400-0021415E

The Land referred to in this policy is described as follows:

Being part of Lot No. 1 in Plat No. two hundred and seventeen, (217) of the Floyd County, Indiana records, commencing at the East corner of the South 5 acres of the North 10 acres of said Lot No. 1 which was heretofore conveyed to Kenneth F. Landgraf, Jr., and wife by deed recorded in Deed record 201, page 259 of the Floyd County, Indiana records, and in the South right-of-way line of County Line Road, running thence Southeastwardly along the easterly line of said Lot No. 1 a distance of 425 feet to a point, the true place of beginning of the tract to be herein described; thence continuing Southeastwardly along the Easterly line of said Lot No. 1 a distance of 125 feet to a point; thence at right angles Westwardly for a distance of 348.6 feet to a point; thence Northwestwardly parallel with the south line of County Line Road for 125 feet to a point; thence at right angles Northeastwardly for a distance of 348.6 feet to the true point of beginning, containing 1.0 acres, more or less, and fronting County Line Road 125 feet and extending Southwestwardly there from between parallel lines 125 feet apart throughout for a distance of 348.6 feet.

Surveyor Location Report - Indiana

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH A RESIDENTIAL LOAN POLICY. NO CORNER MARKERS WERE SET AND THE LOCATION DATA SHOWN IS BASED ON LIMITED ACCURACY MEASUREMENTS. NO LIABILITY IS ASSUMED BY T. J. BOOFER FOR ANY USE OF THE DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

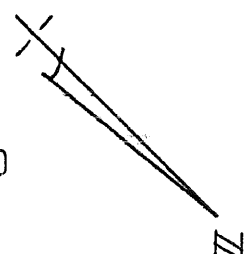


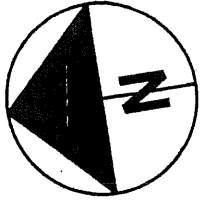
COUNTY LINE ROAD

1.0 ACRE PART OF LOT NO. 1, PLAT 217, FLOYD COUNTY, INDIANA.

OWNER - JANET JACKSON

PROPERTY ADDRESS - 7307 COUNTY LINE ROAD., NEW ALBANY, IN. 47150





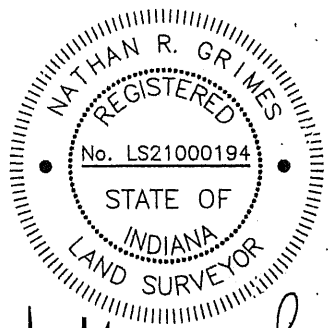
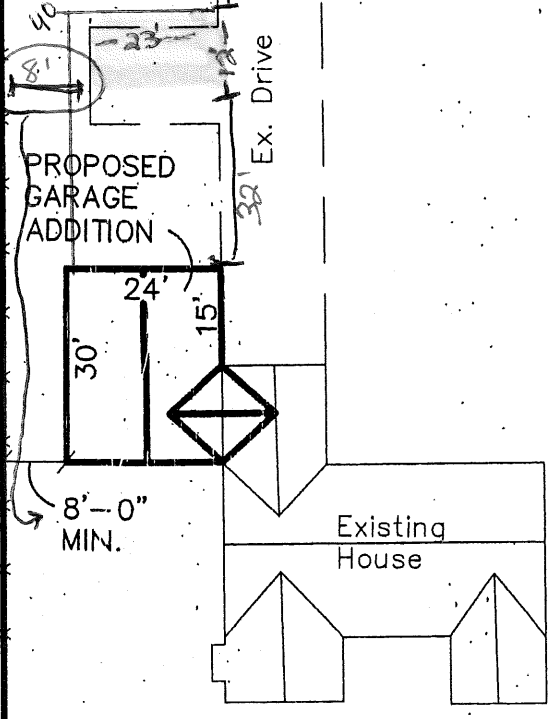
N 50°28'34" E 348.60'

125.00'

S 50°25'34" W 348.60'

125.00'

N 39°18'22" W



Nathan R. Grimes



Floyd County Health Department
1917 Bono Road, New Albany IN 47150
T: 812-948-4726, option 2, option 1
E: environmental@floydcounty.in.gov
W: <https://www.in.gov/counties/floyd/health-department/>

July 11th, 2024

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

To Whom It May Concern:

Dana Stone is applying for a building permit to place a 12'x23' carport on her property located at 7307 County Line Rd (22-05-06-500-045.000.007), New Albany, IN 47150. The carport will be placed on a previously existing asphalt drive way and no footers will be poured. Therefore, the Floyd County Health Department has no objections to the application for a building permit. If you have any further questions or concerns, please contact me at (812) 948-4726 extension 660.

Respectfully,

Taryn Weddle
Environmentalist, FCHD



Right from Ch.
7/10 mi
Green house
m. union

APPLICATION FOR SEWAGE DISPOSAL PERMIT
NEW ALBANY-FLOYD COUNTY HEALTH DEPARTMENT
SEWAGE PERMIT NO. 1828

YES	NO		
✓		DRAIN FIELD	DATE <u>OCT 21 1978</u>
✓		DISTRIBUTION BOX (ES) <u>(5)</u>	INSTALLERS NAME <u>Norman W. ESTER</u>
✓		PREFABRICATED TANK	INSTALLERS PHONE NUMBER <u>7836285</u>
✓		2" ROCK ABOVE TILE	OWNERS NAME <u>Gravel Jackson</u>
✓		<u>8"</u> ROCK BELOW TILE	JOB LOCATION <u>7307 County Line Rd</u>
✓		CLAY SUBSOIL	LOT NO. _____
✓		SANDY/LOAM SUBSOIL	LOT SIZE <u>175 X 348</u>
✓		ROCKY SUBSOIL	WATER SOURCE <u>City</u>
✓		BUISNESS BUILDING	LIQUID CAPACITY OF TANK <u>1000 gal</u>
✓		THIS IS A NEW HOME	TYPE OF TILE USED <u>Plastic</u>
		NUMBER OF BEDROOMS <u>(2)</u>	TOTAL DEPTH OF TRENCH <u>30"</u>
		#2 STONE OR <u>#5-L RIVER GRAVEL</u> (CIRCLE ONE)	WIDTH OF TRENCH <u>24"</u>
		TONS OF ROCK USED <u>60</u>	LENGTH OF TILE FIELD <u>400' + 100'</u>

NOTE: In space at side draw a plot diagram showing the size and shape of lot, location of building, sewage system, drive way, roads, wells and streams. Measured distances of the above must be shown. On approval of application the system must be installed as indicated.

SITE SURVEY Phyllis Keden
 APPROVED 10-23-78 DISAPPROVED _____
 FINAL INSPECTION Phyllis Keden
 APPROVED 5/25/79 DISAPPROVED _____
 REMARKS _____

