

# NOTICE OF PUBLIC HEARING

## Description of Proposed Docket:

The applicant \_\_\_\_\_ is seeking a:

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

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

**Street Address (see enclosed map):**

**Description of Project:**

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

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

Floyd County Building and Development Services

2524 Corydon Pike Suite 202

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

[Building@floydcounty.in.gov](mailto:Building@floydcounty.in.gov)

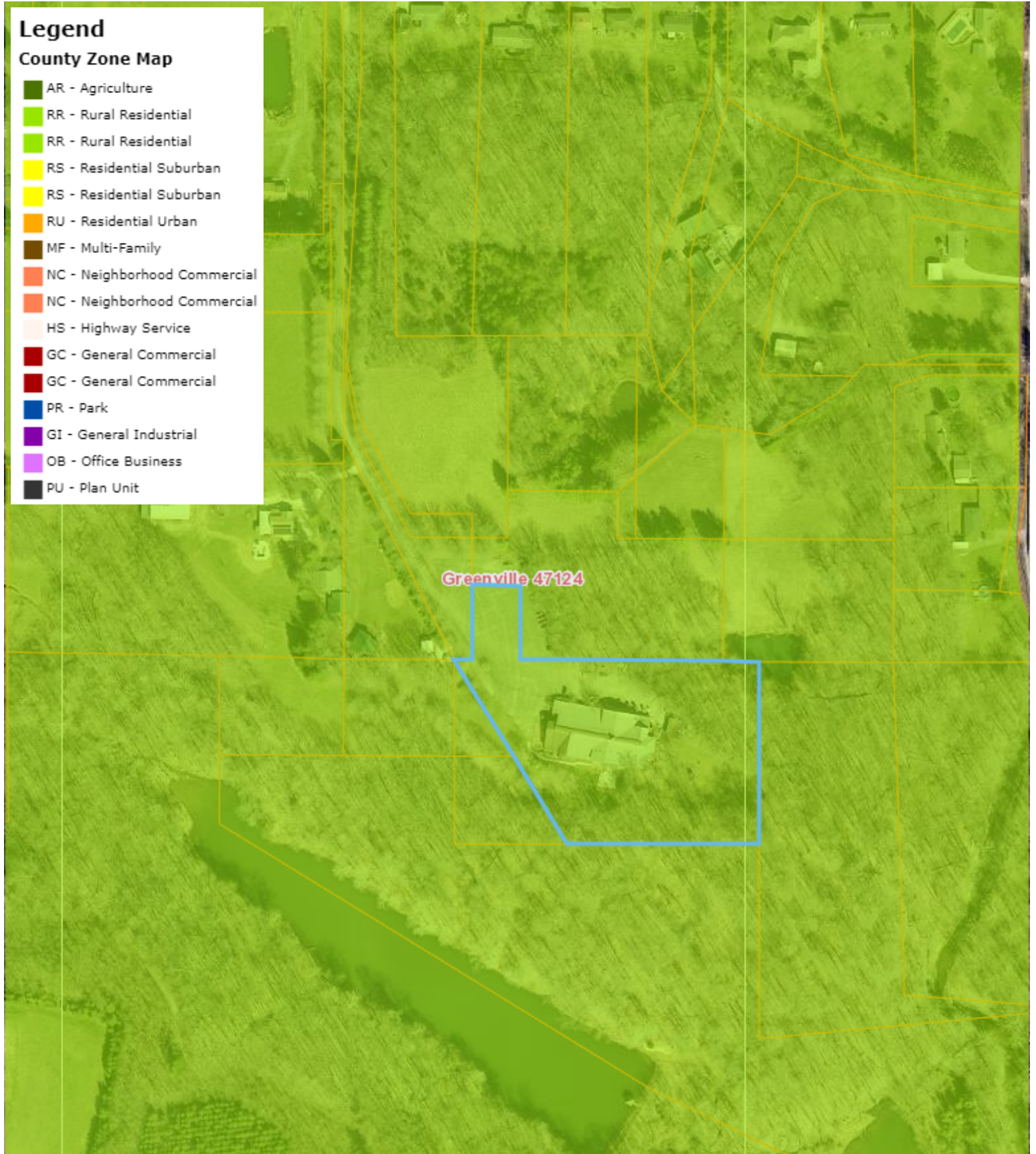
Online: Floyd County Government Website [www.floydcounty.in.gov](http://www.floydcounty.in.gov)

# 8757 Rufing Road, Greenville, IN 47124

## 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](http://www.floydcounty.in.gov) under the Plan Commission page

### 2. How does this process work?

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

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

## **Board of Zoning Appeals & Plan Commission Order of Meetings:**

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



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

Dear Zoning Board,

Jacobs Well (dba Everwood Event Venue), is requesting a special exception variance for the purpose of adding a new 50 x60 metal frame building. This building will allow for extra storage and future smaller events. Also, it may be worth noting this building is being donated to Jacobs Well by ACT Building Systems and Metal Sales.

This project will be a benefit to the community in a couple ways. One, it will provide a more affordable venue for smaller events and one that is closer to the rural areas of Floyd County. Two, it will be a place for Jacobs Well to host training and other seminars for the single mothers in our community, in order to help equip them with resources they need to provide for their families.

Thank you in advance for your consideration for this request. Please let us know if there are any questions.

Sincerely,

Kevin Williar  
Board President  
Jacobs Well, inc  
502-664-5783  
812-288-8870



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

## Special Exception (Variance of Use)

**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.*

**Special Exception:** A variance of use from a base zoning district's permitted or conditional uses.

### 1. General Information:

Applicant:	Jacobs Well, Inc
Applicant Address:	8757 Rufing Rd, Greenville, IN 47124
Applicant Phone:	812-282-8820
Applicant Email:	kevin.williar@jacobswellproject.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:	Jacobs Well, Inc
Owner Address:	8757 Rufing Rd, Greenville, IN 47124
Owner Phone:	812-288-8820
Owner Email:	kevin.williar@jacobswellproject.com

### Applicant's Representative:

Representative Name:	Kevin Williar
Representative Address:	8757 Rufing Rd, Greenville, IN 47124
Representative Phone:	502-664-5783
Representative Email:	kevin.williar@jacobswellproject.com

### 2. Site Information:

Parcel ID Number:	22-03-03-300-113.000-004
Address of Property/Location:	8757 Rufing Rd, Greenville, IN 47124
Current Use of Property:	Bed & Breakfast & Special Events
Current Zoning District:	Greenville

**3. Special Exception Request:**

Detail the special exception request:

We are looking to put up a metal building structure (40'x60') for the purpose of hosting special events, such as small weddings and parties, retreats, corporate training, and special community events for single mothers in our community, which Jacobs Well, the non profit who owns the event center will host.

**4. Special Exception Justification:**

Indiana Code and the Floyd County Zoning Ordinance establishes specific criteria that each must be met in order for a Special Exception (Use Variance) to be approved. Describe how the request meets each of the following criteria:

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

This project will in no way be injurious to our community. In fact this building will be used to benefit our community. by providing space to host events at reasonable rates (in some caes free). These events will allow for training and healing for disadvantaged single mothers in our community.

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

Our property and the location of this building are in a secluded area from most of the surrounding properties. The buildings here are not visble from the road or other adjoining properties.

*3. The need for the special exception (variance of use) arises from some condition peculiar to the property involved:*

Since this new building falls into the category of legal non conforming use, we are requesting this special variance.

*4. The strict application of the terms of the Floyd County Zoning Ordinance would result in an unnecessary hardship in the use of the property:*

If a strict application of the zoning ordinance is followed it would indeed result in a hardship in the use of the property by restricting the use of the property to the larger event space. This new building will be a smaller venue and more conducive to smaller groups who might not otherwise be able to afford to use the larger venue.

5. Approval of the Special Exception will not contradict the goals and objectives of the Floyd County Comprehensive Plan:

If approved this exception will in no way contradict the goals & objectives of the Floyd County Comprehensive Plan. As already stated we are very secluded & low volume in terms of events. So there will be no disruption to life in this community.

5. Required Documents:

- \$500.00 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 request.
- Floor plan, including specific dimensions for any buildings on the property subject to the conditional use.
- Cover letter summarizing the request.
- For proposals using septic systems, a letter from the Floyd County Health Department shall be provided verifying that any proposed development makes appropriate use of the septic system.
- For proposals using sanitary sewer systems, a letter from the service provider shall be included verifying that any proposed new development will be served.

6. Signature:

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

Name: KEVIN WILLIAR

Signature: KL Williar

Date: 8-2-2024

SUBSCRIBED AND SWORN BEFORE ME

THIS 2 DAY OF August, 2024.

Sarah A Gore

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 8-18-2030





FLOYD COUNTY ASSESSOR

AUG 31 2021



8 0 9 8 8 2 4  
Tx:4051117

202114669

FLOYD CO. IN RECORDER

LOIS ENDRIS

08/31/2021 03:25 PM

Pages: 4

Parcel Numbers: 22-03-03-300-113.000-004 (003-14501-13)

**PERSONAL REPRESENTATIVE'S DEED**

THIS INDENTURE WITNESSETH, that KRISTENA J. RUFING and R. TODD RUFING, the Co-Personal Representatives of the Unsupervised ESTATE OF RUTH H. RUFING, deceased, which estate is pending in the Circuit Court of Floyd County, Indiana, under Cause Number 22C01-2102-EU-000039, by virtue of the power and authority granted to a personal representative under the Indiana Code proceeding under Unsupervised Administration, hereby CONVEYS to JACOBS WELL, INC., an Indiana corporation, whose principal office is located in Floyd County, State of Indiana, Grantee, for the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Floyd County, State of Indiana, to-wit:

Tract One

Being a part of the Northwest and Southwest Quarters of Section 33, Township 1 South, Range 5 East, in Floyd County, Indiana, and being part of the property conveyed to Ruth Rufing and Robert Rufing as described by deeds recorded in Deed Drawer 18, Instrument No. 671, and in Deed Drawer 24, Instrument No. 8049, said part being more particularly described as follows: Commencing at a spike at the northwest corner of the Southeast Quarter of the Northwest Quarter of Section 33, thence with the west line of the Southeast Quarter of the Northwest Quarter of Section 33, South 00 deg. 06' 26" East, 1292.73 feet to the southwest corner of the Southeast Quarter of the Northwest Quarter of Section 33, thence with a line common to another Rufing tract (Deed Drawer 4, Instrument No. 6059) East 210.00 feet to the true place of beginning of the tract being herein

Duly Entered For Taxation  
Subject To Final Acceptance  
For Transfer

AUG 31 2021

*Jacqueline Manning*  
AUDITOR FLOYD CO. IND.

described; thence continuing along the Rufing tract (Deed Drawer 4, Instrument No. 6059) East 40.00 feet to a point; thence with a line common to the Rufing tract (Deed Drawer 4, Instrument No. 6059) North 00 deg. 06' 26" West 145.00 feet to a point; thence East 95.27 feet to a point; thence South 145.00 feet to a point; thence East 465.00 feet to a point; thence South 360.00 feet to a point; thence West 375.00 feet to a point; thence North 31 deg. 25' 46" West 421.90 feet to the true place of beginning, containing 4.325 acres, more or less.

Subject to any and all easements, restrictions, rights-of-way, leases and/or other agreements of public record that may apply to the above-described real estate.

Also subject to any and all zoning requirements and/or other governmental regulations.

The above-described conveyance is done in fulfillment of a Memorandum of Option between Ruth Rufing and Jacobs Well, Inc., dated June 7, 2019, recorded December 15, 2020 in Instrument #202019918.

**IN WITNESS WHEREOF**, the said **KRISTENA J. RUFING** and **R. TODD RUFING**, as Co-Personal Representatives of the Unsupervised Estate of **RUTH H. RUFING**, deceased, has hereunto set their hands and seal this 27 day of August, 2021.

**ESTATE OF RUTH H. RUFING**

  
By: KRISTENA J. RUFING, Co-Personal Rep.

  
By: R. TODD RUFING, Co-Personal Rep.

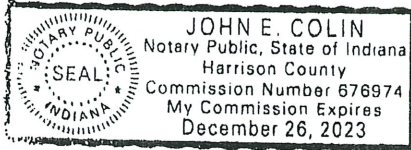
STATE OF INDIANA       )  
COUNTY OF HARRISON   )

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared **KRISTENA J. RUFING and R. TODD RUFING**, as Co-Personal Representatives of the Unsupervised Estate of **RUTH H. RUFING**, deceased, and acknowledged the execution of the foregoing deed.

**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my official seal, this 27 day of August, 2021.

My Comm. Expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_



  
\_\_\_\_\_  
Signature of Notary Public

John E. Colin  
\_\_\_\_\_  
Printed Name of Notary Public  
County of Residence \_\_\_\_\_

**This Instrument Prepared By:**  
John E. Colin, Attorney-at-Law  
Simpson Colin, LLC  
205 North Capitol Avenue  
Corydon, IN 47112  
812-738-2246 (phone)

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." John E. Colin, Preparer

**Send Tax Statements To:**  
**Grantee's Physical Address:**  
Jacobs Well, Inc.  
605 Old Salem Rd  
Jeffersonville, IN 47130

**Physical Address of Property:**  
8757 Rufing Road  
Greenville, IN 47124

L: 2021 Deeds / Jacobs Well.Rufing Estate (HA)

FRAME LINE # -->

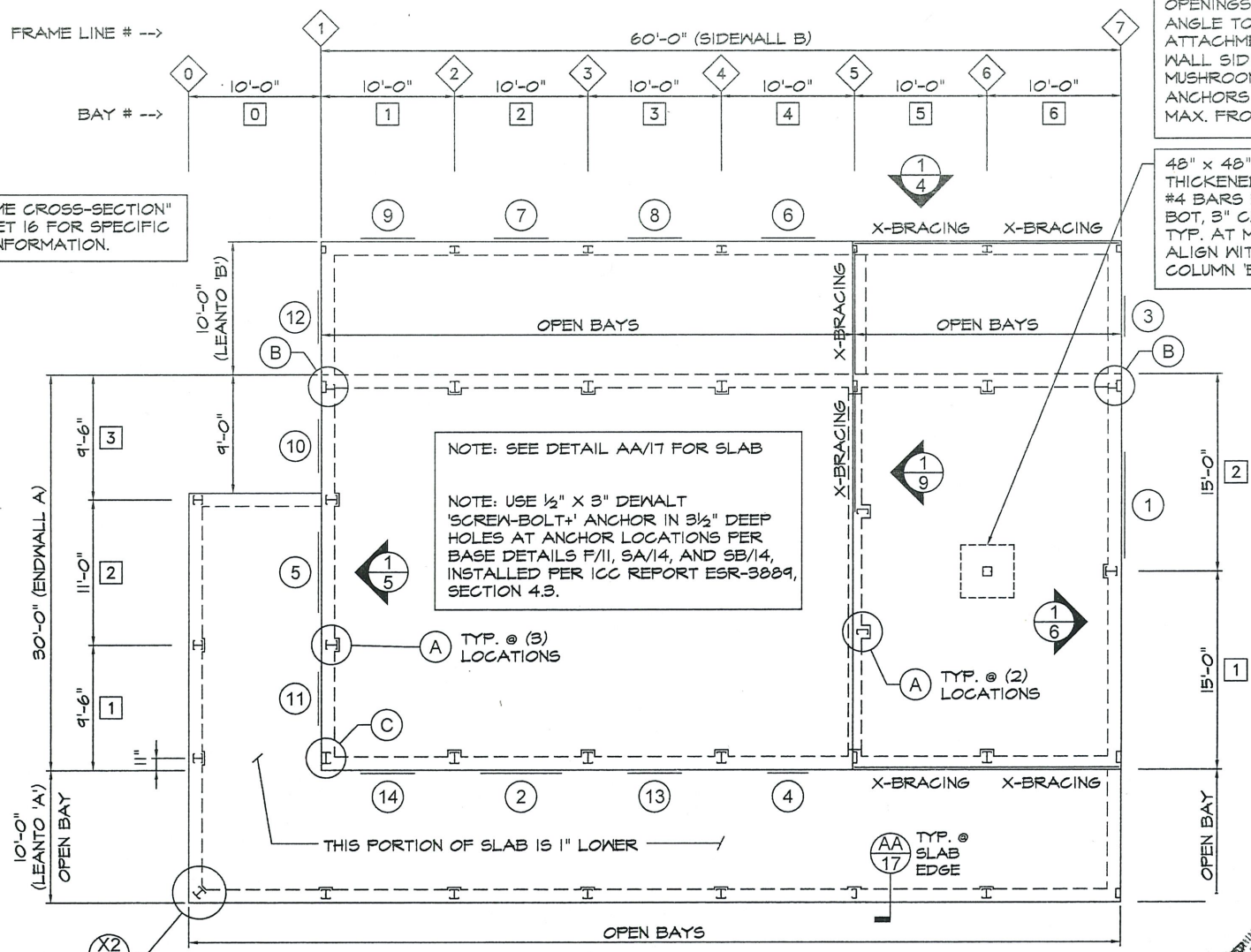
BAY # -->

NOTE: SEE "FRAME CROSS-SECTION" DETAILS ON SHEET 16 FOR SPECIFIC FRAME DETAIL INFORMATION.

NOTE: EXCEPT AT DOOR OPENINGS, INSTALL L4x2x1/4x6 ANGLE TO FOUNDATION (FOR ATTACHMENT OF BOTTOM OF WALL SIDING) WITH 1/4in X 1in MUSHROOM HEAD SPIKE ANCHORS AT 48" O.C. (6" MAX. FROM ANY END).

48" x 48" x 12" DEEP THICKENED SLAB WITH (5) - #4 BARS EACH WAY TOP & BOT, 3" CLR. BOTH SIDES, TYP. AT MEZZANINE POSTS. ALIGN WITH ENDWALL COLUMN 'B'.

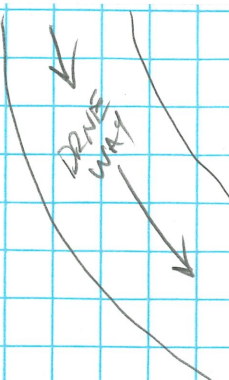
NOTE: SEE DETAIL AA/17 FOR SLAB  
NOTE: USE 1/2" X 3" DEWALT 'SCREW-BOLT+' ANCHOR IN 3 1/2" DEEP HOLES AT ANCHOR LOCATIONS PER BASE DETAILS F/11, SA/14, AND SB/14, INSTALLED PER ICC REPORT ESR-3009, SECTION 4.3.



1 FOUNDATION PLAN  
2 SCALE: 1/8" = 1'-0"

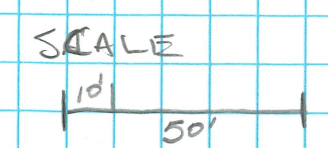


Structural Engineering by: <b>Metal Building Engineering, LLC</b> Fountain Inn, SC 29544 eng@mbelc.com   www.mbelc.com
DISTRIBUTOR: <b>ACT Building Systems</b> Job Name: Jacobs Well Job Address: 8757 Rufing Rd Greenville, IN 47124
DRAWN: KM CHECKED: KM DATE: 5/14/2024 JOB NO: XXJL96381955 SHEET: 2 of 18

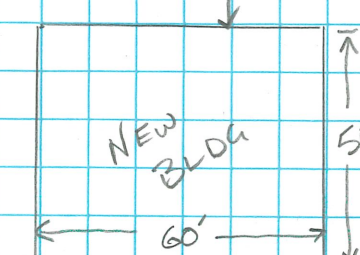


PARKING LOT  
300' x 150'

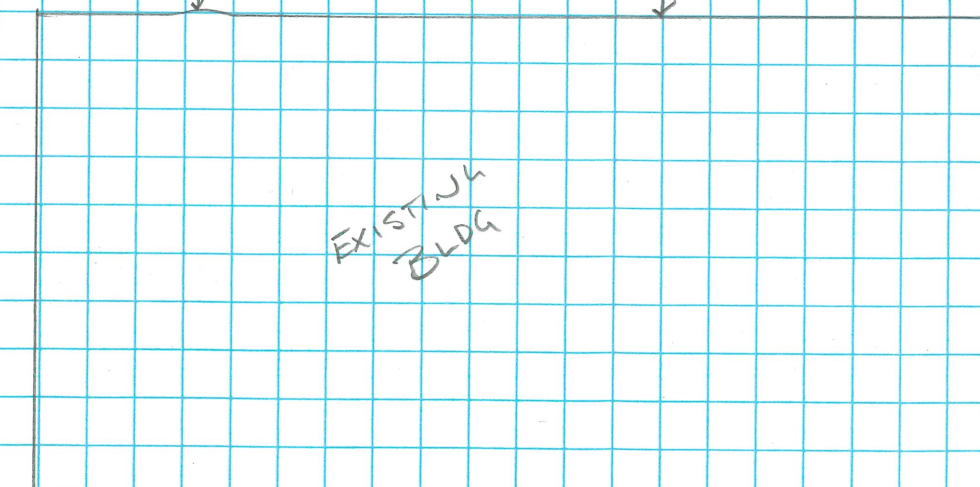
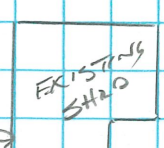
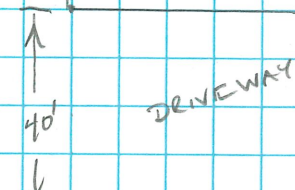
WOODED AREA



PROPERTY LINE

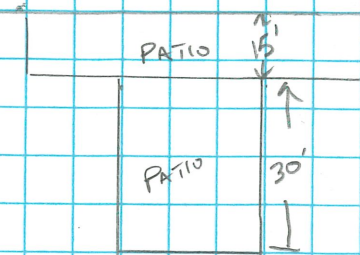


PARKING LOT



YARD AREA

LATERALS



LATERALS





# FLOYD COUNTY HEALTH DEPARTMENT

1917 Bono Road  
New Albany, Indiana 47150-4607  
Website: [www.floydcounty.in.gov](http://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: 22963**

**PERMIT NO.: SA-66-24**

**Date Issued: 8/21/2024**

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

**ISSUED TO: Jacob Well**

PROPERTY OWNER: Jacob Well

ADDRESS: 8757  
House Number

Rufing Rd  
Street/Road/Drive

Greenville  
City/Town

Indiana  
State

47124  
Zip Code

CONTRACTOR/INSTALLER:

SITE APPROVAL FOR: 50' x 60' Metal frame building.

ISSUED BY: Anthony Lieber

**NOTES:** Protect area of septic and 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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