

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

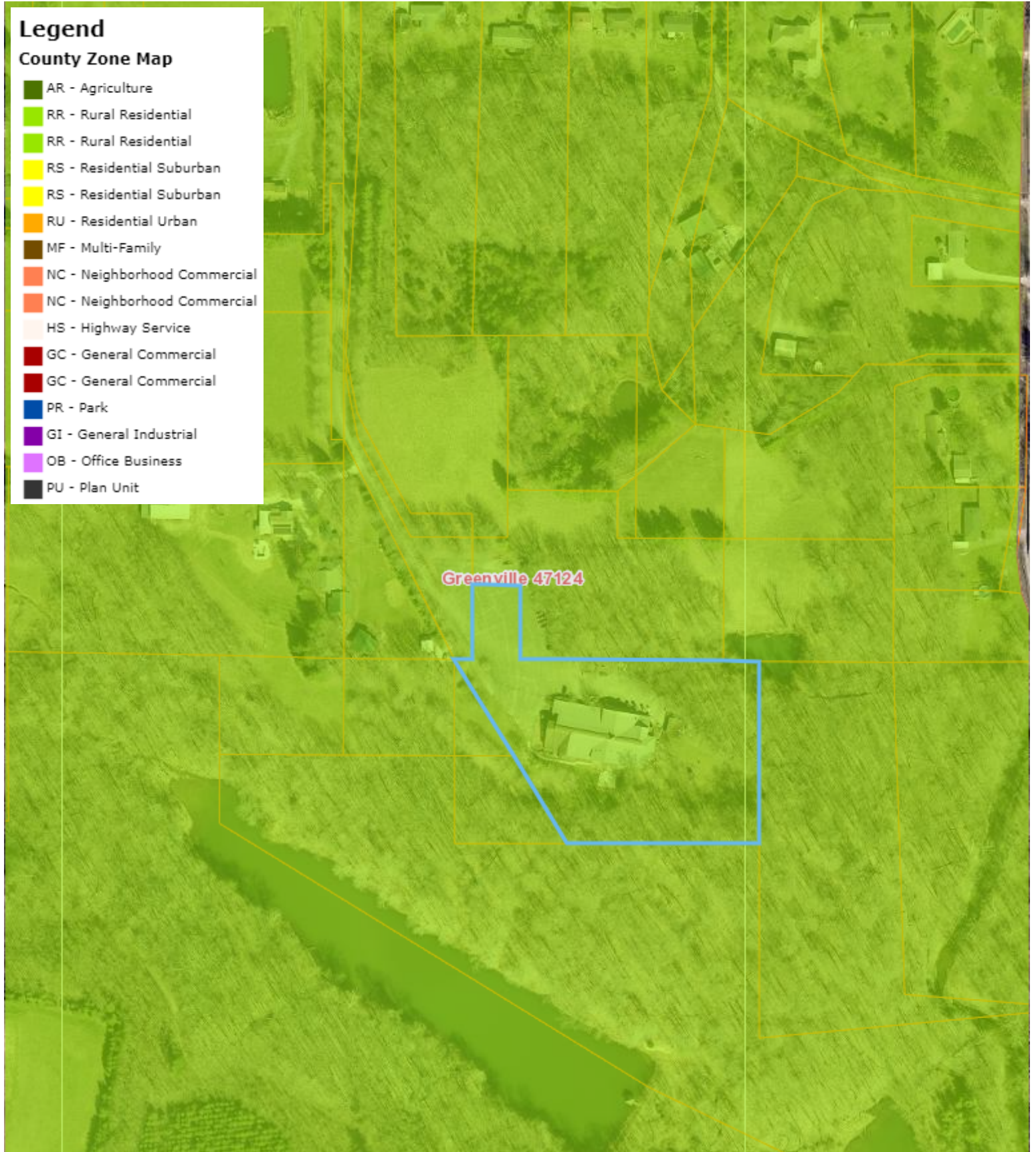
Online: Floyd County Government Website www.floydcounty.in.gov

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 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



Rec'd 8/22/24

Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 202
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:

Table with 2 columns: Field (Applicant, Applicant Address, Applicant Phone, Applicant Email) and Value (Jacobs Well, Inc, 8757 Rufing Rd, Greenville, IN 47124, 812-288-8820, Kevin.williar@jacobswellproject.com)

Applicant's Interest in Property:

Owner [checked] Option Holder [] Purchase Agreement [] Legal Representative [] Other []

Owner(s) of Property: (complete this section if owner is different than applicant)

Table with 2 columns: Field (Owner Name, Owner Address, Owner Phone, Owner Email) and Value (empty)

Applicant's Representative:

Table with 2 columns: Field (Representative Name, Representative Address, Representative Phone, Representative Email) and Value (Kevin Williar, 8757 Rufing Rd, Greenville, IN 47124, 502-664-5783, kdog729@gmail.com)

2. Site Information:

Parcel ID Number:	22-03-03-300-113.000-004
Total Acreage:	5.4
Address of Property/Location:	8757 Rufing Rd, Greenville, IN 47124
Current Use of Property:	Event Venue & Boarding House
Current Zoning District:	Greenville

3. Variance Request:

Detail the variance request:

To allow the placement of a new metal building to be in front of the main building.

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:

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 the area adjacent to the property included in the variance will not be 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 visible from the road or other adjoining properties.

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

The orientation on the property makes it difficult to determine the "front" of the building - therefore strict application of the terms of the ordinance limits where new structures can be placed. Since the building sets so far off the road and can not be seen from the road - the placement of this new building really will not affect the purpose of this ordinance.

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: KEVIN WILLIAR

Signature: *Kevin Williar*

Date: 8-22-24

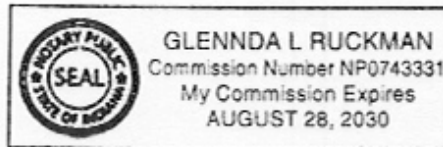
SUBSCRIBED AND SWORN BEFORE ME

THIS 22 DAY OF Aug, 2024.

Glennnda L. Ruckman

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES Aug. 28, 2030



FLOYD COUNTY ASSESSOR

AUG 31 2021



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.

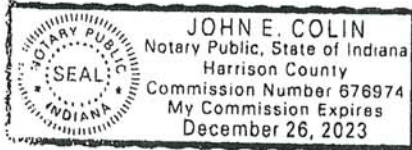
STATE OF INDIANA)
COUNTY OF HARRISON)

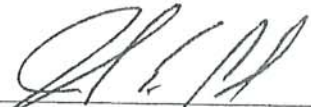
Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared **KRISTENA J. RUFING and R. TODD RUFING**, as Co-Personal Representatives of the Unsupervised Estate of **RUTH H. RUFING**, deceased, and acknowledged the execution of the foregoing deed.

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:

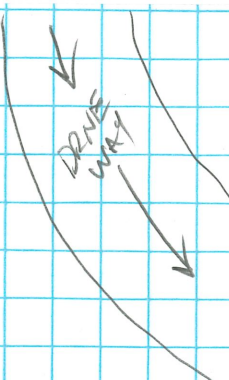
John E. Colin, Attorney-at-Law
Simpson Colin, LLC
205 North Capitol Avenue
Corydon, IN 47112
812-738-2246 (phone)

"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

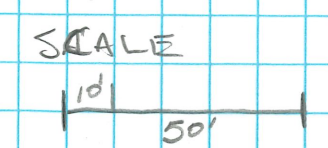
Physical Address of Property:
8757 Rufing Road
Greenville, IN 47124

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

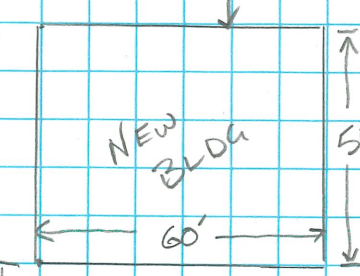


PARKING LOT
300' x 150'

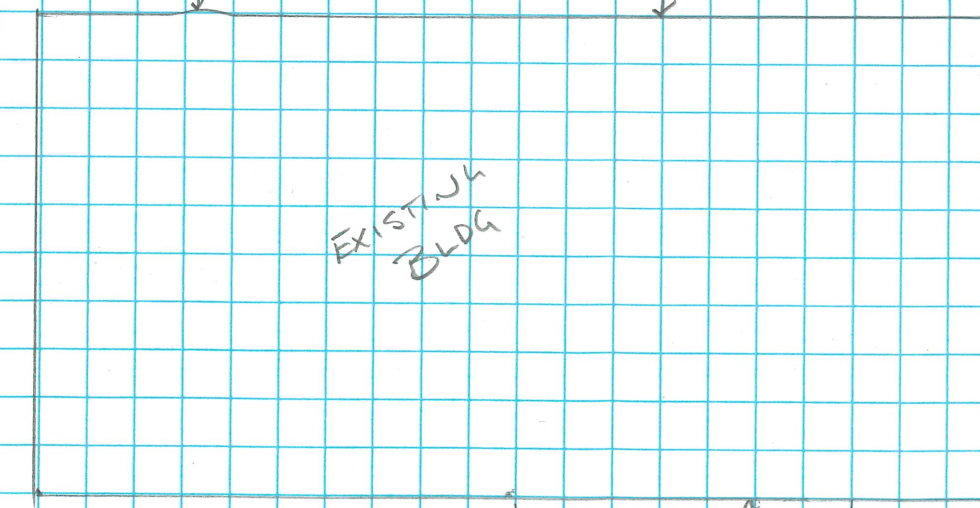
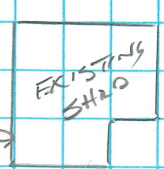
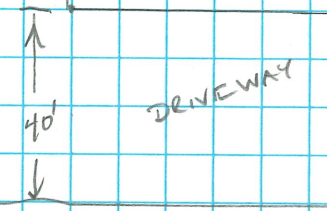
WOODED AREA



PROPERTY LINE

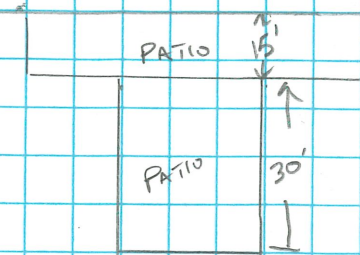


PARKING LOT



YARD AREA

LATERALS



LATERALS



FLOYD COUNTY HEALTH DEPARTMENT

1917 Bono Road
New Albany, Indiana 47150-4607
Website: www.floydcounty.in.gov

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 (36th) 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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