Applicants are reminded that all Return Receipts

From the Certified Mail of Public Hearing must be submitted prior to

Public Hearing for application to be heard.

**All Applicants and Property Owners**

**and/or their Legal Representative Must be Present**

LEGAL REPRESENTATION MUST BE EITHER AN ATTORNEY OR RECORDED POWER OF ATTORNEY

**AGENDA**

NOTICE OF MEETING

**WARRICK COUNTY BOARD OF ZONING APPEALS**

Regular meeting to be held in the Commissioners Meeting Room,

Third Floor, Historic Courthouse,

Boonville, Indiana

Monday, December 23, 2024 at 6:00 P.M.

North & South doors of the Historic Courthouse open at 5:50 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**MINUTES:** To approve the Minutes of the last regular meeting held November 25, 2024.

**VARIANCES:**

**BZA-V-24-36:**

**APPLICANT/ OWNER:** Zahoor & Rebecca Ismail

**PREMISES AFFECTED:** Property located on the N side of Jenner Rd. approx. 240’ E of the int. formed by Jenner Rd. & SR 261. Ohio Twp. 12-6-9. *Complete legal on file. 6288 Jenner Rd.*

**NATURE OF THE CASE:** Requests a Variance, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an improvement location permit to be issued for a SFD located within the required 25’ front BSL. All in an “A” Agricultural Zoning District. *Advertised in The Standard December 12, 2024.*

**SPECIAL USES:**

**BZA-SU-24-37:**

**APPLICANT:** Evansville Christian School, by Mike Allen, Superintendent

**OWNER:** Evansville Christian School, by Mike Allen, Superintendent; Epworth Community Church, by Danny Barr, Pastor; Crossroads Christian Church, by Ryan King, Executive Director of Operations

**PREMISES AFFECTED:** Property located on the W side of Epworth Rd. approx. 600’ N of the int. formed by Epworth Rd. & Lincoln Ave. Ohio Twp. PT Tract 2 Gateway Minor Amended; Lot 2 Epworth Lincoln II & Lots1-3 in Epworth Lincoln III. *Complete legal on file. 10644 Lincoln Ave.*

**NATURE OF THE CASE:** Requests a Special Use, SU-15, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Amendment to BZA-SU-20-18 to allow an addition to a school in a “C-1” Neighborhood Commercial, “A” Agricultural and “R-2B” Multiple Family Zoned Districts. *Advertised in The Standard December 12, 2024.*

**BZA-SU-24-38:**

**APPLICANT/ OWNER:** Yellow Banks, LLC, by Charlie Peabody, Managing Member

**PREMISES AFFECTED:** Property located on the W side of Yellow banks Trail approx. 1200’ S of the intersection formed by Yellow banks Trail and Vincennes Road. Pigeon Twp. 31-3-6. *12733 Yellow banks Trail. Complete legal on file.*

**NATURE OF THE CASE:** Requests a Special Use, SU-1, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a 73.20 acre commercial recreation area, including but not limited to; primitive camping, recreational vehicle camping, cabin rentals, shower houses, beach access, concessions, restaurants, and a camp store. All in an “A” Agricultural Zoning District. *Advertised in The Standard December 12, 2024.*

**OTHER BUSINESS:**

**ATTORNEY BUSINESS:**

**EXECUTIVE DIRECTOR BUSINESS:**

To transact any other business.