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, March 24, 2025 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 February 24, 2025.

**SPECIAL USES:**

**BZA-SU-25-02:** **Applicant:** MNK Billboards, LLC by John Kirirah, Member **Owner:** Newell-Berg Holdings IN, LLC by Kevin Newell, Member

Property located on the north side of SR 66 approximately 950’ west of the intersection formed by SR 66 & Libbert Rd. Lot 7 in Bellmoore Landing Sec 1 Corrected Plat. Ohio Twp. 22-6-9

**NATURE OF THE CASE:** Requests a Special Use, SU-8, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a 27’x18’ (486 sq ft) electronic message board in a “C-4” General Commercial Zoning District. *As advertised in The Standard on March 13, 2025*

**BZA-SU-25-07:** **Applicant & Owner:** Justin & Jennifer Wood

Property located on the east side of Scales Rd. approximately 0’ north of the intersection formed by Scales Rd. & Isaac Barker Cemetery Rd. Lot 9 in Scales Subdivision Lane Twp. 10-4-7 *10750 Scales Rd.*

**NATURE OF THE CASE:** Requests a Special Use, SU-12, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a home occupation in an unattached accessory (20x40). All in an “A” Agricultural Zoning District. *As advertised in The Standard on March 13, 2025*

**VARIANCES:**

**BZA-V-25-03:**  **Applicant:** MNK Billboards, LLC by John Kirirah, Member **Owner:** Newell-Berg Holdings IN, LLC by Kevin Newell, Member

Property located on the north side of SR 66 approximately 950’ west of the intersection formed by SR 66 & Libbert Rd. Lot 7 in Bellmoore Landing Sec 1 Corrected Plat. Ohio Twp. 22-6-9

**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 the construction of a billboard not meeting the minimum set back requirement of 75’ from a Controlled Access right-of-way. Applicant is proposing a setback of 25’, thus requesting a 50’ relaxation from the regular requirements. All in “C-4” General Commercial Zoning District. *As advertised in The Standard on March 13, 2025*

**BZA-V-25-04:** **Applicant & Owner:** Collin & Lakei Flores

Property located on the south side of New Hope Rd. approximately 5,000’ east of the intersection formed by New Hope Rd. and Yankeetown Rd. Boon Twp. 23-6-8 Parcel 1 in Exempt Division of Stanley J & Virginia J. Knapp. *1055 W New Hope 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 a SFD on property with an existing SFD to be removed. All in an “A” Agricultural Zoning District. *As advertised in The Standard on March 13, 2025*

**BZA-V-25-05:** **Applicant:** Alexandra Vannarsdall **Owner:** Duane & Rene Freudenberg

Property located on the north side of SR 68 approximately 1-mile east of the intersection formed by SR 68 and Knob Hill Rd. Hart Twp. 1-4-8. Lot 2 in Prairie View Minor Subdivision *766 W. SR 68*

**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 a SFD on property with an existing SFD (living quarters in an unattached accessor) to be dismantled. All in an “A” Agricultural Zoning District. *As advertised in The Standard on March 13, 2025*

**BZA-V-25-06:** **Applicant:** MNK Billboards, LLC by John Kirirah, Member **Owner:** Newell-Berg Holdings IN, LLC by Kevin Newell, Member

Property located on the north side of SR 66 approximately 950’ west of the intersection formed by SR 66 & Libbert Rd. Lot 7 in Bellmoore Landing Section 1 Corrected Plat. Ohio Twp. 22-6-9

**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 the construction of a billboard within the Lake Maintenance & Storm Drainage Easement and the Legal Drain Right of Entry. All in “C-4” General Commercial Zoning District. *As advertised in The Standard on March 13, 2025*

**OTHER BUSINESS:**

**ATTORNEY BUSINESS:**

**EXECUTIVE DIRECTOR BUSINESS:**