

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, June 27, 2022 at 6:00 P.M.
North & South doors of the Historic Courthouse open at 5:40 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL:

MINUTES: To approve the minutes from the regularly scheduled meeting on May 23, 2022

SPECIAL USES

SPECIAL USE: BZA-SU-22-19

APPLICANT: Custom Sign & Engineering, Inc., by Scott B. Elpers, President

OWNER: Donut Bank Inc., by Chris Kempf, President

PREMISES AFFECTED: Property located on the E side of SR 261 approximately 0 feet NE
of the intersection formed by SR 66 and SR 261, Part Lot 1 in Warrick Place II Subdivision.
Ohio, TWP. 3988 SR 261

NATURE OF THE CASE: Applicant 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: an
improvement location permit to be issued for a 3'x7' electronic message board in a "C-3"
Highway Commercial Zoning District. *Advertised in The Standard on June 16, 2022*

VARIANCES

VARIANCE: BZA-V-22-16

APPLICANT: Castle Country Academics by Carolyn Peter, Owner/Administrator

OWNER: Century Real Properties by Brent Holweger, Partner

PREMISES AFFECTED: Property located on the N side of Haley Dr approximately 440 feet
NE of the intersection formed by Haley Drive and Peachwood Drive. Ohio Twp. Lot 12A
Warrick Place VI Corrected Plat 3711 Haley Drive

NATURE OF CASE: Applicant 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: two electronic message boards (SU-8); 1 free-standing 8'x21' sign being only 4' from the existing building and 1- 4'x6' sign on the building. All in a "C-3" highway Commercial Zoning District. *Advertised in The Standard May 12, 2022; Continued from May 23, 2022*

VARIANCE: BZA-V-22-17

OWNER: William E Jr. & Linda B Pfingston

APPLICANT: Kyle Farmer

PREMISES AFFECTED: Property located on the SE side of Yankeetown Rd approximately ½ mile N of the intersection formed by Red Brush Rd. and Yankeetown Rd. Anderson TWP. 3-7-8 6166 S. Yankeetown Rd.

NATURE OF CASE: Applicant 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 single-family dwelling on a property with an existing single-family dwelling and having less than 50' of frontage all in a "CON" Recreation and Conservancy Zoning District. *Advertised in The Standard on June 16, 2022*

VARIANCE: BZA-V-22-18

APPLICANT & OWNER: Derek Shawn Miller

PREMISES AFFECTED: Property located on the S side of Clutter Rd approximately ¼ mile S of the intersection formed by Clutter Rd and Humphrey Rd. Hart TWP. 36-3-8 431 Clutter Rd.

NATURE OF CASE: Applicant 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 single-family dwelling not meeting the minimum size requirement of 720 sq. ft. having a total of 690 sq. ft. and also having access by an unmaintained 30' wide right-of-way only. All in an "A" Agricultural Zoning District. *Advertised in The Standard on June 16, 2022*

VARIANCE: BZA-V-22-20

APPLICANT & OWNER: Ortez Ayala, LLC by Melvin Ortez, Member

PREMISES AFFECTED: Property located on the N side of High Pointe Dr. approximately 0 feet E of the intersection formed by Bell Rd and High Pointe Dr. Ohio TWP. Lot No. 40, 1, 1 High Pointe Centre Sec 2 Ph. 2 (Lot 40); High Pointe Centre North Sec 3 PUD (Lot 1); High Pointe Centre North Sec 4 PUD (Lot 1) Subdivisions 8480 High Pointe Dr.

NATURE OF CASE: Applicant 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: the construction of a 4,000 square foot covered patio addition to the existing covered patio attached to the Fiesta Acapulco Mexican Restaurant and a new emergency exit pedestrian bridge (required by the Building Code). The covered patio and the bridge will be in the Lake Maintenance and Storm Detention Easement, in a "C-4/PUD" Zoning District. *Advertised in The Standard on June 16, 2022*

VARIANCE: BZA-V-22-21

APPLICANT & OWNER: SWH Property Group LLC by Sabino Humbane, Owner

PREMISES AFFECTED: Property located on the S side of Oak St. approximately 817 feet SE of the intersection formed by Oak St and Clover Cir. Ohio TWP. 15-6-9 8311 *Oak St.*

NATURE OF CASE: Applicant 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 on: property not having road frontage on a dedicated County maintained roadway with access by a 30' ingress/egress easement, all in an "A" Agricultural Zoning District for an unattached accessory building (60'x80') and a single-family dwelling (30'x40'). *Advertised in The Standard on June 16, 2022*

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS:

To transact any other business.