

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, July 22, 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 June 24, 2024.

SPECIAL USES:

BZA-SU-24-23

APPLICANT: Warrick County Redevelopment Commission, by Steve Roelle, Executive Director

OWNER: Margaret Schnur as Trustee of the Schnur Family Trust & Schnur Brothers Farms IV LLC Etal., by Margaret Schnur, Trustee/Owner

PREMISES AFFECTED: Property located on the east side of Epworth Road approximately 0' north of the intersection formed by Epworth Rd. and Vann Rd. Ohio Twp. 20-6-9. *Complete legal on file. 3311 Epworth Rd.*

NATURE OF THE CASE: Applicant requests a Special Use, SU-4 from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a sports complex. All in a "C-4" General Commercial Zoning District. *Advertised in The Standard July 11, 2024.*

BZA-SU-24-24

APPLICANT: Oakland Holdings LLC, by Jordan Aigner, Member

OWNER: Margaret Schnur as Trustee of the Schnur Family Trust & Schnur Brothers Farms IV LLC Etal., by Margaret Schnur, Trustee/Owner

PREMISES AFFECTED: Property located on the east side of Epworth Road approximately 0' south of the intersection formed by Epworth Rd. & Oak Grove Rd. Ohio Twp. 20-6-9. *Complete legal on file. 3100 Epworth Rd.*

NATURE OF THE CASE: Applicant 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 driving range within a family entertainment center. All in a “C-4” General Commercial Zoning District. *Advertised in The Standard July 11, 2024.*

BZA-SU-24-27

APPLICANT: Elberfeld Fire Department, by Dennis Miller, Fire Chief

OWNER: Town of Elberfeld, by Martin Walters, Town Council President

PREMISES AFFECTED: Property located on the east side of Front St. approximately 0’ north of the intersection formed by Front St. & Main St. Lts.8-11 in Smith’s First Addition. Elberfeld Twp. *Complete legal on file. 15 N Front St.*

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 8’x4’ Electronic Message Center. All in a “C-4” General Commercial Zoning District. *Advertised in The Standard July 11, 2024.*

VARIANCES:

BZA-V-24-22

APPLICANT/ OWNER: James K. Inkenbrandt

PREMISES AFFECTED: Property located on the north side of Jockey Rd. approximately 1380’ west of the intersection formed by Jockey Rd. & Coles Creek Rd. Lane Twp. 11-4-7. *Complete legal on file. 4622 Jockey Rd.*

NATURE OF THE 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: An unattached accessory on property with existing unattached accessory. All in an “A” Agricultural Zoning District. *Advertised in The Standard July 11, 2024.*

BZA-V-24-25

APPLICANT: Gary Nook

OWNER: Gary & Brenda Nook

PREMISES AFFECTED: Property located on the north side of Gough Ave. approximately 260’ west of the intersection formed by Gough Ave. & Flint St. Boon Twp. 25-5-8. *Complete legal on file. 500 E Gough Ave.*

NATURE OF THE 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: An unattached accessory with access by alley only. All in an “R-1A” One Family Dwelling Zoning District. *Advertised in The Standard July 11, 2024.*

BZA-V-24-26

APPLICANT: Gary Nook

OWNER: Gary & Brenda Nook

PREMISES AFFECTED: Property located on the north side of Gough Ave. approximately 260’ west of the intersection formed by Gough Ave. & Flint St. Boon Twp. 25-5-8. *Complete legal on file. 500 E Gough Ave.*

NATURE OF THE 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: An unattached accessory on property with existing unattached accessory, and prior to SFD. All in an “R-1A” One Family Dwelling Zoning District. *Advertised in The Standard July 11, 2024.*

OTHER BUSINESS:

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS:

To transact any other business.