

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, September 28, 2020 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 August 24, 2020 meeting.

**VARIANCES:**

**BZA-V-20-19**

**APPLICANT/OWNER:** CD Real Estate Development Inc. by Chris Combs, Owner.

**PREMISES AFFECTED:** Property located on the north side of Crenshaw Drive approximately 0 feet east of the intersection formed by Crenshaw Drive and Angel Drive. Lot No. 36 in Bellevue Section 2 Subdivision, Ohio Twp. *8900 Angel Court.*

**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 encroaching 3' into the platted 15' Building Set Back Line (side yard) in an "R-1" One Family Dwelling District. (Advertised in the Standard September 17, 2020)

**BZA-V-20-20**

**APPLICANT & OWNER:** Sunlight South Partnership by John Burnley, C/O.

**PREMISES AFFECTED:** Property located on the west side of Old State Road 61 approximately .5 miles north of the intersection formed by North Street and Old State Road 61. Boon Twp. *2511 N SR 61.*

**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 a Minor Subdivision with 2 lots not meeting the 50' minimum frontage on a dedicated and maintained

roadway. All in “A” Agricultural and “CON” Recreation and Conservancy Zoning Districts. (Advertised in the Standard September 17, 2020)

**BZA-V-20-21**

**APPLICANT & OWNER:** Dirk & Lindsay Lang.

**PREMISES AFFECTED:** Property located on the east side of Woodlawn Drive approximately 0 feet north of the intersection formed by Woodlawn Drive and Inverness Drive. Lot No. 21 in Woodlawn Terrace Subdivision, Ohio Twp. *5588 Woodlawn 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 an unattached accessory building not meeting 10’ minimum requirement between structures. Proposed building is 7’ from the nearest building in a “R-1A” One Family Dwelling District. (Advertised in the Standard September 17, 2020)

**SPECIAL USE:**

**BZA-SU-20-22**

**APPLICANT:** Greg Ripple, PE.

**OWNER:** Maken Corporation, Ubelhor Homes & Ubelhor Kenneth Trust by Daniel Ubehlor, Owner.

**PREMISES AFFECTED:** Property located on the south side of High Pointe Drive approximately 0 feet east of the intersection formed by High Pointe Drive and Bell Road. Lot No. 38 & 39 in High Pointe Centre North Section 2 Phase 2 Subdivision, Ohio Twp. *3876 Bell Road.*

**NATURE OF 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 a 252.6 square foot electronic message board in a “C-4” General Commercial Zoning District. (Advertised in the Standard September 17, 2020)

**ATTORNEY BUSINESS:**

**EXECUTIVE DIRECTOR BUSINESS:**

To transact any other business.