



Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 203
New Albany, IN 47150
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Development Standards Variance Application

Please Note:

This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

Variance: *A modification of the specific requirements of this ordinance granted by the Board in accordance with the terms of this ordinance for the purpose or assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and district.*

1. General Information:

Applicant:	Jeremy Loftus
Applicant Address:	2393 N. Luther Road, Georgetown, IN 47122
Applicant Phone:	502-939-1456
Applicant Email:	loftus16@aol.com

Applicant's Interest in Property:

Owner Option Holder Purchase Agreement Legal Representative Other

Owner(s) of Property: (complete this section if owner is different than applicant)

Owner Name:	Sinkhorn Planning Trust
Owner Address:	5830 Spring Meadows Road, Georgetown, IN 47122
Owner Phone:	
Owner Email:	

Applicant's Representative:

Representative Name:	Jason Copperwaite - Paul Primavera & Associates
Representative Address:	301 E. Chestnut Street, Corydon, IN 47112
Representative Phone:	812-738-4124
Representative Email:	jcopperwaite@ppa-eng.com

2. Site Information:

Parcel ID Number:	22-02-03-600-209.000-002
Total Acreage:	1.377 (per deed)
Address of Property/Location:	5830 Spring Meadows Drive, Georgetown, IN 47122
Current Use of Property:	A Single-family Residence
Current Zoning District:	Rural Residential (RR)

3. Variance Request:

Detail the variance request:

To allow the creation of two lots from the existing lot each of which will not meet the minimum lot area requirement of 37,000 square feet. Once the variance is granted, the lot will be split as indicated on the attached drawing.

4. Zoning Map Amendment Justification:

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria that each must be meet in order for a development standards variance to be approved. Describe how the variance request meets each of the following criteria:

1. Approval of the variance will not be injurious to the public health, safety, morals, and general welfare of the community:

The two lots created will be comparable in size to surrounding lots. The proposed house will be of comparable value to surrounding homes.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

The two lots created will be comparable in size to surrounding lots. The proposed house will be of comparable value to surrounding homes.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property:

The two lots created will be comparable in size to surrounding lots. The proposed house will be of comparable value to surrounding homes. The owner of the existing home is a 92 year old widow on a fixed income and wants to reduce her costs of mowing and maintaining the property. The proposal also meets the objective for in-fill development to provide additional housing with little impact to existing infrastructure.

4. This variance (DOES / DOES NOT) involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

5. Required Documents:

- \$300.00 Filing Fee
- Deed for subject property
- Affidavit of Ownership (if applicable)
- Site plan drawn to scale, signed, and dated which clearly shows the entire layout of the property and all features relevant to the variance request.
- Letter from Floyd County Health Department indicating this variance will not negatively affect the operation of a septic system, if applicable
- Cover letter summarizing variance request.

6. Signature:

The undersigned states that the above information is true and correct.

Name: JEREMY LOFTOS

Signature: [Handwritten Signature]

Date: 7/5/2024

SUBSCRIBED AND SWORN BEFORE ME

THIS 5th DAY OF July, 2024.

Bradley Thomas Bartlett

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 7-20-2030

