

Phillip Puckett

August 30, 2025

3010 Ridgewood Dr

Floyds Knobs, IN 47119

Floyd County Board of Zoning Appeals

2524 Corydon Pike, Suite 203

New Albany, IN 47150

Subject: Setback Variance Request Placement of 24 x 24 Shed

Dear Members of the Board,

I am writing to request a variance to allow the placement of a 24 x 24 shed at the end of my driveway on the south and west side of my property at 3010 Ridgewood Drive. Due to the unique topography and existing infrastructure on my property, there is no other feasible location for this structure.

The proposed location is at the end of my private driveway, which is clearly marked with a Private Drive No Turn Around sign. This area experiences no through traffic and will not pose any risk to public health, safety, or welfare. I have also reached an agreement with the owner of Lot 15 to allow partial placement on his property, and this agreement is included in my submission.

This variance will not adversely affect neighboring properties, as the structure will be in a secluded area with minimal visibility. The strict application of the zoning ordinance would create a practical difficulty by preventing me from having a functional shed for storage and parking, particularly for my motorcycle, which requires accessible placement near the driveway.

Thank you for considering my request. I appreciate your time and attention to this matter and am happy to provide any additional information you may need.

Sincerely,

Phillip Puckett / Phone: 502-526-1297 / Email: phillipdpuckett@gmail.com



Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 203
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

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:	Phillip Puckett
Applicant Address:	3010 Ridgewood Dr, Floyds Knobs, IN 47119
Applicant Phone:	5025261297
Applicant Email:	phillipdpuckett@gmail.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:	
Owner Address:	
Owner Phone:	
Owner Email:	

Applicant's Representative:

Representative Name:	
Representative Address:	
Representative Phone:	
Representative Email:	

2. Site Information:

Parcel ID Number:	
Total Acreage:	
Address of Property/Location:	3010 Ridgewood Dr, Floyds Knobs, IN 47119
Current Use of Property:	Residential
Current Zoning District:	RS

3. Variance Request:

Detail the variance request:

Place a 24 X 24 ft. shed at the end of my driveway to the South and West. I can not meet the setback requirements, but I have purchased land from my neighbor on lot 15 where it crosses over into his property.

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:

This shed is located at the end of the road which is my driveway. There is no traffic back here except for my family. I also have a sign posted at the beginning of my property that states this is a Private Drive No Turn Around.

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:

I have reached an agreement with the owner of lot 15 for the shed to be placed partially on his property. The agreement is part of this submission.

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

I cannot meet the setback requirements because there is not enough of my property to meet this requirement. I have purchased additional property from my neighbor on lot 15 so that the shed is not sitting in the middle of my driveway.

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:

Willie Blackett

Signature:

[Signature]

Date:

Sept 17, 2020

SUBSCRIBED AND SWORN BEFORE ME

THIS 17th DAY OF September 2020.

Madelyn Wiley

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 04/14/2032



FLOYD COUNTY HEALTH DEPARTMENT

1917 Bono Road
New Albany, Indiana 47150-4607
Website: www.floydcounty.in.gov

Telephone (812) 948-4726
Fax (812) 948-2208

SITE APPROVAL PERMIT FOR CONSTRUCTION
OF
OUTBUILDINGS, ADDITIONS and/or
INSTALLATION OF SWIMMING POOLS
GEOHERMAL HEAT SYSTEM
UNDERGROUND UTILITY CONNECTION and/or
UNDERGROUND LAWN SPRINKLER SYSTEM

RECEIPT NO: 29182

PERMIT NO.: SA-70-25

Date Issued: 8/19/2025

Permit is void the last day of the thirty-sixth (36th) month following the month of permit issuance.

ISSUED TO: Phillip Puckett

PROPERTY OWNER: Phillip Puckett

ADDRESS: 3010
House Number

Ridgewood Dr
Street/Road/Drive

Floyds Knobs
City/Town

Indiana
State

47119
Zip Code

CONTRACTOR/INSTALLER:

SITE APPROVAL FOR: 24' x 24' Shed.

ISSUED BY: Anthony Lieber

NOTES: Protect area of septic during all phases of construction.



**ANY CHANGE TO THE LOCATION OR INSTALLATION OF DESIGN WITHOUT PRIOR APPROVAL
FROM THE FLOYD COUNTY HEALTH DEPARTMENT WILL VOID THIS PERMIT**

The Yardstick by which we measure our prosperity is the health and happiness of our people.



The Yardstick by which we measure our prosperity is the health and happiness of our people.



SUBJECT PROPERTY: This survey was done at the request of Phillip Puckett to perform an original survey of a tract in Lot #15 of Plat #852, Ridgewood in Lafayette Township, Floyd County, Indiana. The record owners are Douglas & Patricia Macdonald with a deed of record found in Instrument #202020160.

In accordance with Title 865, Article 1.1. Chapter 12, Sections 1 through 34 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of:

VARIANCES in the reference monuments:

Reference monuments and corners from this and previous surveys

- 1) **Northeast corner of Section 24, T2S, R5E:** Recovered a stone as indicated on Plat #852 of Ridgewood.
- 2) **SW corner of Lot #14:** Recovered a bent 5/8" rebar at grade.
- 3) **NW corner of Lot #15:** Recovered an iron pin South 31°33'47" West, 0.66 feet from the calculated corner. Mr. Macdonald indicated that he drove the pin at the location of a wood stake.
- 4) **SW corner of Lot #15:** Recovered a 1/2" rebar.
- 5) **NE corner of Lot #14:** Recovered a pipe referenced by a steel post.
- 6) **SE corner of Lot #14:** Recovered a pipe at the base of a phone pedestal.
- 7) **Southern corner of Lot #14:** Recovered a 1/2" rebar 2" below grade.

RANDOM ERRORS in measurement: This is considered to be a rural survey with an acceptable relative positional accuracy of 0.26 plus 200 parts per million.

INCONSISTENCIES in the lines of occupation: The Puckett's own Lot #14 and a portion of the abandoned Ridgewood Drive. Mr. Puckett placed a portable building on said abandoned street. A portion of said building encroaches onto Lot #15 owned by the MacDonald's. The purpose of this survey is to create a new tract out of Lot #15 for the Puckett's to purchase from the MacDonald's to remedy the issue.

THEORY OF LOCATION: The lots lines of Ridgewood were established from Plat #852 and the monuments recovered in the field. The lines of the new tract were established as per the client's request.

"I AFFIRM UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW" Reginald G. Timberlake

Legal Description

A part of Lot #15 of Plat #852 as found in the Floyd County Recorder's Office, in Lafayette Township, Floyd County, Indiana, being a 0.005 acre tract of land shown on an original boundary survey by Timberlake Engineering Job #25-139 of said tract certified by Reginald G. Timberlake, #S0451 on October 03, 2025, and more particularly described as follows;

Commencing at a 5/8" rebar at the southwest corner of Lot #14; thence South 00°04'16" West 59.74 feet to the northwest corner of Lot #15 and the true point of beginning of the tract herein described;

Thence South 00°04'16" West 2.38 feet to a 5/8" rebar with a plastic cap stamped "Timberlake S0451" hereafter referred to as a 5/8" rebar; thence South 84°42'26" East 49.60 feet to a 5/8" rebar; thence North 06°51'06" East 6.95 feet to a 5/8" rebar on the north line of Lot #15; thence North 89°56'10" West 50.22 feet to the point of beginning and containing 0.005 acres more or less and subject to all right of ways and easements of record.

Course data used for this description is based on Grid North, Indiana State Plane Coordinate System, East Zone, as determined from GPS observations.

Subject to the uncertainties in the lines and corners established by this survey, I hereby certify that the survey work performed by me on this project is in accordance with the requirements of IAC 865 to the best of my knowledge and belief.

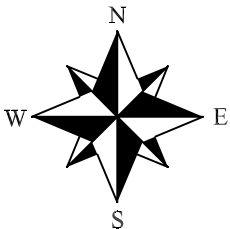
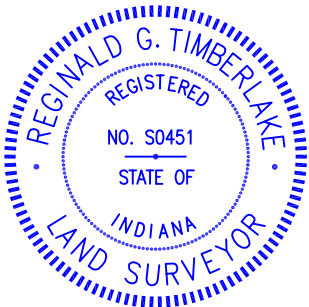
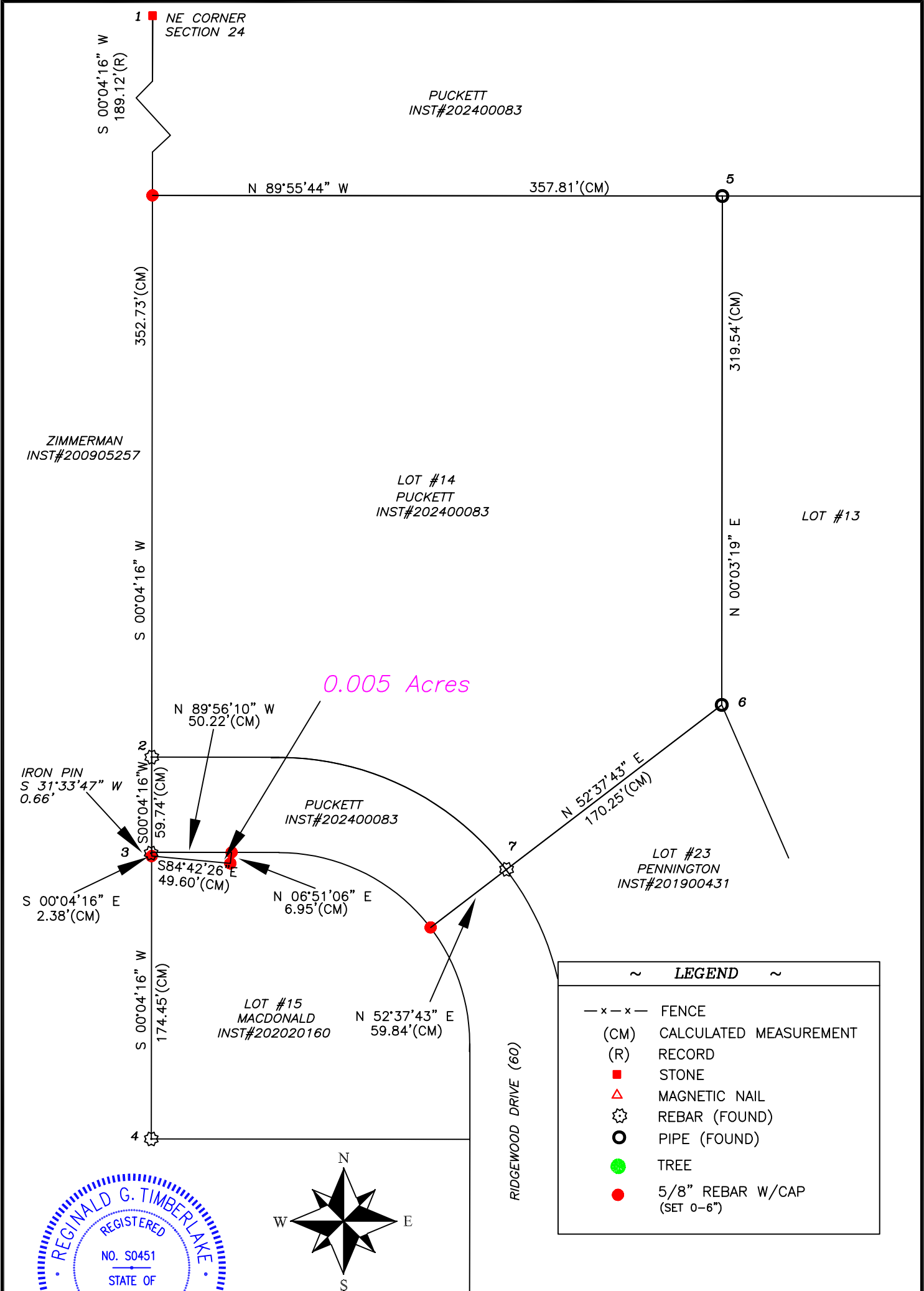
There may be unwritten rights associated with any occupation lines cited above.

This survey was conducted without the benefit of a title examination and is subject to the facts such examination may reveal.

This report should not be used for any purpose without the associated survey plat labeled sheet 3 of 3.

SURVEY BY:
Reginald G. Timberlake
Professional Land Surveyor S0451
1173 West State Road 62
Leavenworth, IN 47137

SURVEY FOR:
Phillip Puckett
3010 Ridgewood Drive
Floyd Knobs, IN 47119



0' 40' 80' 120'

BASIS OF BEARINGS GRID
NORTH INDIANA EAST ZONE
BASED ON GPS OBSERVATIONS

I HEREBY CERTIFY THAT THE WORK DONE ON THIS PROJECT
WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION
IN ACCORDANCE WITH THE REQUIREMENTS OF IAC 865 TO
THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]

10-03-25

FIELD WORK FINISHED 10-02-25

~ LEGEND ~	
— x — x —	FENCE
(CM)	CALCULATED MEASUREMENT
(R)	RECORD
■	STONE
▲	MAGNETIC NAIL
⊗	REBAR (FOUND)
○	PIPE (FOUND)
●	TREE
●	5/8" REBAR W/CAP (SET 0-6")

CLIENT: PHILLIP PUCKET
OWNER: DOUGLAS & PATRICIA MACDONALD
DEED OF RECORD: INSTRUMENT #202020160



1173 WEST STATE ROAD 62
LEAVENWORTH, IN 47137
812-739-4528

PUCKETT SURVEY

DRAWN BY: RWT	DATE: 10-02-25	LOT #15, PLAT #852 RIDGEWOOD LAFAYETTE TWP FLOYD CO, IN
CHECKED BY: RGT	JOB NUMBER: 25-139A	

FLOYD COUNTY
ASSESSOR

Nov/26/2025

Duly Entered For Taxation
Subject To Final Acceptance
For Transfer
Dec 01 2025 - HM

Diana M. Topping
AUDITOR FLOYD CO. IND.

E-RECORDED
202515398
FLOYD CO. IN RECORDER
LOIS ENDRIS
12/01/2025 09:06 AM
202515398 Pages: 3
Transaction # 4095989

Part of Parcel Number:

22-04-01-900-279.000-006

Property Address:

Vacant Land, Ridgewood Drive, Floyds Knobs, IN 47119

Grantees' Names, Address, and Address

for Mailing Tax Statements:

Phillip Puckett and Kelly J. Puckett
3010 Ridgewood Drive
Floyds Knobs, IN 47119

WARRANTY DEED

This indenture witnesseth that on November 20, 2025, **Douglas O. MacDonald and Patricia J. MacDonald**, a married couple, of Floyd County, Indiana, do hereby, for \$10.00 and other valuable consideration the receipt whereof is acknowledged, **CONVEY AND WARRANT** to **Phillip Puckett and Kelly J. Puckett**, a married couple, of Floyd County, Indiana, as **Tenants by the Entirety**, the following described real estate in Floyd County, Indiana, to-wit:

A part of Lot #15 of Plat #852 as found in the Floyd County Recorder's Office, in Lafayette Township, Floyd County, Indiana, being a 0.005 acre tract of land shown on an original boundary survey by Timberlake Engineering Job #25-139 of said tract certified by Reginald G. Timberlake, #S0451 on October 03, 2025, and more particularly described as follows;

Commencing at a 5/8" rebar at the southwest corner of Lot #14; thence South 00°04'16" West 59.74 feet to the northwest corner of Lot #15 and the true point of beginning of the tract herein described;

Thence South 00°04'16" West 2.38 feet to a 5/8" rebar with a plastic cap stamped "Timberlake S0451" hereafter referred to as a 5/8" rebar, thence South 84°42'26" East 49.60 feet to a 5/8" rebar, thence North 06°51'06" East 6.95 feet to a 5/8" rebar on the north line of Lot #15; thence North 89°56'10" West 50.22 feet to the point of beginning and containing 0.005 acres more or less and subject to all right of ways and easements of record.

Course data used for this description is based on Grid North, Indiana State Plane Coordinate System, East Zone, as determined from GPS observations.

Subject to any and all easements, agreements, and/or restrictions apparent or of public record which may apply to the above described real estate.

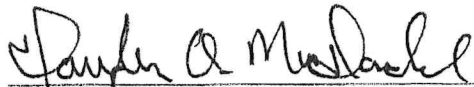
Memoranda

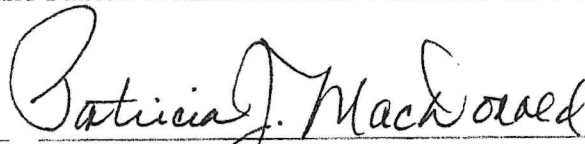
1. This conveyance is made free and clear of all liens and encumbrances, except the real estate taxes and assessments which shall be apportioned between the parties as of the date hereof, when statements are received for the parcel of which the above described real estate is a part.

2. Being part of the property deeded to Douglas O. MacDonald and Patricia J. MacDonald by deed dated December 16, 2020, and recorded December 17, 2020, as Instrument Number 202020160, in the Office of the Recorder of Floyd County, Indiana.

3. The description was prepared Reginald G. Timberlake, #S0451, based on a survey conducted by Timberlake Engineering, Job #25-139, dated October 03, 2025. A copy of the plat of such survey is attached hereto.

In witness whereof, Douglas O. MacDonald and Patricia J. MacDonald have executed this Deed on the date first set forth hereinabove.

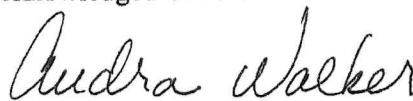

Douglas O. MacDonald


Patricia J. MacDonald

STATE OF INDIANA COUNTY OF Floyd
Before me, a Notary Public in and for said County and State, on _____, 2025, personally appeared Douglas O. MacDonald and Patricia J. MacDonald who swore to the truth of the representations contained herein and who acknowledged the free and voluntary execution hereof.

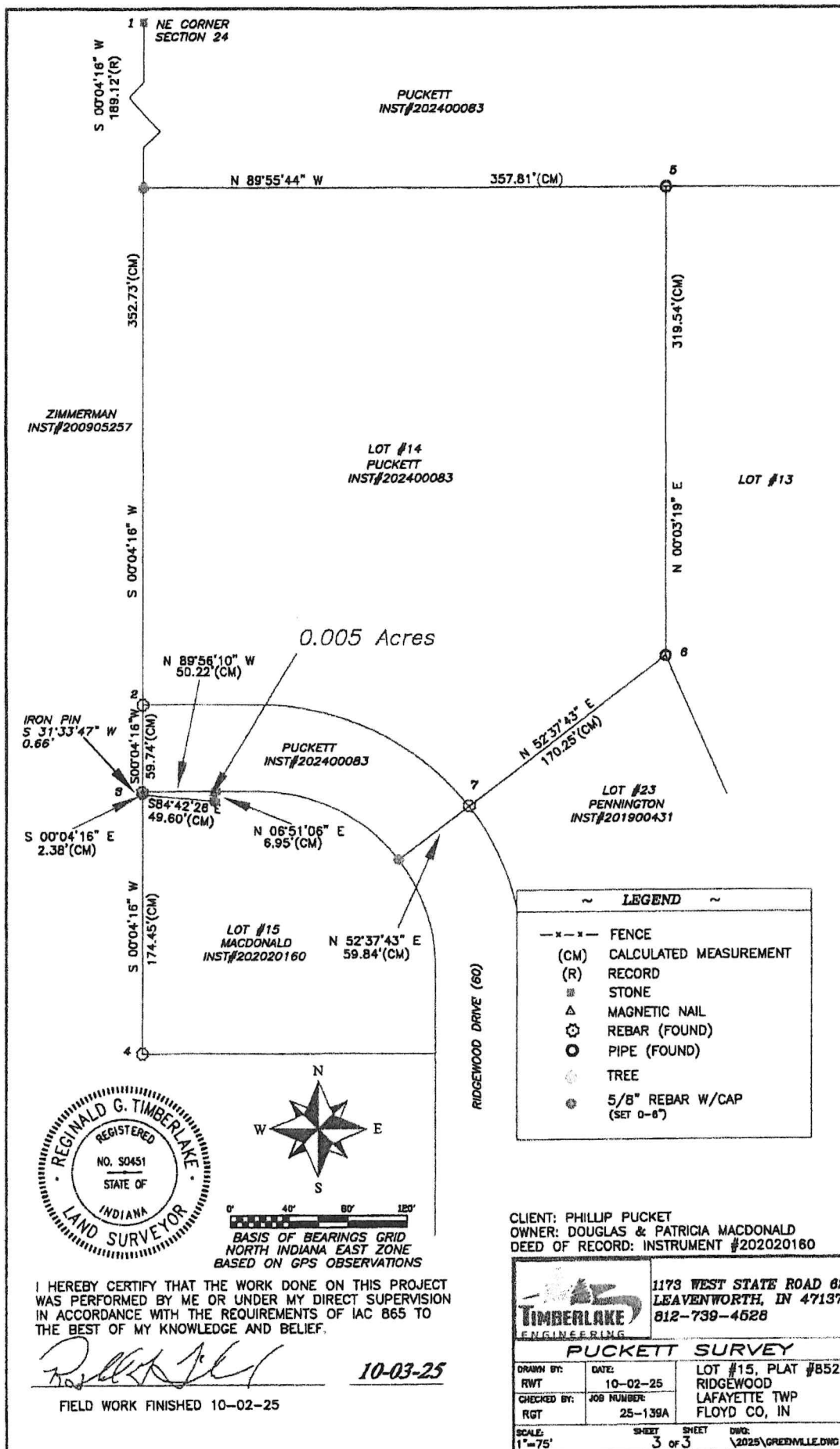


Audra Walker
Notary Public, State of Indiana
Commission No: NP0733660
My Commission Expires 05/12/2029


Notary Public
Printed Name: Audra Walker
My Commission Expires: 05/12/2029
Commission Number: NP0733660
Resident of Floyd County, Indiana

Prepared without benefit of title search or examination by Culler Law Office, LLC, Ronald D. Culler, Attorney, 2123 Veterans Parkway, Jeffersonville, Indiana 47130, phone 812-284-2685.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law RONALD CULLER
person's name presenting for recording





Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 203
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Monday, August 11th, 2025

Phillip & Kelly J Puckett
3010 Ridgewood Dr.
Floyd's Knobs, Indiana

Re: Zoning Code Violations at 3010 Ridgewood Dr; 22-04-01-900-278.000-006

Mr. And Mrs. Puckett,

This property has been found to be in violation of the following section(s) of the Floyd County Zoning Ordinance:

- **Section 5.04 Part D** – No accessory structure shall be placed in any required setbacks.
- **Section 5.04 Part I** Accessory structure(s) shall be located to the rear or side of the primary structure unless otherwise permitted in this ordinance. Accessory structures used for barns and private garages may be allowed in front of the primary structure in AR district with five acres or greater. Barns and private garages shall meet front setback requirements for primary structures. Primary structures being located on a parcel with an existing legal conforming accessory structure(s) may be located to the rear of the existing legal conforming accessory structures.

Additionally, our office was not able to locate where a permit was issued for this structure. Floyd County Zoning Ordinance requires that all structures over 120 square feet have a permit issued before construction. You will need to contact our office to have the permit issued.

Please note that this letter shall serve as **initial** Notice of Violation for the property listed above. The Zoning Ordinance requires that a violation be corrected within 15 calendar days of the mailing date of this letter. Should you refuse to provide corrective action, fines may be assessed in the amount of **\$75 per day**, per violation, retroactively to initial notice of violation. Additionally, the Board of Zoning Appeals may pursue court action in accordance with the provisions of the Zoning Ordinance and Indiana Code.

Our office will conduct a site visit at the property after 15 calendar days, in order to verify that corrective action has been taken and violations have been mitigated. Feel free to contact us in the office with any questions.

Respectfully,

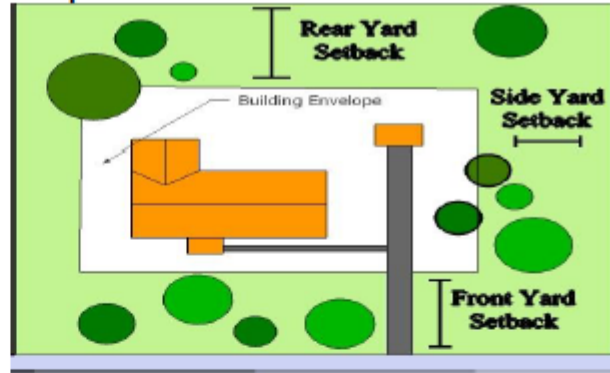
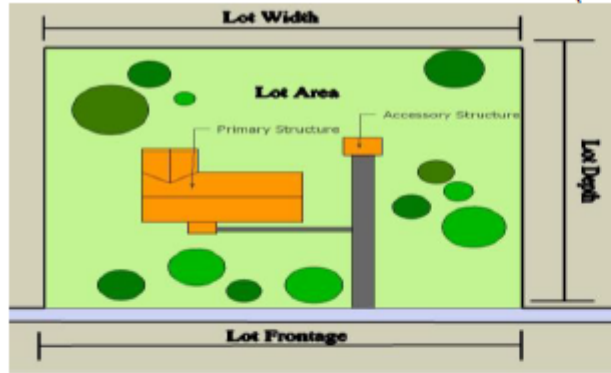
Albert North
Floyd County Code Enforcement
Floyd County Building & Development Services

enclosure: Site visit photos 8/11/2025
FCO-2006-06 Floyd County Zoning Ordinance 4.19 RS Development Standards
Beacon Snapshot March 2025
Ridgewood Subdivision Plat



Floyd County
Department of Building & Development Services
 2524 Corydon Pike Suite 203
 New Albany, IN 47150
 Phone: (812) 981-7611
 Fax: (812) 948-4744
 Building@floydcounty.in.gov

Section 4.19 Residential Suburban District (RS) Development Standards:



Residential Suburban (RS) Development Standards	
Type of Standard	Development Standards
Minimum Lot Area	12,000 Square Feet
Minimum Lot Width (See 5.02 for additional standards)	80 Feet – Subdivision Street
Minimum Lot Frontage (See 5.02 for additional standards)	80 Feet - Subdivision Street
Primary Maximum Structure Height	35 Feet
Accessory Maximum Structure Height	18 Feet
Water	Requires connection to public water
Sanitary Sewer	May require connection to sanitary sewer system (Amended 1)
Primary Structure Front Yard Setback	60 Feet – Arterial, Collector, Local Roads 20 Feet – Subdivision Street (Amended 10)
Primary and Accessory Structure Side Yard Setback	8 Feet
Primary Structure Rear Yard Setback	20 Feet
Accessory Structure Rear Yard Setback	10 Feet
Maximum Primary Structure(s) per Lot	1
Minimum Ground Floor Area	950 Square feet (Amended 5)
Maximum Lot Coverage (Square footage of all primary structures, accessory structures and impervious surface shall not exceed:)	50 Percent

