



STAFF REPORT

Floyd County Board of Zoning Appeals

Docket Number: FC-02-26-04

Petitioner: William Brown

Location: 8551 Strawberry Meadows Lane, 22-03-02-700-089.000-004, Greenville Township

Request: For an accessory structure to be placed in front of the home on a corner lot.

Zoning District: Agricultural Residential, AR

Date: 2/27/2026

Overview:

Applicant is requesting a variance from section 4.09 to allow a structure to encroach into the front yard setback of 60 feet by roughly 18 feet on a corner lot containing 0.74 acres in the agricultural residential zoning district and being Lot 1 of plat 1221 in the Greenville Township. The lot sits at the intersection of Cunningham Sarles Road and Strawberry Meadows Lane, which, per Section 5.02 Item D of the zoning ordinances, requires that both street frontages be considered the front of the lot.

This is paired with FC-02-26-03 which requests a variance to allow an accessory structure in front of a primary structure.

Staff Comments:

- 1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.** The proposed accessory structure would not impede traffic or sight visibility and does not create issues with utilities.
- 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.** While the proposal is not in form with the surrounding neighborhood, there is pre-existing landscaping that helps mitigate aesthetic concerns. The proposal would not create issues for sight lines or congestion.
- 3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.** As a corner lot with a septic system in the rear, there are practical difficulties in placing an accessory structure anywhere else on the lot.
- 4. The variance does not involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.** There is not an airstrip in the vicinity.

Staff Recommendations:

Encourage keeping the existing landscaping or replacing what is disturbed by this proposal.

The proposal is not found to be injurious to the community, would not affect adjacent property in a substantially adverse manner, and there are practical difficulties resulting from the property in question.

William Brown
8551 Strawberry Meadows Lane
Borden, Indiana 47106
502-338-2582
bbrown24105@gmail.com

Date: 2/12/2026

Floyd County Board of Zoning Appeals
Pine View Government Center
2524 Corydon Pike, Suite 203
New Albany, IN 47150

Re: Development Standards Variance Request – Section 4.09 Front Yard Setback

Dear Members of the Board of Zoning Appeals,

I am submitting this letter in support of my request for a Development Standards Variance from Section 4.09 of the Floyd County Zoning Ordinance, which requires a sixty (60) foot front yard setback, for a proposed residential pole barn at my property located at 8551 Strawberry Meadows Lane, Borden, Indiana.

The property is a corner lot with frontage on two streets. Under Section 4.09, both street-facing yards are classified as front yards. The proposed pole barn is located along the secondary street frontage, placing a portion of the structure within the required sixty (60) foot front yard setback. The structure otherwise complies with all applicable zoning requirements, including required side yard setbacks along the interior lot line and the ten-foot rear property line setback. The barn will be used solely as a residential accessory structure for personal storage and will not be used for commercial purposes.

Due to the configuration of the corner lot and the location of existing improvements, including the residence, driveway, septic system, and utilities, strict application of the sixty (60) foot front yard setback creates practical difficulties in locating the accessory structure. Because both street-facing yards are considered front yards, there is no reasonable alternative location that would fully eliminate encroachment into a front yard while maintaining required setbacks and functional residential use.

The requested variance represents the minimum relief necessary to allow reasonable use of the property and will not be injurious to the public health, safety, morals, or general welfare. The proposed structure remains subordinate to the principal residence and is consistent with the character of the surrounding residential area.

Thank you for your time and consideration. I respectfully request approval of this variance as submitted and am available to answer any questions the Board may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Brown', with a long horizontal line extending to the right.



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:	William Brown
Applicant Address:	8551 Strawberry Meadows Borden Indiana 47106
Applicant Phone:	502-338.2582
Applicant Email:	bbrown24105@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:	22-03-02-700-089.000-004
Total Acreage:	.75
Address of Property/Location:	8551 Strawberry Meadows Borden Indiana 47106
Current Use of Property:	My Home
Current Zoning District:	Greenville Township

3. Variance Request:

Detail the variance request:

I am requesting a Development Standards Variance from Section 4.09 of the Floyd County Zoning Ordinance, which requires a sixty (60) foot front yard setback. The proposed residential pole barn is positioned along the secondary street frontage, placing a portion of the structure within the secondary front yard area. The barn otherwise complies with all zoning requirements. Due to the corner lot configuration and location of the residence, driveway, septic system, and utilities, strict compliance with the sixty (60) foot setback creates practical difficulties and makes reasonable placement of the accessory structure impractical. The proposed location places the structure as far from both street frontages as possible while maintaining safe, functional residential use.

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:

Approval of this variance will not be injurious to the public health, safety, morals, or general welfare of the community. The proposed pole barn is a residential accessory structure for personal use only and will not increase traffic, noise, or activity. It location minimize impact on visibility, traffic, and utilities along both street frontages. Its size and placement will not negatively affect neighbors or the surrounding community.

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 proposed pole barn will not substantially affect the use or value of adjacent properties. It is residential in nature, compatible in size and appearance with other accessory structures in the neighborhood, and located to minimize impact on both street frontages. The structure does not obstruct views, reduce privacy, or interfere with access or utilities for neighboring properties.

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

Strict application of the zoning ordinance creates practical difficulties due to the configuration of the lot and the location of existing improvements, including the house, septic system, and utilities. There is no reasonable alternative location on the property that would fully eliminate placement within the secondary front yard while maintaining required setbacks and allowing for functional residential use of the accessory structure.

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: William Brown

Signature: [Handwritten Signature]

Date: 2-11-26

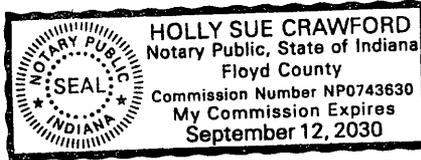
SUBSCRIBED AND SWORN BEFORE ME

THIS 11th DAY OF February, 2026.

Holly Sue Crawford

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 9-12-2030



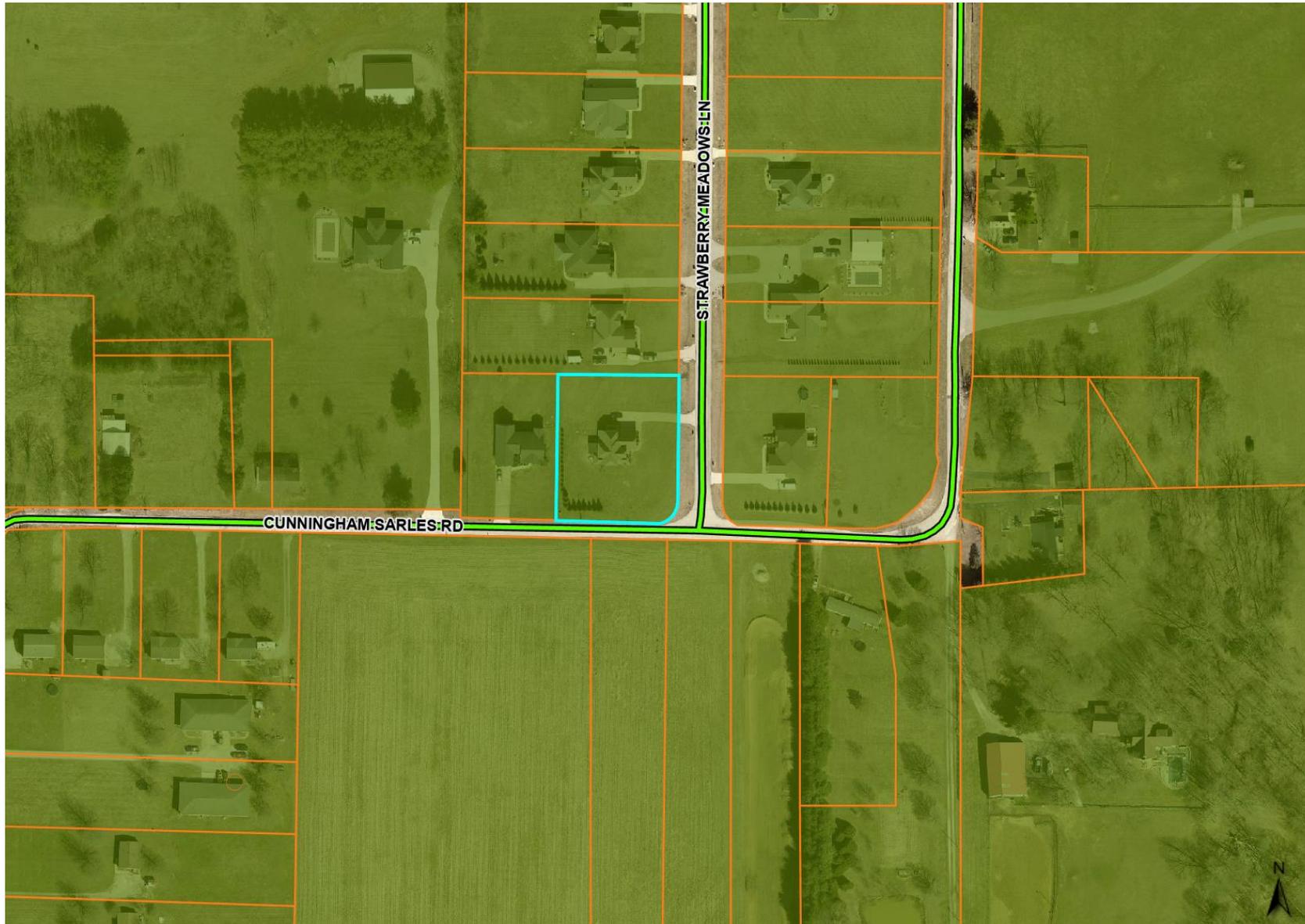


Floyd County, IN

8551 Strawberry Meadows Lane

22-03-02-700-089.000-004

Created by: Franklin J Walden



- Parks
- Townships
- Parcels
- County Zone Map
 - AR - Agriculture
 - RR - Rural Residential
 - PD-RR - Planned Development
 - RS - Residential Suburban
 - PD-RS - Planned Development
 - RU - Residential Urban
 - MF - Multi-Family
 - NC - Neighborhood Commercial
 - PD-NC - Planned Development
 - HS - Highway Service
 - GC - General Commercial
 - PD-GC - Planned Development
 - PR - Park
 - GI - General Industrial
 - OB - Office Business
 - PU - Plan Unit
 - Other Values
 - Highlander Point

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant _____ is seeking a:

- Development Standards Variance
- Conditional Use
- Special Exception
- Administrative Appeal

From the **Floyd County Board of Zoning Appeals.**

Street Address (see enclosed map):
Description of Project:

This is a notice that a public hearing regarding the proposed docket item will be on _____ located in **Suite 104 at the Pineview Government Center, 2524 Corydon Pike New Albany, IN 47150.**

Please note that information about the proposed docket item can be found at the following:

Floyd County Building and Development Services

2524 Corydon Pike Suite 202

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

Building@floydcounty.in.gov

Online: Floyd County Government Website www.floydcounty.in.gov

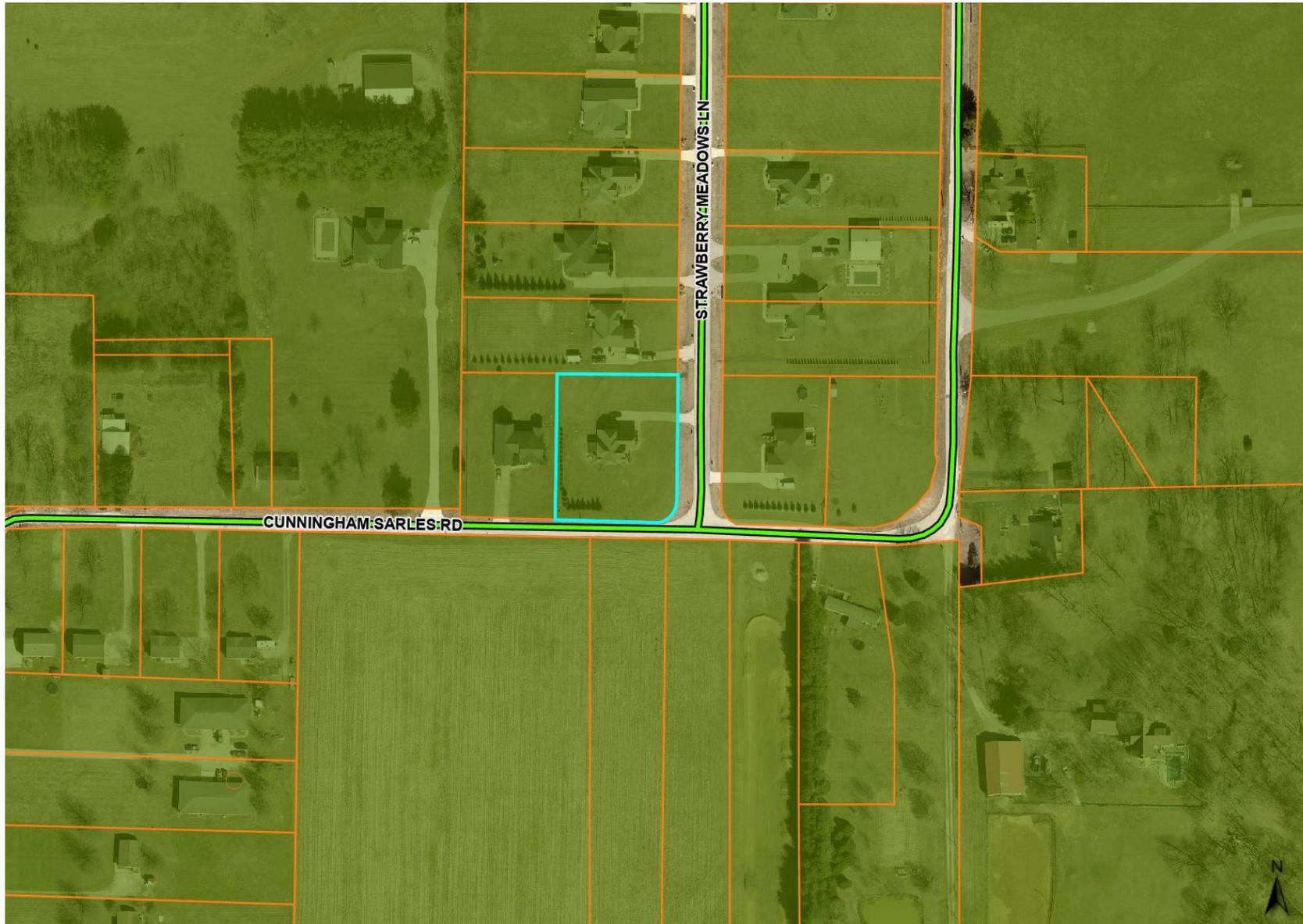


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8551 Strawberry Meadows Lane

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- Parks
- Townships
- Parcels
- County Zone Map
 - AR - Agriculture
 - RR - Rural Residential
 - PD-RR - Planned Development
 - RS - Residential Suburban
 - PD-RS - Planned Development
 - RU - Residential Urban
 - MF - Multi-Family
 - NC - Neighborhood Commercial
 - PD-NC - Planned Development
 - HS - Highway Service
 - GC - General Commercial
 - PD-GC - Planned Development
 - PR - Park
 - GI - General Industrial
 - OB - Office Business
 - PU - Plan Unit
 - Other Values
 - Highlander Point

Floyd County Board of Zoning Appeals

Frequently Asked Questions

1. How can I find out more about this docket?

You can either visit to the Floyd County Building and Development Services Office and review the file between the hours of 8AM to 4PM Monday through Friday or you can review the proposed application on-line at www.floydcounty.in.gov under the Plan Commission page

2. How does this process work?

Depending on the docket, there are several different processes. The Board of Zoning Appeals will take public comments on each proposal and values public comment in their decision-making process. The Board of Zoning Appeals is required to follow state statute when considering each application. Below is a brief description of application that may come before the board. Please note the check marked application on the notification form to the corresponding process listed below:

- **Development Standards Variance** – The applicant is seeking to vary from the County’s development standards in the County’s Zoning Ordinance. Per Indiana State statute, the Board of Zoning Appeals holds a public hearing. From the applicant, it determines if the applicant has met the standard that will allow for the requested variance of County rules. The Board of Zoning Appeals has the ability to approve, disapprove or may place reasonable conditions on the request per the ordinance standards.
- **Conditional Use**– The applicant is seeking to conduct a use on the property not otherwise permitted by right. By the County Zoning Ordinance, the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve, or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.
- **Special Exception** – The applicant is seeking to conduct a use that is not permitted by right in the certain zoning district. Similar to the conditional use, ordinance, and the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.

Board of Zoning Appeals & Plan Commission Order of Meetings:

- Meeting is called to order, roll call, and approval of minutes
- Director presents docket item and staff report
- Petitioner will be given a total of ten (10) minutes to present application request
- Board members will ask petitioner questions
- Public comments are opened:
 - Favorable comments are allowed a combined total of ten (10) minutes
 - Opposition comments are allowed a combined total of ten (10) minutes
- Public comments are closed and will remain closed
- Petitioner will be given a total of five (5) minutes to respond to public comments
- Board discusses the case and makes a ruling

BROWN, WILLIAM & BONSETT, CASEY
8551 Strawberry Meadow Ln
BORDEN, IN 47106

HEARN, MATTHEW R & TESSA C
8550 Strawberry Meadows Ln
BORDEN, IN 47106

Stewart, Billy & Dianne
8556 Strawberry Meadows Lane
Borden, IN 47106

EDELEN, CHAD & RACHEL D.
8553 Strawberry Meadow Ln
BORDEN, IN 47106

CHRISTIANI, STACY AND NICHOLAS
8538 Cunningham Sarles Rd
BORDEN, IN 47106

SNOOK, EDWIN & LINDA
7630 Navilleton Rd
FLOYDS KNOBS, IN 47119

PELLMAN, JERRY & ATKINS, ANGELA M
7715 Navilleton Rd
FLOYDS KNOBS, IN 47119

PELLMAN, DANIEL R
& ATKINS, ANGELA M
7705 Navilleton Rd
FLOYDS KNOBS, IN 47119

SCHULER, AMY N.
720 Rolling Creek Dr
NEW ALBANY, IN 47150

BARRETT, BROOKE M
8644 Cunningham Sarles Rd
BORDEN, IN 47106

SCHULER, DAVID A.
8181 Navilleton Rd
FLOYDS KNOBS, IN 47119

Stewart, Billy & Dianne
8556 Strawberry Meadows Ln
BORDEN, IN 47106

Rental Co, LLC
720 Rolling Creek Dr Ste 106
NEW ALBANY, IN 47150

SHULTZ, CAMERON M & COURTNEY R
8555 Strawberry Meadows
BORDEN, IN 47106

DIDAT, TREVOR & STEPHANIE
8536 Cunningham Sarles Rd
BORDEN, IN 47106

SNOOK BUILDING MANAGEMENT, INC.
7630 Navilleton Rd
FLOYDS KNOBS, IN 47119

SLAUGHTER, NIKOLAS & NICHOLE
8320 Cunningham-sarles Rd
Borden, IN 47106

SCHMIDT, DALE A. & NINA J.
8240 Cunningham Sarles Rd
BORDEN, IN 47106