

AGENDA

**POSEY COUNTY
BOARD OF ZONING APPEALS
REGULAR MEETING**

**THE HOVEY HOUSE
330 WALNUT STREET
MT. VERNON, IN 47620**

**OCTOBER 10, 2024
5:00 P.M.**

ROLL CALL: ROLL CALL OF MEMBERS TO ESTABLISH A QUORUM PRESENT.

**APPROVAL
OF MINUTES:** APPROVAL OF MINUTES FROM THE SEPTEMBER 12, 2024, MEETING AS EMAILED.

VARIANCE:

DOCKET NO: 24-15-V-BZA
APPLICANT: Andy W. Nottingham
OWNER: Andy W. Nottingham
PREMISES: Lot 9 & Lot 10 in the Original Plat of The Town of Poseyville, Posey County, Indiana, part of Section 18 Township 4 South, Range 12 West, lying in Robb Township, Posey County, Indiana. More commonly known as 33 Main St., Poseyville, Indiana. Containing 0.342 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Variance for relaxation of front yard setback from 10' to 7.9' (for existing residence), relaxation of street side yard setback from 10' to 5' (for proposed detached garage), and relaxation of side yard setback from 10' to 2.3' (for existing residence), in a B-3 (Commercial High Intensity) Zoning District per Section 153.089 (B)(1)(a) and Section 153.089 (B)(2)(a) under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

VARIANCE:

DOCKET NO: 24-16-V-BZA
APPLICANT: Mike Duncan
OWNER: Gentre & Carrie Thompson
PREMISES: Lot number twenty (20) and the east half (E1/2) of lot number nineteen (19) in the Fairview addition laying in Black Township, Posey County Indiana. More commonly known as 727 E. Sherman St. Mt. Vernon, Indiana. Containing 0.3060 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Variance for placement of a 6' fence in the front yard and street side yard in an RS (Residential Single-Family) Zoning District under Section 153.026 of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SPECIAL USE:

DOCKET NO: 24-15-SU-BZA
APPLICANT: Brent Hammell
OWNER: LSH Developments, LLC
PREMISES: Part of the Northwest Quarter of the Southwest Quarter of Section 4, Township 7 South, Range 13 West, lying in Black Township, Posey County, Indiana. Containing 1.886 acres more or less. More commonly known as 1201 E. Sherman Street, Mt. Vernon, Indiana. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Special Use for a 130' x 25' mini storage building in an RM (Residential Multiple Family) Zoning District per Section 153.048 (B)(5) Use Unit 11 Office & Studios and Section 153.156 (B)(25) of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SPECIAL USE:

DOCKET NO: 24-16-SU-BZA
APPLICANT: Kayla Rodenberg, Alvey's Signs
OWNER: Building Material MFG Corp.
PREMISES: Part of the Northeast Quarter of Section 6, Township 7 South, Range 13 West in Black Township. More commonly known as 901 Givens Rd., Mt. Vernon, Indiana. Containing 37.62 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Special Use to install an electronic message board in a M-2 (Manufacturing Medium/Heavy) Zoning District per Section 153.166 (N) of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

VARIANCE:

DOCKET NO: 24-17-V-BZA
APPLICANT: Kevin A. Hines
OWNER: Kevin A. Hines & Doretha Diefenbach-Hines
PREMISES: Lots Number Twenty-seven (27) and Twenty-eight (28) in Country Manor West, a subdivision located in Section Twenty-four (24), Township Five (5) South, Range Fourteen (14) West, Lynn Township, Posey County, Indiana. More commonly known as 2761 Loren Dr. New Harmony, Indiana. Containing 0.9810 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Variance for placement of a 4' fence in front yard in an A (Agricultural) Zoning District under Section 153.026 of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SPECIAL USE:

DOCKET NO: 24-17-SU-BZA
APPLICANT: Justin Harris, Keystone Construction, LLC
OWNER: Jerry & Shelia Walden
PREMISES: A part of the Southwest Quarter of Section 20, Township 6 South, Range 13 West, Black Township, Posey County, Indiana, containing 0.79 acres more or less. More commonly known as 1404 Rippey Rd., Mt. Vernon, Indiana. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Special Use for a 30' x 30' residential storage structure in an A (Agricultural) Zoning District Section 153.032 (B)(2) Use Unit 2 – Area wide Special Exception Uses Section 153.147 (B)(14) Residential Storage Structure of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

VARIANCE:

DOCKET NO: 24-18-V-BZA
APPLICANT: Christopher Edwin Giagnoni
OWNER: Christopher Edwin Giagnoni
PREMISES: Part of the Southeast Quarter of the Northeast Quarter of Section Three (3), Township Seven (7) South, Range Twelve (12) West, lying in Marrs Township, Posey County, Indiana. Containing 1.84 acres more or less. More commonly known as 6391 Overpass Rd., Mt. Vernon, IN 47620 (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Variance for a proposed construction of a 8'x10' yard barn in the front yard per Section 153.042 (D)(1)(b) and a relaxation of the front yard setback from 25' to 8' per Section 153.042 (B)(1)(a) in a R-1(Residential Single- Family) Zoning District of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

VARIANCE:

DOCKET NO: 24-19-V-BZA
APPLICANT: Justin Collins
OWNER: Posey Storage, LLC
PREMISES: Part of the West Half of the Southwest Quarter of Section 17, Township 4 South, Range 12 West lying in Robb Township, Town of Poseyville, Posey County, Indiana. More commonly known as 128 N. St. Francis Street, Poseyville, Indiana. Containing 4.29 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Variance for relaxation of side yard setback from 10' to 5' per Section 153.106 (B)(2) of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County and approval of Site Development Plans in an M-2 (Manufacturing Medium/Heavy) Zoning District.

ADDITIONAL BUSINESS

CITIZEN CONCERNS

ADJOURNMENT