

The Floyd County Board of Zoning Appeals unanimously approved Docket FC-10-11-31 regarding Conditional Use and Docket FC-10-11-32 regarding Development Standard Variance that were presented to them last night in their regular scheduled meeting. Questions were asked by the BZA and answered by the Fire Department and legal counsel. The staff report in regards to those Dockets are as follows:

***Staff Report
Board of Zoning Appeals
November 14, 2011***

DOCKET FC-10-11-31

Applicant:	Koetter Construction
Property Address:	4002 Scottsville Road Floyds Knobs, IN 47119
Location:	Lafayette Township, Section 17, Township 2 South, Range 6 East
Request for:	Conditional Use
Acreage:	1.35+/- acres
Zone:	Residential Suburban (RS)
Current/Previous Use(s)	Fire Station
Proposed Use:	Expansion of Fire Station

Notes:

Staff Review: According to **Floyd County Zoning Ordinance – Appendix A Land Use Matrix** Police/Fire Station requires a Conditional Use approval for all districts.

1. The conditional use **will not** be injurious to the public health, safety, moral, and general welfare of the community because: This is for the expansion of an existing fire station.
2. The use and value of area adjacent to the property **will not** be adversely affected because: This is for the expansion of an existing fire station.
3. The need for the conditional use **does not** result from any conditions, unusual or peculiar to the subject property itself because: Approval of a Conditional Use for a Police/Fire Station is a requirement of the Zoning Ordinance
4. The strict application of the terms of the Floyd County Zoning Ordinance **will** result in an unnecessary hardship in the use of the property because: The applicant would not be allowed to expand the current fire station.
5. Approval of the conditional use **will not** contradict the goals and objectives of the Floyd County Comprehensive Plan because: This is an expansion of a current community service.

Staff Recommendation: Staff believes this conditional use could be granted with the following condition(s).

1. All required building permits are obtained

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DOCKET FC-10-11-31

Applicant:	Koetter Construction
Property Address:	4002 Scottsville Road Floyds Knobs, IN 47119
Location:	Lafayette Township, Section 17, Township 2 South, Range 6 East
Request for:	Development Standards
Acreage:	1.35+/- acres
Zone:	Residential Suburban (RS)
Current/Previous Use(s)	Fire Station
Proposed Use:	construct a training tower that exceeds allowable height of 35'
Notes:	All mailings have been received

The applicant is requesting this variance to construct a training tower that exceeds the allowable height of 35 feet, for the Lafayette Township Fire Protection District.

1. Approval of the variance **will not** be injurious to the public health, safety, moral, and general welfare of the community because: The training tower will be use by firefighters to practice a wide variety of exercises and the training services to be offered are needed for the 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 because: This is to provide a training tower at location that has been a fire station for 58 years.
3. The strict application of the terms of the zoning ordinance **will** result in practical difficulties in the use of the property because: The applicant could not build this training tower to the height they need.
4. This variance **does not** involve a structure that is near an airstrip and regulated under Indiana Code 8-21-10.

Staff Recommendation: Staff believes this variance could be granted with the following condition(s).

1. All required building permits are obtained