



CLARK COUNTY BOARD OF ZONING APPEALS

June 18, 2025

The regularly scheduled meeting of the Clark County Board of Zoning Appeals will be held on Wednesday, June 18, 2025, starting at 5:00 p.m. at the County Government Center, Room 103, located at 300 Corporate Drive, Jeffersonville, Indiana.

The following will appear on the regularly scheduled Board of Zoning Appeals Agenda:

1. Call to Order.
2. Announcement of meeting rules
3. Public Hearing Items:
 - a. **BZA2025-14: Use Variance** (tea house) for property located at 824 St. John Rd, Floyd Knobs IN. (Parcel No 10-13-01-900-064.000-035)
Applicant/Owner: Virginia E. Balmer
 - b. **BZA25-01: Development standards variances** (Allow improvements within a buffer yard, reduce front setback, increase permitted size of accessory structures) for property located at 9207 Highway 62, Charlestown IN. (Parcel No 10-03-07-200-070.000-003)
Applicant/Owner: Rooflynx LLC
 - c. **BZA25-02: Use Variance** (Dismantling and storage of auto parts) for property located at 435 E. Main St. Borden IN. (Parcel No 10-16-00-300-003.000-036 and 10-16-00-300-004.000-036)
Applicant/Owner: Capaci Real Estate LLC
 - d. **BZA25-04: Dimensional standards variance** (reduce driveway distance from intersection) for property located at the southwest corner of Boulder Springs Blvd. and Hidden Springs Dr. (Parcel No 10-11-05-200-085.000-033)
Applicant: Premier Homes of Southern IN, Inc Owner: Rock Springs Development, LLC
 - e. **BZA25-03: Special Exception** (Solar Energy System- Commercial) for the following parcels/owners:
10-12-18-100-028.000-034 Reardon Terry J & Reardon Elmer J Family Trust, 10-12-16-300-006.000-034 Giltner Paul & Brandi Diane, 10-12-14-500-035.000-034 Leonard Gary and Joyce A, 10-12-14-500-031.000-034 Giltner Paul & Brandi Diane, 10-07-14-400-008.000-028 Zimmerman Properties I LLC, 10-07-16-200-006.000-028 Zimmerman Properties I LLC, 10-07-16-200-005.000-028 Judith and Mullins Life Estate TOD Walnut Lane Farm LLC, 10-07-14-400-006.000-028 Funk Living Trust and Long John Stephen and Karen, 10-12-12-600-001.000-034 Morris Skeens Julie A, 10-08-12-500-007.000-029 Morris Skeens Julie A, 10-08-12-500-001.000-029 Skeens Sophia Elle, 10-07-14-400-013.000-028 Morris Skeens Julie A, 10-07-14-400-007.000-028 Skeens Sophia Elle, 10-07-14-400-009.000-028 Skeens Sophia Elle, 10-08-12-500-008.000-029 Skeens Sophia Elle, 10-08-12-500-009.000-029 Hostettler James Gregory & Peggy S, 10-08-12-500-016.000-029 Hostettler James Gregory and Peggy Sue, 10-08-12-500-006.000-029 Hostettler James Gregory & Peggy S, 10-08-10-400-037.000-029 Johnson William, 10-08-12-400-033.000-029 Funk Living Trust and Long John Stephen and Karen, 10-08-12-400-024.000-029 Zimmerman Properties I LLC, 10-07-14-300-025.000-028 Zimmerman Properties I LLC, 10-07-14-300-035.000-028 Zimmerman Properties I LLC, 10-07-14-300-004.000-028 Scott William W, 10-07-16-100-026.000-028 Scott William W, 10-07-16-100-017.000-028 Giltner Paul Thomas & Brandi D, 10-07-16-000-027.000-028 Zimmerman Properties I LLC, 10-07-16-000-026.000-028 Herald Candace R, 10-07-16-000-033.000-028 Herald Candace R., 10-07-14-200-023.000-028 Baird Michelle & Herald Candace, 10-15-15-900-012.000-038 Baird Michelle A., 10-15-15-900-034.000-038 Campbell James D, 10-12-16-300-008.000-034 Zimmerman Properties I LLC, and 10-07-16-000-029.000-028 Baird James & Timothy L.
Applicant: MAHI bn LLC
4. Approval of the prior minutes from the May 29, 2025 meeting.
5. Reports, and Communications
6. Adjournment