

HENRY COUNTY BOARD OF ZONING APPEALS  
1201 RACE STREET, SUITE 214  
NEW CASTLE, INDIANA 47362

Phone 765-529-7408

Fax 765-521-7072

APPLICATION FOR BOARD OF ZONING APPEALS HEARING

DATE	12/22/21
APPLICANT	D. Shane Kinnett Lori L. Kinnett
ADDRESS	7944 W 1000 S Fortville IN 46040
PHONE EMAIL	317-914-4802 dskinnett@gmail.com
VARIANCE DESCRIPTION	Property does not have required road frontage in order to build a house and barn.
VARIANCE LOCATION ADDRESS	Corner of N. Hickory Lane and Edgewood Drive in Prairie Heights Addition, Springport

**Materials Required:**  Up-to-date Survey and Legal Description  
 Site Plan  
 Copy of approval for Septic Permit or Utility Hook-Up  
 Storm Water Drainage & Erosion Control  
*n/a*

**Hearing Fee:** \$500.00 check made to **Henry County Planning Commission**

**Legal Ad Fee:** Additional costs for the legal ad are paid directly by the applicant

**Hearing Date:** \_\_\_\_\_

**Time:** 8:00 am

**Hearing Location:** Old Circuit Courtroom  
Henry County Courthouse  
101 S. Main Street  
New Castle, IN 47362

**NOTE:** APPLICANT OR REPRESENTATIVE IS REQUIRED TO BE  
PRESENT AT HEARING.

APPLICANT'S SIGNATURE: Lori L. Kinnett DATE: 12/22/21

# Henry County Board of Zoning Appeals

## Findings of Fact

Please answer these questions to the best of your ability

1. The approval will not be injurious to the public health, safety and general welfare of the community?

Why: It would simply allow us to build a house and barn (storage) on property adjacent to other home sites and farm land. Existing easement for farmer remains.

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?

Why: Our building a new home on the property should only increase the value of surrounding properties. Existing easement for farmer's use remains.

3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property?

Why: Without a variance the property cannot be used as a home site.

# Henry County Board of Zoning Appeals

## Findings of Fact

4. The need for the variance arises from some condition peculiar to the property involved?

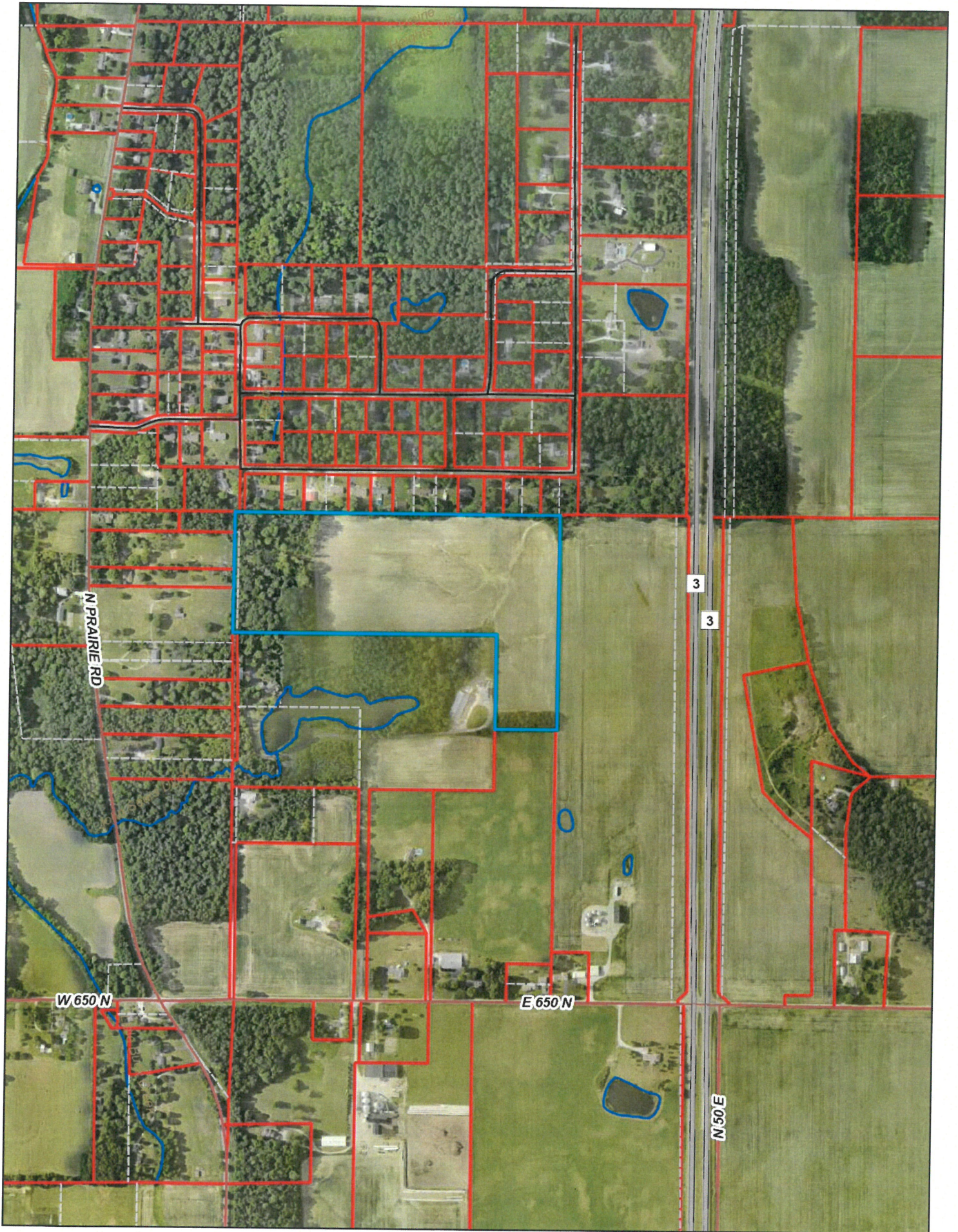
Why: The property does not have the required 150 ft of road frontage. It has approximately 50 ft.

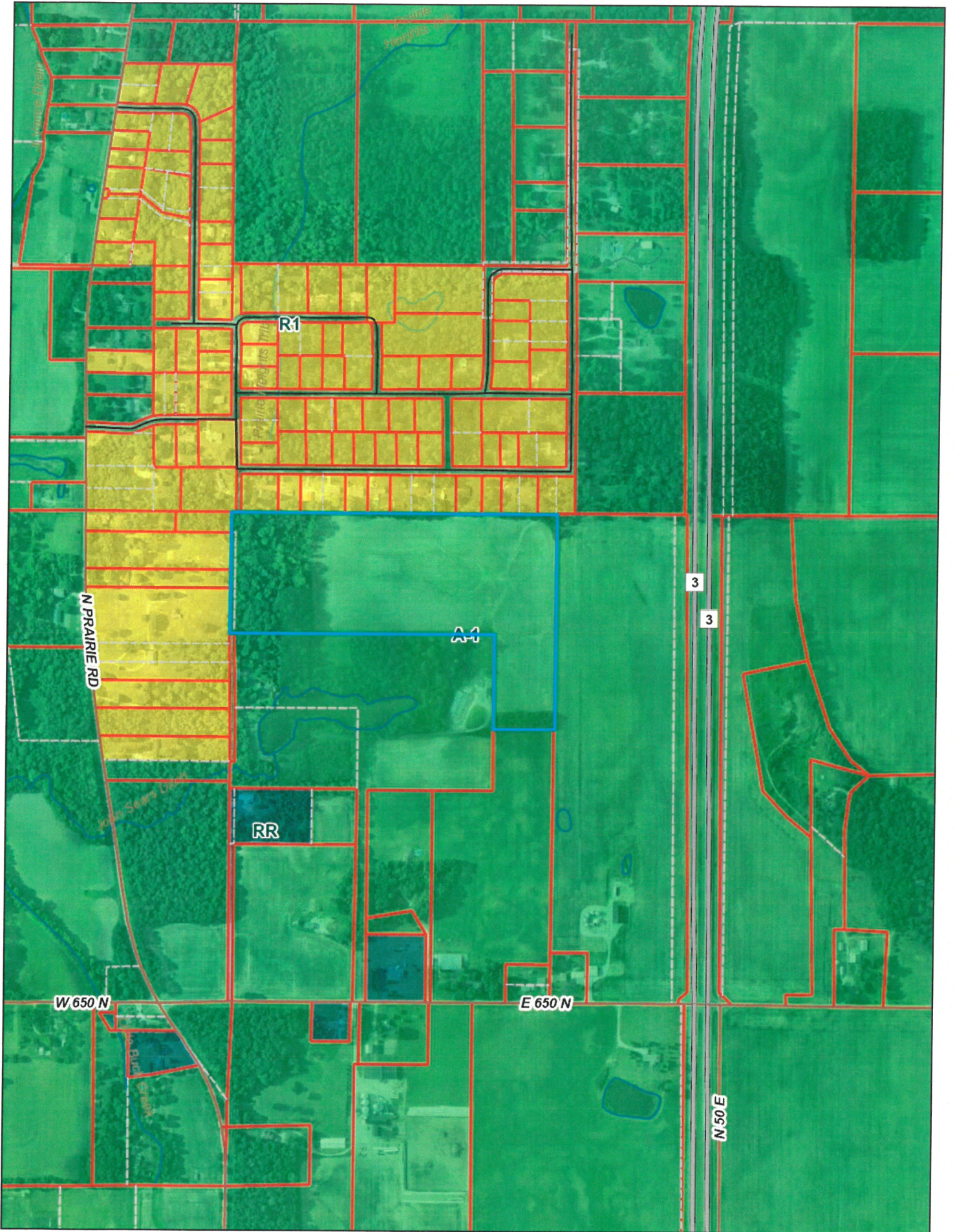
5. The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought?

Why: No home can be built on the property without a variance.

6. The approval does not interfere substantially with the Comprehensive Plan?

Why: We intend to build a nice new home and barn on the property, which should add to the value and align with Henry County's Comprehensive Plan.





*Henry County Board of Zoning Appeals  
Henry County Office Building  
1201 Race Street, Suite 214  
New Castle, Indiana 47362*

Phone 765.529.7408

Fax 765.521.7072

RE: **Case C: 2333**

**NOTICE TO NEIGHBORING AND AFFECTED PROPERTY OWNERS**

An appeal has been filed by Shane Kinnett, of 7944 W 1000 S, Fortville, IN 46040 requesting a variance to construct a home on a lot that has approximately 50 feet of road frontage, instead of the required 150 feet of road frontage.

The property is owned by Dream Bigger LLC, of 1787 S Morristown Pike, Greenfield, IN 46140. The property parcel number is 011-00633-00 and is located south of E Edgewood Drive and east of N Prairie Road, Springport, IN in Prairie Township.

The Board of Zoning Appeals will hold a Public Hearing on Thursday, January 6, 2022 at 8 AM. in the Old Circuit Court Room in the Henry County Court House, 101 S. Main St, New Castle, Indiana 47362.

Interested persons desiring to present their views upon the proposed variance will be given the opportunity to be heard at the above mentioned time and place or may submit their views in writing by contacting the Board of Zoning Appeals at the Henry County Office Building, 1201 Race St., Suite 214, New Castle, Indiana 47362. All information concerning this case is on file in the office of the Board of Zoning Appeals and is available for inspection during regular business hours or online at <http://www.henryco.net/PlanningCommUpcomingCases>. The hearing may be continued from time to time as may be found necessary.

This hearing is open to the public and is not limited to those receiving copies of this Notice. For special accommodations needed for disabled individuals planning to attend, contact (765) 529-7408 at least forty-eight hours prior to the meeting to make arrangements.

Respectfully,

Tom Green  
Zoning Administrator

7020 3160 0001 2297 9157

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Springport, IN 47386

Certified Mail Fee	\$3.75	0737
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
<b>Total Postage and Fees</b>	<b>\$4.33</b>	

Postmark Here  
12/22/2021

Sent To  
 Willis Todd Mary  
 188 E Co Rd 650 N  
 Springport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 2297 9157

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Muncie, IN 47302

Certified Mail Fee	\$3.75	0737
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
<b>Total Postage and Fees</b>	<b>\$4.33</b>	

Postmark Here  
12/22/2021

Sent To  
 Esham Maurice D  
 4500 S Burlington Dr  
 Muncie IN 47302

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 2297 9180

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Springport, IN 47386

Certified Mail Fee	\$3.75	0737
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
<b>Total Postage and Fees</b>	<b>\$4.33</b>	

Postmark Here  
12/22/2021

Sent To  
 Oxley Timothy Eric Kimberly  
 6810 N Prairie Rd  
 Springport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 2297 9173

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Springport, IN 47386

Certified Mail Fee	\$3.75	0737
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
<b>Total Postage and Fees</b>	<b>\$4.33</b>	

Postmark Here  
12/22/2021

Sent To  
 Snyder Fred L Lda Mae  
 6804 N Prairie Rd  
 Springport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 2297 9166

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Springport, IN 47386

Certified Mail Fee	\$3.75	0737
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
<b>Total Postage and Fees</b>	<b>\$4.33</b>	

Postmark Here  
12/22/2021

Sent To  
 Evans Adam J Angela J  
 6945 N Hickory Ln  
 Springport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0001 2297 9159

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Springport, IN 47386

Certified Mail Fee	\$3.75	0737
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	08
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
<b>Total Postage and Fees</b>	<b>\$4.33</b>	

Postmark Here  
12/22/2021

Sent To  
 Peyton Daniel D Life Estate et al  
 79 E Edgewood Dr.  
 Springport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 7293 0983

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Springsport, IN 47386

Certified Mail Fee	\$3.75	0737
	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

Postmark Here

12/22/2021

Sent To: Sabo Gayle L Wm R Trustees  
 Street and Apt. No., or PO Box No.  
 216 E CR 1650 N  
 City, State, ZIP+4®  
 Springsport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 7293 0990

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

New Castle, IN 47362

Certified Mail Fee	\$3.75	0737
	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

Postmark Here

12/22/2021

Sent To: French Dale W Joyce A Trustees  
 Street and Apt. No., or PO Box No.  
 5901 N Prairie Rd  
 City, State, ZIP+4®  
 New Castle IN 47362

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 7293 1003

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Springsport, IN 47386

Certified Mail Fee	\$3.75	0737
	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

Postmark Here

12/22/2021

Sent To: Conrad Natasha S  
 Street and Apt. No., or PO Box No.  
 215 Edgewood Dr  
 City, State, ZIP+4®  
 Springsport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 7293 1010

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Springsport, IN 47386

Certified Mail Fee	\$3.75	0737
	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

Postmark Here

12/22/2021

Sent To: Turner Tommy J Michelle  
 Street and Apt. No., or PO Box No.  
 215 E Edgewood Dr  
 City, State, ZIP+4®  
 Springsport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 7293 1034

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Springsport, IN 47386

Certified Mail Fee	\$3.75	0737
	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

Postmark Here

12/22/2021

Sent To: Sutherland Daniel V Michelle D  
 Street and Apt. No., or PO Box No.  
 215 E Edgewood Dr  
 City, State, ZIP+4®  
 Springsport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 7293 1034

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Springsport, IN 47386

Certified Mail Fee	\$3.75	0737
	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	

Postmark Here

12/22/2021

Sent To: Reynolds Michael N Julie A  
 Street and Apt. No., or PO Box No.  
 189 E Edgewood Dr  
 City, State, ZIP+4®  
 Springsport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 1970 0000 7293 1041

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Springport, IN 47386

Certified Mail Fee	\$3.75	0737
	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	12/22/2021

Sent To: Widner Matthews Sarah B  
 Street and Apt. No., or PO Box No. 15 E Edgewood Dr  
 City, State, ZIP+4® Springport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 7293 1058

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Springport, IN 47386

Certified Mail Fee	\$3.75	0737
	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	12/22/2021

Sent To: McCord Harold Lora  
 Street and Apt. No., or PO Box No. 139 E Edgewood Dr  
 City, State, ZIP+4® Springport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 7293 1065

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Springport, IN 47386

Certified Mail Fee	\$3.75	0737
	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	12/22/2021

Sent To: Conyers Kevin Lisa  
 Street and Apt. No., or PO Box No. 125 E Edgewood Dr  
 City, State, ZIP+4® Springport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0000 7293 1072

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Springport, IN 47386

Certified Mail Fee	\$3.75	0737
	\$0.00	08
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
Total Postage and Fees	\$4.33	12/22/2021

Sent To: Case Barbara  
 Street and Apt. No., or PO Box No. 93 E Edgewood Dr  
 City, State, ZIP+4® Springport IN 47386

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PEYTON DANIEL D LIFE ESTATE  
WHITTLE LAURA HELEN DANIEL  
DEAN PEYTON II JTS RS  
79 E EDGEWOOD DR  
SPRINGPORT, IN 47386

EVANS ADAM J ANGELA J  
6945 N HICKORY LN  
SPRINGPORT, IN 47386

SNYDER FRED L LOLA MAE  
6884 N PRAIRIE RD  
SPRINGPORT, IN 47386

OXLEY TIMOTHY ERIC KIMBERLY  
6870 N PRAIRIE RD  
SPRINGPORT, IN 47386

ESHAM MAURICE D  
4500 S BURLINGTON DR  
MUNCIE, IN 47302

WILLIS TODD MARY  
188 E COUNTY ROAD 650 N  
SPRINGPORT, IN 47386

SABO GAYLE L WILLIAM R TRUSTEES  
GAYLE L SABO REV TR  
266 E COUNTY ROAD 650 N  
SPRINGPORT, IN 47386

FRENCH DALE W JOYCE A TRSUTEES  
JT REV TRUST  
5901 N PRAIRIE RD  
NEW CASTLE, IN 47362

CONRAD NATASHA S  
293 E EDGEWOOD DR  
SPRINGPORT, IN 47386

TURNER TOMMY J MICHELLE  
275 E EDGEWOOD DR  
SPRINGPORT, IN 47386

SUTHERLAND DANIEL V MICHELLE D  
215 E EDGEWOOD DR  
SPRINGPORT, IN 47386

REYNOLDS MICHAEL N JULIE A  
TRUSTEES JT REV TRUST  
189 E EDGEWOOD DR  
SPRINGPORT, IN 47386

WIDNER MATTHEW S SARAH B  
157 E EDGEWOOD DR  
SPRINGPORT, IN 47386

MCCORD HAROLD LORA  
139 E EDGEWOOD DR  
SPRINGPORT, IN 47386

CONYERS KEVIN W LISA  
125 E EDGEWOOD DR  
SPRINGPORT, IN 47386

CASE BARBARA  
93 E EDGEWOOD DR  
SPRINGPORT, IN 47386

# *Henry County Board of Zoning Appeals*

*Henry County Office Building*

*1201 Race St., Suite 214*

*New Castle, Indiana 47362*

Phone 765.529.7408

Fax 765.521.7072

TO BE PUBLISHED ASAP:

Henry County Board of Zoning Appeals

Case C: 2333

An appeal has been filed by Shane Kinnett, of 7944 W 1000 S, Fortville, IN 46040 requesting a variance to construct a home on a lot that has approximately 50 feet in road frontage, instead of the required 150 feet of road frontage.

The property is owned by Dream Bigger LLC, of 1787 S Morristown Pike, Greenfield, IN 46140. The property parcel # is 011-00633-00 and is located south of E Edgewood Drive and east of N Prairie Road, Springport, IN 47386 in Prairie Township.

THE LEGAL DESCRIPTION IS AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 10 EAST IN PRAIRIE TOWNSHIP, HENRY COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A SLOPE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TWONSHIP 18 NORTH, RANGE 10 EAST, SID STONE BEING 24.75 FEET EST OF A POST MARKING THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 47 MINUTES 32 SECONDS EAST 24.75 FEET (ASSUMED BEARING) TO A WOOD POST MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10. TOWNSHIP 18 NORTH, RANGE 10 EAST; THENCE SOUTH 89 DEGREES, 50 MINUTES, 35 SECONDS, EAST 436.97 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 05 MINUTES 50 SECONDS EAST 643.70 FEET RTI A 5/8 INCH REBAR; THENCE SOUTH 89 DEGREES 26 MINUTES 11 SECONDS WEST 440.00 FEET TO A 5/8 INCH REBAR THAT I 24.75 FEET WEST OF THE EAST LINEOF THE NORHTEAST QUARTER OF SECTION 9. TOWNSHIP 18 NORTH, RANGE 10 EAST; THENCE NORTH 00 DEGREES 06 MINUTES 50 SECONDS WEST 649.50 FEET TO THE POINT OF BEGINNING, CONTAINING 6.85 ACRES, MORE OR LESS, SUBJECT TO A 20-FOOT WIDE INGRESS AND EGREESS EASEMENT BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT WOOD POST MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10. TOWNSHIP 18 NORTH, RANGE 10 EAST; THENCE SOUTH 28 DEGREES 35 MINUTES 29 SECONDS EAST 90.64 FEET; THENCE

SOUTH 42 DEGREES 09 MINUTES 00 SECONDS EAST 110.90 FEET; THENCE SOUTH 64 DEGREES 15 MINUTES 52 SECONDS EAST 112.04 FEET; THENCE SOUTH 75 DEGREES 08 MINUTES 32 SECONDS EAST 226.31 FEET TO THE TERMINATION OF SAID EASEMENT.

The Board of Zoning Appeals will hold a Public Hearing on Thursday, January 6 2022, at 8 AM in the Old Circuit Court Room in the Henry County Court House, 101 S. Main St, New Castle, Indiana 47362.

Interested persons desiring to present their views upon the proposed variance will be given the opportunity to be heard at the above mentioned time and place or may submit their views in writing by contacting the Board of Zoning Appeals at the Henry County Office Building, 1201 Race St., Suite 214, New Castle, Indiana 47362. All information concerning this case is on file in the office of the Board of Zoning Appeals and is available for inspection during regular business hours or online at <http://www.henryco.net/PlanningCommUpcomingCases>. The hearing may be continued from time to time as may be found necessary.

For special accommodations needed for disabled individuals planning to attend, contact (765) 529-7408 at least forty-eight hours prior to the meeting to make arrangements.

## Jody French

---

**From:** Shane Kinnett <dskinnett@gmail.com>  
**Sent:** Tuesday, December 28, 2021 2:50 PM  
**To:** Jody French  
**Subject:** Fwd: Class Liner Ad #70255809 Receipt  
**Attachments:** preview.jpg

Shane Kinnett  
DS Kinnett Construction LLC  
Kinnett Construction Management LLC  
317-914-4802  
[dskinnett@gmail.com](mailto:dskinnett@gmail.com)

----- Forwarded message -----

From: **Paxton Media** <[noreply@paxtonmedia.com](mailto:noreply@paxtonmedia.com)>  
Date: Tue, Dec 28, 2021 at 12:07 PM  
Subject: Class Liner Ad #70255809 Receipt  
To: Shane Kinnett <[dskinnett@gmail.com](mailto:dskinnett@gmail.com)>

Shane Kinnett  
7944 W. 1000 S.  
Fortville, IN 46040

Shane,

This notice serves as your receipt for Class Liner Ad #70255809.

Your Ad will run 1 times beginning on 12/30/21.

Insertion Cost: \$62.60

Adjustment Cost: \$12.00

Net Cost: \$74.60

Prepaid Cost: \$0.00

Amount Due: \$74.60

Thank you for your business.

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 10 EAST, SAID STONE BEING 24.75 FEET EAST OF A POST MARKING THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 47 MINUTES 32 SECONDS EAST 24.75 FEET (ASSUMED BEARING) TO A WOOD POST MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 10 EAST; THENCE SOUTH 89 DEGREES, 50 MINUTES, 35 SECONDS EAST 436.97 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 05 MINUTES 50 SECONDS EAST 643.70 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 89 DEGREES 26 MINUTES 11 SECONDS WEST 440.00 FEET TO A 5/8 INCH REBAR THAT IS 24.75 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 10 EAST; THENCE NORTH 00 DEGREES 06 MINUTES 50 SECONDS WEST 649.50 FEET TO THE POINT OF BEGINNING, CONTAINING 6.85 ACRES, MORE OR LESS, SUBJECT TO A 20-FOOT WIDE INGRESS AND EGRESS EASEMENT BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT WOOD POST MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 10 EAST; THENCE SOUTH 28 DEGREES 35 MINUTES 29 SECONDS EAST 90.64 FEET; THENCE SOUTH 42 DEGREES 09 MINUTES 00 SECONDS EAST 110.90 FEET; THENCE SOUTH 64 DEGREES 15 MINUTES 52 SECONDS EAST 112.04 FEET; THENCE SOUTH 75 DEGREES 08 MINUTES 32 SECONDS EAST 226.31 FEET TO THE TERMINATION OF SAID EASEMENT.

**STAFF REPORT**

**Henry County Board of Zoning Appeals  
(January 6, 2022 Meeting)**

**Docket # / Project Title:** C: 2333 - Reduced Road Frontage for Residential Use  
**Staff:** Tom Green, Zoning Administrator  
**Applicant:** Shane Kinnett  
**Location:** Parcel # 011-00633-00 south of E Edgewood Drive and  
East of N Prairie Road, Springport IN in Prairie Township  
**Staff Recommendation:** **To Approve the Appeal**

**Background Summary:**

The property is owned by Dream Bigger LLC of Greenfield IN. Shane Kinnett of 7994 W 1000 S, Fortville, IN 46040, wishes to build a house on approximately 6.5 acres. The property is south of Dishmans Prairie Heights Subdivision and lies at the southerly dead end of Hickory Lane. The property road frontage from the western north south property line of the parcel to the eastern right of way line of Hickory Lane measures 50 feet.

**Key Issue Summary:**

In areas zoned A1, 150 of frontage is the required lot width. It appears that the original developers of Prairie Heights may have thought that there might be potential expansion to the south since they terminated Hickory Lane in its full width at the street junction with parcel 0011-00633-00. This is the only improved vehicular access to the property.

The home location would be in an area of many homes on wooded parcels, many with comparable acreage.

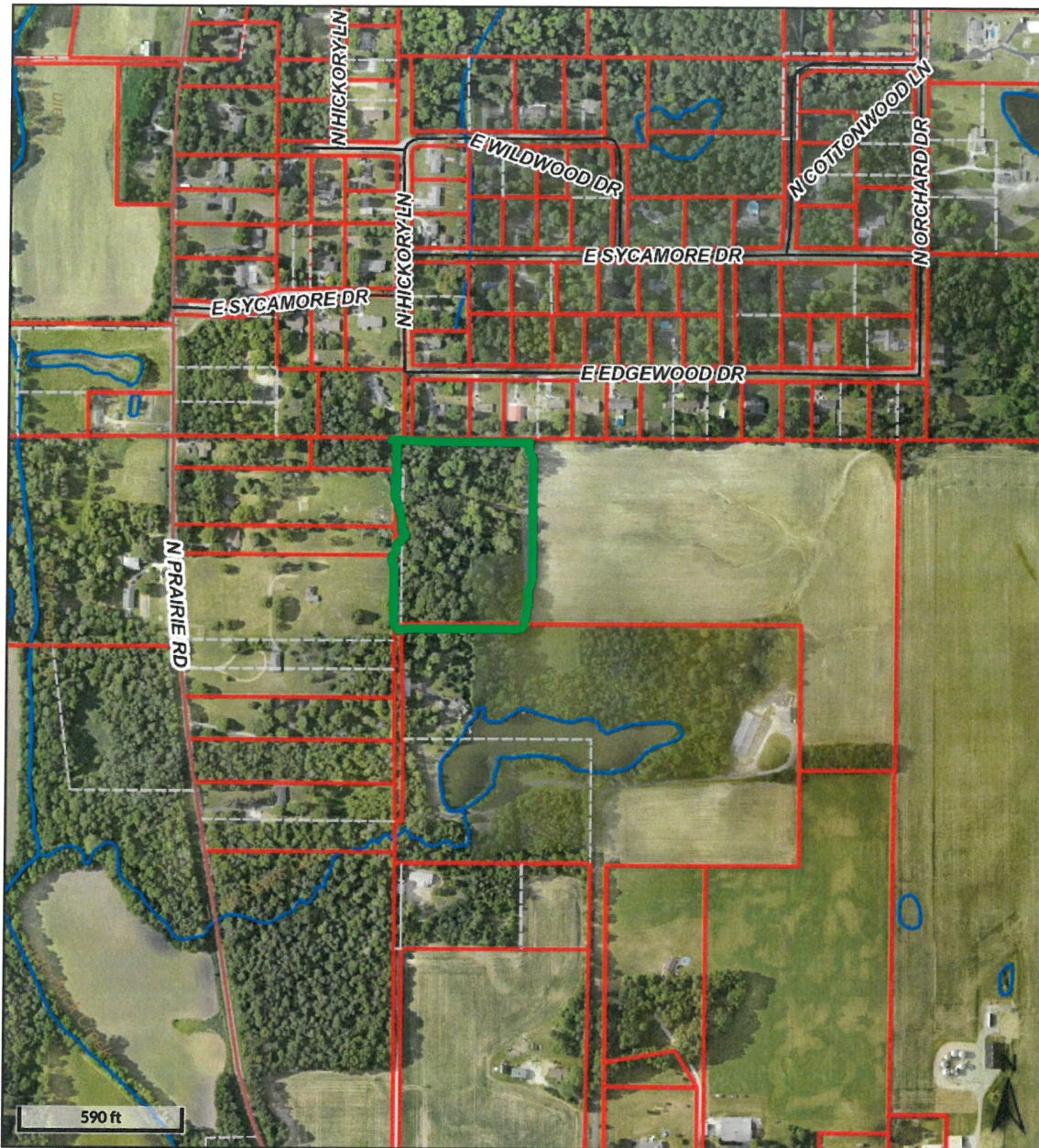
**Findings of Fact:**

- a. The approval will not be injurious to the public health, safety and general welfare of the community;
- b. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
- c. The need for the variance arises from some condition peculiar to the property involved;
- d. The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought;
- e. The approval does not interfere substantially with the Comprehensive Plan; and
- f. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.

**Preliminary Staff Recommendation:**

Staff recommendation is to **Approve the Appeal.**

*This report was compiled by the staff with the best available data at the time. Any errors or omissions are unintended. If errors are discovered please inform staff as soon as possible.*



**Overview**



**Legend**

- Streets**
  - ALLEY
  - COUNTY
  - INTERSTATE
  - PRIVATE
  - SERVICE
  - STATE Highway
  - TOWN
  - US Highway
  - Railroads
- Parcels**
- Original Parcel Lines**
- Address
- Town Boundary
- Townships
- Neighbors**
  - DELAWARE
  - FAYETTE
  - HANCOCK
  - MADISON
  - RANDOLPH
  - RUSH
  - WAYNE
- Water Features**
  - MAJOR
  - COUNTY
  - OPEN
  - POND
  - RESERVOIR
  - FARM LAGOON

This data is intended for informational and research purposes only, and is not a substitute for a field survey. By accepting the terms of service, you have agreed to place no liabilities on the owners of this site, the Henry County GIS Office, or the originators of the data contained on this web site.

Date created: 12/28/2021  
 Last Data Uploaded: 12/28/2021 3:00:50 AM



