RESOLUTION OF THE BOARD OF ZONING APPEALS
OF WASHINGTON COUNTY, INDIANA
DENYING STANDARDS VARIANCE
DOCKET NO. 2022-01

The Board of Zoning Appeals of Washington County, Indiana now finds as follows:

1. The following application for a standards variance has been reviewed at a public hearing conducted pursuant to Ind. Code 36-7-4-918.5 and 920:

Applicant:	DGOGSAlemin12152021 LLC
Date Filed:	2/24/2022
Dates Advertised:	*The Salem Leader*: March 8, 2022 *The Salem Democrat*: March 10, 2022
Date of Hearing:	April 4, 2022
Property Address:	2168 Old State Road 56, Salem, Indiana.
Legal Description:	Part of the Southeast Quarter of Section 1, Township 2 North, Range 4 East, Washington Township
Parcel No.:	88-24-01-000-011.004-021
Zoning Classification:	Residential and Agricultural
Present Use of Property:	agriculture
Proposed Use of Property:	new construction of retail business
Standards Review:	Variance from sight distance and separation requirements. [Washington County Code §95.22(B)]

Adjoining Property Owners: Wilhelm & Susan Egger
202 S. High Street
Salem, IN 47167

Cottongim Properties, LLC
5010 E. State Road 56
Salem, IN 47167

Travis & Charlee White
4875 E. State Road 56
Salem, IN 47167

Duane & Connie Roach
4950 E. State Road 56
Salem, IN 47167

Terry Cottongim
142 E. Eastern Hills Blvd.
Salem, IN 47167

Seba, Inc.
5155 E. State Road 56
Salem, IN 47167

Frederick & Barbara Baynes
4041 E. Canton South Boston Road
Salem, IN 47167

Remonstrators: Terry Cottongim
Holly Morgan
Duane Roach
Travis White
Barbara Baynes
Shelley Stingel

2. The strict application of the terms of the Washington County Zoning Ordinance will result in practical difficulties in the use of the property as follows:

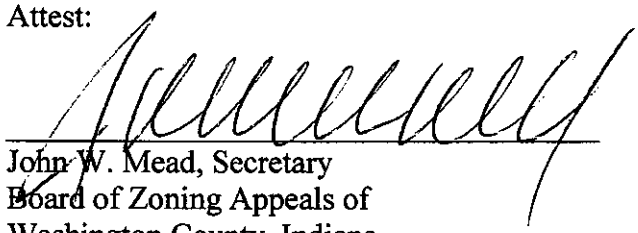
   a. Applicant would not have access to public right-of-way.

3. The standards variance requested herein is denied.

Dated: May 2, 2022

Max Greene, President
Board of Zoning Appeals of
Washington County, Indiana

Attest:



John W. Mead, Secretary
Board of Zoning Appeals of
Washington County, Indiana

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ John W. Mead

This instrument prepared by Mead Law Firm, P.C. by John W. Mead, #9111-88
108 E. Market St., Salem, IN 47167 (812) 883-4693