MINUTES OF THE MEETING

Board of Zoning

January 10, 1995

The meeting of the Board of Zoning Appeals was held at the Sellerburg Library, on the 10th day of January 1995 at 6:00 p.m. Rodney Pate, president, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Ken Hecker, Francis Conroy, and Mark Fraley.

THE FOLLOWING MEMBERS WERE ABSENT: Charlie Rienour.

Dortha Barton of 705 E. St. Joe Rd, Sellersburg, Indiana, was present to ask for a zoning change to R-3 from R-1 on the property located at 170 Hanger Ave, Sellersburg, IN. Her intent is to build a 4-plex at that location.

Residents of Hanger Avenue were present to voice their objection to the zoning change. Approximately six home owners and one lot owner were there to voice objections. Various reasons against zoning change was severe water problems, unsuitable tennants and creating traffic problems.

Ken Hecker made a motion to take the zoning change from R-1 to R-3 at property on 170 Hanger Ave under advisement. Francis Conroy seconded the motion. All members present voted in favor of the motion.

The members of the board asked Dortha Barton to bring a plot plan, that shows surrounding areas and all total ground coverage, a copy of specifations, an elevation drawing and blueprints.

Francis Conroy made a motion to approve the minutes of the last meeting. Mark Fraley seconded the motion. All members present, voted in favor of the motion.

Den Hecker made a motion to adjourn the meeting. Francis Conroy seconded the motion. All members present, voted in favor of the motion.

_____

_____

_____

_____

CHECK LIST

I: LOT:

A. SIZE: 85XX 180'
B. SQ. FOOTAGE: 15,300. Sq. Ft.
C. ZONING: R-3 (Multi-Family Dwelling) "pending"
D. SET BACK:
REAR: 20'0"
SIDE: 5' 0"
FRONT: 36' 0"

II STRUCTURES:

A. BUILDING SIZE: 52' 11" X 37' 0" (LxW)
B. UNIT SIXE: 920 Sq. Ft.
C. NO OF UNITS STRUCTURE 4
D. NO OF STRUCTURES: @
E. FIRST FLOOR : Conctete slab
F: FLOORS: 2
G. STRUCTURE HEIGHTS: 22' 0" above grade finish

III EXTERIOR:

A. SIDING: BRICK
B. ROOF: Fiberglass Shingles
C. ROOF PITCH:5/12 Truss
D. DECKS: 6" 0" 4' 0"(LxW)
E. DECK MATERIAL: Treated Lumber

IV. INTERIOR:

A. WALLS: 2 x 4(16" center)
B. WALL FINISH: Drywall
C. Floors: Wall to wall Carpet
D. CEILING: Drywall
E. CEILING HEIGHT: 8' 0"

V. UTILITIES:

A. ELECTRIC: 100 AMP--PSI
B. WATER: TOWN OF SELLERSBURG
C. SEWER: TOWN OF SELLERSBURG
D. GAS: NATURAL-INDIANA GAS
E. HEATING: FORCED AIR

VI. MISC:

A. PARKING/STRUCTURES: 8
B. PARKING/UNITS: 2
C. HANDICAP PARKING: 1
D. PARKING SPACE: 9' x18' (W x L)
E. ALSLE: 24' 0'
F. SMOKE ALARMS: 2 PER UNIT (hard wire)
G. FIRE PROTECTION: 5/8 DRYWALL (DOUBLE)
H. ADDRESS 170 Hanger Ave., Sellersburg, In. 47172

Zoning Ordinance of the Town of Sellersburg

The Corradino Group
515 Michigan Avenue
Jeffersonville, Indiana 47130

in association with:

Jacobi, Toombs, and Lanz, Inc.
120 Bell Avenue
Clarksville, Indiana 47129

October 11, 1993

legislative body under IC 36-7-4-100 [36-7-4-100 through 36-7-4-1213]. [IC 36-7-1-19], as added by Acts 1981,P.L. 309, section 19; 1981, P.L. 310, section 3; 1982, P.L. 211, section 1.].

"THOROUGHFARE." Means a public way or public place that is included in the Thoroughfare Plan of a unit (local political subdivision) under IC 36-7-4-506. The term includes the entire right-of-way for public use of the thoroughfare and all surface and subsurface improvements on it such as sidewalks, curbs, shoulders, and utility lines and mains.

"THOROUGHFARE PLAN." An element of the Comprehensive Plan which may determine lines for new, extended, widened, or narrowed public ways in any part of the jurisdiction.

"THROUGH LOT." A lot having frontage on two parallel or approximately parallel streets.

"TOURIST HOME." Refer to "BED AND BREAKFAST UNIT."

"TOWN." The Town of Sellersburg, Indiana.

"TRADE OR BUSINESS SCHOOL." Vocational or business school or college when not publicly owned or not owned or under the sponsorship of a religious, charitable, or non- profit organization; or a school conducted as a commercial enterprise for teaching trade or business technology, including, but not limited to: instrumental music, dancing, barbering or hairdressing, drafting, or for teaching industrial or technical arts, including but not limited to automotive, heating, air-conditioning, and computer technology.

"UNDERFLOOR SPACES." Spaces between the bottom of the floor joints and the earth.

"USE OF PROPERTY." Purpose or activity for which the land or building thereon is designed, arranged, or intended, or for which it is occupied or maintained.

A. "OPEN USE." The use of a lot without a building or including a building incidental to the open use.

B. "NONCONFORMING USE." See "Non-Conforming Use" definition.

"USE VARIANCE." The approval of a use other than that prescribed by this Ordinance.

"VARIANCE." A specific approval granted by the Advisory Board of Zoning Appeals in the manner prescribed by this Ordinance, to deviate from the development standards (such as height, bulk, yards) that the Ordinance otherwise prescribes. Changes in area requirements (e.g., minimum lot area, minimum floor area, dwelling unit densities, maximum lot coverage, requirements for off-street parking and off-street loading spaces in number and area, maximum sign numbers and area) are not permitted by this Ordinance except by zoning map amendment.

Section 1.10 - Determination and Interpretation of District Boundaries

In determining the boundaries of Districts, and establishing the regulations applicable to each District, due and careful consideration has been given to existing conditions, the character of buildings erected in each District, the most desirable use for which the land in each District may be adapted, and the conservation of property values throughout the Town.

Where uncertainty exists as to the exact boundaries of any District as shown on the Zoning Map, the following rules shall apply.

(1) In unsubdivided areas, or where a District boundary subdivides a lot, the exact location of the boundary shall be determined by use of the scale of the Zoning Map.

(2) In the case where the Zoning Map has been amended by ordinance, the legal description recited in such amending ordinance shall interpret the intent of the Zoning Map.

(3) In the case of further uncertainty, the Board shall interpret the intent of the Zoning Map as to the location of the boundary in question.

Section 1.11 - Nonconforming Structures

(1) Maintenance Permitted: A non-conforming structure lawfully existing prior to the effective date of this Ordinance may be maintained, except as otherwise provided in this Section.

(2) Repairs: A non-conforming structure may be repaired in the interior or exterior or altered in the interior, provided no structural change shall be made.

(3) Additions, Enlargements, or Moving:

(a) A structure non-conforming as to height, yard, area, off-street parking or loading, and landscape requirements, or other dimensional requirements shall not be added to or enlarged in any manner unless such structure, including such addition or enlargement is made to conform to the uses, height and yard of the district in which it is located.

(b) No non-conforming structure shall be moved in whole or in part to any other location on the lot on which it is located unless every portion of such structure is made to conform to all requirements of the district in which it is located.

(3) All deciduous material to be installed shall not be less than eight feet in height and two-inch caliper.

(4) All plant material shall be guaranteed for two years. All plant material that dies within that time shall be replaced by applicant.

(5) Trash and refuse shall either be stored inside the building or within an opaque screened area, which shall be at least six feet high.

Section 2.10 - General Business (B-3 District)

2.10.1 - Purpose and Intent

This district accommodates all types of business and service uses including warehouse and storage facilities.

2.10.2 - Use Regulations

2.10.2.1 - Uses Permitted by Right

No building or structure, or part thereof shall be erected, altered, or used or land use in whole or in part for other than one or more of the following specific permitted uses in accordance with the limitation thereafter specified.

(1) Any commercial use permitted by right in a B-1 District.

(2) Auto Parking.

(3) Auto Parts/Supplies.

(4) Auto Sales.

(5) Auto service and repair, provided:

(a) Any major repair service is conducted within closed building.

(b) Not more than 85% of the developed area of the premises is used for outdoor display, storage, and/or sales.

(c) Outdoor storage shall be screened by a solid decorative fence or wall not less than six (6) feet in height, and to a distance from the front line not less than the front building line of the primary structure.

(6) Bus Terminal.

2.10.2.2 - Contingent Uses

The following uses are permitted subject to conditions set forth in Section 3.5 and the granting of a "contingent use" permit by the Board of Zoning Appeals after a public hearing:

(1) Any "contingent use" found in a B-1 District.

(2) Commercial Greenhouses.

2.10.2.3 - Special Exceptions

The following uses are permitted subject to conditions enumerated in Section 3.6 and the granting of a "special exception" permit by the Board of Zoning Appeals after a public hearing:

(1) Any "special exception" found in a B-1 District.

(2) Bar or Tavern with Live Entertainment.

(5) Outdoor Amusements.

2.10.3 - Limitation of Uses

(1) All activities including sales, displays, preparation and storage shall be conducted entirely within the completely enclosed building (except those that may be permitted by the Board).

(2) All products shall be sold at retail on the premises.

2.10.4 - Area

(1) The lot area shall be a minimum of ten thousand (10,000) square feet per structure with a minimum width of one hundred (100) feet. The maximum lot area coverage shall not exceed fifty (50%) percent, and the floor area ratio (i.e., the ratio of gross floor area to lot area) shall not exceed 0.5. [Note: A floor area of any basement or attic is included in the total gross floor area.]

(2) All lots shall be served by sanitary sewers.

2.10.5 - Yards

(1) The following yard requirements shall be observed:

4.3.2 - Status of Variance

The granting of a variance shall not be an ordinance amending the Zoning Ordinance, and no action by the board shall be taken or decision made except after a public hearing.

Section 4.4 - Time Limit

(1) Any variance approved by the Board shall expire six (6) months from the date of such action, unless an Improvement Location Permit incorporating a variance has been obtained within said six (6) months or the provisions of the variance have been adhered to within said six (6) months.

(2) Whenever the Board has taken action to approve or deny a variance application, the Board shall not consider any further variance application on any part of the same property for a period of one (1) year from the date of such action.

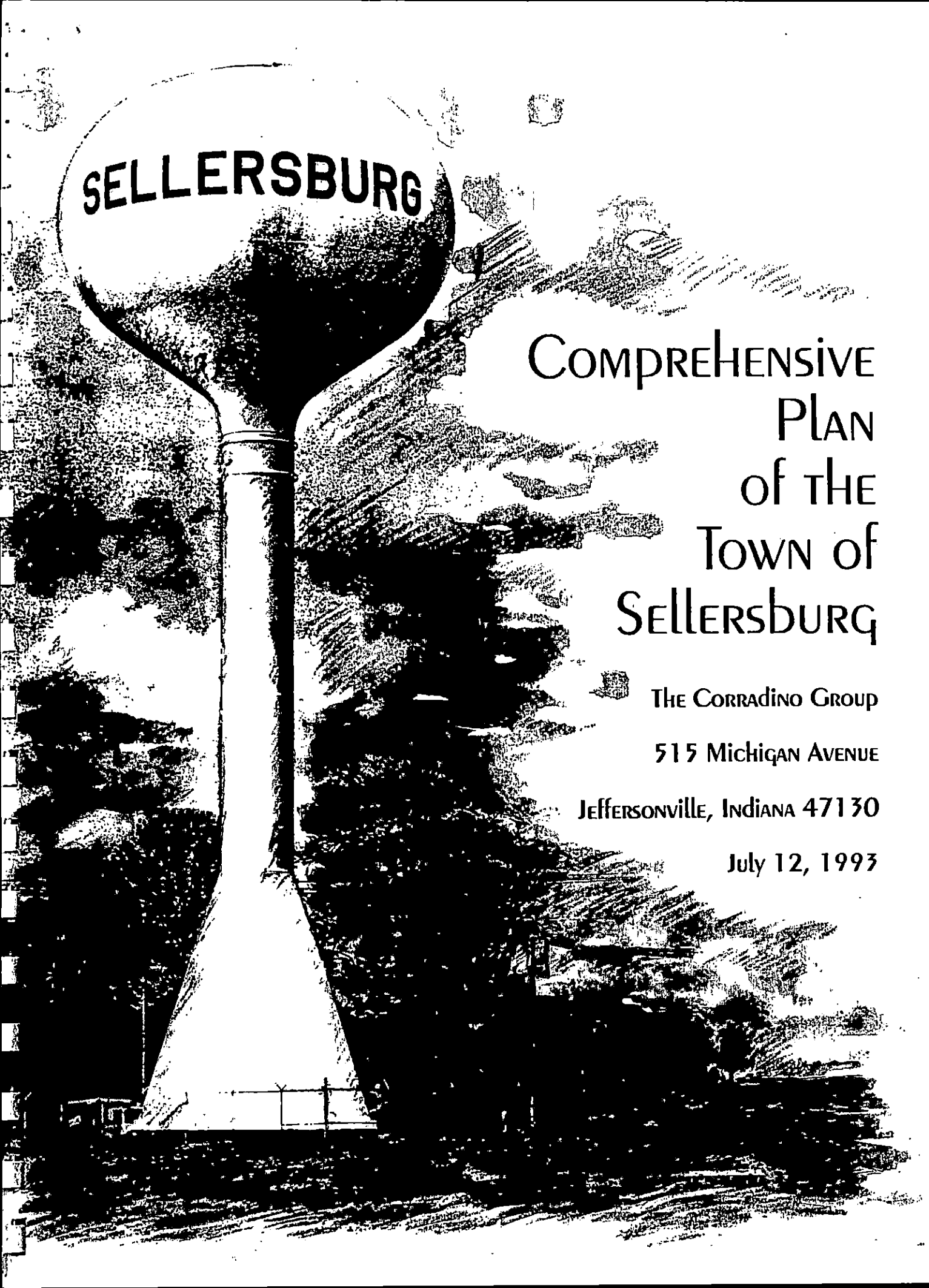
Section 4.5 - Application for Variance

Application for Variance shall be subject to Section 3.4.2 of this Ordinance.

Section 4.6 - Notice Posting

(1) Upon the filing of an application for a variance, contingent use, special exception, rezoning, or parking requirement waiver, the applicant or his attorney shall post a sign upon the real estate affected by the action in a conspicuous place which is visible at all times to all persons passing said premises. The applicant shall protect the sign from destruction on the site until the action is approved or denied by the Board. The sign shall be at least 18" x 24" with 1-1/2" lettering. The content shall state the purpose, date, time, and location of the public hearing.

(2) The sign shall be placed thereon not less than ten (10) days prior to the public hearing of the Board; and said sign shall remain posted until approved or denied by the Board.



Comprehensive Plan of the Town of Sellersburg

The Corradino Group

515 Michigan Avenue

Jeffersonville, Indiana 47130

July 12, 1993

for a public hearing and Commission recommendation, but the final authority on zoning rests with the Town Council. The Commission also serves in an advisory capacity for zoning regulation changes.

Indiana Code 36-7-4-900 also authorizes creation of the Board of Zoning Appeals (BZA). The BZA has several authorities and duties, such as issuance of Conditional Use Permits. Certain land uses are unusual and exceptional, such as landfills, hospitals, and airports, and they are permitted only after review and approval of a Conditional Use Permit.

Like the Plan Commission and legislative bodies, the Board of Zoning Appeals is also required to consider the Comprehensive Plan for guidance on land use decisions. The Zoning District Regulations allow the BZA to approve conditional uses, variances, and special uses, among others, only if the proposal will not have an adverse effect on the public interest; a literal enforcement of the zoning ordinance would result in unnecessary hardship; and the spirit of the zoning ordinance is observed, and thus the proposal is not in conflict with elements and objectives of the Comprehensive Plan, and will not adversely affect the public health, safety, and morals, and the general welfare.

•Other Plan Uses

Obviously, the Plan guides land owners in Sellersburg. If land owners want to use their land in a new way, they need to identify the zoning district in which the property is located, and whether the zoning regulations allow the development of the proposed land use. If not, the owner needs to look at what the Comprehensive Plan says concerning the property, since a change in zoning must be in agreement with the Plan.

The land owner may individually develop a new land use or may team up with or provide an option to other people or businesses to develop the land. This partnership, agreement, or contract may involve any of a number of actors: market analysts to consider economic feasibility of the development; financial institutions to fund the development; prospective tenants for the development; surveyors to measure and map the layout of the land; planners and engineers to plan and design the development; architects to design the buildings; attorneys to represent the various interests in the development; businesses to prepare the land by putting in streets and utilities; builders to put up the structures; and so on. Along with the land owner, each of these people or firms have reason to analyze what the Comprehensive Plan says about a particular piece of property being considered for development, or for that matter, what the Plan says about all property in Sellersburg. The

MINUTES OF THE MEETING

Board of Zoning

February 14, 1995

The meeting of the Board of Zoning Appeals was held at the Sellersburg Library, on the 14th day of February 1995 at 6:00 p.m. Rodney Pate, president, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Francis Conroy, and Ken Hecker, and Steve Prather, Building Inspector of Sellersburg.

THE FOLLOWING MEMBERS WERE ABSENT: Charlie Ridenour and Mark Fraley.

A motion was made by Francis Conroy to approve the minutes of the January 10, 1995. Ken Hecker seconded the motion. All members present, voted in favor of the motion.

Dortha Barton was present tonight to obtain a zoning change from R-1 to R-3 on property at 170 Hanger Avenue, Sellersburg, Indiana.

Francis Conroy made a motion to make a zoning change to R-1 to R-3 on property at 170 Hanger Avenue, Sellersburg, IN, and amended the motion to only approve one (1) four-plex built on the property, due to space. It was seconded by Ken Hecker. All members present, voted in favor of the motion. (3-0) Rodney Pate voted to make a quorum.

Pete and Roxanne Beyl of 3010 Bugaboo Lane, Sellersburg, IN, were present to obtain a zoning change to R-1 to R-3 on Oak Street. The board asked that they continue this till the next meeting on March 14, in order for the board members to look at the property.

Joe Booher and Mike Sanders of Sanders Tires were present to obtain six months to build a fence around the tire store on their business property at 131 South New Albany Street. They have been previous brought up to date on existing town codes and ordinances dealing with their problem. He promised the board that the back part of his fence would be up before March 31st.

Francis Conroy made a motion to grant 90 days for Joe Booher and Mike Sanders of Booher and Sanders Tires, to comply with the town ordinance. Ken Hecker seconded the motion. All members present, voted in favor of the motion. (3-0) Rodney Pate voted to make a quorum. NOTE: 90 days would be May 14, 1995.

On December 13, 1994, Mr. Jeff Compton of 429 East Utica was granted a variance on building a structure 8' 1" from an existing structure, according to code which was 10 feet. Ken Hecker made a motion to amend the motion to 7' 1", which was the actual distance instead of 8' 1" initially granted. All members present, voted in favor of the motion. (3-0) Rodney Pate voted to make a quorum.

Francis Conroy made a motion to adjourn the meeting. Ken Hecker seconded the motion. All members present voted in favor of the motion.

Submitted by: Benita Pate
Secretary

MINUTES OF THE MEETING

Board of Zoning

June 13, 1995

The meeting of the Board of Zoning Appeals was held at the Sellersburg Library on the 13th day of June 1995. Rodney Pate, president, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Francis Conroy, Ken Hecker, and Steve Prather, the Building Inspector.

Francis Conroy made a motion to accept the minutes of the May 9th meeting. It was seconded by Ken Hecker. All members present, voted in favor of the motion.

Pete Beyl had his property zoned R1 to R2 in order to build three duplexes on May 9th. His plans for the duplexes were presented at tonights meeting for approval. Francis Conroy made a motion to accept the plans submitted by Pete Beyl to build 3 duplexes on Lot #38, #39, and #40 on Oak Street. Ken Hecker seconded the motion. All members present, voted in favor of the motion.

Donald and Pat West of 740 Ohio Avenue, were present to ask for a variance for a 4 foot fence instead of a 5 foot fence around a swimming pool. Francis Conroy made a motion to approve a variance for a 4 foot fence around a swimming pool at 740 Ohio Avenue. Ken Hecker seconded the motion. All members present, voted in favor of the motion.

Ken Hecker made a motion to close the meeting. It was seconded by Francis Conroy. All members present, voted in favor of the motion.

MINUTES OF THE MEETING

Board of Zoning

July 11, 1995

The meeting of the Board of Zoning Appeals was held at the Sellersburg Library on the 11th day of July 1995. Rodney Pate, president, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Francis Conroy, Ken Hecker, and Steve Prather, Sellersburg Building Inspector.

Francis Conroy made a motion to accept the minutes of the last meeting. It was seconded by Ken Hecker. All members present, voted in favor of the motion.

Bill Bridges was present tonight to obtain a zoning change on 5.4 acres along Highway 31 in Sellersburg. He would like a chang R-1 to R-3. He provided the board with a description of the tract of property to be rezoned. Also, submitted was ~~X~~ an Engineer Survey.

Francis Conroy made a motion to approve the zoning to R-1 to R-3 to described property of 5.4 acres on Highway 31. Ken Hecker seconded the motion. All members present, voted in favor of the motion.

Fred Bittner of Childs World Day Care Center was present to obtain a variance on maximun coverage space and parking spaces on property on State Road 311 for a daycare center. The board asked to take this under advisement due to the entrance to property would not be large enought to accomodate traffic and parking spaces are not adequate. Also, the width for the road doesn't meet the comprehensive plan and also would need state approval for an exit off of State Road 311.

Joe Newsom was present at tonight's meeting. He has a business which places wood framed signs 4' X 8' or 4' X 6', with messages in peoples' yards temporaryly. He estimates he would place twenty-five signs on a rotation basis. Joe is asking for a variance on permit price. He is asking for one set fee for a 12 month period.

Ken Hecker made a motion to approve a variance on one set fee price for a sign permit renewable every year. Francis Conroy seconded the motion. All members present voted in favor of the motion.

Francis Conroy made a motion to adjourn the meeting and it was seconded by Ken Hecker. All members present, voted in favor of the motion.

STATE OF INDIANA,
COUNTY OF CLARK—SS

Annette Brown, **on oath says that she is bookkeeper of the News & Journal and in the employ of the publisher of**

The Evening News, a daily

newspaper of general circulation printed and published in the City of Jeffersonville, Clark County, State of Indiana, and further says that the annexed advertisement was published in said paper for one time, **to-wit: In issue of said Evening News dated** April 29, 1995

Annette Brown

State of Indiana

County of Clark

Subscribed and sworn to before me this

1st **day of** May **19**95

Helen D. Adams

Notary Public, Clark County, Indiana

My commission expires July 21, 1995

LEGAL NOTICE

Notice of zoning change. The Board of Zoning Appeals will meet at 6:00 p.m. on May 9, 1995. The meeting will be held at the Sellersburg Library.

The property in question is located in Clark County, and would be an extension of Oak Street, Lots #38, 39 & 40. The property is also located behind Thurman Chiropractic, 433 N. Indiana Avenue.

The petitioner is Pete Beyl. Request zoning change from R1 to R2.

Town of Sellersburg
Zoning Board.

Publication Fee $.....

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mr. & Mrs. Gary Harbin
426 Oak Street
Sellersburg, IN 47172

4a. Article Number
Z 720 538 073

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
5-10-95

5. Signature (Addressee)
Gary Harbin

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
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I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mr. & Mrs. Patrick Baize
519 S. Street
Sellersburg In 47172

4a. Article Number
Z 437 831 906

4b. Service Type
☐ Registered ☐ Insured
☐ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
1-31-95

5. Signature (Addressee)
Brenda Baize

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
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I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mr. & Mrs. Robert Thurman
7907 Bethany Road
Charlestown, IN 47111

4a. Article Number
Z 805 538 077

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
5-2-95

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

Is your RETURN ADDRESS completed on the reverse side?

Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

BEYL CONSTRUCTION
3010 BUGABOO LN.
SELLERSBURG, IN 47172

Ø1

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

PETE BEYL
3010 BUGABOO LN.
SELLERSBURG IN 47172

UNITED STATES POSTAL SERVICE

Official Business

LOUISVILLE, KY 402
PM
02 MAY
1995

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

BEYL CONSTRUCTION
3010 BUGABOO LN.
SELLERSBURG, IN 47172

Ø1

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mr. & Mrs. William Bueter
475 N. Indiana Avneue
Sellersburg, IN 47172

4a. Article Number
Z 320 525 674

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
4-29-95

5. Signature (Addressee)
William Bueter

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

Is your RETURN ADDRESS completed on the reverse side?

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- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mr. & Mrs. Michael Talbert
423 N. Indiana Avenue
Sellersburg, IN 47172

4a. Article Number
Z 320 525 675

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
5/3/95

5. Signature (Addressee)
Mike Talbert

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

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Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

BEYL CONSTRUCTION
3010 BUGABOO LN.
SELLERSBURG, IN 47172

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

BEYL CONSTRUCTION
3010 BUGABOO LN.
SELLERSBURG, IN 47172

STATE OF INDIANA,

COUNTY OF CLARK—SS

Annette Brown, **on oath says that she is bookkeeper of the News & Journal and in the employ of the publisher of**

The Evening News, a daily

newspaper of general circulation printed and published in the City of Jeffersonville, Clark County, State of Indiana, and further says that the annexed advertisement was published in said paper for one time....., **to-wit: In issue of said Evening News dated** April 29, 1995.....

Annette Brown

State of Indiana

County of Clark

Subscribed and sworn to before me this

1st **day of** May **19**95

Helen D. Adams

Notary Public, Clark County, Indiana

My commission expires ....July 21, 1995.....

LEGAL NOTICE

Notice of zoning change. The Board of Zoning Appeals will meet at 6:00 p.m. on May 9, 1995. The meeting will be held at the Sellersburg Library.

The property in question is located in Clark County, and would be an extension of Oak Street, Lots #38, 39 & 40. The property is also located behind Thurman Chiropractic, 433 N. Indiana Avenue.

The petitioner is Pete Beyl. Request zoning change from R1 to R2.

Town of Sellersburg
Zoning Board.

Publication Fee $.....

PLANNING COMMISSION

DATE: 9 MAY 1995

SUBJECT: POLE BARNS

DISCUSSION: LIMITATIONS ON SIZES OF POLE BARNS IN RESIDENTIAL AND COMMERCIAL ZONES WITHIN THE BOUNDARIES OF SELLERSBURG.

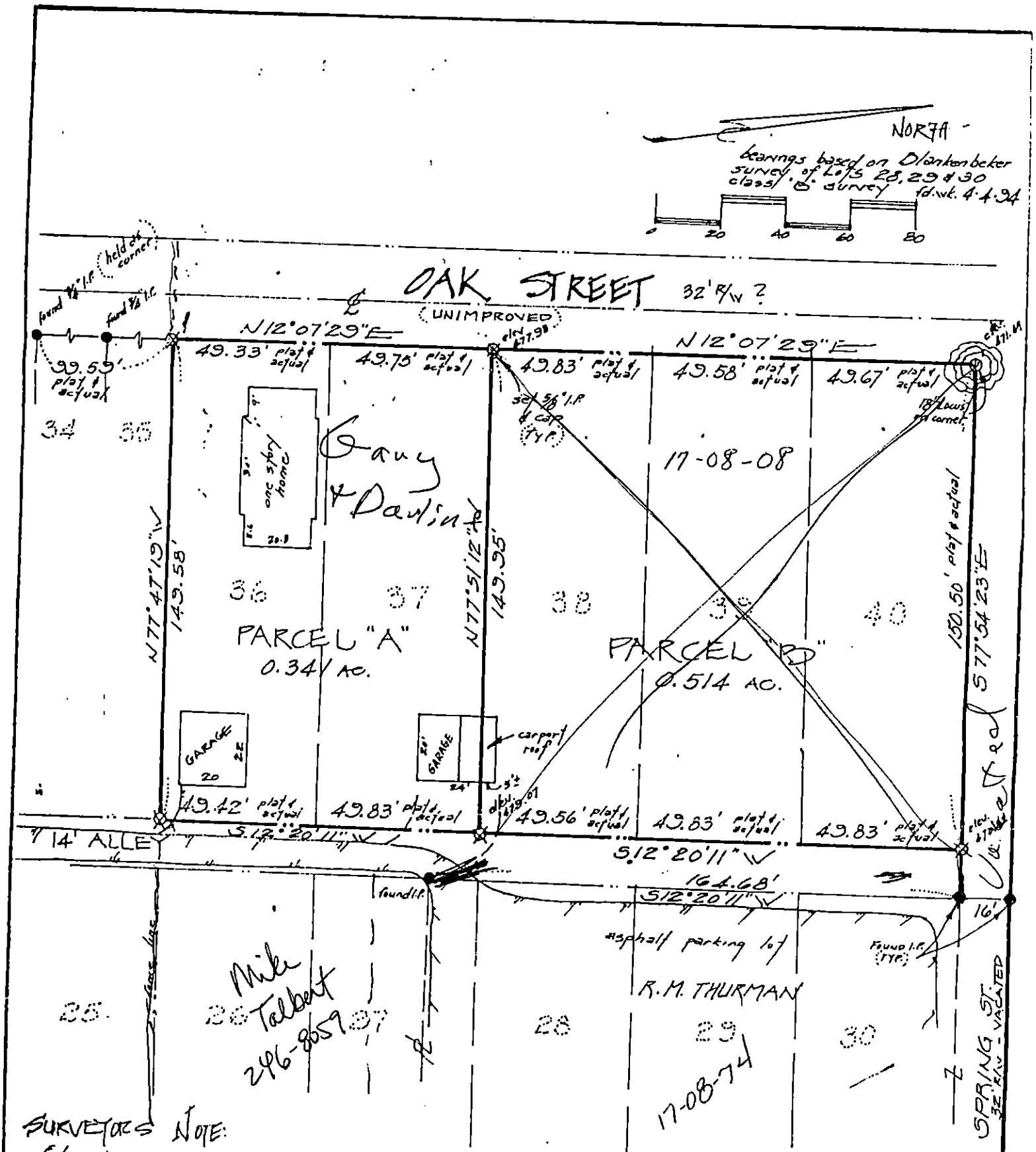
R1	RESTRICTED TO ONE STORY (10 FOOT EVE HEIGHT)
R2	STRUCTURES NO LARGER THAN 24 (TWENTY-FOUR) FEET BY 40
R3	(FORTY) FEET IN SIZE, MEASURED OUTSIDE TO OUTSIDE.
RPO	RESTRICTED
IB1	RESTRICTED
B1	RESTRICTED
B2	RESTRICTED
B3	RESTRICTED
MHP	RESTRICTED
I1	NO RESTRICTIONS
I2	NO RESTRICTIONS

THE BUILDING OF A POLE TYPE STRUCTURE IN THE FOLLOWING ZONES RPO, IB1, B1, B2, B3, MHP IS RESTRICTED WITHOUT A VARIANCE FROM THE BOARD OF ZONING APPEALS.

THE BUILDING OF A POLE TYPE STRUCTURE IN THE FOLLOWING ZONES R1, R2, R3 IS RESTRICTED TO A MAXIMUM HEIGHT OF 10 (TEN) FEET (EVE HEIGHT) AND A FOOTPRINT NOT TO EXCEED 24 (TWENTY FOUR) FEET WIDE AND 40 (FORTY) FEET DEEP WITHOUT A VARIANCE FROM THE BOARD OF ZONING APPEALS.

THE BUILDING OF A POLE TYPE STRUCTURE IN THE FOLLOWING ZONES I1, I2 IS NOT RESTRICTED IN ANY WAY SO LONG AS IT DOES NOT VIOLATE ANY OTHER EXISTING BUILDING CODES AND/OR ORDINANCES OF THE STATE OF INDIANA AND/OR THE TOWN OF SELLERSBURG.

STEPHEN D. PRATHER
BUILDING COMMISSIONER
TOWN OF SELLERSBURG



SURVEYORS NOTE:

Elevations based on B.M.#2 - elev. 476.50, as shown on F.I.R.M. # 180028 0001 B dated Aug. 1, 1980. Map shows 100 year base flood elev. as 469.00. Based on BM#2 these lots are located in Zone "B" & "C"

Hg 31

STATE OF INDIANA,

COUNTY OF CLARK—SS

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The Evening News, a daily

newspaper of general circulation printed and published in the City of Jeffersonville, Clark County, State of Indiana, and further says that the annexed advertisement was published in said paper for one time ....., **to-wit: In issue of said Evening News dated** February 2, 1995.....

Annette Brown

State of Indiana

County of Clark

Subscribed and sworn to before me this 2nd **day of** February ..... **19**95.

Helen D. Adams

Notary Public, Clark County, Indiana

My commission expires .....July 21, 1995.....

LEGAL NOTICE

Notice of zoning change. The Board of Zoning Appeals will meet at 6:00 p.m. on February 14, 1995. The meeting will be held at the Sellersburg Library.

The property in question is located in Clark County. This undeveloped alley runs directly between Thurman Chiropractic, 433 N. Indiana Avenue and Lots #38, 39, & 40 of an unimproved Oak Street.

The petitioner is Pete Beyl. Request to vacate undeveloped alley.

Town of Sellersburg
Zoning Board

Publication Fee $.....

Submitted by Byle

STATE OF INDIANA,

COUNTY OF CLARK—SS

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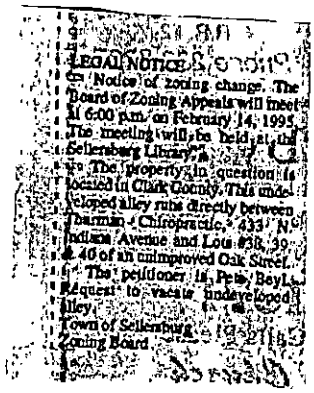

LEGAL NOTICE

Notice of zoning change. The Board of Zoning Appeals will meet at 6:00 p.m. on February 14, 1995. The meeting will be held at the Sellersburg Library.

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The petitioner is Peter Bayl. Request to vacate undeveloped alley.

Town of Sellersburg
Zoning Board

...Annette Brown

State of Indiana

County of Clark

Subscribed and sworn to before me this 2nd **day of** February **19**95.

...Helen D. Adams

Notary Public, Clark County, Indiana

My commission expires .....July 21, 1995.....

Publication Fee $.....

STATE OF INDIANA,
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Annette Brown

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The property in question is located in Clark County. This undeveloped alley runs directly between Thurman Chiropractic, 433 N. Indiana Avenue and Lots #38, 39, & 40 of an unimproved Oak Street.

The petitioner is Peto, Beyl. Request to vacate undeveloped alley.

Town of Sellersburg
Zoning Board

State of Indiana

County of Clark

Subscribed and sworn to before me this 2nd day of February 1995.

Helen D. Adams

Notary Public, Clark County, Indiana

My commission expires .....July 21, 1995.....

Publication Fee $.....

STATE OF INDIANA,

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County of Clark

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Notary Public, Clark County, Indiana

My commission expires July 21, 1995.....

LEGAL NOTICE

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The property in question is located in Clark County, and would be an extension of Oak Street, lots #38, 49 & 40. The property is also located behind Dr. Thurman Chiropractic, 433 N. Indiana Avenue.

The petitioner is Pete Beyl. Request zoning change from R1 to R3.

Town of Sellersburg
Zoning Board

Publication Fee $.....

Z 437 831 857

Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

UNITED STATES POSTAL SERVICE

PS Form 3800, March 1993

Sent to Mr+Mrs John Peterson	
Street and No 414 Oak St	
P.O., State and ZIP Code Sellersburg IN 47172	
Postage	$ .32
Certified Fee	1.10
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$2.52
Postmark or Date	

Z 437 831 859

Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

UNITED STATES POSTAL SERVICE

PS Form 3800, March 1993

Sent to Lara Backherms	
Street and No 513 Vermont Ave	
P.O., State and ZIP Code Speed IN 47172	
Postage	$ .32
Certified Fee	1.10
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$2.52
Postmark or Date	

Z 437 831 905

Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

UNITED STATES POSTAL SERVICE

PS Form 3800, March 1993

Sent to Mr+Mrs Wm Bueter	
Street and No 415 N. Indiana Ave	
P.O., State and ZIP Code Sellersburg IN 47172	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$2.52
Postmark or Date	

Z 437 831 906

Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

UNITED STATES POSTAL SERVICE

PS Form 3800, March 1993

Sent to Mr+Mrs Patrick Bangel	
Street and No 518 South Street	
P.O., State and ZIP Code Sellersburg IN 47172	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$2.52
Postmark or Date	

Z 437 831 910

Receipt for Certified Mail
No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

UNITED STATES POSTAL SERVICE

PS Form 3800, March 1993

Sent to Mr+Mrs Floyd	
Street and No 412 Oak St.	
P.O., State and ZIP Code Sellersburg IN 47172	
Postage	$ .32
Certified Fee	1.10
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$2.52
Postmark or Date	

Z 437 831 751

Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to: Steven Overton
Street and No. 580 Hass St.
P.O., State and ZIP Code: Sellersburg IN 47172

Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$ 2.52
Postmark or Date	

PS Form 3800, March 1993

Z 437 831 762

Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to: Michael Talbert
Street and No. 423 N Indiana Ave
P.O., State and ZIP Code: Sellersburg IN 47172

Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$ 2.52
Postmark or Date	

PS Form 3800, March 1993

Z 437 831 906

Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to: McKenna L. Mooney
Street and No. 432 E. Pine Oliver
P.O., State and ZIP Code: Sellersburg IN 47172

Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$ 2.52
Postmark or Date	

PS Form 3800, March 1993

Z 437 831 904

Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to: McKenna L. Bailey
Street and No. 417 A Indiana Ave
P.O., State and ZIP Code: Sellersburg IN 47172

Postage	$ 1.32
Certified Fee	1.10
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$ 2.52
Postmark or Date	JAN 1995 USPS SQUARE

PS Form 3800, March 1993

Z 437 831 752

Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to: Michael Tooley
Street and No. 3818 Ebenezer Church Rd
P.O., State and ZIP Code: Sellersburg IN 47172

Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$ 2.52
Postmark or Date	

PS Form 3800, March 1993

Z 437 831 661

Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

Sent to: Robert Thurman
Street and No. 7907 Bethany Rd
P.O., State and ZIP Code: Charlestown IN 47111

Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$ 2.52
Postmark or Date	

PS Form 3800, March 1993

Z 437 831 904

Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

PS Form 3800, March 1993

Sent to Mr + Mrs Carl Amburgy	
Street and No. 420 Oak St.	
P.O., State and ZIP Code Sellersburg IN 47172	
Postage	$.32
Certified Fee	1.10
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$2.52
Postmark or Date	

NEW ALBANY, IN SUMMIT SQUARE JAN 30 1995 USPS

Z 437 831 860

Receipt for Certified Mail

No Insurance Coverage Provided
Do not use for International Mail
(See Reverse)

PS Form 3800, March 1993

Sent to Mr + Mrs Gary Harbin	
Street and No. 420 OAK ST	
P.O., State and ZIP Code Sellersburg IN 47172	
Postage	$.32
Certified Fee	1.10
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	$2.52
Postmark or Date	

ALBANY IN 1995 USPS

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Mr & Mrs Patrick Baize
519 S. Street
Sellersburg In 47172

4a. Article Number
Z 437 831 906

4b. Service Type
☐ Registered ☐ Insured
☐ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
1-31-95

5. Signature (Addressee)
Brenda Baize

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
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- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Steven Overton
520 Hauss St
Sellersburg IN 47172

4a. Article Number
2432881761

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
2/6/95

5. Signature (Addressee)
Kimberly Overton

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

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- Complete items 3, and 4a & b.
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- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
MR + MRS WM MOSLEY
332 W. NEW ALBANY
Sellersburg IN 47172

4a. Article Number

4b. Service Type
☐ Registered ☐ Insured
☐ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
2-7-95

5. Signature (Addressee)
Mary Mosley

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S.MAIL

Print your name, address and ZIP Code here

PETE BEYL
3010 BUGABOO LN.
SELLERSBURG IN 47172

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S.MAIL

Print your name, address and ZIP Code here

Pete Beyl Construction
3010 Bugaboo Lane
Sellersburg IN 47172

UNITED STATES POSTAL SERVICE

LOUISVILLE KY
PM
7 FEB
1995

SMILE AM
NATIONAL
DENTAL HEA

Official Business

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S.MAIL

Print your name, address and ZIP Code here

Pete Beyl
3010 Bugaboo Ln.
Sellersburg In 47172

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
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I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Mr + Mrs Carl Ambrugy
420 Oak Street
Sellersburg In 47172

4a. Article Number
Z 437 831 904

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
2-2-95

5. Signature (Addressee)
X Stella Ambrugy

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
mr+mrs Michael Talbert
423 N Indiana Ave
Sellersburg IN
47172

4a. Article Number
Z 437 831 862

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
1-31-95

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Mr + Mrs L. Ooley
417 N. Indiana Ave.
Sellersburg In
47172

4a. Article Number
Z 437 831 908

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
2/1/95

5. Signature (Addressee)
X JoAnna Ooley

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

PETE BEYL
3010 Bugaboo Ln
Sellersburg IN 47172

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

Pete Beyl Construction
3010 Bogaboo lane
Sellersburg IN 47172

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

Pete Beyl
3010 Bugaboo Ln
Sellersburg In 47172

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
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I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Lara Backherms
513 Vermont Ave
Speed In 47172

4a. Article Number
243783 1859

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
2-1-95

5. Signature (Addressee)
Nor Bu

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

PS Form **3811**, December 1991 ☆U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
MR+MRS GARY HARBIN
426 OAK ST.
Sellersburg IN 47172

4a. Article Number
243783 1860

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
2-1-95

5. Signature (Addressee)
Marlene Harbin

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

PS Form **3811**, December 1991 ☆U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Mr+Mrs. Robert Thurman
7907 Bethany Rd
Charlestown IN 4711

4a. Article Number
243783 1861

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
2-1-95

5. Signature (Addressee)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

PS Form **3811**, December 1991 ☆U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

Pete Beyl
3010 Bugaboo Ln
Sellersburg, In 47172

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

PETE BEYL
3010 BUGABOO Ln
SELLERSBURG IN 47172

UNITED STATES POSTAL SERVICE

Official Business

LOUISVILLE KY 40202
1 FEB 1995

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

Pete Beyl Construction
3010 Bugaboo Lane
Sellersburg IN 47172

Is your RETURN ADDRESS completed on the reverse side?

SENDER:
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- Complete items 3, and 4a & b.
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- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Mr & Mrs John Peterson
414 Oak St.
Sellersburg, In 47172

4a. Article Number
Z 437 831 957

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

5. Signature (Addressee)
John Peterson

7. Date of Delivery
1-31-95

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ★U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

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- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Mr & Mrs Wm Butler
475 N. Indiana Ave.
Sellersburg, In 47172

4a. Article Number

4b. Service Type
☐ Registered ☐ Insured
☐ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

5. Signature (Addressee)
Marty Butler

7. Date of Delivery
1-31-95

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

30 JAN

PS Form **3811**, December 1991 ★U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:
Mr & Mrs Emmett Floyd
412 Oak St.
Sellersburg, In 47172

4a. Article Number
Z 437 831 910

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

5. Signature (Addressee)
Em C. Floyd

7. Date of Delivery
1-31-95

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ★U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE

Official Business

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U.S.MAIL

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Pete Beyl
3010 Bugaboo Ln
Sellersburg In 47172

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S.MAIL

Print your name, address and ZIP Code here

PETE BEYL
3010 Bugaboo Ln.
Sellersburg IN 47172

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S.MAIL

Print your name, address and ZIP Code here

Pete Beyl
3010 Bugaboo Ln
Sellersburg In 47172

STATE OF INDIANA,

COUNTY OF CLARK—SS

Annette Brown, **on oath says that she is bookkeeper of the News & Journal and in the employ of the publisher of**

The Evening News, a daily

newspaper of general circulation printed and published in the City of Jeffersonville, Clark County, State of Indiana, and further says that the annexed advertisement was published in said paper for one time....., **to-wit: In issue of said Evening News dated** February 2, 1995.....

Annette Brown

State of Indiana

County of Clark

Subscribed and sworn to before me this

2nd **day of** February..... **19**95

Helen D. Adams

Notary Public, Clark County, Indiana

My commission expires July 21, 1995.....

LEGAL NOTICE

Notice of zoning change. The Board of Zoning Appeals will meet at 6:00 p.m. on February 14, 1995. The meeting will be held at the Sellersburg Library.

The property in question is located in Clark County, and would be an extension of Oak Street, lots #38, 49 & 40. The property is also located behind Thurman Chiropractic, 433 N. Indiana Avenue.

The petitioner is Pete Beyl. Request zoning change from R1 to R3.

Town of Sellersburg
Zoning Board

Publication Fee $.....

Approved by

? 12' New Alley

? 3' OFFLINE

New Bldg

151'

130'

46'

25'

25'

SEWER UTILITIES

SEWER

Center of Alley

60' approx

Alley

New Bldg

Y1000

PARK

115' FORD ST

New Office 26x44

EXISTING Bldg

40 x 26

Rapp Alley

100

12'

on post

140

26

PARKING

60'

PARK

85'

TNDIANA AVE

WILSON JONES MADE IN USA

MINUTES OF THE MEETING

Board of Zoning Appeals

March 14, 1995

The meeting of the Board of Zoning Appeals was held at the Sellersburg Library on the 14th day of March 1995 at 6:00p.m. Rodney Pate, president, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Francis Conroy, Ken Hecker, Mark Fraley, Charlie Ridenour, and Steve Prather, Building Inspector.

Some corrections were made to the February 14th minutes. Correction was made to Ken Sanders name. Also, the 7th paragraph, the word "previously" was mispelled. Ken Hecker made a motion to approve the minutes of the February 14 meeting as corrected. Francis Conroy seconded the motion.

Fred Everitt, Jr. was present tonight to request a zoning change on Lots 15 and 16 on Norman Drive, Sellersburg Indiana, to R-2 from R-1.

The Board of Zoning members asked to table this until the next meeting on April 11th until members could take a look at the property.

Pete Beyl was present to obtain a zoning change to R-1 to R-3 on Oak Street. The board president, Rodney Pate, asked the board to entertain a motion to zone this property from R-1 to R-3 on Oak Street. No motion was entertained, so it remains R-1.

Ken Hecker made a motion to adjourn the meeting. It was seconded by Francis Conroy. All members present voted in favor of the motion.

Francis G. Conroy

Kenneth R. Hecker

Charles Ridenour

Rod Pate

March 14, 1995

TO: The Sellersburg Board of Zoning Appeals

FROM: Residents of property near Lot 15 & 16 on Norman Drive

We, the owners/residents of property adjoining or near the lots 15 and 16 located on Norman Drive, in Sellersburg, are requesting that the Board of Zoning Appeals deny the request of Fred Everitt, Jr. to change the zoning of these two lots from R1 to R2.

SIGNED:

Gene Reynolds
Hazel Elrod
Judy Groth
George Groth
Peggy Dierato
Sandra K. Jones
William S Jones
Carol Johnson
Arthur R. Rose
David B. Johnson
Kyle Johnson
Janet K. Staly
Cherie A. Staly
Wayne Staly
Donna Barnett
Eddie Barnett
Shirley Ann Elliott
Shirley Tempe
Peggy Booker
William Booker
Terri Huckelberry
Tim Huckelberry
Daniel J. Galloway
Carlin P. Jennings
Mistly F. Jennings
Janet B. Gambrell

NOTARIZED BY: Carol M. Johnson, Notary Public
My commission expires 10/10/98
Carol M. Johnson

March 14, 1995

TO: The Sellersburg Board of Zoning Appeals

FROM: Residents of property near Lot 15 & 16 on Norman Drive

We, the residents of property adjoining or near the lots 15 and 16 located on Norman Drive, in Sellersburg, are requesting that the Board of Zoning Appeals deny the request of Fred Everitt, Jr. to change the zoning of these two lots from R1 to R2.

SIGNED:

NOTARIZED BY: Carol M. Johnson, Notary Public
My commission expires 10\10\98

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

FRED EVERITT JR
1404 CELESTA WAY
SELLERSBURG, IN 47172

UNITED STATES POSTAL SERVICE

Official Business

31 MAR
1995

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

FRED EVERITT JR
1404 CELESTA WAY
SELLERSBURG IN 47172

UNITED STATES POSTAL SERVICE

LOUISVILLE, KY
01
1995

LOUISVILLE KY 400

Official Business

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S. MAIL

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FRED EVERITT JR
1404 CELESTA WAY
SELLERSBURG, IN 47172

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SENDER:
- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

CHARLES JENNINGS
582 FULTON ST
SELLERSBURG, IN 47172

4a. Article Number: 2015 030927

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery: 3-2-95

5. Signature (Addressee): [signature]

6. Signature (Agent):

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

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I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

DAVID JOHNSON
617 WILDWOOD DR.
SELLERSBURG, IN 47172

4a. Article Number: 2015030928

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery: 3-1-95

5. Signature (Addressee): [signature]

6. Signature (Agent):

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

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I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

JERRY ELROD
579 NORMAN DR.
SELLERSBURG, IN 47172

4a. Article Number: 2015 030934

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery: 3-1-95

5. Signature (Addressee): [signature]

6. Signature (Agent):

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

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Official Business

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FRED EVERITT JR.
1404 CELESTA WAY
SELLERSBURG, IN 47172

UNITED STATES POSTAL SERVICE

Official Business

LOUISVILLE KY 402
1 MAR
1995

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

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FRED EVERITT JR.
1404 CELESTA WAY
SELLERSBURG, IN 47172

UNITED STATES POSTAL SERVICE

Official Business

LOUISVILLE KY 402
2 MAR
1995

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S.MAIL

Print your name, address and ZIP Code here

FRED EVERITT JR
1404 CELESTA WAY
SELLERSBURG, IN 47172

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I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

WAYNE SPATIG
FULTON
540 ~~NORMAN~~ Dr.
SELLERSBURG, IN 47172

4a. Article Number
Z 015 030933

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)
X [signature]

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

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I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

AURTHUR LONE
571 FULTON ST.
SELLERSBURG IN 47172

4a. Article Number
Z 015 030935

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)
X [signature]

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

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- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

LEWIS REYMAN
629 WILDWOOD Dr.
SELLERSBURG IN 47172

4a. Article Number
Z 015 030931

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
3-2-95

5. Signature (Addressee)
X [signature]

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

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FRED EVERITT JR
1404 CELESTA WAY
SELLERSBURG, IN 47172

UNITED STATES POSTAL SERVICE

LOUISVILLE, KY 40201

Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

FRED EVERITT JR
1404 CELESTA WAY
SELLERSBURG, IN 47172

UNITED STATES POSTAL SERVICE

LOUISVILLE, KY 40201

Official Business

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S. MAIL

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FRED EVERITT JR.
1404 CELESTA WAY
SELLERSBURG, IN 47172

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I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

DAVID ALLEN
565 FULTON ST.
SELLERSBURG, IN 47172

4a. Article Number: 2015030929

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery: MAR 01 1995

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

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- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

ROBERT DECKER
Tom Staley lives at 585 Norman
585 NORMAN DR.
SELLERSBURG, IN 47172

4a. Article Number: 2015030932

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

MAR 2 1995

PS Form 3811, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

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I also wish to receive the following services (for an extra fee):
1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

JEFFRY ELLIOTT
588 ~~576~~ FULTON ST.
SELLERSBURG, IN 47172

4a. Article Number: 2015030926

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery: 3-6-95

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

MINUTES OF THE MEETING

Board of Zoning Appeals

April 11, 1995

The meeting of the Board of Zoning Appeals was held at the Sellersburg Library on the 11th day of April 1995 at 6:00 p.m. Rodney Pate, president, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Charlie Ridenour, Francis Conroy, Ken Hecker, and Steve Prather, Building Inspector.

Fred Everett, Jr., was present tonight to request a zoning change on Lots 15 and 16 on Norman Drive, Sellersburg Indiana, to R-2 from R-1. This is Roy's second meeting. This matter was tabled from the March 14th meeting.

Rodney Pate asked the council to entertain a motion to zone lots 15 & 16 to R-2 on Norman Drive. No motion was brought to the floor. No zoning change was changed, at this time.

Charlie Ridenour made a motion to approve the minutes from the March 14th meeting. Francis Conroy seconded the motion. All members present, voted in favor of the motion.

STATE OF INDIANA,

COUNTY OF CLARK—SS

Annette Brown, **on oath says that she is bookkeeper of the News & Journal and in the employ of the publisher of**

The Evening News, a daily

newspaper of general circulation printed and published in the City of Jeffersonville, Clark County, State of Indiana, and further says that the annexed advertisement was published in said paper for One time **, to-wit: In issue of said Evening News dated** March 3, 1995

Annette Brown

The Board of Zoning Appeals will meet at 6:00 p.m. on Tuesday the 14th of March, 1995 at the Sellersburg Library in Sellersburg, IN. The board will entertain a motion to change the zoning on a piece of property on Norman Drive from R1 to R2.

State of Indiana

County of Clark

Subscribed and sworn to before me this

3rd **day of** March **19**95

Helen D. Adams

Notary Public, Clark County, Indiana

My commission expires July 21, 1995

Publication Fee $.....

MINUTES OF THE MEETING

Board of Zoning Appeals

May 9, 1995

The meeting of the Board of Zoning Appeals was held at Sellersburg Library on the 9th day of May 1995. Rodney Pate, president, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Francis Conroy, Ken Hecker, and Steve Prather, Building Inspector.

Pete Beyl was present tonight to receive a zoning change from R-1 to R-2 in order to build (3) three duplexes at Oak Street, being lots #38, #39, and #40. The property is located behind Thurman Chiropratic at 433 North Indiana Avenue. Also, the developer is responsible to extend 300 feet of the road to a two land road.

Ken Hecker made a motion to accept rezoning lots #38, #39 and #40 on Oak Street from R-1 to R-2 to build three duplexs on contingent on approval of the plans and extending 300ft of the road to a two lane. Francis Conroy seconded the motion. All members present, voted in favor of the motion.

Mr. Bill Bridges was present tonight to rezone a 3.3 acre plot, part of 40 acres on Highway 131 ajacent to the highway. It is presently zoned agriculture. Bill Bridges plans to build 48 units, which would be twelve buildings with four apartments each. THe back portion of the property is planned for single homes in the future.

The Board of Zoning will take this under advisement until next months meeting on Tuesday, JUne 13, 1995. -

Ken Hecker made a motion to accept the minutes as written. It was seconded by Francis Conroy.

Ken Hecker made a motion to adjourn the meeting. It was seconded by Francis Conroy. All members present, voted in favor of the motion.

_____ _____

_____ _____

_____ _____

Description of Tract

A part of Survey No. 89 of the Illinois Grant, Clark County, Indiana and more particularly described as follows: beginning at the stone on the south corner of said Survey No. 89, thence N 53°49'E, with the line dividing Survey Nos. 67 and 89, a distance of 1621.3 feet to a point in the center line of Highway No. 31; thence N 8°45'W, with said center line, 1274.7 feet to a point; continuing with said center line N 8°49'W 1436.0 feet to a point, said point being S 8°49'E 279.4 feet from the point of beginning of a 6° curve; thence S 53°54'W 158.4 feet to an iron pipe; thence N 36°06'W 816.5 feet to an iron pipe, the true point of beginning; thence N 53°54'E 342.4 feet to a point in the west R/W line of Highway No. 31, said point being N 36°15'W 127.9 feet and S 53°54'W 50.0 feet from the point of tangency of aforesaid 6° curve; thence N 36°15'W, with the west R/W line of said Highway No. 31, a distance of 700.00 feet to a point; thence S 53°54'W 340.57 feet to a point; thence S 36°06'E 700.00 feet to the true point of beginning, containing 5.4875 acres, subject to all easements, apparent or of record.

Written from Deed; June 3, 1995

For: William Bridges

Job No. 95158

Paul E. Moffett, P.E.,L.S.

In. Reg. No. 11461

PAUL E. MOFFETT
REGISTERED
No. 11461
STATE OF
INDIANA
LAND SURVEYOR

150'

ELEV. ×470'

FUTURE BLDG SITE IF ELEV. IS SATISFIED

MH#9 50' R/W

MH#2

EXISTING MH#1 ELEV 460'

EXIST. U.S. 8" SEWER & WATER 4" GAS

LOT ×150' O.R.W. D WILL CATE ×175'

175'

1 ACRE LAKE

1 ACRE LAKE

32 × 80 4 UNITS

MULTI-FAMILY (5.62 ACRE)
120-10'×20' PARKING LOCATIONS

392.4'

ENTRY

ENTRY

355'

TBM 457.

31E

PENN ST.

304'

NOTE: EXISTING ELEVA BETWEEN M.H

NOTE:
AFTER ZONING IS ESTABLISH. A REGISTERED SURVEYOR WILL LOCATE ALL PROPERTY BOUND SET METAL MARKERS, AND PROV DATA FOR DEED DISCRIPTIONS

STATE OF INDIANA,

COUNTY OF CLARK—SS

Annette Brown, **on oath says that she is bookkeeper of the News & Journal and in the employ of the publisher of**

The Evening News, a daily

newspaper of general circulation printed and published in the City of Jeffersonville, Clark County, State of Indiana, and further says that the annexed advertisement was published in said paper for .one .time....., **to-wit: In issue of said Evening News dated** ..April. 28. .1995.....

Annette Brown

State of Indiana

County of Clark

Subscribed and sworn to before me this

..28th. **day of** April..... **19**95

Helen D. Adams

Notary Public, Clark County, Indiana

My commission expires ...July..21.,..1995.....

LEGAL NOTICE

Notice of zoning change: The Board of Zoning Appeals will meet at 6 p.m. on May 9th, 1995.

The meeting will be held at the Sellersburg Library.

The property in question is located in Clark County, consists of 3.3 acres located north of the Moose Lodge, between Ind. Highway 31E and Forest Estates.

The petitioner is William Bridges, request zoning change from "A" to R-3.

Town of Sellersburg
Zoning Board

Publication Fee $.....

MINUTES OF THE MEETING

Board of Zoning Appeals

May 9, 1995

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The Board of Zoning will take this under advisement until next months meeting on Tuesday, JUne 13, 1995.

Ken Hecker made a motion to accept the minutes as written. It was seconded by Francis Conroy.

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Rod Pate

Francis A Conroy

Kenneth R Hecker

Steve Prather

MINUTES OF THE MEETING

Board of Zoning

June 13, 1995

The meeting of the Board of Zoning Appeals was held at the Sellersburg Library on the 13th day of June 1995. Rodney Pate, president, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Francis Conroy, Ken Hecker, and Steve Prather, the Building Inspector.

Francis Conroy made a motion to accept the minutes of the May 9th meeting. It was seconded by Ken Hecker. All members present, voted in favor of the motion.

Pete Beyl had his property zoned R1 to R2 in order to build three duplexes on May 9th. His plans for the duplexes were presented at tonights meeting for approval. Francis Conroy made a motion to accept the plans submitted by Pete Beyl to build 3 duplexes on Lot #38, #39, and #40 on Oak Street. Ken Hecker seconded the motion. All members present, voted in favor of the motion.

Donald and Pat West of 740 Ohio Avenue, were present to ask for a variance for a 4 foot fence instead of a 5 foot fence around a swimming pool. Francis Conroy made a motion to approve a variance for a 4 foot fence around a swimming pool at 740 Ohio Avenue. Ken Hecker seconded the motion. All members present, voted in favor of the motion.

Ken Hecker made a motion to close the meeting. It was seconded by Francis Conroy. All members present, voted in favor of the motion.

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Board of Zoning

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Ken Hecker made a motion to close the meeting. It was seconded by Francis Conroy. All members present, voted in favor of the motion.

MINUTES OF THE MEETING

Board of Zoning Appeals

August 8, 1995

The meeting of the Board of Zoning Appeals was held at the Sellersburg Library, on the 8th day of August 1995 at 6:00 p.m. Rodney Pate, president called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Francis Conroy, Steve Prather, and Ken Hecker.

Vivian Hayes, a tenant of the property at 131 Popp Avenue in Sellersburg, was present tonight to inquire about putting a fence down the property line. Rodney Pate told her the owner of the property, which is Sheldon McCullum would be the one who would obtain a variance. They also, suggest trying to get a waiver from property owner in back who adjoins the property. If they cannot be in agreement with property owner, they will be back for a variance.

Francis Conroy made a motion to accept the minutes with correction to a spelling mistake. Ken Hecker seconded the motion. All members present, voted in favor of the motion.

Submitted by: Benita Pate, Secretary

Rod Pate

Charles E Popp

Francis A. Conroy

Kenneth R. Hecker

LEGAL NOTICE

Notice is hereby given that the Mary Dulaney Estate has filed a petition with the Town of Sellersburg Planning Commission praying that the classification of the following described real estate by changed from Residential/Professional to B-3, said real estate being situated in the Town of Sellersburg, Indiana, in the County of Clark and described as follows:

> A PART OF SURVEY NUMBER ONE HUNDRED ELEVEN (111) OF CLARK'S OR THE ILLINOIS GRANT, PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE POINT WHERE THE ILLINOIS GRANTS 111, 130, 129, AND 110 ALL CORNER AND RUNNING THENCE NORTH FIFTY ONE DEGREES AND TWENTY-NINE MINUTES EAST A DISTANCE OF 512 FEET TO A STONE IN THE NORTH LINE OF SAID GRANT 111, THENCE RUNNING SOUTH THIRTY-FIVE DEGREES AND THIRTY MINUTES EAST A DISTANCE OF 342 FEET TO AN IRON PIN, THIS BEING THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE RUNNING SOUTH THIRTY ~~-FIVE DE~~GREES AND THIRTY MINUTES EAST A DISTANCE OF 139 FEET, THENCE RUNNING NORTH FIFTY-FOUR DEGREES ~~AND FIFTY~~-FIVE MINUTES EAST A DISTANCE OF 579 FEET TO AN IRON POST; THENCE RUNNING SOUTH SEVENTY-NINE DEGREES AND FIVE MINUTES EAST A DISTANCE OF 175 FEET TO AN IRON POST, THENCE RUNNING NORTH TEN DEGREES AND FIFTY-FOUR MINUTES EAST, A DISTANCE OF 110 FEET TO AN IRON POST, THENCE RUNNING SOUTH EIGHTY-FOUR DEGREES AND FIFTY-FOUR MINUTES WEST A DISTANCE OF 376-3/10 FEET TO AN IRON POST, THENCE RUNNING SOUTH FIFTY-FOUR DEGREES AND FIFTY-FIVE MINUTES WEST A DISTANCE OF 454-9/10 FEET TO THE IRON PIN AT THE TRUE POINT OF BEGINNING, CONTAINING 2-12/100 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL RESTRICTIONS AND/OR EASEMENTS OF PUBLIC RECORD.

having a street address of 485 N. Indiana Avenue. Notice is further given that the Town of Sellersburg Planning Commission will on October 10, 1995 at 6:00 p.m. in the Sellersburg Library hold a public hearing on said matter prior to making a recommendation to the Town Board of the Town of Sellersburg concerning the re-zoning of said real estate.

Dated at Sellersburg, Indiana this 27th day of September 1995.

dm14a:Dulaney.not

STATE OF INDIANA,

COUNTY OF CLARK—SS

Annette Brown, **on oath says that she is bookkeeper of the News & Journal and in the employ of the publisher of**

The Evening News, a daily

newspaper of general circulation printed and published in the City of Jeffersonville, Clark County, State of Indiana, and further says that the annexed advertisement was published in said paper for One time **, to-wit: In issue of said Evening News dated** September 27, 1995

Annette Brown

LEGAL NOTICE
Re: Zoning Hearing, Sellersburg.
To Whom It May Concern:
I am applying for a zoning change from R-1 to R-2 on lot #14 on Fern St. for the purpose of constructing a duplex on the site.
This matter will be reviewed at the October Planning and Zoning meeting on October 10th at 6:00 p.m. at the Sellersburg Library.
Sincerely,
Michael L. Endris
256-0156

State of Indiana

County of Clark

Subscribed and sworn to before me this 27th **day of** September **19**95

Nels D. Adams

Notary Public, Clark County, Indiana

My commission expires July 21, 1995

Publication Fee $.....

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State of Indiana

County of Clark

Subscribed and sworn to before me this 27th **day of** September **19**95

Helen D. Adams

Notary Public, Clark County, Indiana

My commission expires July 21, 1995

Publication Fee $.....

MINUTES OF THE MEETING

Board of Zoning

October 10, 1995

The meeting of the Board of Zoning Appeals was held at the Sellersburg Library on the 10th day of October 1995 at 6:00 p.m. Rodney Pate, chairman, called the meeting to order.

The following members were present: Rodney Pate, Charlie Popp, Francis Conroy, Ken Hecker, and Steve Prather, the Building Inspector.

The following members were absent: Charlie Ridenour.

Chuck Murphy, attorney at law, was present on behalf of the Margie Langford Estate.

A petition was submitted to the board to rezone property at 485 North Indiana Avenue, Sellersburg,Indiana to B-3. At this time, it is zoned R-1. After some discussion attorney Chuck Murphy asked to table this petition until the next meeting.

Francis Conroy made a motion to table rezoning of property at 485 North Indiana Avenue, Sellersburg, Indiana to B-3. Charlie Popp seconded the motion. All members present, voted unanimously to table the motion.

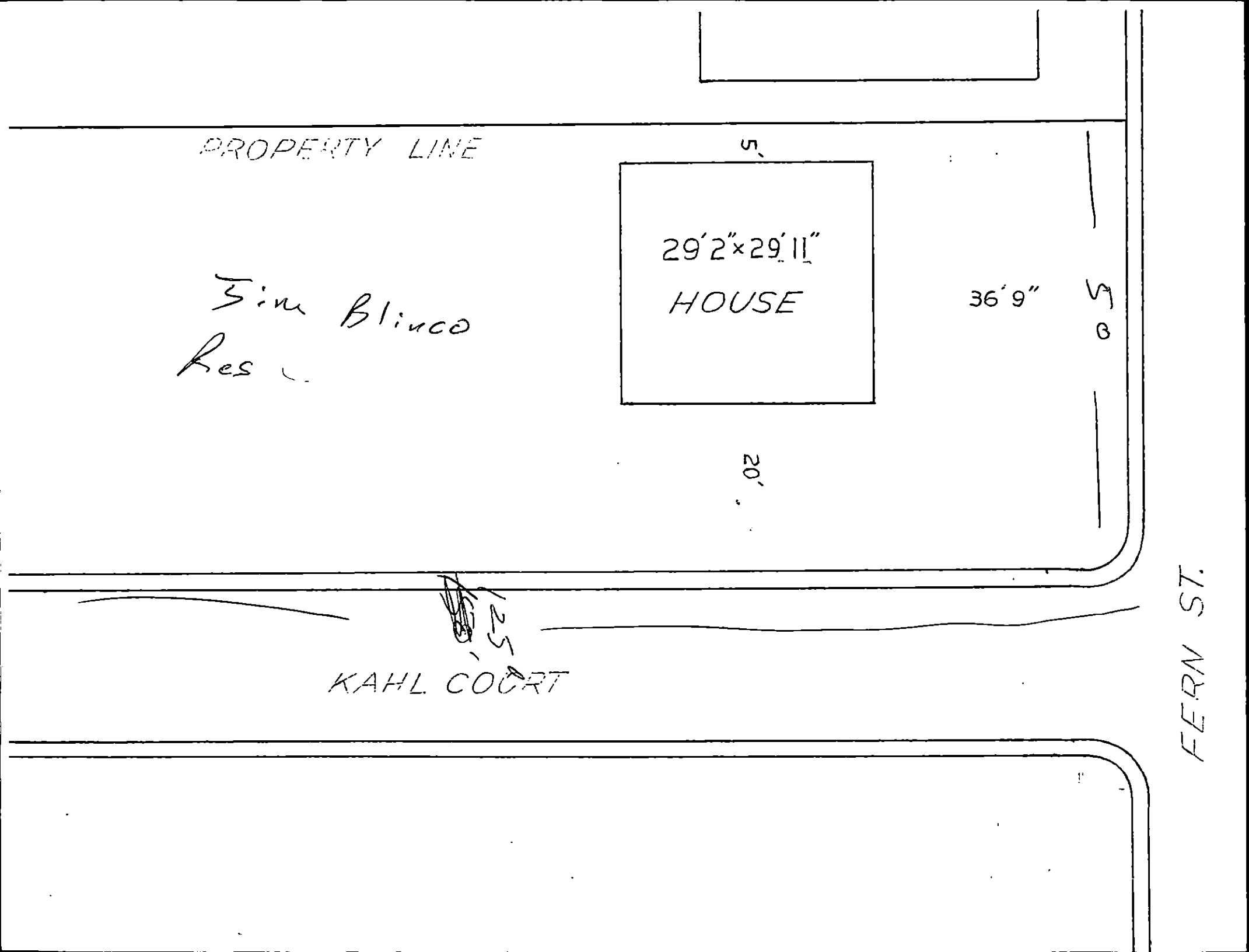
Michael Endris was present to request a zoning change on Lot 14 on Fern Street from R-1 to R-2. Ken Hecker made a motion to change the zoning of lot 14 on Fern Street from R-1 to R-2. Francis Conroy seconded the motion. All members present voted in favor of the motion.

Jim Blincoe was present to request a variance on a set back in side yard to accomodate a modular home. The set back should be 30 feet, Jim needs a variance for 20 feet.

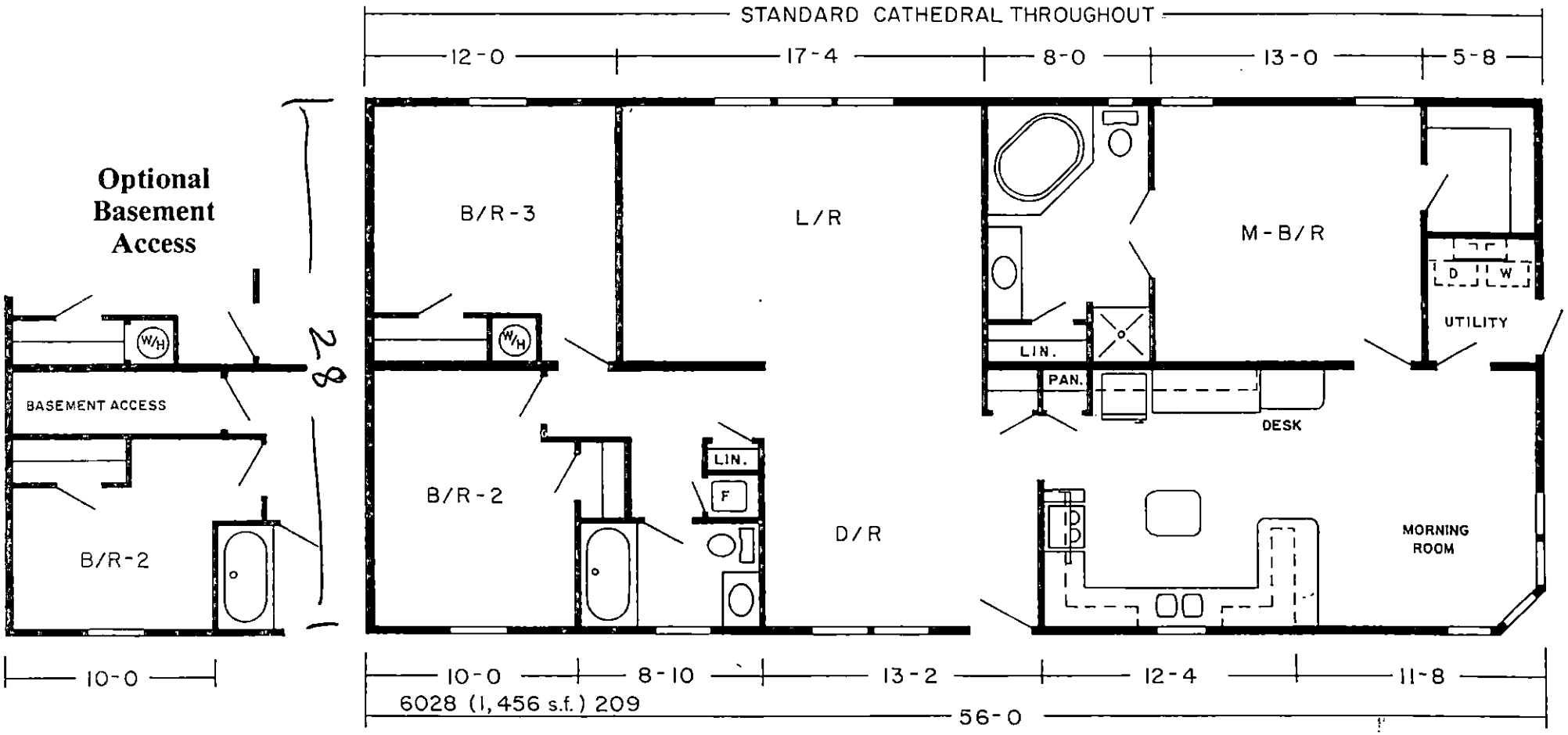
Ken Hecker made a motion to grant a variance for 20 feet instead of 30 feet. Francis Conroy seconded the motion. All members present, voted in favor of the motion.

A correction was made to the minutes of the September 12, 1995 meeting. It was stated in paragraph (5), 12 feet of the property line. It should read 1 foot off the property line. Charlie Popp made a motion to accept the minutes as corrected. Francis Conroy seconded the motion. All members present, voted in favor of the motion.

Francis Conroy made a motion to adjourn the meeting. Charlie Popp seconded the motion. All members present, voted in favor of the motion.


PROPERTY LINE
5'
29'2"×29'11"
HOUSE
36'9"
5'
20'
Jim Blinco
Res
25'
KAHL COURT
FERN ST.

Model
209


STANDARD CATHEDRAL THROUGHOUT
12-0
17-4
8-0
13-0
5-8
Optional Basement Access
28
W/H
BASEMENT ACCESS
B/R-2
10-0
B/R-3
W/H
B/R-2
LIN.
F
L/R
D/R
LIN.
PAN.
M-B/R
DESK
D
W
UTILITY
MORNING ROOM
10-0
8-10
13-2
12-4
11-8
6028 (1,456 s.f.) 209
56-0

PETITION

TO AMEND

THE ZONING

FROM RESIDENTIAL/PROFESSIONAL TO B-3

OCTOBER 10, 1995

INDEX

IN THE MATTER OF THE PETITION OF)
ESTATE OF MARY DULANEY)
)
TO RE-ZONE PROPERTY)
)

PETITION TO AMEND THE

TOWN OF SELLERSBURG, INDIANA ZONING ORDINANCE

TO THE TOWN OF SELLERSBURG PLAN COMMISSION:

THE UNDERSIGNED PETITIONER RESPECTFULLY REQUESTS AN AMENDMENT TO THE ZONING DISTRICTS SET OUT ON THE DISTRICT ZONE MAPS OF THE TOWN OF SELLERSBURG, INDIANA WITH RESPECT TO THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE TOWN OF SELLERSBURG, COUNTY OF CLARK, STATE OF INDIANA, TO-WIT:

A PART OF SURVEY NUMBER ONE HUNDRED ELEVEN (111) OF CLARK'S OR THE ILLINOIS GRANT, PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE POINT WHERE THE ILLINOIS GRANTS 111, 130, 129, AND 110 ALL CORNER AND RUNNING THENCE NORTH FIFTY ONE DEGREES AND TWENTY-NINE MINUTES EAST A DISTANCE OF 512 FEET TO A STONE IN THE NORTH LINE OF SAID GRANT 111, THENCE RUNNING SOUTH THIRTY-FIVE DEGREES AND THIRTY MINUTES EAST A DISTANCE OF 342 FEET TO AN IRON PIN, THIS BEING THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE RUNNING SOUTH THIRTY-FIVE DEGREES AND THIRTY MINUTES EAST A DISTANCE OF 139 FEET, THENCE RUNNING NORTH FIFTY-FOUR DEGREES AND FIFTY-FIVE MINUTES EAST A DISTANCE OF 579 FEET TO AN IRON POST; THENCE RUNNING SOUTH SEVENTY-NINE DEGREES AND FIVE MINUTES EAST A DISTANCE OF 175 FEET TO AN IRON POST, THENCE RUNNING NORTH TEN DEGREES AND FIFTY-FOUR MINUTES EAST, A DISTANCE OF 110 FEET TO AN IRON POST, THENCE RUNNING SOUTH EIGHTY-FOUR DEGREES AND FIFTY-FOUR MINUTES WEST A DISTANCE OF 376-3/10 FEET TO AN IRON POST, THENCE RUNNING SOUTH FIFTY-FOUR DEGREES AND FIFTY-FIVE MINUTES WEST A DISTANCE OF 454-9/10 FEET TO THE IRON PIN AT THE TRUE POINT OF BEGINNING, CONTAINING 2-12/100 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL RESTRICTIONS AND/OR EASEMENTS OF PUBLIC RECORD.

THE ABOVE DESCRIBED REAL ESTATE IS NOW IN A DISTRICT CLASSIFIED AS RESIDENTIAL/PROFESSIONAL AND IT IS REQUESTED THAT IT BE RECLASSIFIED AS B-3 FOR THE FOLLOWING REASONS:

1. THAT IT WILL NOT MATERIALLY AFFECT THE VALUE OF REAL ESTATE SURROUNDING SAID PROPERTY.

2. THE PROPOSED AMENDMENT WOULD NOT BE DETRIMENTAL TO PUBLIC HEALTH, SAFETY MORALS OR GENERAL WELFARE.

3. THE PROPOSED AMENDMENT WILL NOT BE CONTRARY TO THE PUBLIC INTEREST.

4. THE PROPOSED AMENDMENT WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY, THE SPIRIT OF THE ORDINANCE WILL BE OBSERVED, AND SUBSTANTIAL JUSTICE DONE.

WHEREFORE, THE UNDERSIGNED PETITIONER PRAYS THAT THE TOWN OF SELLERSBURG ZONING ORDINANCE BE AMENDED SO THAT THE SUBJECT REAL ESTATE BE CLASSIFIED AS BEING IN A DISTRICT OF B-3.

LEGAL NOTICE

Notice is hereby given that the Mary Delaney Estate has filed a petition with the Town of Sellersburg Planning Commission praying that the classification of the following described real estate be changed from Residential/Professional to B-3, said real estate being situated in the Town of Sellersburg, Indiana, in the County of Clark and described as follows:

A part of Survey Number one hundred eleven (111) of Clark's or the Illinois Grant, particularly described as follows, to-wit: Commencing at the point where the Illinois Grants 111, 130, 129, and 110 all corner and running thence north fifty one degrees and twenty-nine minutes east a distance of 512 feet to a stone in the north line of said Grant 111, thence running south thirty-five degrees and thirty minutes east a distance of 342 feet to an iron pin, this being the true point of beginning of the land herein described, thence running south thirty-five degrees and thirty minutes east a distance of 139 feet, thence running north fifty-four degrees and fifty-five minutes east a distance of 579 feet to an iron post; thence running south seventy-nine degrees and five minutes east a distance of 175 feet to an iron post, thence running north ten degrees and fifty-four minutes east, a distance of 110 feet to an iron post, thence running south eighty-four degrees and fifty-four minutes west a distance of 376-3/10 feet to an iron post, thence running south fifty-four degrees and fifty-five minutes west a distance of 454-9/10 feet to the iron pin at the true point of beginning, containing 2-12/100 acres, more or less. Subject to any and all restrictions and/or easements of public record.

Having a street address of 485 N. Indiana Avenue. Notice is further given that the Town of Sellersburg Planning Commission will on October 10, 1995 at 6:00 p.m. in the Sellersburg Library hold a public hearing on said matter prior to making a recommendation to the Town Board of the Town of Sellersburg concerning the re-zoning of said real estate.

Dated at Sellersburg, Indiana this 27th day of September 1995.

STATE OF INDIANA,

COUNTY OF CLARK—SS

Annette Brown, on oath says that she is bookkeeper of the News & Journal and in the employ of the publisher of

The Evening News, a daily

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Annette Brown

State of Indiana

County of Clark

Subscribed and sworn to before me this 3rd day of October 1995

Helen D. Adams

Notary Public, Clark County, Indiana

My commission expires July 21, 1999

Publication Fee $.....

Indiana 36-7-4-603 - Considerations For Zoning

(A) Current Conditions

The current conditions of this area is a mixed use. At the extreme north is a manufacturing facility, and at the extreme south is both residential and general business use. By far the majority of the land is being used for commercial purposes.

(B) Most Desirable Use

The most desirable use of this land would be to make it consistent with the majority of the other land uses - commercial

(C) Property Values

Property values will be increased by zoning all of the area commercial.

(D) Responsible Development and Growth

To develop orderly growth, there is a need to consolidate and make consistent existing uses. Thus this property should be used for commercial purposes.

Century 21
Reisert, Baker, Walker
2515 Lincoln Drive, Suite B
Clarksville, Indiana 47129
Residence (812) 945-0900
Fax (812) 945-0700
Pager (502) 495-SOLD
Business (812) 948-0700

1994

Jim Baker, CCIM, GRI
President
1994 REALTOR® of the Year

October 10th, 1995

Mr. Charles Murphy
Attorney at Law
Young, Lind, Endres, and Kraft
126 West Spring Street
New Albany, In 47150

Dear Mr. Murphy:

This letter is to confirm our conversation today in which we discussed the property located at 485 North Indiana Avenue, Sellersburg, In 47172.

As stated to you, it is my opinion that there would be no negative impact to the market value of the adjacent properties including the adjacent, residential, single-family homes if the above mentioned property were rezoned for commercial use. There is the strong probability as well that adjacent properties would increase in value if the zoning were to change to commercial on this property.

If you require any further explanation or written reports, please notify me at your convenience.

Sincerely,

James E. Baker
Certified Residential Appraiser
Certified Commercial Investment Member

"Exhibit A"

MLS

RESUME OF QUALIFICATIONS

JAMES E. BAKER
3903 Chapel View Lane
New Albany, Indiana 47150
Telephone (812)945-0900

EXPERIENCE

Active Broker & REALTOR since 1977
Active Real Estate Appraiser since 1979

LICENSE #'S

Indiana Licensed Real Estate Broker #IB51286398
Kentucky Licensed Real Estate Broker #33748
Indiana Certified Residential Appraiser #CR69100483
Kentucky Certified Residential Appraiser #001072

DESIGNATIONS

Certified Commercial Investment Member (CCIM)
Graduate Realtors Institute (GRI)

ORGANIZATIONS

National Association of REALTORS
Indiana Association of REALTORS
Kentucky Association of REALTORS
Indiana Commercial Board of REALTORS
Southern Indiana REALTORS Association
Louisville Board of REALTORS
Kentucky CCIM Chapter
Kentucky Real Estate Exchangors

POSITIONS HELD

Chairman, Commercial\Investment Committee for the Indiana Association of REALTORS, 1990-92
Board of Directors, Indiana Association of REALTORS, 1987-91
Board of Directors, Indiana Commercial Board of REALTORS, 1993-94
REALTOR OF THE YEAR, Southern Indiana REALTORS Association, 1994-95
President, Southern Indiana REALTOR Association, 1989-90
President, Schuler Realty Gallery of Homes, 1980-84
President, Century 21 Jim Baker REALTORS, 1986-90
President, Century 21 Reisert,Baker,Harrison, 1990-Pres.

FORMAL EDUCATION

Graduate of New Albany High School, 1969
Graduate of University of Louisville, 1973

APPRAISAL COURSES

Real Estate Appraisal Principles 101 (AIREA), 1982
Uniform Standards of Professional Appraisal Practice (REACP), 1991
Appraisal of Small Income Properties (REACP), 1991
Appraising the Single Family Residence (REACP), 1991
Basic Income Capitalization 310 (AI), 1993
General Applications 320 (AI), 1994

COMMERCIAL REAL ESTATE COURSES

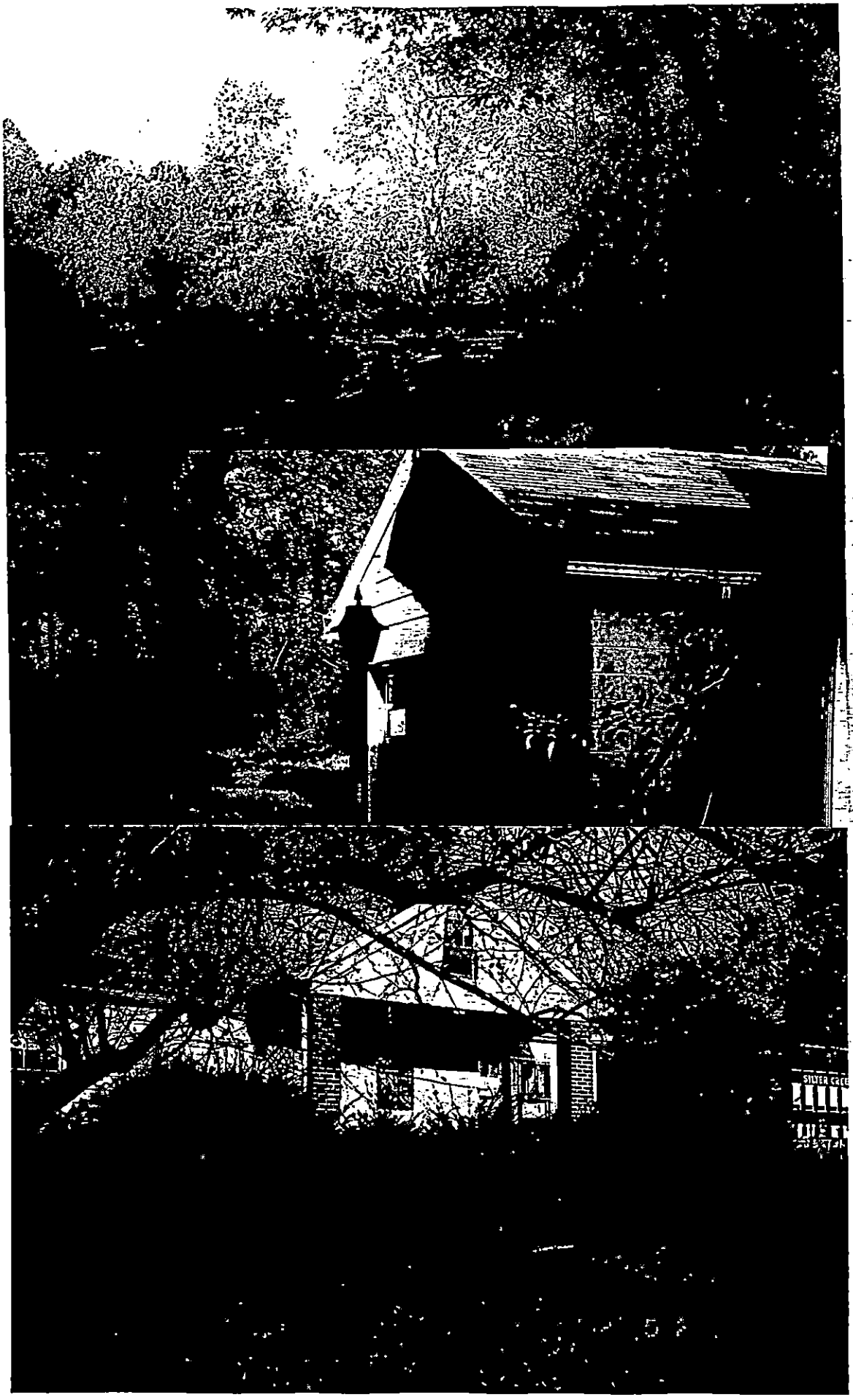
Fundamentals of Real Estate Investment & Taxation CI 101 (CIREI), 1987
Fundamentals of Location & Market Analysis CI 102 (CIREI), 1988
Advanced Real Estate Taxation & Marketing CI 103 (CIREI), 1989
The Impact of Human Behavior on Commercial Investment Decision Making CI 104 (CIREI), 1990
Case Studies in Commercial Investment Real Estate Brokerage CI 105 (CIREI), 1991

NORTH

EXHIBIT B

SOUTH

ACROSS STREET



CHIROPRACTIC VACANT RESIDENTIAL RESIDENTIAL RESIDENTIAL DILLANEY SCHOOL

CITGO PIZZA KING

-- LIBRARY VACANT ANOTHER CARPET CO AFFORDABLE DRAPERY EAGLE AUTOMOTIVE HOME TEK VIDEODROME SELLERSAME INS SKIP JACKS

EXHIBIT C

MINUTES OF THE MEETING

Board of Zoning

November 14, 1995

The meeting of the Board of Zoning Appeals was held at the Sellersburg Library on the 10th day of November 1995, at 6:00 p.m. Rodney Pate, chairman, called the meeting to order.

The following members were present: Rodney Pate, Charlie Popp, Francis Conroy, Ken Hecker, and Steve Prather, the Building Inspector.

The following members were absent: Charlie Ridenour.

Chuck Murphy, attorney for the estate of the Margie Langford Estate, for the Delaney Property located at 485 North Indiana Avenue, called to withdraw their petition on rezoning this above property.

Francis Conroy made a motion to approve the minutes of the last meeting on October 10, 1995. Ken Hecker seconded the motion. All members voted in favor of the motion.

Charlie Popp made a motion to adjourn the meeting, and it was seconded by Francis Conroy. All members present, voted in favor of the motion.

Francis R. Conroy

Charles E. Popp

Kenneth R. Hecker

Steve Prather

Town of Sellersburg
316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821

October 27, 1995

Steve Prather/Building Commissioner
316 E. Utica St. P.O. Box 85
Sellersburg, IN 47172

Dear Mr. Prather:

I have a request for you to respond in writing concerning the property on Hwy 311 across from Neil's restaurant.

Elmer & Catherine Knable of 3005 Fox Hill Dr., Floyds Knobs, In. 47119 would like to build a car wash on the Gillenwater property.

If you have any questions please call them at 948-5874 or 949-8508.

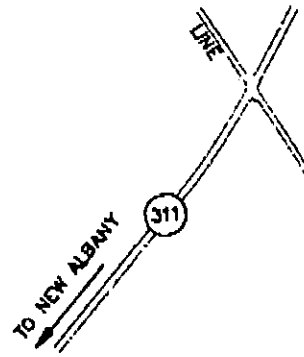
They would like to have the letter from you or Rod Pate no later than Monday, October 30, 1995, stating that it is ok to build this car wash on that property.

Sincerely,

Linda G. Schafer

Linda G. Schafer
Sellersburg, In. 47172

c/c Stanley E. Tucker



LEGEND

A AGRICULTURE

R–1 SINGLE–FAMILY RESIDENCES

R–2 SINGLE AND TWO–FAMILY RESIDENCES

R–3 SINGLE, TWO AND MULTI–FAMILY RESIDENCES

RPO RESIDENTIAL/PROFESSIONAL OFFICE

GO GENERAL OFFICE

MHP MOBILE HOME PARK

B–1 LOCAL BUSINESS

B–2 CENTRAL BUSINESS

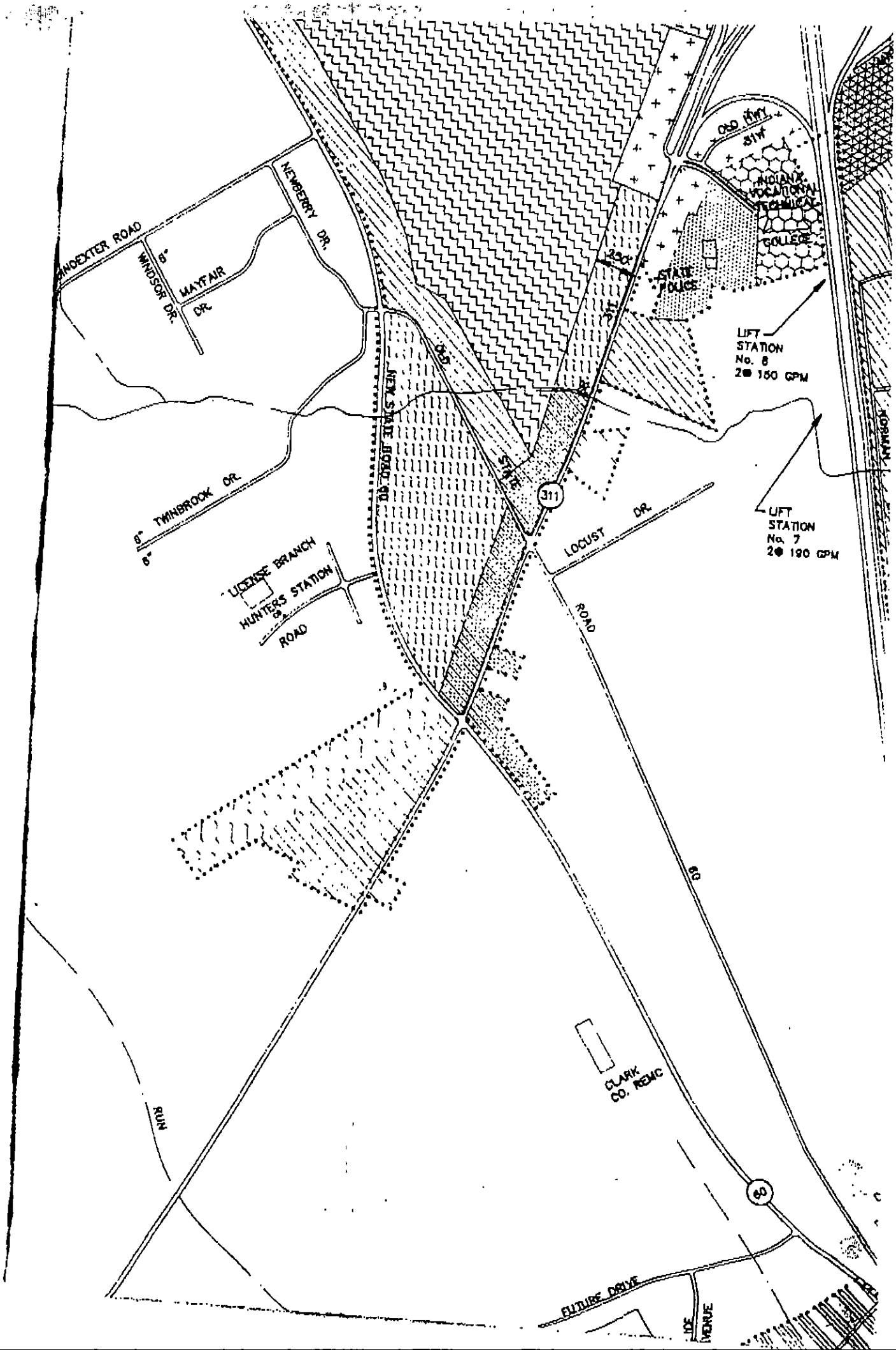
B–3 GENERAL BUSINESS

IB–1 INTERCHANGE BUSINESS

I–1 LIGHT INDUSTRY

I–2 HEAVY INDUSTRY

OPS OPEN PUBLIC SPACE


OLD HWY
311
INDIANA VOCATIONAL TECHNICAL COLLEGE
STATE POLICE
NEWBERRY DR.
DEXTER ROAD
WINDSOR DR.
MAYFAIR DR.
8"
NEW STATE ROAD 60
STATE
311
LIFT STATION No. 8 2● 150 GPM
LIFT STATION No. 7 2● 190 GPM
TWINBROOK DR.
8"
8"
LOCUST DR.
UDENE BRANCH
HUNTERS STATION ROAD
ROAD
60
CLARK CO. REMC
RUN
60
FUTURE DRIVE
AVENUE

MINUTES OF THE MEETING

Board of Planning Commission

November 14, 1995

The meeting of the Planning Commission met on November 14, 1995 at the Sellersburg Library at 6:30 p.m. Rodney Pate, chairman, opened the meeting.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Dan Vogel, Dave Broady, and Steve Prather, the Building Inspector.

THE FOLLOWING MEMBERS WERE ABSENT: Stan Tucker

Discussion was made to set fee structures pertaining to subdivision plans.

It was suggested to have a preliminary presentation and then a final presentation. Dave Broady suggested inviting John Toombs to the next Planning Commission Meeting.

Also, discussed was a licensed fee structure for contractors. Dan Vogel moves that requirments to license contractors in the town of Sellersburg be upheld or that section be null and void. No one seconded the motion. Dan Vogel withdrew this motion.

Dan Vogel made a motion to adjourn the meeting. It was seconded by Dave Broady. All members present, voted in favor of the motion.

Rod Pate

David Broady

Dan Vogel

SELLERSBURG FIRE DEPARTMENT
P.O. BOX 82 SELLERSBURG, IN 47172-0082
PHONE 246-7233
FAX 246-7240

JANUARY 9, 1996

Town of Sellersburg
Planning and Zoning Commission

Commission Members:

The Sellersburg Volunteer Fire Department, Inc. is pleased to offer a Proposal for Service Agreement as follows:

We will provide a building inspection team to serve the Town of Sellersburg.

We propose to provide this service in consideration for a fee structure of 40 percent to the Town of Sellersburg and 60 percent of the fee to the Sellersburg Vol. Fire Department.

We propose to provide our own office space, telephone service and utilities for the use of the Building Inspector. We will also provide transportation for that Inspector.

We will maintain office hours Monday-Friday from 9:00 to 11:00 A.M. to coincide with the normal hours of the Town Office.

All fees will be collected in the office of the Town Clerk-Treasurer.

Inspections will be conducted based on the existing Uniform Building Code of Indiana.

We request the Town to furnish copies of the Town Master Plan, Zoning maps, Fee Structure and any manuals that the Town owns, such as the Indiana Uniform Building Code, National Electrical Code, National Plumbing Code and ect. We are prepared to begin the inspection program immediately.

Yours in community service,

Mark Ball

Mark Ball, Fire Chief

Stephen D. Prather
Building Commissioner
O.S.H.A./I.O.S.H.A. REP.
Office (812) 246-3821
Mobile (502) 553-5844

BUILDING COMMISSION
CODE ENFORCEMENT DIVISION
TOWN OF SELLERSBURG

316 E. Utica Street
Sellersburg, IN 47172

12 DECEMBER 1995

MR. ROD DATE
PRESIDENT
PLANNING COMMISSION

THIS LETTER IS TO OFFICIALLY INFORM THIS COMMISSION OF MY PLANS TO RESIGN AS THE BUILDING COMMISSIONER FOR THE TOWN OF SELLERSBURG. THE EFFECTIVE DATE OF MY RESIGNATION WILL BE 22 JANUARY 1996. IT IS WITH DEEP REGRETS THAT I TENDER MY RESIGNATION AS BUILDING COMMISSIONER. I WILL BE TAKING ON ADDITIONAL RESPONSIBILITIES WITH MY FULL-TIME JOB AFTER THE FIRST OF THE YEAR, AND WILL NO LONGER BE ABLE TO DEVOTE THE MANY HOURS NECESSARY TO CONTINUE SERVING AS BUILDING COMMISSIONER FOR THE TOWN OF SELLERSBURG. I WISH TO THANK THE PLANNING COMMISSION FOR GIVING ME THE OPPORTUNITY TO SERVE AS THE BUILDING COMMISSIONER FOR THE LAST 4 YEARS. I HAVE ENJOYED THE PROFESSIONAL WAY IN WHICH I WAS TREATED BY THE MEMBERS OF THE PLANNING COMMISSION AS WELL AS THE MEMBERS OF THE BZA AND THE TOWN COUNCIL. I HOPE THAT AT SOME POINT IN THE FUTURE I MAY AGAIN SERVE IN SOME CAPACITY THAT WILL BE AN ASSET TO THE TOWN OF SELLERSBURG. I WISH TO THAT ALL OF THE MEMBERS OF THE VARIOUS BOARDS FOR THEIR SUPPORT AND COOPERATION OVER THE PAST 4 YEARS, AND HOPE YOU CAN FIND A REPLACEMENT FOR MY VACATED POSITION WITHOUT TO MUCH TROUBLE. THANK YOU AGAIN AND GOOD LUCK IN THE YEARS TO COME.

PROFESSIONALLY YOURS

STEPHEN D. PRATHER
BUILDING COMMISSIONER
TOWN OF SELLERSBURG

MINUTES OF THE MEETING

Board of Zoning

December 12, 1995

The meeting of the Board of Zoning Appeals was held at the Town Hall of Sellersburg, on the 12th day of December 1995 at 6:00 p.m. Francis Conroy chaired the meeting tonight in place of Rodney Pate's absence. Francis Conroy called the meeting to order at 6:00 p.m.

THE FOLLOWING MEMBERS WERE PRESENT: Steve Prather, Charlie Popp, Francis Conroy, and Ken Hecker.

THE FOLLOWING MEMBERS WERE ABSENT: Rodney Pate and Charlie Ridenour.

Charlie Popp made a motion to approve the minutes. It was seconded by Ken Hecker. All members present voted in favor of the motion.

Virgil Bolly was supposed to present for Mr. Gerald Dixon tonight to discuss zoning change on Mr. Dixon property

Ken Hecker made a motion to close the meeting. It was seconded by Charlie Popp. All members present, voted in favor of the motion.

Charles E Popp

Rod Pate

Francis Conroy

Kenneth R Hecker

UNITED STATES POSTAL SERVICE

Official Business

LOUISVILLE, KY 402
16 MAY
1995

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USE TO AVOID PAYMENT
OF POSTAGE, $300

JUNE 15
CRUSADE FOR CHILDREN

U.S. MAIL

Print your name, address and ZIP Code here

BEYL CONSTRUCTION
3010 BUGABOO LN.
SELLERSBURG, IN 47172

01

Is your RETURN Ad ted on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mr. & Mrs. Gary Harbin
426 Oak Street
Sellersburg, IN 47172

4a. Article Number
Z 720 525 673

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
5-10-95

5. Signature (Addressee)
Gary Harbin

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

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OF POSTAGE, $300

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PETE BEYL
3010 BULLABOO LN.
SELLERSBURG IN 47172

Is your RETURN ADDRESS completed on the reverse side?

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- Complete items 1 and/or 2 for additional services.
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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mr. & Mrs Patrick Baize
519 S. Street
Sellersburg In 47172

4a. Article Number

Z 437831906

4b. Service Type

☐ Registered ☐ Insured
☐ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

1-31-95

5. Signature (Addressee)

X Brenda Baize

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆U.S. GPO: 1992—323-402 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE

Official Business

LOUISVILLE, KY 402
PM
02 MAY
1995

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

BEYL CONSTRUCTION
3010 BUGABOO LN.
SELLERSBURG, IN 47172

Ø1

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mr. & Mrs. Robert Thurman
7907 Bethany Road
Charlestown, IN 47111

4a. Article Number
P 605 358 077

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
5-2-95

5. Signature (Addressee)

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.

PS Form 3811, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

UNITED STATES POSTAL SERVICE

Official Business

LOUISVILLE, KY 402
PM
29 APR
1995

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

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BEYL CONSTRUCTION
3010 BUGABOO LN.
SELLERSBURG, IN 47172

Is your RETURN ADd on the reverse side?

SENDER:

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- Complete items 3, and 4a & b.
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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mr. & Mrs. William Bueter
475 N. Indiana Avneue
Sellersburg, IN 47172

4a. Article Number

Z 720 525 674

4b. Service Type

☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

4-29-95

5. Signature (Addressee)

William Bueter

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.

PS Form **3811**, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

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Official Business

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

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BEYL CONSTRUCTION
3010 BUGABOO LN.
SELLERSBURG, IN 47172

Is your RETURN Address Printed on the reverse side?

SENDER:

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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Mr. & Mrs. Michael Talbert
423 N. Indiana Avenue
Sellersburg, IN 47172

4a. Article Number
Z 720 525 675

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
5/3/95

5. Signature (Addressee)
Mike Talbert

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

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Official Business

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USE TO AVOID PAYMENT
OF POSTAGE, $300

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Print your name, address and ZIP Code here

FRED EVERITT JR.
1404 CELESTA WAY
SELLERSBURG, IN 47172

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SENDER:

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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

WAYNE SPATIG
FULTON
540 ~~NORMAN Dr.~~
SELLERSBURG, IN 47172

4a. Article Number

Z 015 030 933

4b. Service Type

☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)

X

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

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UNITED STATES POSTAL SERVICE

Official Business

LOUISVILLE KY 402
1 MAR
1995

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FRED EVERITT JR.
1404 CELESTA WAY
SELLERSBURG, IN 47172

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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

AURTHUR LONE
571 FULTON ST.
SELLERSBURG IN 47172

4a. Article Number

2 015 030 935

4b. Service Type

☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)

Arthur Lone

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

B5-75

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UNITED STATES POSTAL SERVICE

Official Business

LOUISVILLE, KY 402
PM
02 MAR
1995

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OF POSTAGE, $300

U.S. MAIL

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FRED EVERITT JR
1404 CELESTA WAY
SELLERSBURG, IN 47172

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

LEWIS REYMAN
629 WILDWOOD Dr.
SELLERSBURG IN 47172

4a. Article Number
Z 015 0309 31

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
3-2-95

5. Signature (Addressee)
X Lewis Reyman

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE

Official Business

LOUISVILLE KY 402
PM
01 MAR
1005

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

FRED EVERITT Jr
1404 CELESTA WAY
SELLERSBURG IN 47172

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

DAVID JOHNSON
617 WILDWOOD DR.
SELLERSBURG, IN 47172

4a. Article Number
2015030928

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
3-1-95

5. Signature (Addressee)
(X) Carol Johnson

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE

Official Business

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

FRED EVERITT JR
1404 CELESTA WAY
SELLERSBURG, IN 47172

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

CHARLES JENNINGS
582 FULTON ST.
SELLERSBURG, IN 47172

4a. Article Number
2015 030927

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
3-2-95

5. Signature (Addressee)
X

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

Thank you for using Return Receipt Service.

PS Form **3811**, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

UNITED STATES POSTAL SERVICE

LOUISVILLE, KY
01 MAR 1995

LOUISVILLE KY 400 PM 4 03/01/95

Official Business

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

FRED EVERITT JR
1404 CELESTA WAY
SELLERSBURG, IN 47172

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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

JERRY ELROD
579 NORMAN DR.
SELLERSBURG, IN 47172

4a. Article Number
2 015 030934

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
3-1-95

5. Signature (Addressee)
X Hazel V. Elrod

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

PS Form **3811**, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE

Official Business

LOUISVILLE, KY 40201
6 MAR
1995

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

FRED EVERITT JR.
1404 CELESTA WAY
SELLERSBURG, IN 47172

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

JEFFRY ELLIOTT
588
~~576~~ FULTON ST.
SELLERSBURG, IN 47172

4a. Article Number
Z015 030926

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
3-6-95

5. Signature (Addressee)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

PS Form **3811**, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

UNITED STATES POSTAL SERVICE

Official Business

LOUISVILLE KY 400
01 MAR
1995

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

FRED EVERITT JR
1404 CELESTA WAY
SELLERSBURG, IN 47172

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Tom Staley lives at 585 Norman

ROBERT DECKER
585 NORMAN DR.
SELLERSBURG, IN 47172

4a. Article Number
Z015030932

4b. Service Type
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery

5. Signature (Addressee)
X Tom Staley

6. Signature (Agent)

8. Addressee's Address (Only if requested and fee is paid)

MAR 2 1995

Thank you for using Return Receipt Service.

PS Form **3811**, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

UNITED STATES POSTAL SERVICE

Official Business

LOUISVILLE KY 402
PM
01 MAR
1005

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, $300

U.S. MAIL

Print your name, address and ZIP Code here

FRED EVERITT JR
1404 CELESTA WAY
SELLERSBURG, IN 47172

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, and 4a & b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

DAVID ALLEN
565 FULTON ST.
SELLERSBURG, IN 47172

4a. Article Number
201503929

4b. Service Type
☐ Registered ☐ Insured
☑ Certified ☐ COD
☐ Express Mail ☐ Return Receipt for Merchandise

7. Date of Delivery
MAR 01 1995

5. Signature (Addressee)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature (Agent)

PS Form **3811**, December 1991 ☆U.S. GPO: 1993—352-714 **DOMESTIC RETURN RECEIPT**

Thank you for using Return Receipt Service.

CHARLES R. MURPHY

ATTORNEY

YOUNG, LIND, ENDRES & KRAFT
126 WEST SPRING STREET
NEW ALBANY, INDIANA 47150

AREA CODE 812
PHONE 945-2555

Jeffrey Jacobs/Mirra Studios

should be light and
lue or white. "Dark
ive," Looney says.
uld be open rather
erly playful, he says.

RANDA

ound three sides of
lakeside house. It
ebo on the front
a 5-foot-wide walk-
and turns into a 24-
looking the lake at
e. Labor and materi-
0-square-foot house

Chautauqua, N.Y.; **Builder:**
utauqua, N.Y.; **Architect:**

EZES

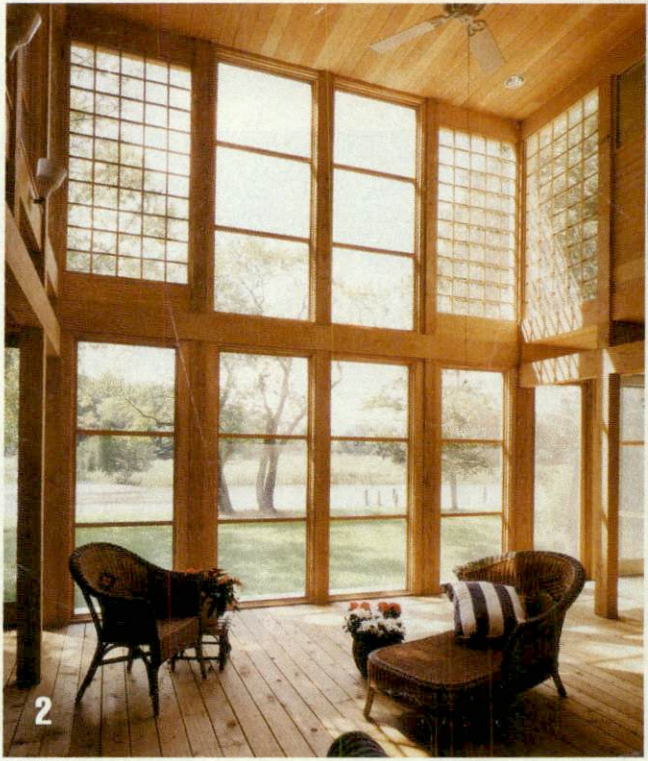
unctions as an atri-
this 2,848-square-
The entire rear wall
ned. Fixed windows
nnect the porch to
e house. Labor and
80 a foot.

pot Beach, Del.; **Builder:**
rc
hitect: McInturff Architects,

See page 92

1

© 1992 Rick Alexander & Associates



2

Julia Heine

Margie Langford
658 Ohio Av.
Sellersburg, In.
47172

P 576 035 792

MAIL

$2.52

Sellersburg Town Council
Town Hall
316 E. Utica
Sellersburg, In. 47172

Fold at line over top of envelope to
the right of the return address

CERTIFIED

R-1

DITHANE M-45®
DITHANE DF®
DITHANE F-45®
FORE® FUNGICIDES

Margie Langford
246-3109

Property @ 485 N. Indiana Ave
next to SC Jr. Hi

Want to know if it is zoned
commercial -
If not - can it be
and will there be any problems?
Mr Smith, at school, said he
sees no problem.

Bacons 282-5500 ext 229

A MANCOZEB FORMULATION FOR EVERY NEED.

AG-885a

TO ALL PROPERTY OWNERS:

Town Council

A request is being made to the zoning board, for a zoning change to commercial; for the property located at 485 N. Indiana Ave.

DATE: OCTOBER 10, 1995
TIME: 6:00 PM
PLACE: SELLERSBURG LIBRARY

Submitted by
Vivian Hayes 8/6/95

to Board of Zoning.

I'd like approval at 131 Popp Ave to install a fence where the old fence was between my property and Mr. Bill Brown.

Sincerely,

Sheldon McCullum

NEWS and JOURNAL, INC.

A Park Newspaper
P.O. Box 867 221 Spring Street
JEFFERSONVILLE, INDIANA 47131-0867
812-283-6636

A 7604

INVOICE

Fred Everitt
1404 Celesta Way
Sellersburg, In 47172

TERMS
NET 10 DAYS Legal

PLEASE RETURN THIS STUB WITH YOUR CHECK

"A 1½% per month finance charge will be added on balances 30 days past due–18% annual rate."

DATE	REFERENCE	CHARGES	CREDITS	BALANCE
	BALANCE FORWARDED			
March 3, 1995				
Zoning Everitt		10.00		10.00

PAY LAST BALANCE LISTED

CODES:

01 - JOB PRINTING
02 - CLARK COUNTY JOURNAL
03 - DISPLAY ADVERTISING
04 - CLASSIFIED ADVERTISING
05 - PREPRINT ADVERTISING
06 - REVERSE
07 - REPRO
08 - PICTURE
09 - COPY CHANGE
10 - CLASSIFIED DISPLAY
11 - BUSINESS DIRECTORY
12 - NATIONAL ADVERTISING
13 - MISCELLANEOUS
14 - CREDIT ADJUSTMENT

CUSTOMER'S COPY

STATE OF INDIANA	BEFORE THE TOWN OF SELLERSBURG
SS:	
COUNTY OF CLARK	PLAN COMMISSION
IN THE MATTER OF THE PETITION OF	)
ESTATE OF MARY DULANEY	)
	)
TO RE-ZONE PROPERTY	)
	)

PETITION TO AMEND THE

TOWN OF SELLERSBURG, INDIANA ZONING ORDINANCE

TO THE TOWN OF SELLERSBURG PLAN COMMISSION:

THE UNDERSIGNED PETITIONER RESPECTFULLY REQUESTS AN AMENDMENT TO THE ZONING DISTRICTS SET OUT ON THE DISTRICT ZONE MAPS OF THE TOWN OF SELLERSBURG, INDIANA WITH RESPECT TO THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE TOWN OF SELLERSBURG, COUNTY OF CLARK, STATE OF INDIANA, TO-WIT:

> A PART OF SURVEY NUMBER ONE HUNDRED ELEVEN (111) OF CLARK'S OR THE ILLINOIS GRANT, PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE POINT WHERE THE ILLINOIS GRANTS 111, 130, 129, AND 110 ALL CORNER AND RUNNING THENCE NORTH FIFTY ONE DEGREES AND TWENTY-NINE MINUTES EAST A DISTANCE OF 512 FEET TO A STONE IN THE NORTH LINE OF SAID GRANT 111, THENCE RUNNING SOUTH THIRTY-FIVE DEGREES AND THIRTY MINUTES EAST A DISTANCE OF 342 FEET TO AN IRON PIN, THIS BEING THE TRUE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE RUNNING SOUTH THIRTY-FIVE DEGREES AND THIRTY MINUTES EAST A DISTANCE OF 139 FEET, THENCE RUNNING NORTH FIFTY-FOUR DEGREES AND FIFTY-FIVE MINUTES EAST A DISTANCE OF 579 FEET TO AN IRON POST; THENCE RUNNING SOUTH SEVENTY-NINE DEGREES AND FIVE MINUTES EAST A DISTANCE OF 175 FEET TO AN IRON POST, THENCE RUNNING NORTH TEN DEGREES AND FIFTY-FOUR MINUTES EAST, A DISTANCE OF 110 FEET TO AN IRON POST, THENCE RUNNING SOUTH EIGHTY-FOUR DEGREES AND FIFTY-FOUR MINUTES WEST A DISTANCE OF 376-3/10 FEET TO AN IRON POST, THENCE RUNNING SOUTH FIFTY-FOUR DEGREES AND FIFTY-FIVE MINUTES WEST A DISTANCE OF 454-9/10 FEET TO THE IRON PIN AT THE TRUE POINT OF BEGINNING, CONTAINING 2-12/100 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL RESTRICTIONS AND/OR EASEMENTS OF PUBLIC RECORD.

THE ABOVE DESCRIBED REAL ESTATE IS NOW IN A DISTRICT CLASSIFIED AS RESIDENTIAL/PROFESSIONAL AND IT IS REQUESTED THAT IT BE RECLASSIFIED AS B-3 FOR THE FOLLOWING REASONS:

1. THAT IT WILL NOT MATERIALLY AFFECT THE VALUE OF REAL ESTATE SURROUNDING SAID PROPERTY.

2. THE PROPOSED AMENDMENT WOULD NOT BE DETRIMENTAL TO PUBLIC HEALTH, SAFETY MORALS OR GENERAL WELFARE.

3. THE PROPOSED AMENDMENT WILL NOT BE CONTRARY TO THE PUBLIC INTEREST.

4. THE PROPOSED AMENDMENT WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY, THE SPIRIT OF THE ORDINANCE WILL BE OBSERVED, AND SUBSTANTIAL JUSTICE DONE.

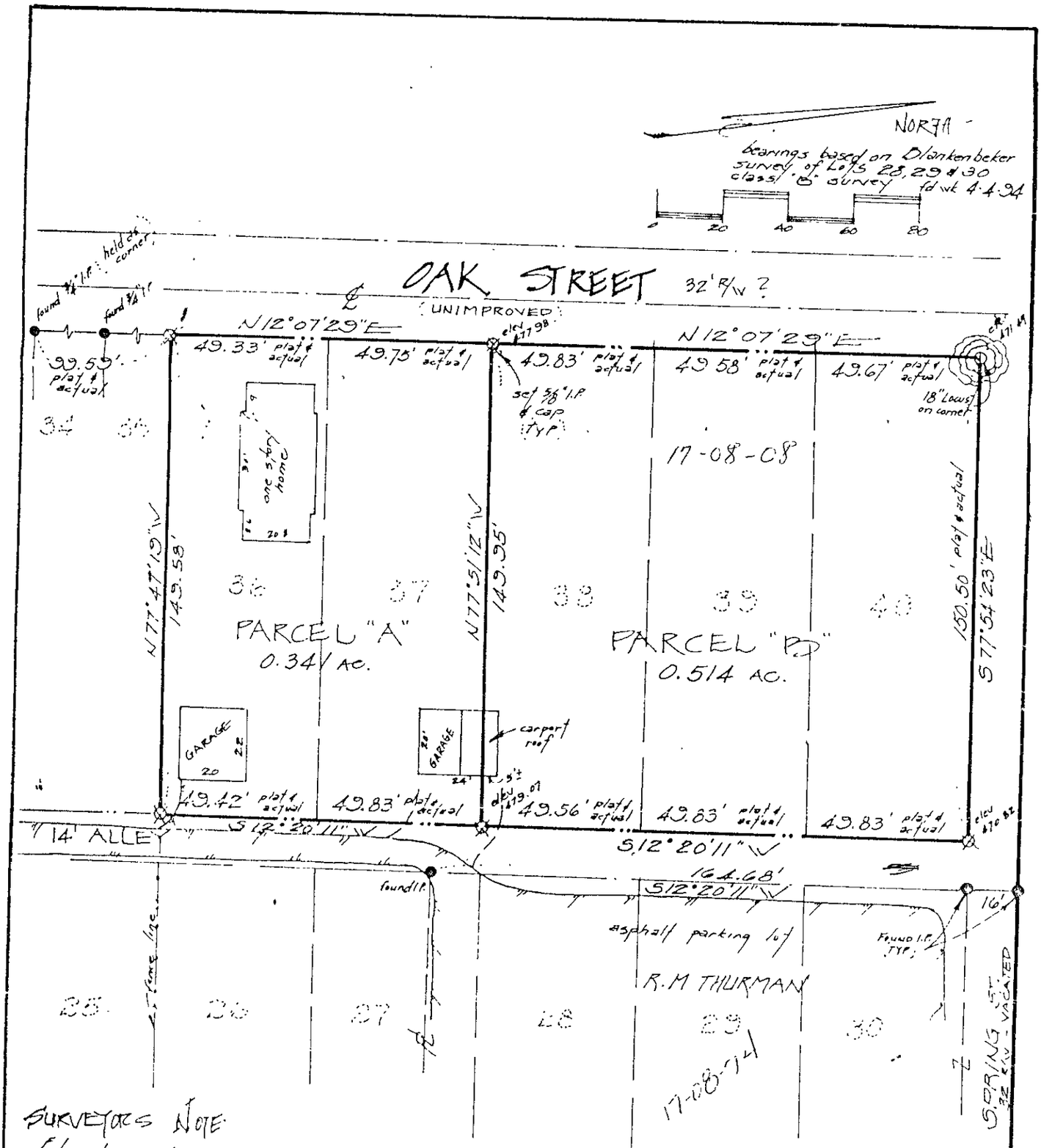
WHEREFORE, THE UNDERSIGNED PETITIONER PRAYS THAT THE TOWN OF SELLERSBURG ZONING ORDINANCE BE AMENDED SO THAT THE SUBJECT REAL ESTATE BE CLASSIFIED AS BEING IN A DISTRICT OF B-3.

DATED AND SIGNED BY THE PETITIONER AT SELLERSBURG, CLARK COUNTY, INDIANA, THIS 27TH DAY OF SEPTEMBER, 1995.

Charles R Murphy

CHARLES R. MURPHY, ATTORNEY
FOR ESTATE OF MARY DULANEY

nn 92 Dulaney.pet



SURVEYORS NOTE:

Elevations based on R.M.#2 - elev. 476.50, as shown on F.I.R.M. #180028 0001 B dated Aug 1, 1980. Map shows 100 year base flood elev. as 469.00. Based on R.M.#2 these lots are located in Zone "B" & "C"

DAVID J. RUCKMAN
REGISTERED
NO S 0393
STATE OF
INDIANA
LAND SURVEYOR

DAVID J. RUCKMAN LS# S-0393

DAVID J. RUCKMAN CO.
SURVEYORS PLANNERS CONSULTANTS
4259 STONE MOUNTAIN RD
NEW ALBANY, INDIANA 47150
812-949-8354

SCALE:	DATE DWN:	DWN BY:	REV.
1" = 40'	APRIL 6, 1994	DJR	

ORVILLE TURNER SURVEY

BEING LOTS 36, 37, 38, 39 & 40 OF JOHN DIEDRICK'S THIRD ADDITION TO SELLERSBURG, CLARK COUNTY, INDIANA D.B. #10, 9541

Van Turner
town board
road —

morning - meeting
Hard zone

Lot
31 (7) Oliver W Sr +
Carolyn & Overton
32 33 (2) Emmett + Eva Floyd
34 (4) John + Margaret Peterson
35 (1) Carl + Stella
Ambrosey

21 (5) Patrick T + Brenda L Hize
22 (14) Wm D + Virginia S. Morley
23 (13) Lana Backherms
24 (12) Michael C. + Donna S. Taylor
25 (11) Lawrence + Jerna Oakley
26 (7) Michael C. + Lisa J Tolbert
27 (10) Michael C. + Lisa J. Tolbert

lot
utilities hook up
sewer, water, etc.

346-3821 Steve Prather
346-5619 Benita Springs

only alley

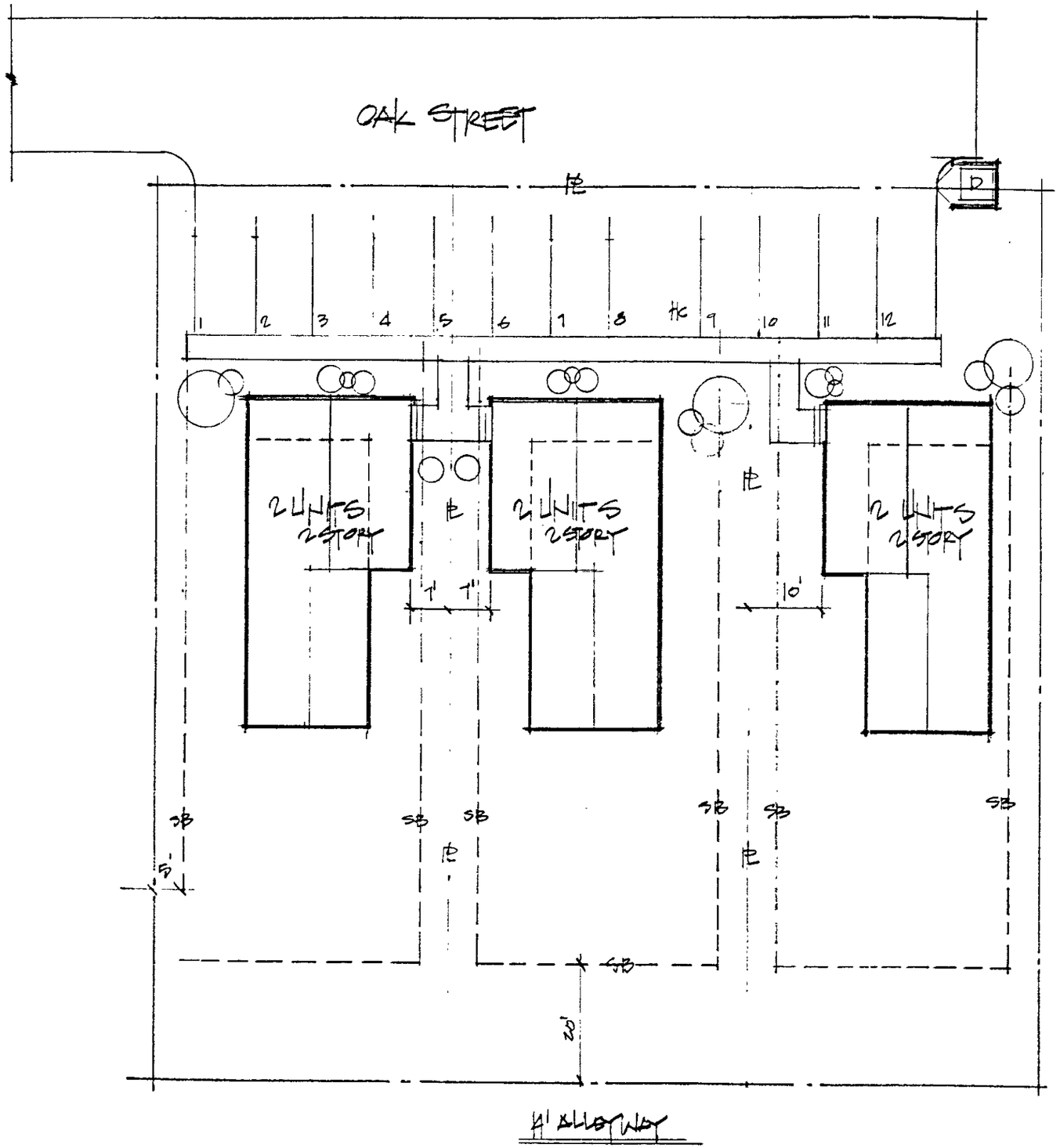
~~Wm H.~~ Wm H. + Martha Baxter
475 N Indiana Ave

Lot 36/37
~~Orville Jr. + Betty P. Turner~~
Barry L + Darlene J. Harlan
~~426 Oak Ave~~ 426 Oak Street

Lot 27
~~Carl A. + Lucal Pritchard~~
Michael L. + Lisa J. Tolbert
423 N. Ind Ave

Thurman
433 N Indiana Ave

need home address



SITE PLAN

1" = 20'-0"

RCS + ASSOCIATES

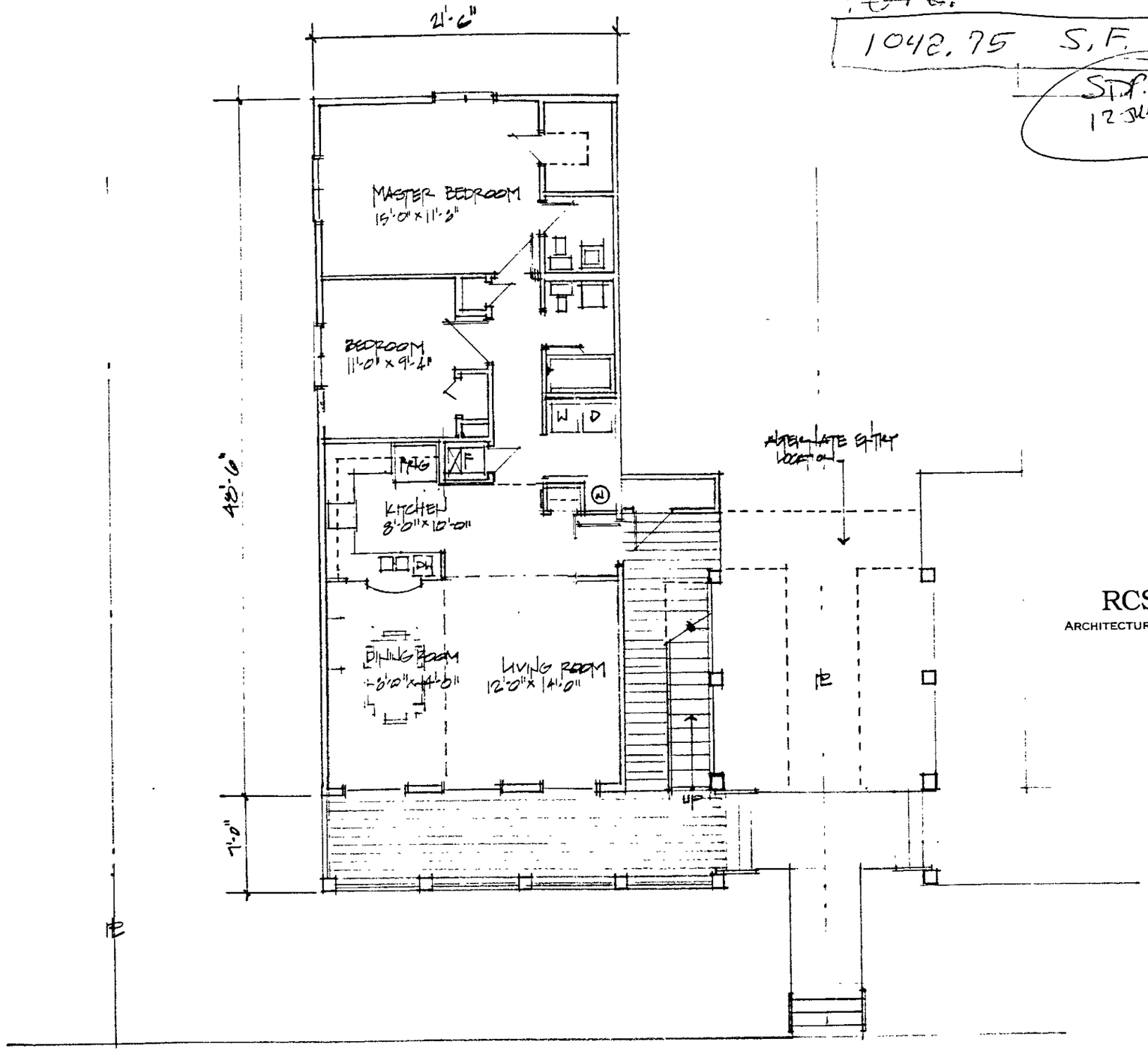
ARCHITECTURE • HISTORIC PRESERVATION • PLANNING

2013 E ELM ST
NEW ALBANY, IN 47150
(812) 945-2572

RON C. STILLER AIA
Architect • Owner

1042.75 S.F.

STF.
12 JUNE 95



UNIT PLAN

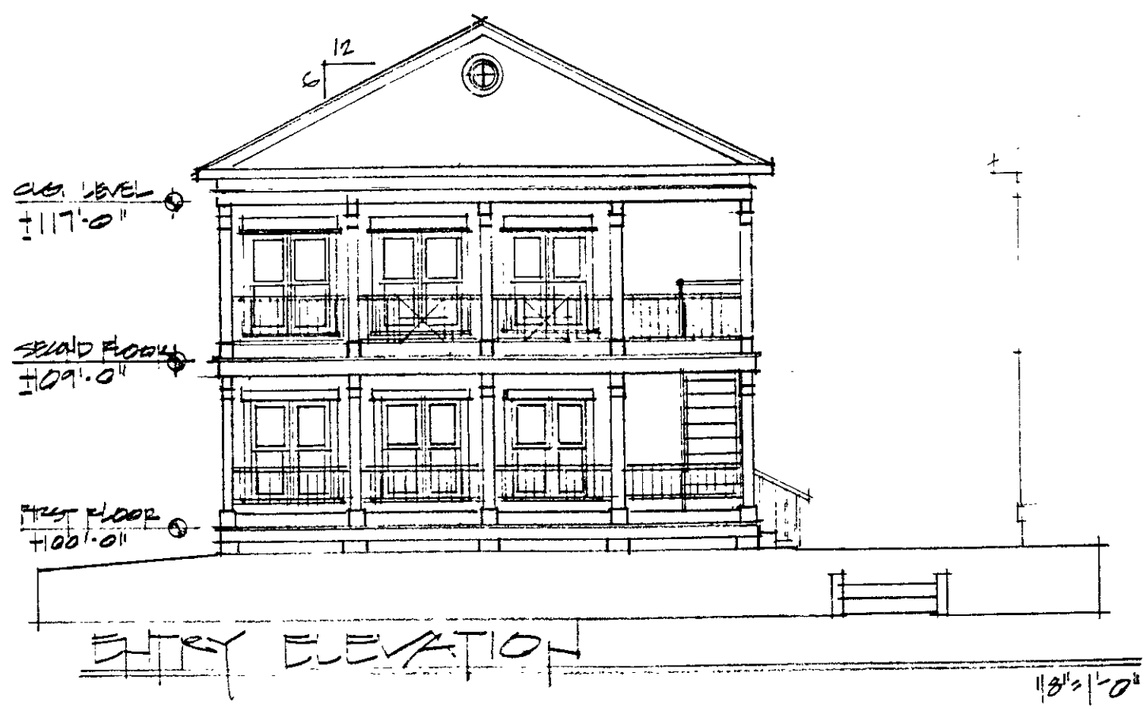
1/2" = 1'-0"

1042.75 GROSS SF
21/358 STORAGE/PORCH, STAIRS & DECK

RCS + ASSOCIATES
ARCHITECTURE • HISTORIC PRESERVATION • PLANNING

2013 E. ELM ST
NEW ALBANY, IN 47150
(812) 945-2572

RON C. STILLER AIA
Architect • Owner



RCS + ASSOCIATES
ARCHITECTURE • HISTORIC PRESERVATION • PLANNING

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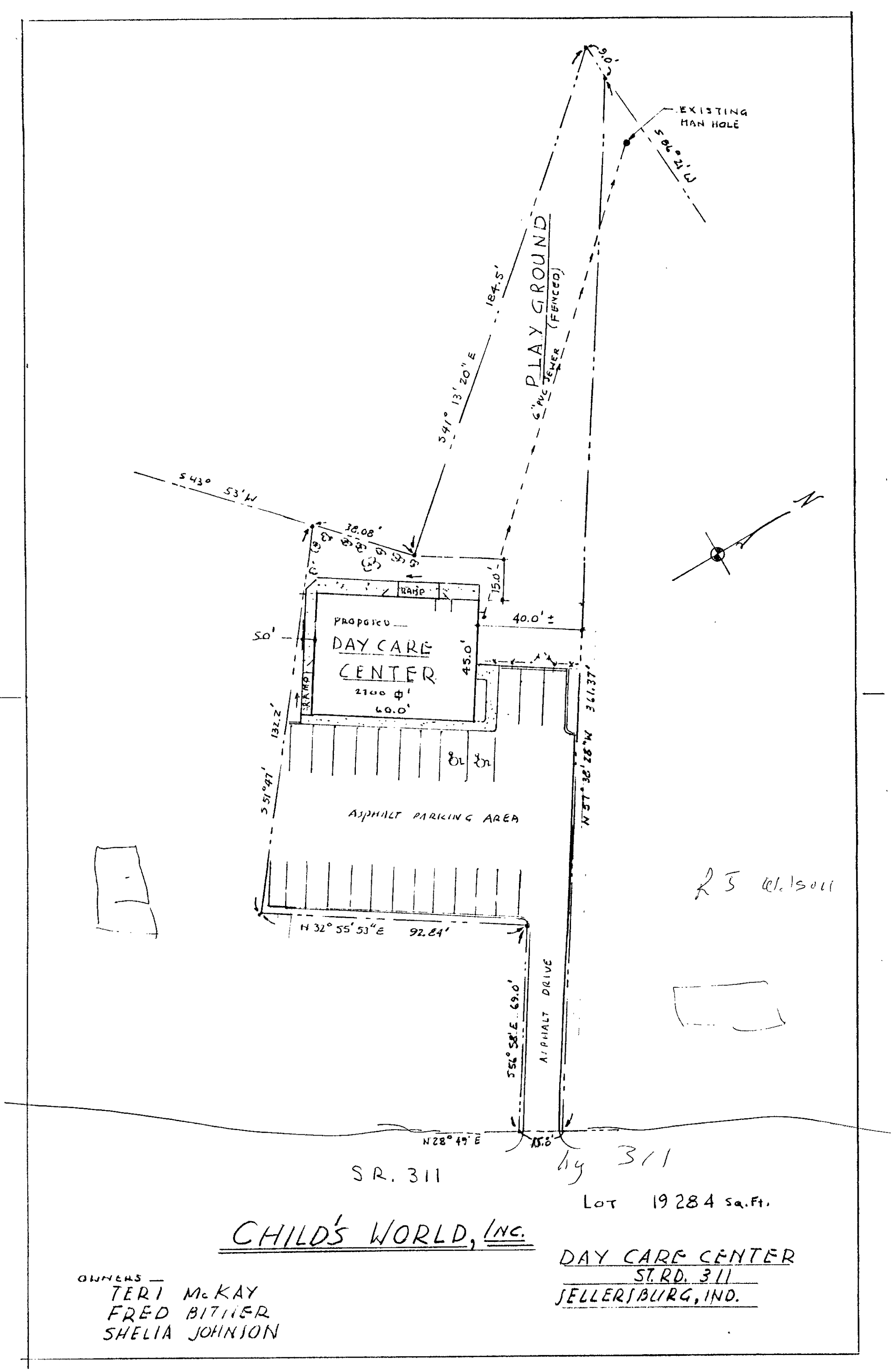
(812) 945-2572

RON C. STILLER AIA
Architect • Owner



R J Wilson

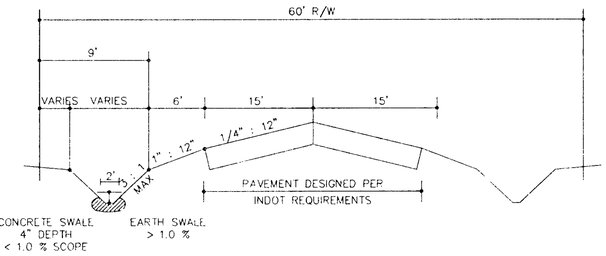
hy 311

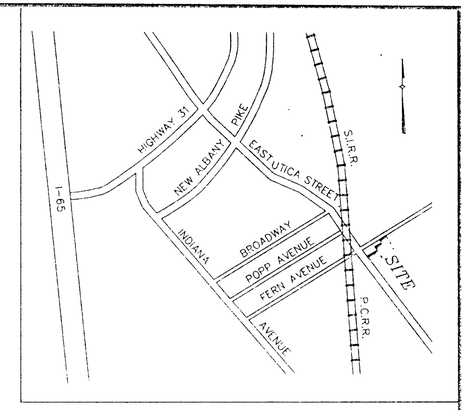
Lot 19284 sq. Ft.

CHILD'S WORLD, INC.

DAY CARE CENTER
ST. RD. 311
SELLERSBURG, IND.

OWNERS —
TERI McKAY
FRED BITTER
SHELIA JOHNSON





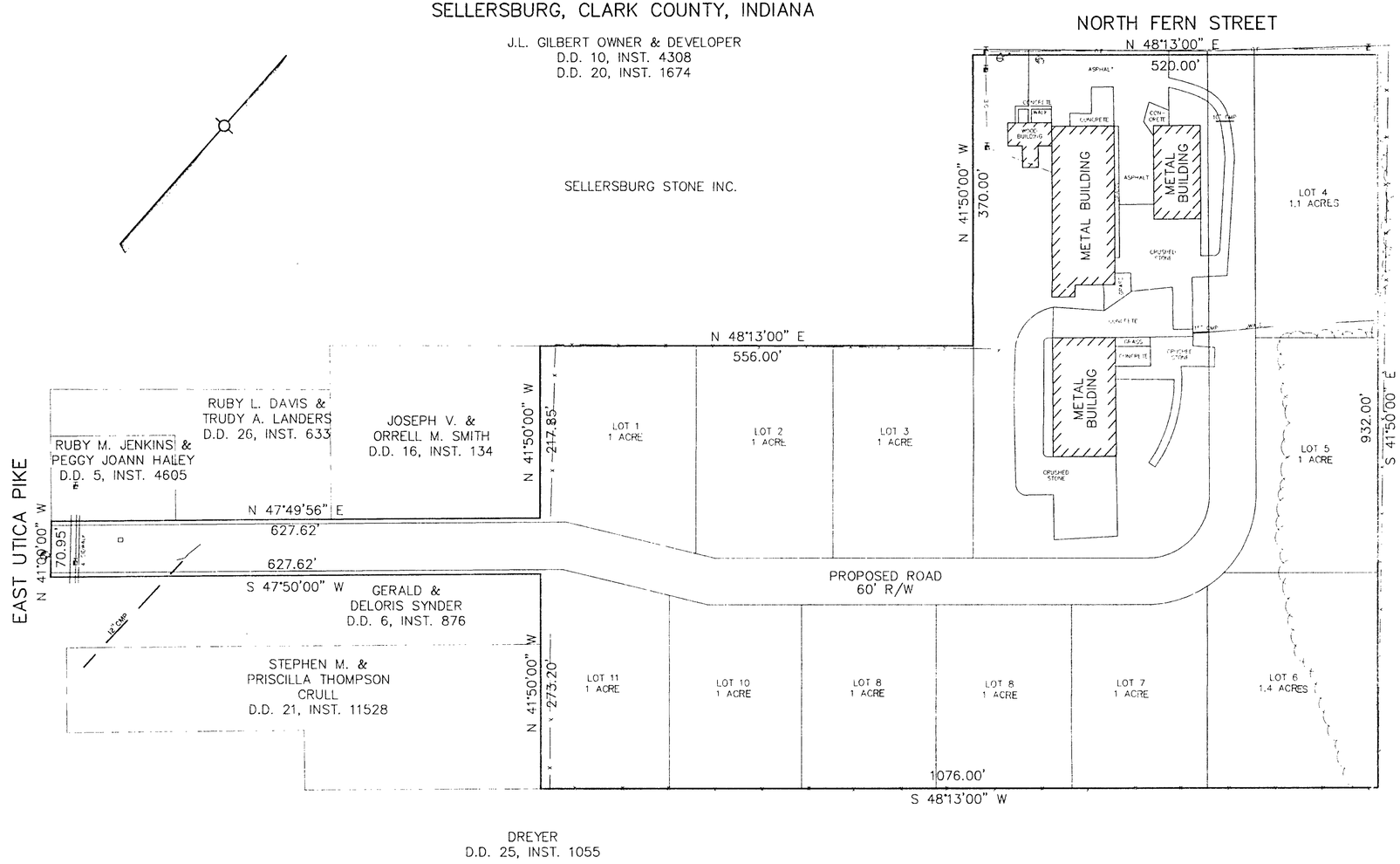
LOCATION MAP
NO SCALE

PRELIMINARY SUBDIVISION PLAN

GRANT NO. 111 OF THE ILLINOIS GRANT, SELLERSBURG, CLARK COUNTY, INDIANA

J.L. GILBERT OWNER & DEVELOPER
D.D. 10, INST. 4308
D.D. 20, INST. 1674

SELLERSBURG STONE INC.



LEGEND

- FIRE HYDRANT
- POWER POLE
- WATER METER
- WATER VALVE

GRAPHIC SCALE
0' 80' 160'

H.E.RUDY CONSULTING ENGINEERS
STONESTREET & FORD ~ LAND SURVEYORS
300 W. MAIN STREET LOUISVILLE, KY 40202
PHONE: (502)584-4110 FAX: (502)589-3009

PRELIMINARY PLAN

SCALE: 1" = 80'	JOB NO: 93-777
	DATE: 10-25-93

93-777.DWG Plot Date: 10-25-93

TOPO MAP
PARKS AERIAL SERVICE
3-18-73
SCALE 1" = 100'