

BOARD OF ZONING APPEALS

JANUARY 17, 2000

The Board of Zoning Appeals met on January 17, 2000, at the Sellersburg Town Hall, at 6:00p.m. Rodney Pate, chairman, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Francis Conroy, Rodney Pate, Charlie Popp, Charlie Ridenour, Ken Hecker, Benita Pate, Secretary, and Boyce Adams, the Sellersburg Building Inspector.

Charlie Ridenour made a motion to approve the minutes of the November 15, 1999 meeting, and it was seconded by Francis Conroy. All members present, voted in favor of the motion.

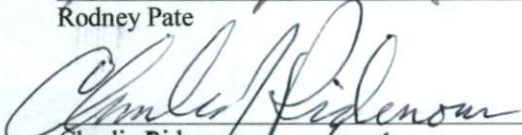
Francis Conroy made a motion to approve the fact that we did not have a meeting on December 20, 1999, It was seconded by Charlie Ridenour. All members present, voted in favor of the motion. Signatures were put on statement for the record.

There was no official business on the agenda, tonight.

A motion was made by Francis Conroy to close the meeting. It was seconded by Charlie Ridenour. All members present voted in favor of the motion.



Rodney Pate




Charlie Ridenour



Ken Hecker



Francis Conroy



Charlie Popp



Benita Pate, Secretary

BOARD OF ZONING APPEALS

FEBRUARY 21, 2000

The Board of Zoning Appeals met on February 21, 2000, at the Sellersburg Town Hall, at 6:00 p.m. Rodney Pate, chairman called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Francis Conroy, Rodney Pate, Charlie Popp, Charlie Ridenour, Ken Hecker, Benita Pate, Secretary, and Boyce Adams the Sellersburg Building Inspector.

Charles Pierce is present tonight, to request a variance on minimum lot size in an agricultural area for a single family residence. Charles has 2.6 acres in a agriculture area, but in an agriculture area, lot size for a single family residence requires 3 acres. He has already got a permit for a septic tank permit and water is accessed from Highway 60. The physical address of this property is 9126 Highway 60, Sellersburg, Indiana.

Charlie Ridenour made a motion to approve a variance for a non-conforming lot size to allow for construction of a single-family residence on approximately 2.614 acres to Charles Pierce of 9126 Highway 60, Sellersburg Indiana. It was seconded by Francis Conroy. All members voted in favor of the motion.

Chris Beach of LR and C A LLC is requesting a use variance for the property located at 305 South New Albany Street. The properties current zoning does not allow for manufacturing , however, it does allow for warehousing.

They will be manufacturing Concrete Forms for Bridge Columns. They will only be working one shift. Hours will be 7:00 a.m. to 4:30 p.m.

Francis Conroy made a motion to approve a variance to allow manufacturing on the Property located at 305 South New Albany Street to LR and C A LLC. It was seconded by Ken Hecker. All members present, voted in favor of the motion.

Francis Conroy made a motion to approve the minutes of the January 17, 2000 meeting. It was seconded by Charlie Ridenour. All membes present, voted in favor of the motion.

Nominations for chairman and vice-chairman were made tonight.

Francis Conroy made a motion to nominate Rodney Pate as chairman of the Board of Zoning Appeals. It was seconded by Charlie Ridenour. All members present, voted in favor of the motion.

Francis Conroy made a motion to close nominations for Chairman of the Board of Zoning Appeals. It was seconded by Ken Hecker. All members present, voted in favor of the motion.

Board of Zoning Appeals

Page 2

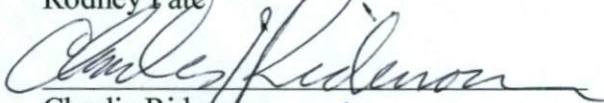
February 21, 2000

Charlie Ridenour made a motion to nominate Francis Conroy as Vice-Chairman of the Board of Zoning Appeals. It was seconded by Rodney Pate.

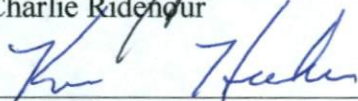
Ken Hecker made a motion to close the meeting and it was seconded by Francis Conroy. All members present voted in favor of the motion.



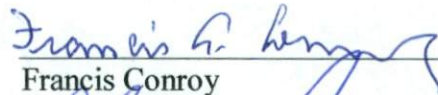
Rodney Pate



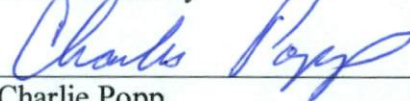
Charlie Ridenour



Ken Hecker



Francis Conroy



Charlie Popp



Benita Pate, Secretary

Sellersburg Fire Department

P.O. Box 82
Sellersburg In. 47172
(812) 246-7239 (812) 246-7233
Fax: (812) 246-7240 e:mail fireems@thepoint.net

February 10, 2000

Sellersburg Board of Zoning Appeals
316 East Utica Street
Sellersburg IN 437172

Board Members:

as of today's date petitions have been received from Charles and Tania Pierce requesting a variance on minimum lot size in an agricultural area for a single family residence and from L R and C A LLC requesting a use variance for the property located at 305 S New Albany. The properties current zoning does not allow for manufacturing however it does allow for warehousing.

Sincerely,

Boyce Adams
Inspector/Deputy Chief

PETITION
TO
SELLERSBURG BOARD OF ZONING APPEALS

1. Name of Persons requesting Board action

Charles R. & Tanja R. Pierce
(812) 246-0475

2. Section of Ordinance Affected

Section 2.1.3 - Minimum Lot Area in an Agriculture District

3. Legal Description & Local Address of Property

Address: 9126 Highway 60, Sellersburg, IN

Legal Description: Lots 13A & 14A situated in Grant 109 of the Illinois Grant, Town of Sellersburg, Silver Creek Township (Key No. 17-58-14)

Copy of Deed is attached.

4. Action Requested

A variance for non-conforming lot size. Property owners desire a variance, which will allow for construction of a single-family residence and related structure (s) on approximately 2.614 acres. A copy of the plat map identifying the proposed improvements is attached.

5. Advertisement

A copy of the text for the classified advertisement is attached. The advertisement will be placed in the legal section of the Jeffersonville Evening News and will be run on Friday, February 11, 2000.

6. Signage

The required sign (18" x 24") has been posted and is visible to those passing the affected real estate. The sign is legible and will remain in place until acted upon by the board (*See Attached*)

7. Miscellaneous

Application has been made with the Clark County Health Department for an on-site sewage disposal system.

Application for a private driveway permit with the Indiana Department of Transportation is pending.

INDIANA DEPARTMENT OF REVENUE
TAXATION
OFFICE
FORT WASHINGTON

DEC 01 1999

Shirley Nolot 4P
CLARK COUNTY RECORDER
Clark County Recorder
I 3125570 Page 1 of 4
C2 Date 12/01/1999 Time 10:33:30

Shirley Nolot
AUDITOR CLARK COUNTY

(4)
Tax Statement Address: 9126 Hwy 60, Sellersburg IN 47172

Key No.: 17-58-14

WARRANTY DEED

THIS INDENTURE WITNESSETH that FAITH UNLIMITED, L.L.C., a Kentucky Limited Liability Company,

CONVEYS AND WARRANTS

unto CHARLES R. PIERCE and TANJA PIERCE, husband and wife, of CLARK County, State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate in the County of Clark, State of Indiana, described as follows, to-wit:

Parcel I

Being a part of Survey #109 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at a brass capped limestone monument on the East Corner of Survey #109, the North corner of Survey #108 and in the line of Survey #110, thence North 34 degrees 52 minutes 42 seconds West, along the line dividing Surveys #109 and #110, 565.96 Feet to an iron pipe; thence South 55 degrees 10 minutes 16 seconds West, 616.53 feet to an iron pipe, The True Place of Beginning. Thence S. 41 deg. 19' 41" E., 129.99 feet to an iron pipe; thence N. 55 deg. 10' 16" W., 755.98 feet to an iron pipe in the Northern Right of Way line of State Road #60; thence N. 47 deg. 34' 35" W., along said Right of Way line 21.78 feet to a concrete Right of Way marker; thence N. 39 deg. 11' 05" W., along said Right of Way line 108.22 feet to an iron pipe; thence N. 55 deg. 10' 16" E. 754.29 feet to The True Place of Beginning.

Containing 2.241 acres, more or less.

Parcel II

Being a part of Survey #109 of the Illinois Grant to Clark County, Indiana and being further described as follows:

Beginning at a brass capped limestone monument on the East Corner of Survey #109, the North corner of Survey #108 and in the line of Survey #110; thence North 34 degrees 52 minutes 42 seconds West, along the line dividing Surveys #109 and #110, 565.96 feet to an iron pipe; thence South 55 degrees 10 minutes 16 seconds West, 616.53 feet to an iron pipe, The True Place of Beginning.

Thence continuing South 55 degrees 10 minutes 16 seconds West, 754.29 feet to an iron pipe in the Northern Right of Way line of State Road 160; thence North 39 Degrees 11 minutes 05 seconds West, along said Right of Way line 64.87 feet to a point; thence North 55 degrees 10 minutes 16 seconds East, 751.85 feet to a point; thence South 41 degrees 19 minutes 41 seconds East, 65.10 feet to the True Place of Beginning.

Containing 1.118 acres more or less.

Subject to any and all easements and/or restrictions of public record that may apply to the above described real estate.

The Grantees, by the acceptance of this deed, assume and agree to pay the Spring installment of the 1999 taxes due and payable in 2000, and all subsequent taxes.

TO HAVE AND TO HOLD, the same unto said Grantees, their heirs and assigns, in fee simple, forever.

The undersigned persons executing this Deed on behalf of said Grantor limited liability company represent and certify that Faith Unlimited, L.L.C. is a duly organized Limited Liability Company under the laws of the State of Kentucky and that they are the duly elected Officers of said limited liability

company and have been fully empowered, by proper resolution of the membership of said limited liability company, to execute and deliver this Deed; that the Grantor limited liability company has full capacity to convey the real estate described herein and that all necessary action for the making of such conveyance has been taken and done.

The undersigned certifies that the Grantor limited liability company is exempt from paying Gross Income Tax and there is no Gross Income Tax due the State of Indiana by this transfer.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of November, 1999.

Faith Unlimited, L.L.C.

By: Dana O'Neil (SEAL)

DANA O'NEIL
Printed name

President
Title

ATTEST:

(SEAL)

Printed name

Title

STATE OF INDIANA)


:SS
COUNTY OF Washington

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Dana O'Neil, of Faith Unlimited, L.L.C., and acknowledged the execution of the foregoing conveyance to be their voluntary act and deed for the uses and purposes herein mentioned.

WITNESS my hand and Notarial Seal this 21th day of November, 1999.

My Commission Expires:

2/01/07


NOTARY
PUBLIC

County of residence: Washington

This instrument prepared by
Glenn G. Hancock
Attorney at Law
421 West 1st Street
New Albany, Indiana 47150
(812) 949-4000

VARIANCE 

Public Hearing: February 21, 2000 at 6:00 p.m.

Location: Sellersburg Town Hall
316 East Utica Street
Sellersburg, IN

Purpose: Variance for Non-Conforming Lot Size

18"

24"

TOWN OF SELLERSBURG

Notice is hereby given that L R and C A, LLC, has filed a petition with the Sellersburg Board of Zoning Appeals requesting a variance on property situated in the Town of Sellersburg in the County of Clark, and described as follows:

Tract L, containing 4.767 acres, more or less, Fairview Addition to
the Town of Sellersburg, Indiana as recorded in Plat Book 4, Page
102, in the office of the Recorder of Clark County, Indiana.

and having a street address of:

305 S. New Albany Street

Sellersburg, Indiana 47172

The purpose of this variance is to:

Allow L R and C A, LLC's prospective tenant, Concrete Forming
Equipment and Engineering (CFEE) to use the building for 50%
warehousing and 50% metal fabrication. The property is currently
zoned B-3. The purchase of the property by L R and C A, LLC is
conditioned upon the approval of this variance.

Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a public hearing on this petition on February 21, 2000 at 6:00 p.m. at the Sellersburg Town Hall, 316 East Utica Street.

Dated this 10th day of February, 2000.

APPLICATION FOR VARIANCE

1. Alan P. Miller – Member
L R and C A, LLC
104 Amy Court
New Albany, Indiana 47150

Phone: 944-4330
Pager: (800) 351-9480
Fax: 944-4129

2. Section of the ordinance that is affected:

Land Use Regulations B-3. Section 2.10.2.

3. Address and Legal Description of Property:

305 S. New Albany Street
Sellersburg, Indiana 47172

Tract L, containing 4.767 acres, more or less, Fairview Addition to the Town of Sellersburg, Indiana, as recorded in Plat Book 4, Page 102, in the office of the Recorder of Clark County, Indiana, excepting the following described tract of land: a part of Fairview Addition to the Town of Sellersburg, Clark County, Indiana, as recorded in Plat Book 4, Page 102, in the office of the Recorder of Clark County, Indiana, and more adequately described as follows: beginning at an iron pin, the northeast corner of Lot No. 1, Block B of Fairview Addition to the Town of Sellersburg; thence with the northeast line of said Lot No. 1 in a southeasterly direction to the southeast corner of said Lot No. 1; thence north 52 deg. 48' 30" east 90 feet to an iron pin; thence north 35 deg. 40' west 167.3 feet to an iron pin; thence south 52 deg. 31' 30" west 91.35 feet to an iron pin the true place of beginning, excepting a 16 foot alley along the southwest side of the above described tract. All of said property herein described excepting the 16 foot alley is a part of Parcel "L" of Fairview Addition.

Also known as: a part of Tract L. of Fairview Addition to the Town of Sellersburg as recorded in Plat Book 4, Page 102 of the Office of the Recorder of Clark County, Indiana, more fully described as follows: commencing at the northeast corner of Lot 1, Block B of said Addition; thence north 52 deg. 31' 30" east, 91.35 feet more or less to an iron pin, the true place of beginning; thence south 35 deg. 40' east, 167.3 feet to an iron pin; thence south 52 deg. 48' 30" west 190 feet to an iron pin; thence south 37 deg. 50' east 452.3 feet to an iron pin; thence north 47 deg. 00' east, 391.0 feet to an iron pin; thence south 52 deg. 31' 30" west 197.2 feet to an iron pin, the true place of beginning, being 4.65 acres of land, more or less.

APPLICATION FOR VARIANCE

Page 2

4. Action Required from the Board:

Currently, this property is leased by Great Dane Power Equipment, Inc., from the owner, G & G Properties. Great Dane will be vacating the property in March, 2000. L R and C A, LLC is under contract to purchase the property from G & G Properties. One of the conditions of the contract is that L R and C A, LLC intends to lease the property to Concrete Forming Equipment and Engineering (CFEE) that plans to use the building for fifty 50% metal fabrication and 50% warehousing. Currently the property has a B-3 zoning classification. This property has been used in similar fashion by Great Dane and Huncilman for the last two decades. Included is a site plan of the property, including the one existing structure.

5. A copy of the advertisement that has been placed in the Clark County Evening News from February 10th through 21st, 2000 is attached.

6. A reduced copy of the required sign posting is also attached. The 18" x 24" sign, with 1½" lettering visible to the passing of the affected real estate has been placed on the property effective February 10th through 21st, 2000.

7. Application Fee: \$60.00 (enclosed). Town of Sellersburg.

G & G PROPERTIES

P.O. Box 2087
Clarksville, IN 47131-2087

Phone 812-948-1700

Fax 812-948-1701

February 5, 2000

Sellersburg Board of Zoning Appeals
Sellersburg Town Hall
316 East Utica Street
Sellersburg, IN 47172

RE: Variance Request for 305 S. New Albany Street
Sellersburg, Indiana 47172

To Whom It May Concern:

Please be advised that L R and C A, LLC, who has filed a petition with the Sellersburg Board of Zoning Appeals requesting a variance on the above referenced property, is acting on G & G Properties' behalf. G & G Properties is the current owner of the property and is fully aware and in agreement with the variance request.

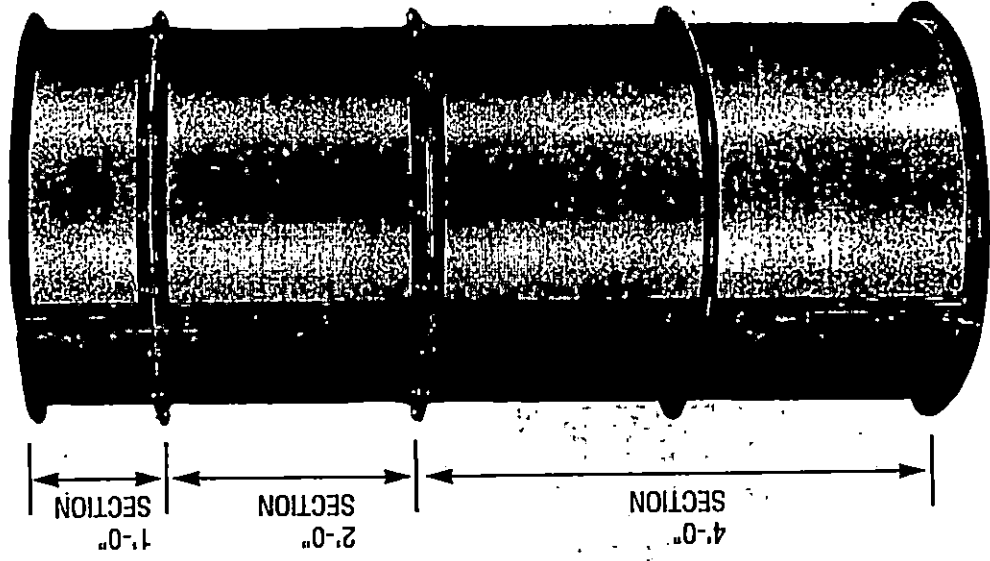
Sincerely,



John W. Garrett, Managing Partner
G & G Properties

 **universal**
form clamp co.

HEAVY DUTY COLUMN FORM



Die	Height	Wt. Per Section
12"	1'-0"	35#
	2'-0"	58
	4'-0"	117
14"	1'-0"	39#
	2'-0"	66
	4'-0"	131
16"	1'-0"	45#
	2'-0"	76
	4'-0"	149
18"	1'-0"	52#
	2'-0"	83
	4'-0"	164
20"	1'-0"	57#
	2'-0"	90
	4'-0"	178
22"	1'-0"	62#
	2'-0"	98
	4'-0"	192
24"	1'-0"	66#
	2'-0"	104
	4'-0"	206
26"	1'-0"	71#
	2'-0"	111
	4'-0"	219
28"	1'-0"	76#
	2'-0"	119
	4'-0"	234
30"	1'-0"	81#
	2'-0"	126
	4'-0"	248

Die	Height	Wt. Per Section
32"	1'-0"	86#
	2'-0"	133
	4'-0"	262
	8'-0"	484
34"	1'-0"	90#
	2'-0"	139
	4'-0"	277
	8'-0"	488
36"	1'-0"	96#
	2'-0"	147
	4'-0"	291
	8'-0"	518
42"	1'-0"	109#
	2'-0"	168
	4'-0"	332
	8'-0"	618
48"	1'-0"	124#
	2'-0"	189
	4'-0"	375
	8'-0"	711
54"	1'-0"	146#
	2'-0"	226
	4'-0"	451
	8'-0"	811
60"	1'-0"	162#
	2'-0"	249
	4'-0"	496
	8'-0"	888

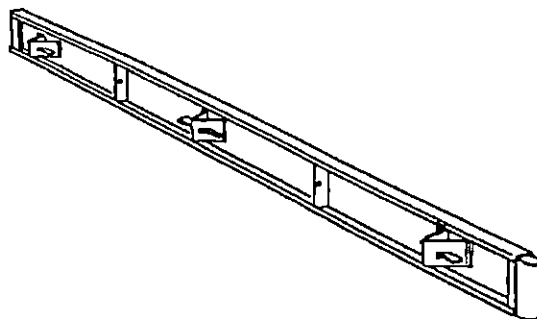
LATERAL PRESSURE SHOULD NOT EXCEED 3000 PSF ON FORMS THROUGH 36" DIAMETER OR 2000 PSF ON FORMS OVER 36" DIAMETER

Maximum rate of pour is based on ACI SP-4 4th edition.

Temperature degree F	FT Per Hour	
	F2000PSF	F3000PSF
40°	8 ft	13 ft
50°	10 ft	16 ft
60°	12 ft	20 ft
70°	14 ft	24 ft
80°	16 ft	26 ft
90°	18 ft	30 ft

FOR SALES AND RENTALS

UNIVERSAL FORM CLAMP CO.
840 South 25th Avenue
Bellwood, Illinois 60104
1-800-728-1958



STRAIGHT CURB FORMS

(Standard 10' lengths, with 3 stake pockets)

<u>Description</u>	<u>Price</u>	<u>Wt.Lbs.</u>
4" X 10' Straight Form (12 Gauge)	\$33.08	39.1#
5" X 10' Straight Form (12 Gauge)	\$36.67	43.6#
6" X 10' Straight Form (12 Gauge)	\$38.58	48.2#
7" X 10' Straight Form (12 Gauge)	\$43.55	52.7#
8" X 10' Straight Form (10 Gauge)	\$52.92	77.0#
9" X 10' Straight Form (10 Gauge)	\$60.09	82.4#
10" X 10' Straight Form (10 Gauge)	\$60.09	87.9#
11" X 10' Straight Form (10 Gauge)	\$62.29	93.4#
12" X 10' Straight Form (10 Gauge)	\$62.29	98.8#
13" X 10' Straight Form (10 Gauge)	\$68.63	103.4#
14" X 10' Straight Form (10 Gauge)	\$75.52	110.1#
15" X 10' Straight Form (10 Gauge)	\$86.27	115.4#
16" X 10' Straight Form (10 Gauge)	\$86.27	120.7#

Straight curb form notes:

Pricing for fractional heights to next full inch.

Stake pockets accomodate either 3/4" or 7/8" steel stakes.

Forms to 7" high have 1 row of stake pockets.

Forms from 7" to 16" have 2 rows of stake pockets.

BOARD OF ZONING APPEALS

MARCH 20, 2000

The Board of Zoning Appeals met on March 20, 2000 at the Sellersburg Town Hall, at 6:00 p.m. Rodney Pate, chairman, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Francis Conroy, Charlie Popp, Charlie Ridenour, Ken Hecker, Benita Pate, Secretary, and Boyce Adams, the Sellersburg Building Inspector.

Tony Weiter of Bell South Mobility was present tonight to ask if they can install their cellular communication equipment on the Sellers Avenue water tank. They would have a lease agreement with the town of Sellersburg. Sprint already has a tower on top of this same water tower.

Phil Dean of 415 St. Paul Street was present tonight as a neighbor who received a certified letter informing neighbors of Bell South's request. Phil asked some questions about the project.

Charlie Ridenour asked that after the welding was done, the proper maintenance and painting be done to the tank.

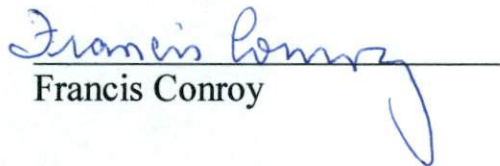
Charlie Ridenour made a motion to approve Bell South Mobility request to put their cellular communication equipment on top of the water tank, located at Sellers Avenue. It was seconded by Ken Hecker. All members present, voted in favor of the motion.

Francis Conroy made a motion to approve the minutes of the February 21, 2000 meeting. It was seconded by Ken Hecker. All members present, voted in favor of the motion.


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

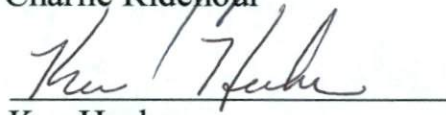
Board of Zoning Appeals
March 20, 2000
Page 2


Rodney Pate


Francis Conroy

Charlie Popp


Charlie Ridenour


Ken Hecker


Benita G. Pate, Secretary

Sellersburg Fire Department



P.O. Box 82
Sellersburg In. 47172
(812) 246-7239 (812) 246-7233
Fax: (812) 246-7977 e:mail fireems@thepoint.net

March 10, 2000

Sellersburg Board of Zoning Appeals
316 East Utica Street
Sellersburg IN 47172

Board members:

As of todays date the only request for action that I am aware of for the March 20, 2000 meeting is from Bell South Mobility. They are wanting to install cellular communication equipment on the Sellers avenue water tank. There is a set of the construction plans in my office if any member would like to review the project.

Sincerely,

Boyce Adams
Inspector/Deputy Chief

TOWN OF SELLERSBURG

Notice is hereby given that BellSouth Mobility
has/have filed a petition with the Sellersburg Board of Zoning Appeals
requesting a variance on property situated in the Town of Sellersburg in
the County of Clark and described as follows:

200 block of Sellers St. Water Tank property.

and having a street address of:

200 block of Seller St.

The purpose of this variance is to:

Co-locate Cellular equipment

Notice is hereby given that the Sellersburg Board of Zoning Appeals will
hold a public hearing on this petition on MARCH 20
at 6:00 at the Sellersburg Town Hall 316 East Utica Street.

Dated this 9 day of March 2000

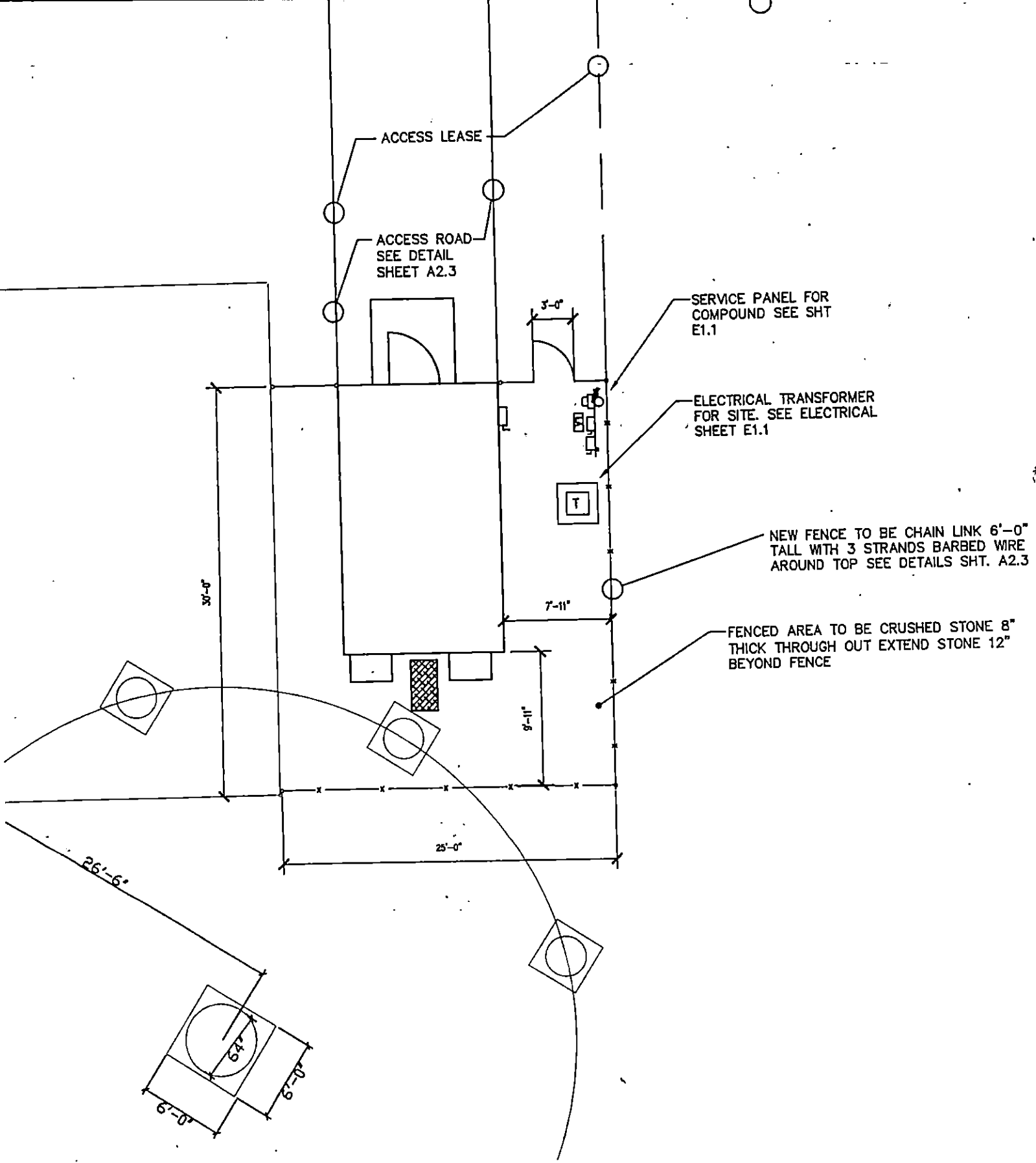
 **BELLSOUTH** Mobility

BellSouth Mobility
1650 Lyndon Farms Ct.
Louisville, KY 40223

E-mail:
tony_weiter@bscc.bls.com

Tony Weiter
Project Manager

Office 502 329 7604
Mobile 502 262 0001



SITE PLAN

SCALE: 1/8" = 1'-0"

BOARD OF ZONING APPEALS

APRIL 17, 2000

The Board of Zoning Appeals met on April 17, 2000, at the Sellersburg Town Hall , at 6:00 p.m. Rodney Pate, chairman, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Ken Hecker, Charlie Ridenour, Francis Conroy, Benita Pate, Secretary, and Boyce Adams, the Sellersburg Building Inspector.

THE FOLLOWING MEMBER WAS ABSENT: Charlie Popp

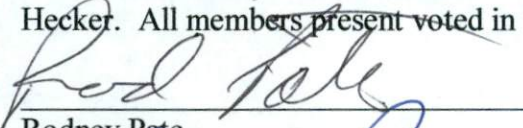
Jim Day of 120 Applegate Lane was present tonight requesting a variance to erect a garage on his property that exceeds the current zoning limits on size. The current zoning limit is 28' X 30'. He wants to erect a garage 30' X 40'.

There was no one at the meeting opposing this project. A sign had been posted on his property as required.


Francis Conroy made a motion to approve the variance to erect a garage on Jim Day's property located at 120 Applegate Lane that exceeds the current zoning limit of 28' X 30'. The garage will be 30' X 40'. Ken Hecker seconded the motion. Two members of the board voted yes and two members voted no. (The one no vote, was voted by proxy due to Charlie Popp's absence) The tie vote, was broken by the board's chairman, Rodney Pate. Rodney Pate voted yes. The variance was approved.

Charlie Ridenour made a motion to approve the minutes of the March 20, 2000 meeting. It was seconded by Francis Conroy. All members present voted in favor of the motion.

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



Rodney Pate

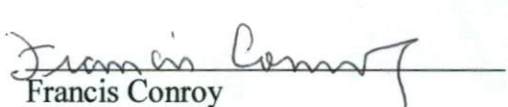


Charlie Popp




Ken Hecker

Charlie Ridenour



Francis Conroy



Benita Pate, Secretary

TOWN OF SELLERSBURG

Notice is hereby given that James And Emily Day has/have filed a petition with the Sellersburg Board of Zoning Appeals requesting a variance on property situated in the Town of Sellersburg in the County of Clark and described as follows:

A part of Survey No. 129 of the Illinois Grant and more particularly described as follows: Beginning at the stone on the East corner of said Survey No. 129; thence N. 35° 55' W. 412.2 feet to a point; thence S. 53° 45' W. 285.0 feet to an iron pin, the true point of beginning; continuing S. 53° 45' W. 253.58 feet to an iron pin; thence N. 36° 15' W. 89.1 feet to an iron pin; thence N. 53° 45' E. 58.85 feet to an iron pin; thence N. 36° 15' W. 52.6 feet to an iron pin; thence N. 53° 45' E. 195.86 feet to an iron pin; thence S. 35° 55' E. 141.7 feet to the true point of beginning, containing 0.756 acre, more or less, subject to roadway easement.

and having a street address of:

120 Applegate Lane
Sellersburg, IN. 47172

The purpose of this variance is to:

Erect a garage that exceeds Sellersburg zoning limits

Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a public hearing on this petition on April 17, 2000 at 6.00 at the Sellersburg Town Hall 316 East Utica Street.

Dated this 3 day of April, 2000

Reason For Variance: To Erect a 30 FT by 40 FT garage
This Exceed The 28 FT by 30 FT garage. Any Questions Phone 246-4388
Thanks Jim Day

119 Applegate Lane

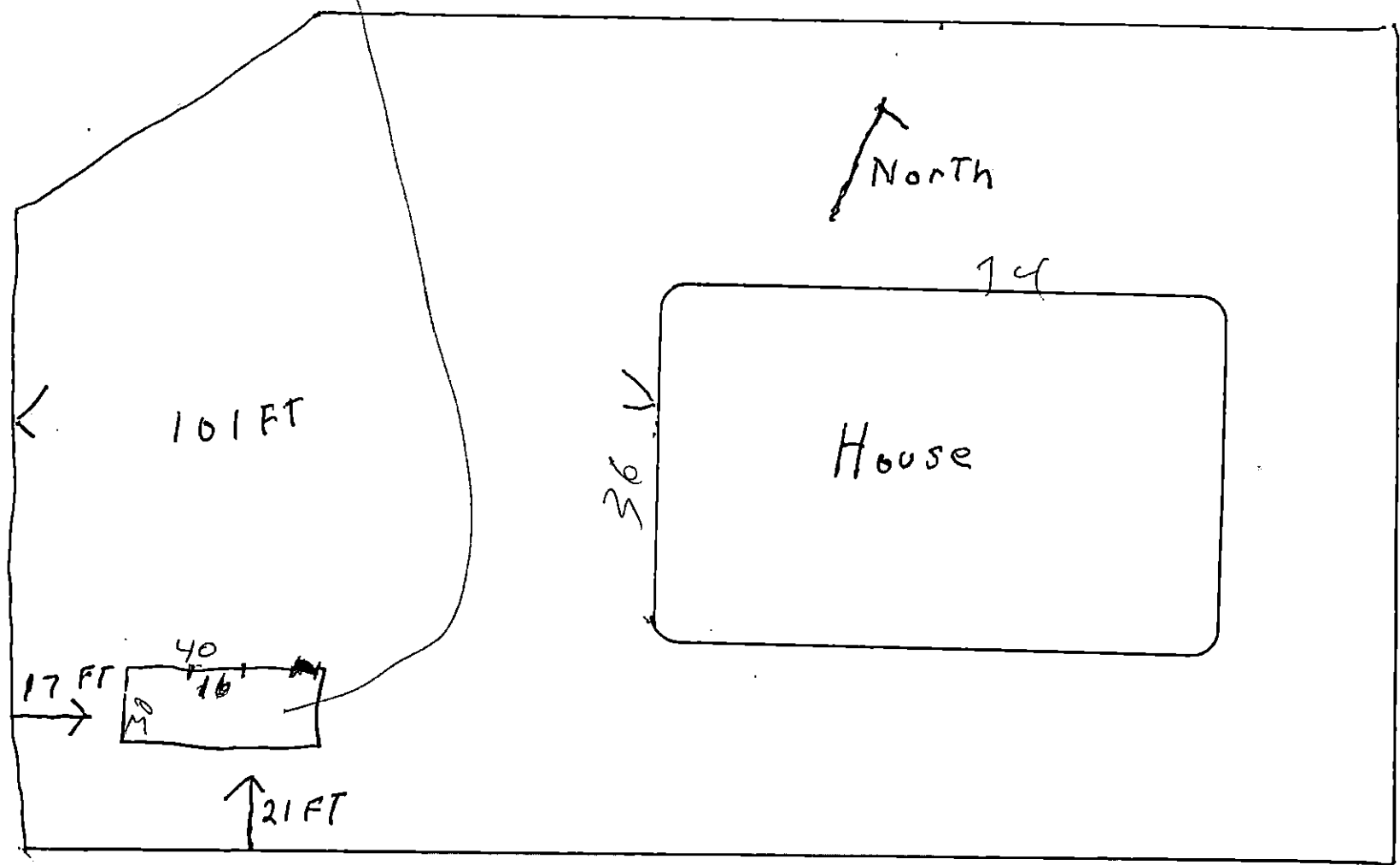
APPLEGATE LANE

150 Applegate Lane

130 Applegate Lane

W. UTICA

626 W. Utica



North

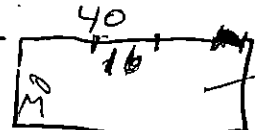
101 FT

36

House

14

17 FT



40

21 FT

Sellersburg Fire Department

P.O. Box 82
Sellersburg In. 47172
(812) 246-7239 (812) 246-7233
Fax: (812) 246-7977 e:mail fireems@thepoint.net

April 7, 2000

Sellersburg Board of Zoning Appeals
316 East Utica Street
Sellersburg IN 47172

Board Members'

As of todays date the only application that I have received for board action is from Jim Day at 120 Applegate Lane for a variance to erect a garage on his property that exceeds the current zoning limits on size.

Sincerely,



Boyce Adams

Inspector/Deputy Chief

ROD PATE
4/15/200

I WILL BE OUT OF TOWN ON MONDAY THE DAY OF OUR ZONING APPEALS MEETING. IN THAT REGARD
PLEASE USE THIS AS MY PROXY ON THE JIM DAY MATTER.

I WOULD NOT BE FOR THIS REQUEST UNLESS THE TOWN OF SELLERSBURG AND THE IMMEDIATE
NEIGHBORHOOD COULD BE GUARANTEED THAT ALL THE JUNK, OLD CARS, DUMP TRUCK, ETC,
WOULD BE CLEANED UP. IF THERE IS ANY OPPOSITION FROM THE NEIGHBORS I WOULD SUPPORT
THEIR OPPOSITIONS.

Charles Popp 4/15/2000
CHARLES POPP
SELLERSBURG ZONING APPEALS MEMBER

ROD PATE
4/15/200

I WILL BE OUT OF TOWN ON MONDAY THE DAY OF OUR ZONING APPEALS MEETING. IN THAT
PLEASE USE THIS AS MY PROXY ON THE JIM DAY MATTER.

I WOULD NOT BE FOR THIS REQUEST UNLESS THE TOWN OF SELLERSBURG AND THE IMMEDI
NEIGHBORHOOD COULD BE GUARANTEED THAT ALL THE JUNK, OLD CARS, DUMP TRUCK, ET
WOULD BE CLEANED UP. IF THERE IS ANY OPPOSITION FROM THE NEIGHBORS I WOULD SU
THEIR OPPOSITIONS.

CHARLES POPP
SELLERSBURG ZONING APPEALS MEMBER

BOARD OF ZONING APPEALS

MAY 15, 2000

The Board of Zoning Appeals met on May 15, 2000, at the Sellersburg Town Hall, at 6:00 p.m. Rodney Pate, chairman, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Ken Hecker, Rodney Pate, Francis Conroy, Charlie Popp, Benita Pate, Secretary, and Boyce Adams, the Sellsburg Building Inspector.

THE FOLLOWING MEMBER WAS ABSENT: Charlie Ridenour.

Francis Conroy made a motion to approve the minutes of the April 17, 2000 meeting. Ken Hecker seconded the motion. All members present, voted in favor of the motion.

There was no official business on the agenda tonight.

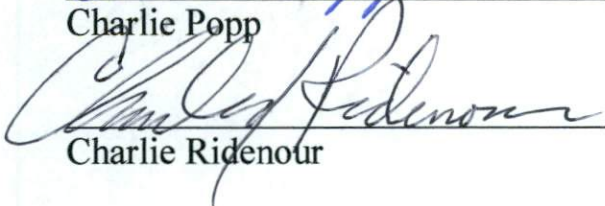
Ken Hecker made a motion to close the meeting and it was seconded by Charlie Popp.



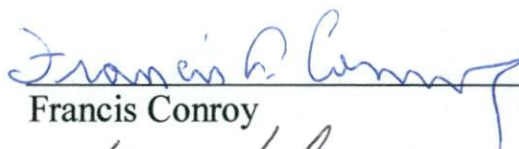
Rodney Pate




Charlie Popp



Charlie Ridenour



Francis Conroy



Ken Hecker

Benita Pate, Secretary

Sellersburg Fire Department



P.O. Box 82
Sellersburg In. 47172
(812) 246-7239 (812) 246-7233
Fax: (812) 246-7977 e.mail fireems@thepoint.net

May 5, 2000

Sellersburg Board of Zoning Appeals
316 East Utica Street
Sellersburg IN 47172

To Whom it Concern:

As of todays date there have been no petitions turned into my office for action from the board this month. If you have any questions or concerns feel free to contact me at 246-7239.

Sincerely,

A handwritten signature in cursive script that reads "Boyce Adams".

Boyce Adams
Inspector/Deputy Chief

BOARD OF ZONING APPEALS

JUNE 19, 2000

The Board of Zoning Appeals met on June 19, 2000, at the Sellersburg Town Hall, at 6:00 p.m. Rodney Pate, chairman, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Charlie Ridenour, Ken Hecker, Francis Conroy, Charlie Popp, Benita Pate, Secretary, and Boyce Adams, the Sellersburg Building Inspector.

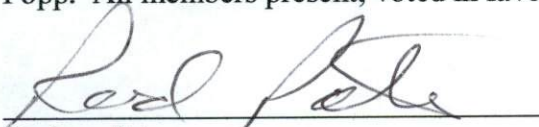
Clinton Smith was present tonight representing Taco Bell. They are requesting a variance on the sign height provisions at Taco Bell at 8111 Highway 311 in Sellersburg Indiana. Taco Bell is changing all their signs and colors. They will be raising the height to 50 feet overall, doubling the height. The main reason for the height change is due to their dependence on interstate traffic.

Charlie Ridenour moved to approve the variance to change the height of 25 feet to 50 feet overall height for Taco Bell on 8111 Highway 311 in Sellersburg. Ken Hecker seconded the motion. All members present, voted in favor of the motion.

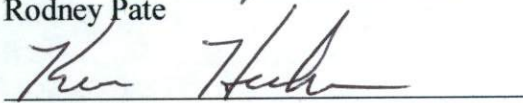
Rodney Pate advised the board that they seriously need to revise the ordinances on signs in the comprehensive plan and recommend these revisions to the town board for approval.

Francis Conroy made a motion to approve the minutes of the May 15, 2000 meeting. Charlie Ridenour seconded the motion. All members present, voted in favor of the motion.

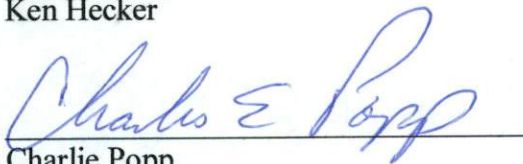
Charlie Ridenour made a motion to close the meeting. It was seconded by Charlie Popp. All members present, voted in favor of the motion.



Rodney Pate



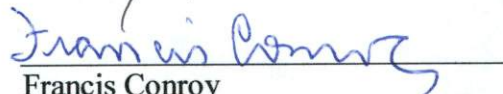
Ken Hecker



Charlie Popp



Charlie Ridenour

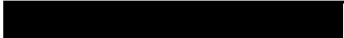


Francis Conroy



Benita Pate, Secretary

Sellersburg Fire Department



P.O. Box 82
Sellersburg In. 47172
(812) 246-7239 (812) 246-7233
Fax (812) 246-7977 e:mail fireems@thepoint.net

June 9, 2000

Sellersburg Board of Zoning Appeals
316 East Utica Street
Sellersburg IN 47172

Board Members:

As of today's date the only petition that I have received is from Clinton Smith, who is requesting a variance on the sign height provisions at Taco Bell at 8111 Highway 311 Sellersburg IN.

Respectfully,

Boyce Adams
Inspector/Deputy Chief

TOWN OF SELLERSBURG

Notice is hereby given that TACO BELL RESTAURANT has/have filed a petition with the Sellersburg Board of Zoning Appeals requesting a variance on property situated in the Town of Sellersburg in the County of Clark and described as follows:

* BEING A .8816 ACRE TRACT PARCELED OFF OF A 1.5903 ACRE TRACT OF KENNETH R AND HELEN K. HECKER. THE SUBJECT TRACT IS ADDITIONALLY DESCRIBED IN SILVER CREEK TOWNSHIP BOOK #9 ON PAGE 9, AS A PORTION OF PLAT NUMBER 17. THE .8816 ACRE TRACT IS LOCATED IN CENSUS TRACT 4520-507.02.

and having a street address of:

8111 SR 311 SELLERSBURG, INDIANA

The purpose of this variance is to:

RAISE THE OVER-ALL HEIGHT OF OUR POLE SIGN TO 50 FEET. THIS HEIGHT WILL ALLOW TACO BELL TO GAIN VISIBILITY TO INTERSTATE TRAVELERS ONCE THEY EXIT THE HIGHWAY. THE INCREASE SIGN HEIGHT WILL BE CONSISTENT WITH ALL RESTAURANTS AND HOTELS AT THE INTERSTATE EXIT. IE CRACKER BARREL, BURGER KING, MCDONALDS, AND COMFORT INN.

Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a public hearing on this petition on JUNE 19th at 6:00 PM. at the Sellersburg Town Hall 316 East Utica Street.

Dated this 16th day of May 2000

C & M SMITH RESTAURANTS, INC.
A FRANCHISEE OF TACO BELL & KFC
5140 CHARLESTOWN ROAD, SUITE 4
NEW ALBANY, IN 47150
(812) 945-9810 FAX: (812) 945-7776

BOARD OF ZONING APPEALS

JULY 17, 2000

The Board of Zoning Appeals met on July 17, 2000, at the Sellersburg Town Hall, at 6:00 P.M. Rodney Pate, chairman, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Charlie Ridenour, Ken Hecker, Francis Conroy, Charlie Popp, and Benita Pate, Secretary.

Morris Lanham was directed by the Sellersburg Town Board to bring his appeal of a decision Boyce Adams, the Sellersburg Building Inspector, made in regards to permitting requirements at his business, to the Board of Zoning Appeals.

Mr. Morris Lanham asked that the penalty be waived. He needed a HVAC – Heating Ventilation – Air Conditioner permits to replace new air conditioner on roof of his café, located at 128 South New Albany Street. Each permit would be \$30.00 each and penalty would double that and a fine of \$100.00 was added.

Charlie Ridenour said the café is one of the positive things being brought to the community.

Charlie Ridenour made a motion to have Morris Lanham pay for the two permits, which would be \$60.00 and to waive the fines and penalties. It was seconded by Ken Hecker. All members present, voted in favor of the motion.

Monty Little is present tonight to request a variance on building size for a garage that he wants to erect on his property, at 1302 Celesta Way in Greenwood Subdivision. He presented the secretary with his ad in the paper and returned receipts from the certified letters he sent to the adjoining property owners.

He currently has a small 12' X 10' shed and a 14' X 22' shed which he plans to tear both down if he receives a variance for his building size of his new garage, which would be 30' X 40'.

Charlie Ridenour made motion to approve the variance for building size of 30' X 40' to Monte Little of 1302 Celesta Way in Greenwood Subdivision. It was seconded by Francis Conroy. All members present, voted in favor of the motion.

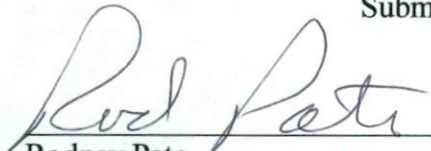
Francis Conroy made a motion to approve the minutes of the June 19, 2000 meeting. It was seconded by Charlie Ridenour. All members present, voted in favor of the motion.

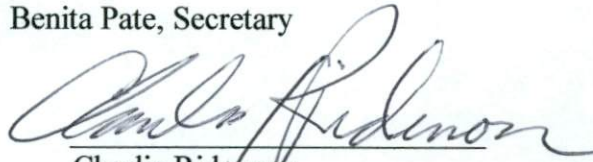
Dale Waddle was present to ask the Board permission to let motor homes park behind their lodge when they are there for lodge activities. They would only have access to a electrical hookup. No water or sewer hookup would be permitted.

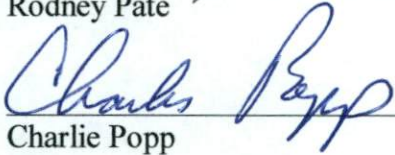
A board member suggested they write up a formal proposal with detailed guidelines to be followed. Also, maybe a plaque or sign to put in motor home window to let police know they were approve by the lodge.

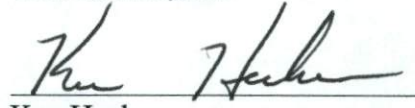
Francis Conroy made a motion to close the meeting. Charlie Ridenour seconded the motion. All members present, voted in favor of the motion.

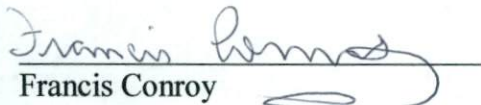
Submitted by: Benita Pate, Secretary


Rodney Pate


Charlie Ridenour


Charlie Popp


Ken Hecker


Francis Conroy


Benita Pate, Secretary

BOARD OF ZONING APPEALS

JULY 17, 2000

The Board of Zoning Appeals met on July 17, 2000, at the Sellersburg Town Hall, at 6:00 P.M. Rodney Pate, chairman, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Charlie Ridenour, Ken Hecker, Francis Conroy, Charlie Popp, and Benita Pate, Secretary.

Morris Lanham was directed by the Sellersburg Town Board to bring his appeal of a decision Boyce Adams, the Sellersburg Building Inspector, made in regards to permitting requirements at his business, to the Board of Zoning Appeals.

Mr. Morris Lanham asked that the penalty be waived. He needed a HVAC – Heating Ventilation – Air Conditioner permits to replace new air conditioner on roof of his café, located at 128 South New Albany Street. Each permit would be \$30.00 each and penalty would double that and a fine of \$100.00 was added.

Charlie Ridenour said the café is one of the positive things being brought to the community.

Charlie Ridenour made a motion to have Morris Lanham pay for the two permits, which would be \$60.00 and to waive the fines and penalties. It was seconded by Ken Hecker. All members present, voted in favor of the motion.

Monty Little is present tonight to request a variance on building size for a garage that he wants to erect on his property, at 1302 Celesta Way in Greenwood Subdivision. He presented the secretary with his ad in the paper and returned receipts from the certified letters he sent to the adjoining property owners.

He currently has a small 12' X 10' shed and a 14' X 22' shed which he plans to tear both down if he receives a variance for his building size of his new garage, which would be 30' X 40'.

Charlie Ridenour made motion to approve the variance for building size of 30' X 40' to Monte Little of 1302 Celesta Way in Greenwood Subdivision. It was seconded by Francis Conroy. All members present, voted in favor of the motion.

Francis Conroy made a motion to approve the minutes of the June 19, 2000 meeting. It was seconded by Charlie Ridenour. All members present, voted in favor of the motion.

Board of Zoning Appeals
July 17, 2000
Page 2

Dale Waddle was present to ask the Board permission to let motor homes park behind their lodge when they are there for lodge activities. They would only have access to a electrical hookup. No water or sewer hookup would be permitted.

A board member suggested they write up a formal proposal with detailed guidelines to be followed. Also, maybe a plaque or sign to put in motor home window to let police know they were approve by the lodge.

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

Submitted by: Benita Pate, Secretary

Rodney Pate

Charlie Ridenour

Charlie Popp

Ken Hecker

Francis Conroy

Benita Pate, Secretary

BOARD OF ZONING APPEALS

JULY 17, 2000

The Board of Zoning Appeals met on July 17, 2000, at the Sellersburg Town Hall, at 6:00 P.M. Rodney Pate, chairman, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Charlie Ridenour, Ken Hecker, Francis Conroy, Charlie Popp, and Benita Pate, Secretary.

Morris Lanham was directed by the Sellersburg Town Board to bring his appeal of a decision Boyce Adams, the Sellersburg Building Inspector, made in regards to permitting requirements at his business, to the Board of Zoning Appeals.

Mr. Morris Lanham asked that the penalty be waived. He needed a HVAC – Heating Ventilation – Air Conditioner permits to replace new air conditioner on roof of his café, located at 128 South New Albany Street. Each permit would be \$30.00 each and penalty would double that and a fine of \$100.00 was added.

Charlie Ridenour said the café is one of the positive things being brought to the community.

Charlie Ridenour made a motion to have Morris Lanham pay for the two permits, which would be \$60.00 and to waive the fines and penalties. It was seconded by Ken Hecker. All members present, voted in favor of the motion.

Monty Little is present tonight to request a variance on building size for a garage that he wants to erect on his property, at 1302 Celesta Way in Greenwood Subdivision. He presented the secretary with his ad in the paper and returned receipts from the certified letters he sent to the adjoining property owners.

He currently has a small 12' X 10' shed and a 14' X 22' shed which he plans to tear both down if he receives a variance for his building size of his new garage, which would be 30' X 40'.

Charlie Ridenour made motion to approve the variance for building size of 30' X 40' to Monte Little of 1302 Celesta Way in Greenwood Subdivision. It was seconded by Francis Conroy. All members present, voted in favor of the motion.

Francis Conroy made a motion to approve the minutes of the June 19, 2000 meeting. It was seconded by Charlie Ridenour. All members present, voted in favor of the motion.

Board of Zoning Appeals
July 17, 2000
Page 2

Dale Waddle was present to ask the Board permission to let motor homes park behind their lodge when they are there for lodge activities. They would only have access to a electrical hookup. No water or sewer hookup would be permitted.

A board member suggested they write up a formal proposal with detailed guidelines to be followed. Also, maybe a plaque or sign to put in motor home window to let police know they were approve by the lodge.

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

Submitted by: Benita Pate, Secretary

Rodney Pate

Charlie Ridenour

Charlie Popp

Ken Hecker

Francis Conroy

Benita Pate, Secretary

BOARD OF ZONING APPEALS

JULY 17, 2000

The Board of Zoning Appeals met on July 17, 2000, at the Sellersburg Town Hall, at 6:00 P.M. Rodney Pate, chairman, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Charlie Ridenour, Ken Hecker, Francis Conroy, Charlie Popp, and Benita Pate, Secretary.

Morris Lanham was directed by the Sellersburg Town Board to bring his appeal of a decision Boyce Adams, the Sellersburg Building Inspector made in regards to permitting requirements at his business, to the Board of Zoning Appeals.

Mr. Morris Lanham asked that the penalty be waived. He needed a HVAC – Heating Ventilation – Air Conditioner permits to replace new air conditioner on roof of his café, located at 128 South New Albany Street. Each permit would be \$30.00 each and penalty would double that and a fine of \$100.00 was added.

Charlie Ridenour said the café is one of the positive things being brought to the community.

Charlie Ridenour made a motion to have Morris Lanham pay for the two permits, which would be \$60.00 and to waive the fines and penalties. It was seconded by Ken Hecker. All members present, voted in favor of the motion.

Monty Little is present tonight to request a variance on building size for a garage that he wants to erect on his property, at 1302 Celesta Way in Greenwood Subdivision. He presented the secretary with his ad in the paper and returned receipts from the certified letters he sent to the adjoining property owners.

He currently has a small 12' X 10' shed and a 14' X 22' shed which he plans to tear both down if he receives a variance for his building size of his new garage, which would be 30' X 40'.

Charlie Ridenour made motion to approve the variance for building size of 30' X 40' to Monte Little of 1302 Celesta Way in Greenwood Subdivision. It was seconded by Francis Conroy. All members present, voted in favor of the motion.

Francis Conroy made a motion to approve the minutes of the June 19, 2000 meeting. It was seconded by Charlie Ridenour. All members present, voted in favor of the motion.

Board of Zoning Appeals
July 17, 2000
Page 2

Dale Waddle was present to ask the Board permission to let motor homes park behind their lodge when they are there for lodge activities. They would only have access to a electrical hookup. No water or sewer hookup would be permitted.

A board member suggested they write up a formal proposal with detailed guidelines to be followed. Also, maybe a plaque or sign to put in motor home window to let police know they were approve by the lodge.

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

Submitted by: Benita Pate, Secretary

Rodney Pate

Charlie Ridenour

Charlie Popp

Ken Hecker

Francis Conroy

Benita Pate, Secretary

Sellersburg Fire Department



P.O. Box 82
Sellersburg In. 47172
(812) 246-7239 (812) 246-7233
Fax: (812) 246-7977 e:mail fireems@thepoint.net

July 7, 2000

Sellersburg Board of Zoning Appeals
316 East Utica Street
Sellersburg IN 47172

Board members:

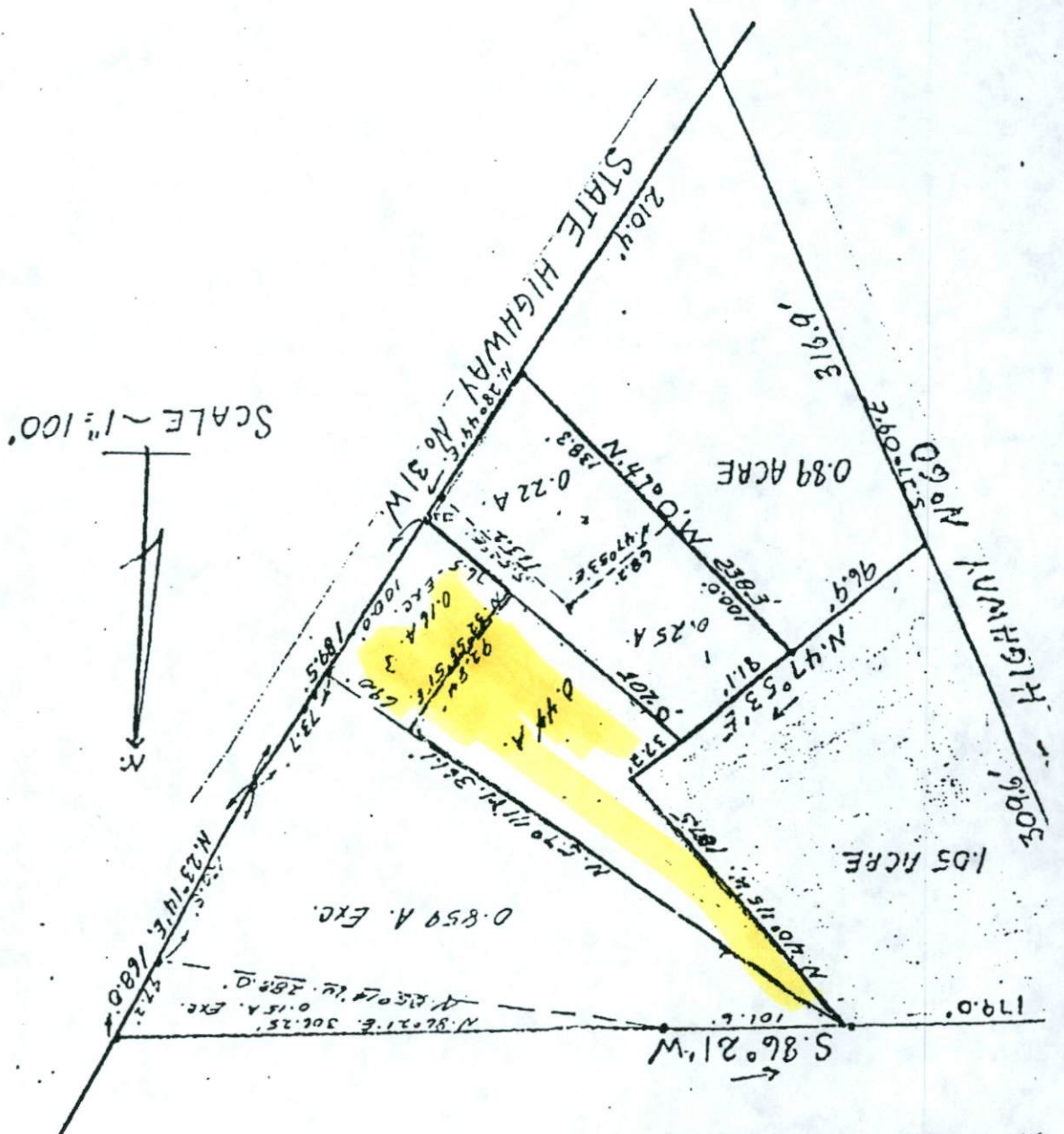
As of today's date the only items that I am aware of that will require Board action are a Request from Monte Little requesting a variance on building size for a garage that he wants to erect on his property, and a request from Morris Lanham that the fines specified in the Town of Sellersburg's Building code be waved for him.

I am going to be out of town for the July meeting but I will be in the office until Tuesday July 11, 2000 if you have any questions please feel free to contact me at 246-7239.

Respectfully,

Boyce Adams
Inspector/Deputy Chief

NO. 108 OF THE ILLINOIS GRANT, CLARK COUNTY, I. NO.



Sellersburg Fire Department

P.O. Box 82
Sellersburg In. 47172
(812) 246-7239 (812) 246-7233
Fax: (812) 246-7977 e:mail fireems@thepoint.net

July 7, 2000

Sellersburg Board of Appeals
316 East Utica Street
Sellersburg IN 47172

Gentlemen:

Morris Lanham was directed by the Sellersburg Town Board to bring his appeal of a decision I made in regards to permitting requirements at his business, to the Board of Zoning Appeals.

I am unable to be at the July meeting of the Board of Zoning Appeals so I am going to state my case in a written format.

On June 12, 2000, I notified Bill Fry in writing that I had discovered that a new A/C system had been installed at the Diefenbach Cafe, this installation had not been permitted and is in violation of the Sellersburg Building Code. When Mr. Fry contacted me on Monday, June 19, 2000 I informed him of the fee and penalties, Mr. Fry stated that he felt the penalties should be waved, I disagree, and have informed him of his right to seek redress with this Board. At that time he informed me that Morris Lanham was actually the responsible party and that he would discuss the situation with him. I told him that this seemed to be one way to proceed, and that the appeals process was applicable to either one of them.

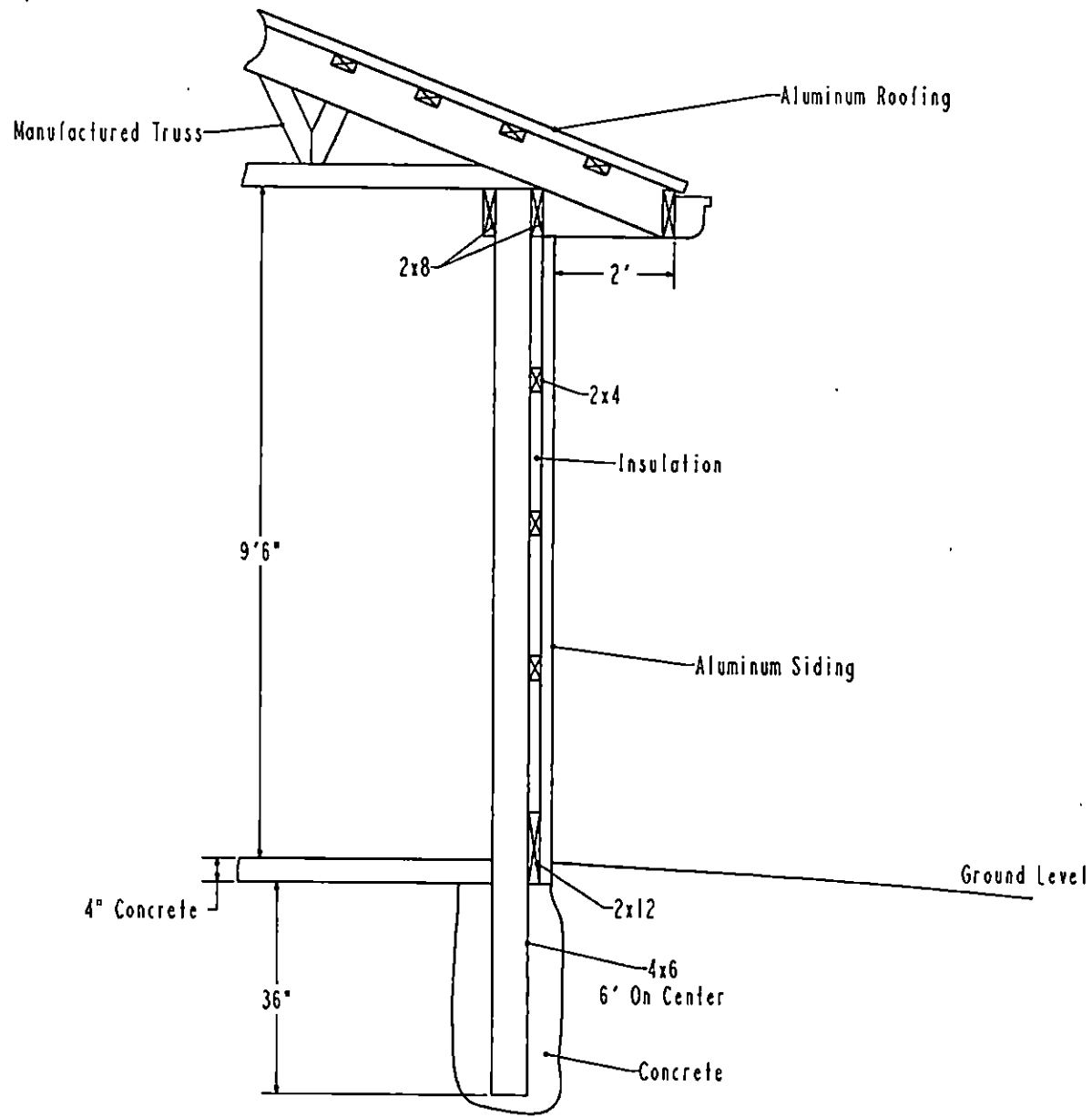
When Mr. Lanham began preparations, in January of this year, for his operation I met with him and Bill Fry, on a few occasions, in regards to the steps that would be needed in order to stay in compliance with applicable rules. The rule in question this time is Ordinance #96-640, the Town of Sellersburg's Building Code, section J which states "*SHOULD ANY PERSON, CO-PARTNERSHIP, OR ANY CORPORATION BEGIN WORK OF ANY KIND SUCH AS HEREINBEFORE SET FORTH, OR FOR WHICH A PERMIT FROM THE BUREAU OF BUILDINGS IS REQUIRED BY ORDINANCE, WITHOUT HAVING SECURED THE NECESSARY PERMIT THEREFORE FROM THE BUREAU OF BUILDINGS EITHER PREVIOUS TO, OR DURING THE DAY OF COMMENCEMENT OF ANY SUCH WORK, OR ON THE NEXT SUCCEEDING DAY WHERE SUCH WORK IS COMMENCED ON SATURDAY OR ON A SUNDAY OR A HOLIDAY, HE SHALL, WHEN SUBSEQUENTLY SECURING SUCH PERMIT BE REQUIRED TO PAY DOUBLE THE FEES IN ADDITION TO A FLAT RATE FEE OF (\$100.00) ONE HUNDRED DOLLARS HEREINBEFORE PROVIDE FOR SUCH PERMIT, AND SHALL BE SUBJECT TO ALL THE PENAL PROVISIONS OF THIS CODE.*" As I see it the code is clear in its statement and to allow Mr. Lanham to skirt the intent of this ordinance will seriously undermine the Town's ability to safeguard its inhabitants.

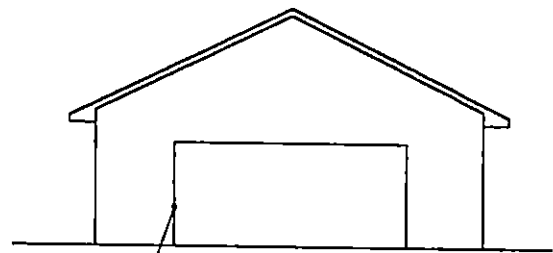
I do not see where it is fair, equitable, or legal to hold different people in the community to different standards, which is what Mr. Lanham is asking you to do. This community is growing at an unbelievable pace and the only possible way to maintain its integrity is to treat all of the people in an equal manner. In my opinion, Mr. Lanham was fully aware of the fact that work performed at this establishment was required to be permitted, and that a large majority of it is required to be approved by the State of Indiana prior to work commencing. The installation in question does not appear to be one that needed a review from the State however it does require a permit from the Town of Sellersburg and the installation was to be overseen by a licensed contractor. The Sellersburg Town Council stated that the building was owned by Mr. Fry and that he was happy with the installation, however Mr. Fry and Mr. Lanham are not the only people that are primarily occupying this facility. It is the purpose and intent of Building Code to attempt to insure the safety and well being of the public at large this was discussed with Mr. Lanham and Mr. Fry earlier when they were doing the initial work to open this establishment.

Respectfully,

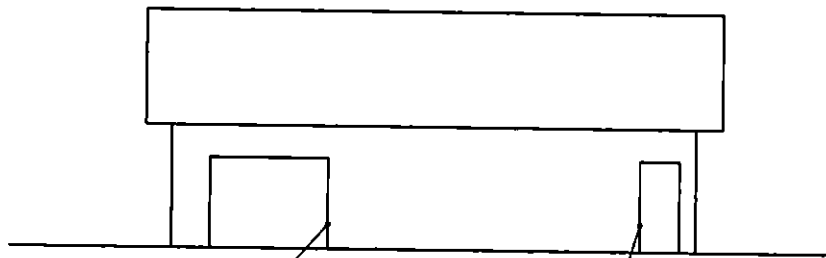


Boyce Adams
Inspector/Deputy Chief





18'x8'
Garage Door Front View



7x9 Side Door
Garage Door

Side View

Property
line

(198)

5'

5'

10' x 12'

11' x 22'

30' x 40'
Shop

(205)

16'3"

10'

65'3"

48'

27'9"

69'3"

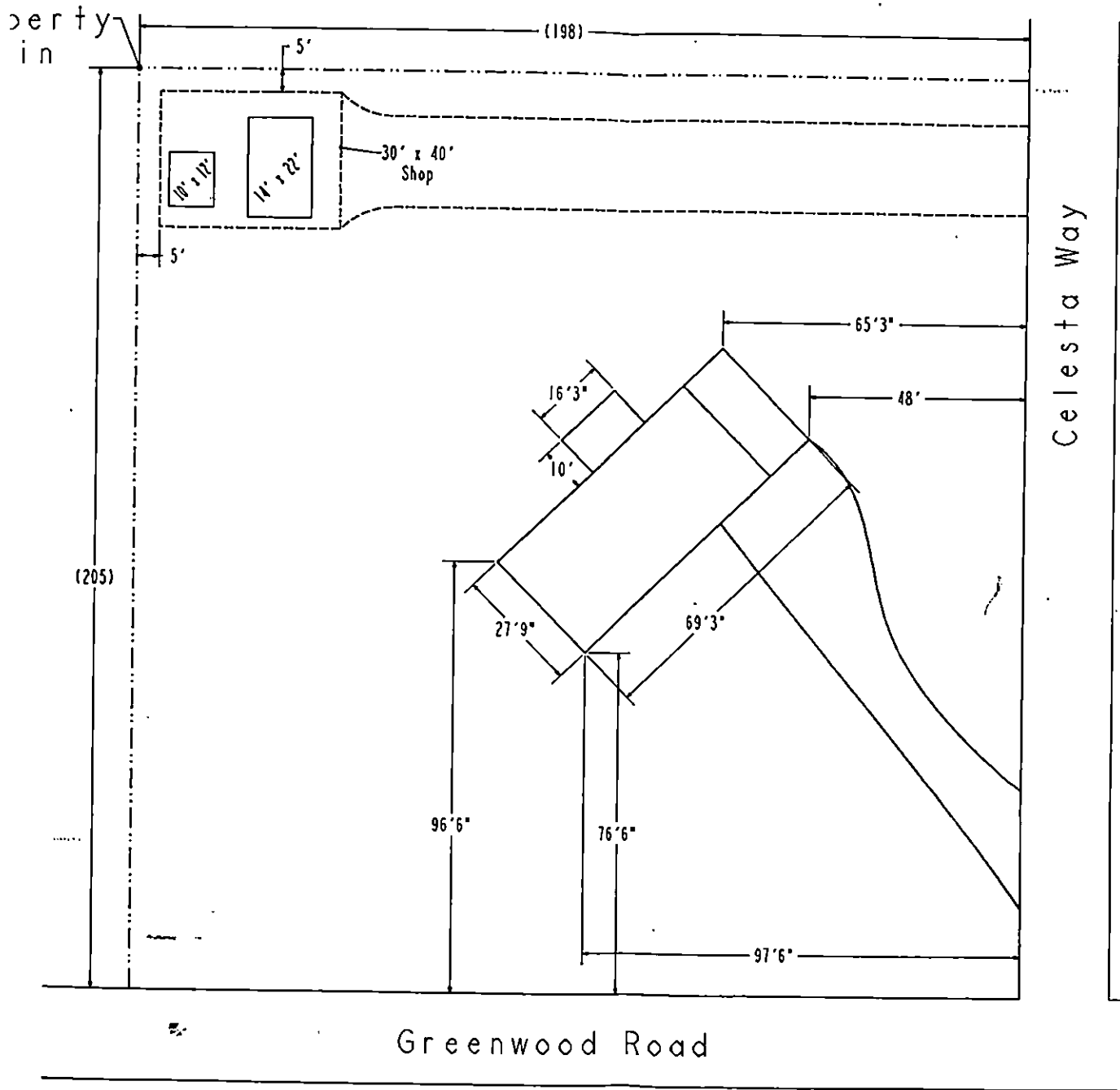
96'6"

76'6"

97'6"

Celesta Way

Greenwood Road



JUNE 22 2000

I'M ASKING THE ZONING BOARD TO GRANT THIS VARIANCE FOR THE FOLLOWING REASONS.

MY HOBBIES ARE OLDER AUTOMOBILE RESTORATION, AND DOING MY OWN GARDENING AND LAWN WORK SUCH AS LANDSCAPING. I'M CURRENTLY RESTORING A 1965 EL-CAMINO AND A 1980 CORVETTE.

I CURRENTLY HAVE A SMALL 12' X 10' SHED AND A LARGER 14' X 22' SHED. THE LARGER SHED IS IN BAD NEED OF REPAIR AND WOULD COST MORE TO FIX THEN TO REPLACE. MY PLAN IS TO TEAR DOWN BOTH SHEDS AND REPLACE WITH A NEW 30' X 40' STORAGE SHED. I ALSO NEED A SMALL AREA WITHIN THIS STRUCTURE FOR A WORK AREA SUCH AS WORK BENCH AND TOOL STORAGE.

THANK YOU FOR YOUR CONSIDERATION.

Monte Lisle

TOWN OF SELLERSBURG

Notice is hereby given that MONTE LITTLE
has/have filed a petition with the Sellersburg Board of Zoning Appeals
requesting a variance on property situated in the Town of Sellersburg in
the County of Clark and described as follows:

LOT No. SIXTEEN (16) ALSO BEING PART OF LOT No. SEVENTEEN (17)
OF GREENWOOD SUBDIVISION, UNIT No. ONE (1) OF RECORD IN THE
RECORDER'S OFFICE OF CLARK COUNTY, INDIANA, IN PLAT BOOK No. 6
AT PAGE 197.

and having a street address of :

1302 CELESTA WAY.

PH No. 812-246-2808

SELLERSBURG, INDIANA 47172

The purpose of this variance is to:

PLEASE SEE ATTACHED LETTER, DATED JUNE 22, 2000

Notice is hereby given that the Sellersburg Board of Zoning Appeals will
hold a public hearing on this petition on JULY 17 2000
at 6 PM at the Sellersburg Town Hall 316 East Utica Street.

Dated this _____ day of _____

JULY 16.2000

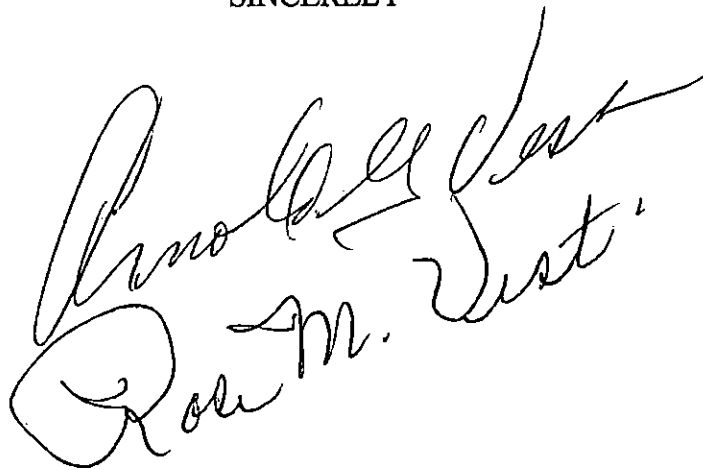
TO: SELLERSBURG BOARD OF ZONING APPEALS

FIRST LET ME INTRODUCE MYSELF. MY NAME IS ARNOLD VEST AND MY RESIDENCE IS LOCATED AT 1312 GREENWOOD RD. THE REASON I'M WRITING THIS LETTER IS TO LET THE BOARD KNOW THAT I SUPPORT THE VARIANCE FILED BY MY NEIGHBOR MR. MONTE LITTLE LOCATED AT 1302 CELESTA WAY.

MR. LITTLES PROPERTY AND MY PROPERTY JOIN. WE HAVE DISCUSSED AND REVIEWED THE DRAWINGS THAT MR. LITTLE HAS FILED WITH THE BOARD. MY INTENTIONS WERE TO ATTEND THE BOARD MEETING ON THE 17 TH. AND SUPPORT THE VARIANCE , BUT UNFORTUNATELY I WILL NOT BE ABLE TO ATTEND.

THEREFORE PLEASE ACCEPT THIS LETTER OF SUPPORT IN LUE OF MY ABSENTS.

SINCERELY



Arnold Vest
Ron M. Vest

BOARD OF ZONING APPEALS

AUGUST 21, 2000

The Board of Zoning Appeals met on August 21, 2000, at the Sellersburg Town Hall, at 6:00 p.m. Rodney Pate, chairman, called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Charlie Ridenour, Ken Hecker, Francis Conroy, Charlie Popp, and Benita Pate, Secretary, and Boyce Adams, the Sellersburg Building Inspector.

Francis Conroy made a motion to approve the minutes of the July 18, 2000, meeting. Charlie Ridenour made a second to the motion. All members present, voted in favor of the motion.

Some discussion was made on the sign ordinance in Sellersburg's Comprehensive Plan. One suggestion was to limit the town to only six interstate signs like the state does on their road signs before an exit.

Boyce Adams brought to the attention of the board that the last month the board waived the fines and penalties that Boyce Adams had imposed on Morris Lanham, whom failed to get his HVAC – Heating Ventilation-Air Conditioner permits when he replaced his old air conditioners located at 128 South New Albany Street. At this time, he has not paid for his permits after the board waived the fines and penalties.

The board suggested that if he hasn't paid for the permits, that the next course of action was to check with the town attorney.

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

Rodney Pate

Ken Hecker

Francis Conroy

Submitted by: Benita Pate, Secretary

Charlie Ridenour

Benita Pate, Secretary

BOARD OF ZONING APPEALS

SEPTEMBER 18, 2000

The Board of Zoning Appeals met on September 18, 2000, at the Sellersburg Town Hall, at 6:00 p.m. Rodney Pate, chairman called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Ken Hecker, Charlie Ridenour, Francis Conroy, Benita Pate, Secretary, and Boyce Adams, the Sellersburg Building Inspector.

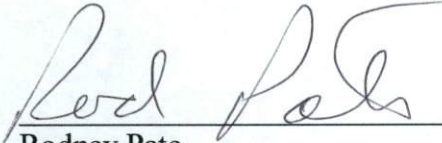
THE FOLLOWING MEMBER WAS ABSENT: Charlie Popp

There was no official business on the agenda, tonight.

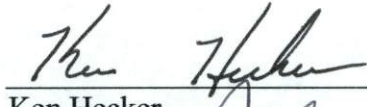
Charlie Ridenour made a motion to approve the minutes of the August 15, 2000 meeting. The motion was seconded by Ken Hecker. All members present, voted in favor of the motion.

Francis Conroy announced that he would not be present at the October 16, 2000 meeting.

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



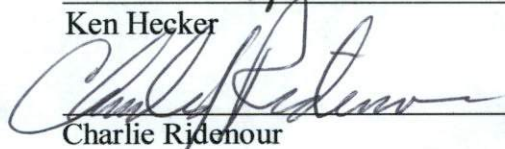
Rodney Pate



Ken Hecker

Francis Conroy

Francis Conroy



Charlie Ridenour



Charlie Popp



Benita Pate, Secretary

BOARD OF ZONING APPEALS

OCTOBER 16, 2000

The Board of Zoning Appeals met on October 16, 2000, at the Sellersburg Town Hall At 6:00 p.m. Rodney Pate, chairman called the meeting to order.

THE FOLLOWING MEMBERS WERE PRESENT: Rodney Pate, Ken Hecker Charlie Ridenour, Charlie Popp, Benita Pate, Secretary, and Boyce Adams, the Sellersburg Building Inspector.

THE FOLLOWING MEMBER WAS ABSENT: Francis Conroy.

Mike Whalen is present tonight, requesting to erect a sign that is larger than current zoning limits allowed, and to replace the sign currently in place at the complex located at 482-490 Indiana Avenue. This will allow him to place all signs on one pole for these businesses located at this address. A diagram of sign is included with the minutes.

Charlie Ridenour made a motion to approve the variance for Mike Whalen to erect a sign that is larger than current zoning limits. The motion was seconded by Ken Hecker. All members voted in favor of the motion.

Scott Shelton has submitted a request to place a modular home on the lot that he owns at 131 North New Albany Street, which is currently zoned B-1. He is asking for a variance to rezone this address R-1.

Ken Hecker made a motion to grant a variance to change property at 131 North New Albany Street to an R-1 from a currently zoned B-1. Charlie Ridenour seconded the motion. All members present, voted in favor of the motion.

Arnold Vest of 1312 Greenwood Road, is requesting a variance on his property to build a structure larger than current zoning limits. He wants to build a structure 30' by 40'. Current requirements are 28' X 30'. He has no covenants listed on his property to prevent this, otherwise. The board asked if he could use a 6 foot setback away from the property line, and Mr. Arnold Vest said this was not a problem.

Ken Hecker made a motion to approve a variance for Arnold Vest of 1312 Greenwood Road to build a larger structure than the current zoning limits require. He will build a 30' X 40' building with property set backs on all sides. Charlie Popp seconded the motion. All members present, voted in favor of the motion.

Ken Vest had posted a sign at the property and put an ad in the newspaper, but has not paid the building inspector the fee required to appear tonight before the board. Ken Vest agreed that he would take care of this matter.

Board of Zoning Appeals

October 16, 2000

Page 2


Charlie Popp made a motion to approve the minutes of the September 18, 2000, meeting. Charlie Ridenour seconded the motion. All members, present, voted in favor of the motion.

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



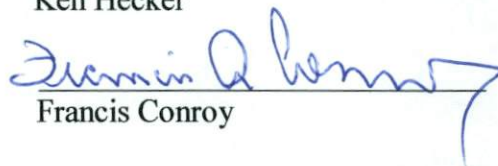
Rodney Pate

Charlie Ridenour



Charlie Popp

Ken Hecker



Francis Conroy



Benita G. Pate, Secretary

Sellersburg Fire Department

426 East Utica Street
Sellersburg IN 47172
(812) 246-7239

Fax: (812) 246-7977 email: fireems@thepoint.net

October 10, 2000

Board of Zoning Appeals

Board Members:

As of today's date Scott Shelton and Mike Whalen have submitted the appropriate fees and paperwork to be placed on the October 2000 docket.

Scott Shelton has submitted a request that he be allowed to lace a Modular home on the lot that he owns at 131 North New Albany, this area is currently zoned b-1. I do not have Mr. Shelton's letter for this request however he will be at the meeting to explain why he feels this action is necessary.

Mike Whalen has submitted a request to erect a sign that is larger than current zoning limits allow to replace the sign currently in place at the complex located at 482-490 Indiana Avenue (Skip Jacks, etal....).

If you have any questions feel free to contact me at 246-7239.

Sincerely,



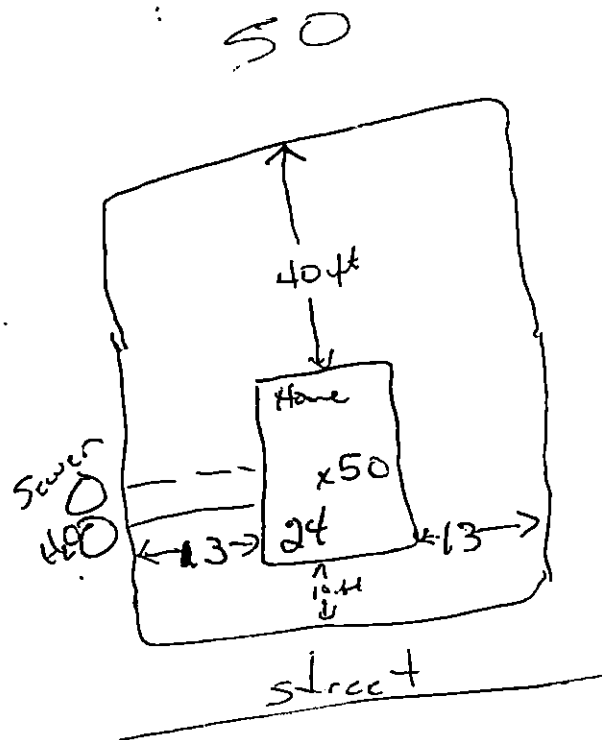
Boyce Adams
Deputy Chief/ Inspector

Date__10/2/00

**Town of Sellersburg
Zoning Appeals Notification**

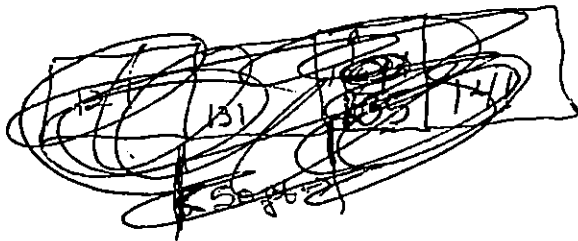
Notice is given that Scott Shelton
Has filed a petition with the town and has
submitted the appropriate fee in the amount
of \$60.00 in order to be placed on the
Docket for the October 16, 2000
Meeting of the Sellersburg Board of Zoning
Appeals

SCOTT SHELTON
3910 EBENEZER CHURCH
MEMPHIS TN 38117
246-0813



100

131 N. NEW
ALBANY

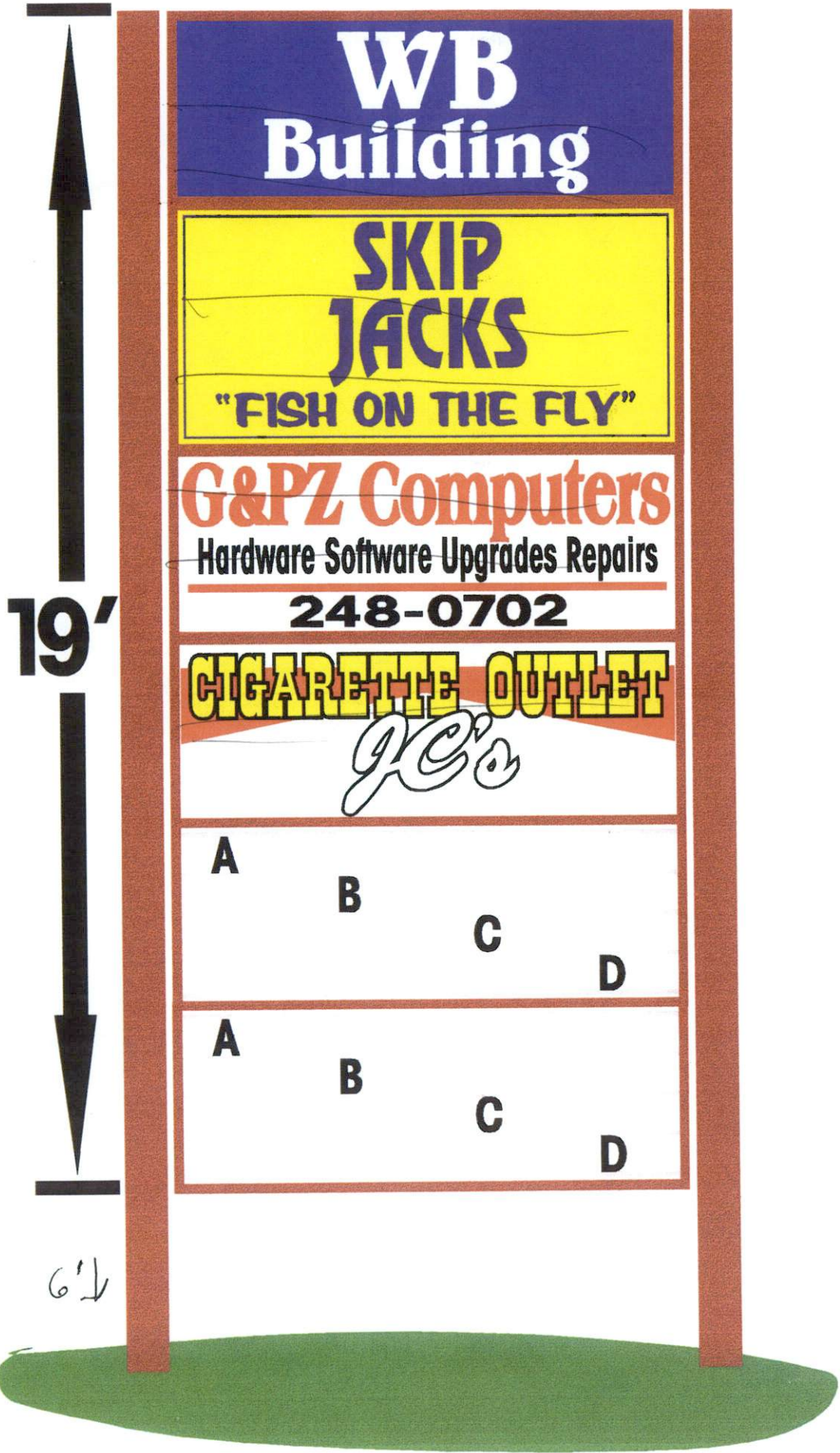


~~SCOTT SHELTON~~
~~246-0813~~

987-3360

OCT 25-99

← 8' →



WB
Building

**SKIP
JACKS**
"FISH ON THE FLY"

G&PZ Computers
Hardware Software Upgrades Repairs
248-0702

CIGARETTE OUTLET
JC's

A B C D

A B C D

19'

6' ↓

13' →



12.10.2000

**Proof
Of
Publication**

**STATE OF INDIANA,
COUNTY OF CLARK - SS**

Angela Bergin, On oath says that she is
bookkeeper of The Evening News and in the
employ of the publisher of:

Legals

**TOWN OF
SELLERSBURG**
Notice is hereby given that
Arnold Vest has filed a petition
with the Sellersburg Board of
Zoning Appeals requesting a vari-
ance on property situated in the
Town of Sellersburg in the County
of Clark and described as follows:
Lot No. Eighteen (18) also end-
ing part of Lot Seventeen (17) of
Greenwood Subdivision Unit No.
One (1) of record in the Recorder's
office of Clark County, Indiana in
Plat Book No. 6 at Page 197 and
having a street address of 1312
Greenwood Rd., Sellersburg,
Indiana 47172, phone number
(812) 246-5347.
The purpose of this variance is
to build a structure larger than cur-
rent zoning limits allows.
Notice is hereby given that the
Sellersburg Board of Zoning
Appeals will hold a public hearing
on this petition on October 16,
2000 at 6:00 p.m. at the
Sellersburg Town Hall, 316 East
Utica Street.
Dated this 14th day of
September 2000.

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 (s) to-wit: In issue of said Evening News
dated: October 15, 2000.

(x) Angela Bergin

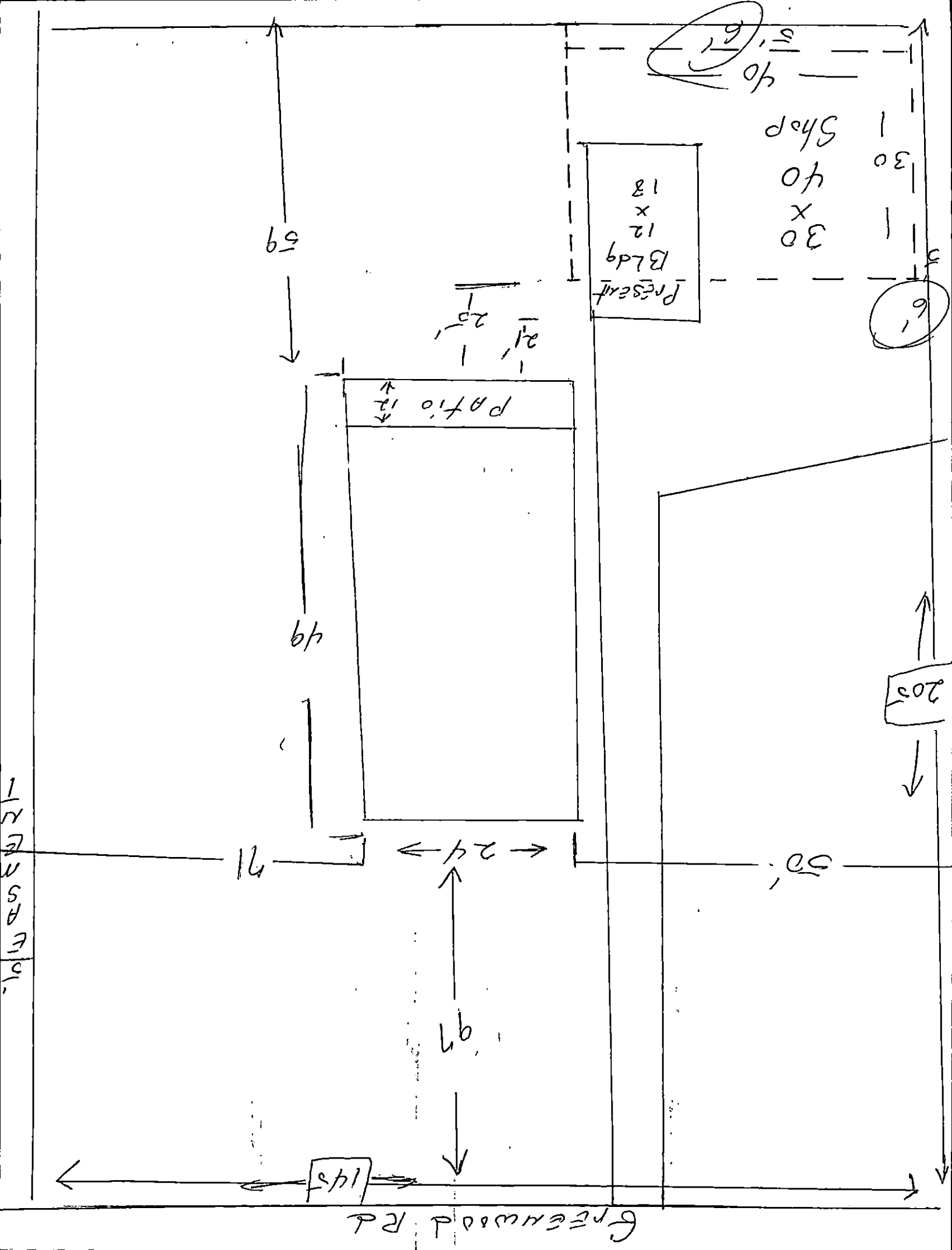
**STATE OF INDIANA
COUNTY OF CLARK**

Subscribed and sworn to before me this
16th day of October, 2000
(X) Janice Galligan

Notary Public, Clark County, Indiana

(My Commission Expires)
September 9, 2006

**Publication
Fee \$ 22.00**



BOARD OF ZONING APPEALS

NOVEMBER 20, 2000

The Board of Zoning Appeals met on November 20, 2000, at the Sellersburg Town Hall, at 6:00 p.m. Rodney Pate, chairman, chaired tonight's meeting.

THE FOLLOWING MEMBERS WERE PRESENT: Charlie Popp, Rodney Pate, Francis Conroy, Benita Pate, Secretary, and Boyce Adams, the Sellersburg Building Inspector.

THE FOLLOWING MEMBERS WERE ABSENT: Ken Hecker, and Charlie Ridenour.

David Warman was present tonight to obtain a variance to erect an eight foot high fence along the side of his property on 311 Church Street. He had a copy of the newspaper that was published and a sign erected in his yard.

The duplex built on the other side of his property, already has a eight foot fence erected at the rear of the duplexes.

Francis Conroy made a motion to allow David Warman to erect a eight foot high fence on the side of his property. If the neighbor does not agree to let him put the fence on the property line; he will make a one foot set back from the property line. Charlie Popp seconded the motion. All members present, were in favor of the motion.

The seconded request for a variance tonight is for Ronald Wahl to receive a variance from the rear yard to erect an addition that will encroach upon the rear setback requirements. Mr. Wahl is going to put an addition on his house.

No neighbors were present who objected to this variance.

Francis Conroy made a motion to allow a variance for Ronald Wahl of 1301 Celesta Way, to construct a addition outside of the current set back requirements. The motion was seconded by Charlie Popp. All members present, voted in favor of the motion.

Charlie Popp made a motion to approve the minutes of the October 16, 2000 minutes. A seconded was made by Francis Conroy. All members present, voted in favor of the motion.

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



Rodney Pate



Charlie Popp



Francis Conroy



Ken Hecker



Charlie Ridenour



Benita Pate, Secretary

Sellersburg Fire Department

426 East Utica Street
Sellersburg IN 47172
(812) 246-7239

Fax (812) 246-7977 email; fireems@thepoint.net

November 10, 2000

Sellersburg Zoning Appeals
316 East Utica Street
Sellersburg IN 47172

Board Members:

As of todays date I have received applications for consideration from two people.

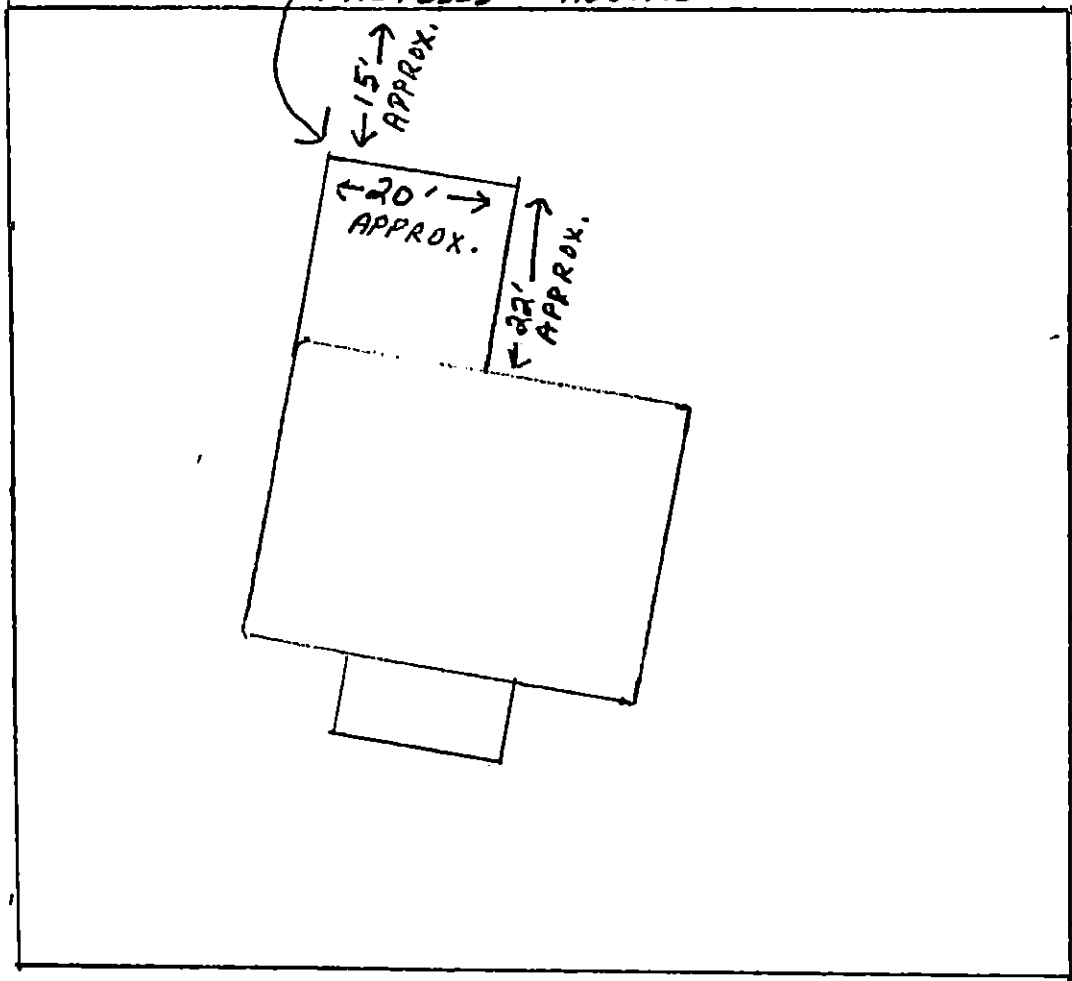
The first one is from David Warman at 311 Church Street who wants to erect an eight foot high fence along the side of his property.

The second one is from Ronald Wahl who has requested a variance from the rear yard to erect an addition that will encroach upon the rear setback requirements.

Please feel free to contact me at 246-7239 if you have any questions.

Boyce Adams

EMERALD DRIVE



PROPOSED ADDITION

15' APPROX.

20' APPROX.

22' APPROX.

CELESTA WAY

NOTICE

VARIENCE APPLIED FOR

PUBLIC HEARING ON NOVEMBER 20, 2000 AT 6:00 P.M.
AT 316 E. UTICA STREET
SETBACK REQUIREMENTS FOR ADDITION

TOWN OF SELLERSBURG

Notice is hereby given that David J. Warman
has/have filed a petition with the Sellersburg Board of Zoning Appeals
requesting a variance on property situated in the Town of Sellersburg in
the County of Clark and described as follows:

Lots 15 & 16, block B, Miller addition to Town of Sellersburg,
Plat book 4, page 105, Clark County, Indiana

and having a street address of:

311 Church St. Sellersburg, IN 47172

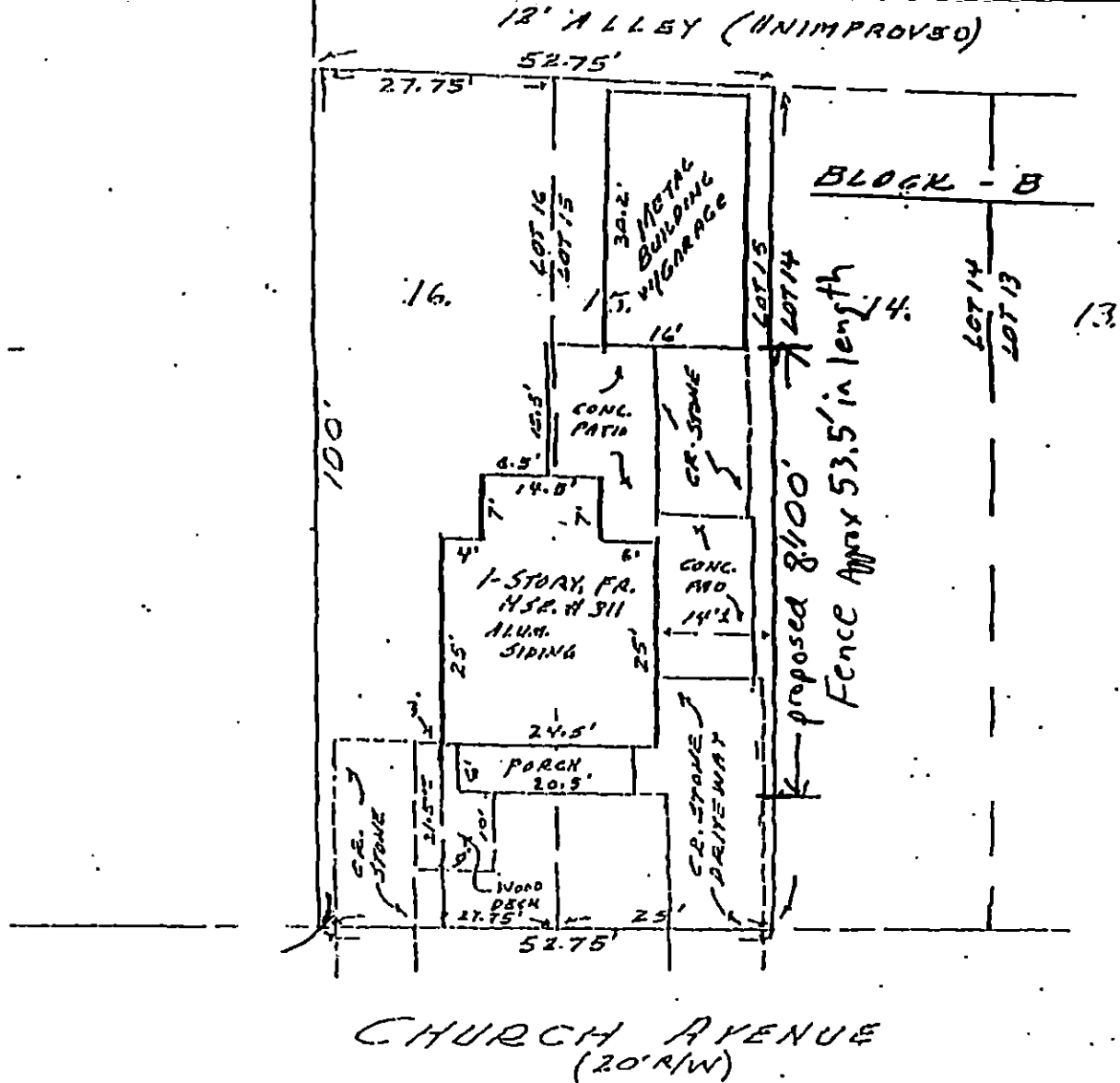
The purpose of this variance is to:

Get approval to construct an 8' high privacy
fence on the East side of my property running
from front of the house to the front of the garage.
This fence will limit my view of 319 Church St as this
property is kept unkempt. This is affected by Sect. 1.021
regarding Fences, Walls, & hedges

Notice is hereby given that the Sellersburg Board of Zoning Appeals will
hold a public hearing on this petition on Nov. 20th 2000
at 6:00pm at the Sellersburg Town Hall 316 East Utica Street.

Dated this 6th day of November 2000

David J. Warman
311 Church St.
Sellersburg, IN 47172
(502) 552-8719 cell with voicemail



LOTS 15 & 16, BLOCK B, MILLER ADDITION TO TOWN OF SELLERSBURG, PLAT BOOK 4, PAGE 105, CLARK COUNTY, INDIANA.
 NEW OWNER - DAVID WARMAN
 PROPERTY ADDRESS - 311 CHURCH AVENUE., SELLERSBURG, IN. 47172

SCALE: 1" = 20'
 31 MAY 1995

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PROPERTY LINES, EASEMENTS, AND IMPROVEMENTS EXIST AS SHOWN ON THIS DRAWING. I FURTHER CERTIFY THAT THIS LOCATION REPORT AND THE INFORMATION SHOWN HEREON MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS AS ADOPTED BY THE INDIANA SOCIETY OF PROFESSIONAL LAND SURVEYORS ON JANUARY 20, 1981 AND APPROVED BY THE TITLE UNDERWRITERS OF INDIANA, INC. ON MARCH 20, 1981. I FURTHER CERTIFY THAT I HAVE EXAMINED F.I.A. FLOOD HAZARD BOUNDARY MAP NUMBER 18002A, DATED 8-1-80, AND THAT BASED ON THAT EXAMINATION THE SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

Thomas J. Boofter
 THOMAS J. BOOFTER, L.S.

CERTIFICATION DATE 5-31-95



Date November 6, 2000

Town of Sellersburg
Board of Zoning Appeals

Notice is given that David Warman
Has filed a petition with the town and has
submitted the appropriate fee in the amount
of \$60.00 in order to be placed on the
Docket for the November 20, 2000
Meeting of the Sellersburg Board of Zoning
Appeals

TOWN OF SELLERSBURG

Notice is hereby given that RONALD D. WAHL
has/have filed a petition with the Sellersburg Board of Zoning Appeals
requesting a variance on property situated in the Town of Sellersburg in
the County of Clark and described as follows:

ALL OF LOTS NO. 51 OF GREENWOOD UNIT 2, SUBDIVISION
WHICH APPEARS AT PLAT BOOK 6 PAGE 219 OF THE CLARK COUNTY
INDIANA RECORDS

and having a street address of:

1301 CELESTA WAY
SELLERSBURG

The purpose of this variance is to:

CONSTRUCT AN ADDITION OUTSIDE OF CURRENT
SET BACK REQUIREMENTS.

YARD REQUIREMENTS 2.2.4

Notice is hereby given that the Sellersburg Board of Zoning Appeals will
hold a public hearing on this petition on NOV. 20TH
at 6:00^{PM} at the Sellersburg Town Hall 316 East Utica Street.

Dated this _____ day of _____

~~RONALD D. WAHL~~

RONALD & ZETA WAHL
1301 CELESTA WAY

246-9544

Date November 10, 2000

Town of Sellersburg
Planning and Zoning Appearance

Notice is given that Ronald Wahl
Has filed a petition with the town and has
submitted the appropriate fee in the amount
of \$60.00 in order to be placed on the
Docket for the November 20, 2000
Meeting of the Sellersburg Planning and
Zoning Commission.

Boyce Adams

**Proof
Of
Publication**

**STATE OF INDIANA,
COUNTY OF CLARK - SS**

Angela Burgin, On oath says that she is
bookkeeper of The Evening News 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

() time (s) to-wit: In issue of said Evening News
dated: November 7, 2000.

(x) *Angela Burgin*

**STATE OF INDIANA
COUNTY OF CLARK**

Subscribed and sworn to before me this
20 day of November, 2000
(x) *Marilee Burgin*

Notary Public, Clark County, Indiana

(My Commission Expires)

9/3/01

Legals
TOWN OF SELLERSBURG
Notice is hereby given that David J. Warman has filed a petition with the Sellersburg Board of Zoning Appeals requesting a variance on property situated in the Town of Sellersburg in the County of Clark and described as follows:
Lots 15 & 16, Block B, Miller addition to Town of Sellersburg, PLAT Book 4, Page 104, Clark County, Indiana, and having a street address of 311 Church St., Sellersburg, In 47172.
The purpose of this variance is to ask Board of Zoning Appeals for a Variance of Section 1.21 regarding fencing. I will ask for a Variance to install a 47.5' long by 8' high privacy fence on East Side of my property line starting at front of house and ending at front of detached garage.
Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a public hearing on this petition on November 20, 2000 at 6:00 p.m. at the Sellersburg Town Hall, 316 East Utica Street.
Dated this 26th day of October, 2000.

Publication

Fee \$ 22.00

BOARD OF ZONING APPEALS

DECEMBER 18, 2000

The Board of Zoning Appeals met on December 18, 2000, at the Sellersburg Town Hall, at 6:00 p.m. Rodney Pate, chairman, chaired tonight's meeting.

THE FOLLOWING MEMBERS WERE PRESENT: Charlie Ridenour, Ken Hecker, Rodney Pate, Charlie Popp, Francis Conroy, Benita Pate, Secretary, and Boyce Adams, the Sellersburg Building Inspector.

There was no official business on the agenda tonight.

Ken Hecker made a motion to approve the minutes of the November 20, 2000, meeting, and the motion was seconded by Francis Conroy. All members present voted in favor of the motion.

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

Rodney Pate

Charlie Ridenour

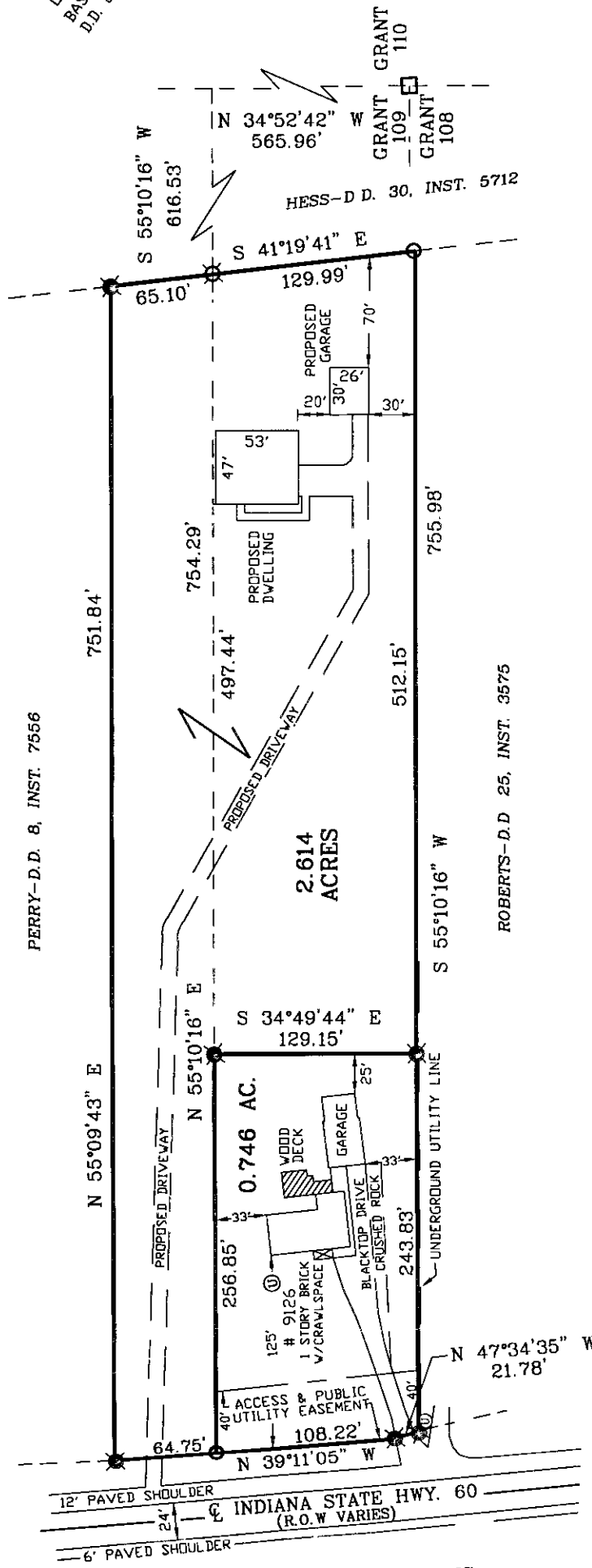
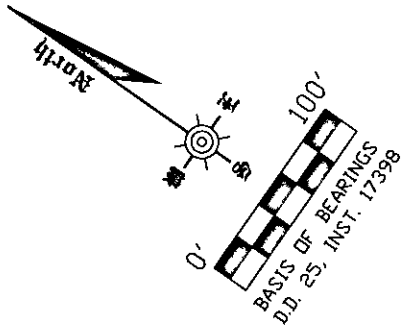
Ken Hecker

Francis Conroy

Charlie Popp

Benita Pate, Secretary

SITUATED IN GRANT 109 OF THE ILLINOIS GRANT,
TOWN OF SELLERSBURG, SILVER CREEK TOWNSHIP
CLARK COUNTY, INDIANA



LEGEND

- BRASS CAP LIMESTONE MONUMENT (PER DEED)
- ⊗ EX. 3" CONCRETE FILLED PIPE (PROJECTING 5 1/2')
- EX. IRON PIPE (PER DEED)
- ⊗ STEEL PIN & CAP SET (#5X30") (STAMPED LS 0098 SET FLUSH UNLESS NOTED OTHERWISE)
- ⓪ UTILITY POLE

PERRY-D.D. 8, INST. 7556

ROBERTS-D.D. 25, INST. 3575

2.614 ACRES

0.746 AC.

GRAF-D.B 230, PG. 97

NOTES:

This site plan was performed without the benefit of a Title Examination and is subject to any statement of facts said examination may reveal. The subject tract is not in a flood hazard area, per Flood Hazard Boundary Map No. 180426 0125C, dated February 18, 1983.

SITE PLAN FOR: Charles Pierce 9126 State Highway 60 Sellersburg, IN 47172		DATE: 1/31/2000 SHEET 1 OF 1	JOB # P-00-1
McCauley & Company, Inc., P.S.C. PROFESSIONAL LAND SURVEYORS P.O. Box 39, Elizabeth, IN 47117-0039 Telephone & Fax 812-969-2186			
BY: L.M.M.	SCALE: 1" = 100'		

PUBLIC NOTICE

Notice is hereby given that Charles R. and Tanja R. Pierce have filed a petition with the Sellersburg Board of Zoning Appeals requesting a variance on the property situated in the Town of Sellersburg in the County of Clark described as follows: Lots 13A & 14A situated in Grant 109 of the Illinois Grant, Town of Sellersburg, Silver Creek Township and having a street address of 9126 Highway 60, Sellersburg, Indiana 47172 (Key No. 17-58-14). The purpose of this variance is for a non-conforming lot size. Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a public hearing on this petition on February 21, 2000 at 6:00 p.m. at the Sellersburg Town Hall, 316 East Utica Street, Sellersburg, Indiana.

** Copy of information for classified ad to be placed in the Legal Section of the Jeffersonville Evening News on February 11, 2000.