

## SELLERSBURG BOARD OF ZONING APPEALS

January 21, 2002

The Sellersburg Board of Zoning Appeals met on Monday, January 21, 2002. Meeting was called to ~~order~~ <sup>order</sup> by Chairman Charles E. Popp at 6:00 P.M.

The following members were present. Charles E. Popp, Chairman, Francis A. Conroy, D. Keith Coats, and Charles J. Ridenour. Also present were Town Building Commissioner Nathan Grimes and Secretary David L. Kinder.

Francis Conroy nominates D. Keith Coats for president for the year 2002, seconded by Charles J. Ridenour, 3-aye, 0-nay, 1 abstains (D. Keith Coats), and motion approved.

Nathan Grimes states that D. Kenneth Hoback is present requesting a zoning variance for additional signs to be placed on his place of business (CARMERICA Tire & Service Center located at 105 Prather Lane). Presently there is only one (1) sign on the building.

Town ordinance states only one (1) sign per business, thus the request for variance. These new signs are attached to the side of the building and will face Prather Lane.

Motion by Charles J. Ridenour to approve the variance, seconded by Charles E. Popp, 4-aye, 0-nay and motion approved.

Motion by Charles J. Popp to approve the minutes of the December 17, 2001 meeting, seconded by Francis A. Conroy, 4-aye, 0-nay and motion approved.

There was discussion about combining the time of the Zoning Appeals Board meeting with the Plan Commission, so that both would meet at 6:00 P.M. so that business before both could be heard by all members and perhaps quicker could be taken on appeals for persons that had problems having plans approved. *action*

Motion by Francis A. Conroy not to combine the meetings that the two Boards maintain there present meeting times, seconded by Charles J. Popp, 4-aye, 0-nay and motion approved.

All members desire to remain on the Zoning Appeals Board. It was explained that the Town Council was going to make appointments at their next meeting, February 11, 2002, and that the appointments would be as required by State Statue, one member three years, two members for two years and one member for one year, this would give the Board rotation of members on different years.

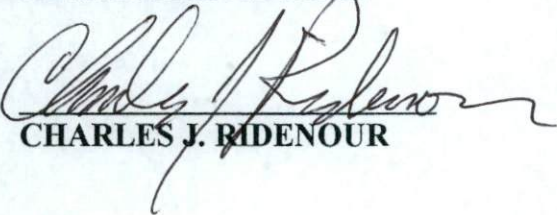
**Sellersburg Zoning Appeals Board Meeting**  
**January 21, 2002**  
**Page 2 of 2 pages**

Motion by Charles J. Ridenour to adjourn the meeting, seconded by Charles A. Popp, 4-aye, 0-nay and motion approved.

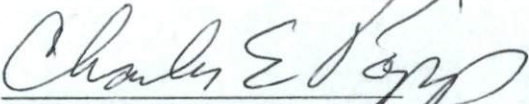
Meeting adjourned at 6:17 P.M.

  
**D. KEITH COATS, Chairman**

  
**KENNETH R. HECKER**

  
**CHARLES J. RIDENOUR**

  
**FRANCIS A. CONROY**

  
**CHARLES E. POPP,**

  
**DAVID L. KINDER, Secretary**

**SELLERSBURG BOARD OF ZONING APPEALS**

**February 18, 2002**

The Sellersburg Board of Zoning Appeals met on Monday, February 18, 2002. Meeting was called to or by Chairman D. Keith Coats at 6:02 P.M.

The following members were present. D. Keith Coats, Chairman, Francis A. Conroy, ~~Francis A. Conroy~~, Kenneth R. Hecker, Charles E. Popp and Charles J. Ridenour. Also present were Town Building Commissioner Nathan Grimes and Secretary David L. Kinder.

Francis A. Conroy states there are two (2) spelling corrections to the minutes of the January 21, 2002 meeting; these will be corrected.

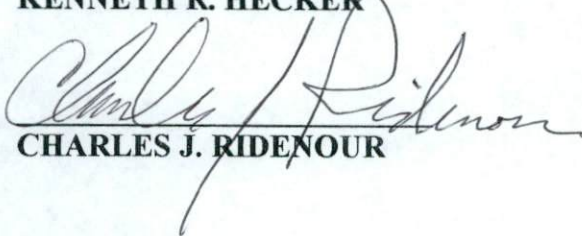
Motion by Francis A. Conroy to approve the minutes of the January 21, 2002 meeting, with corrections, seconded by Charles J. Ridenour, 5-aye, 0-nay and motion approved.

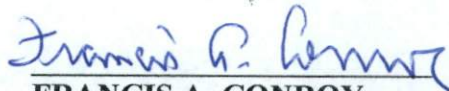
Motion by Kenneth R. Hecker to adjourn the meeting, seconded by Charles A. Popp, 5-aye, 0-nay and motion approved.

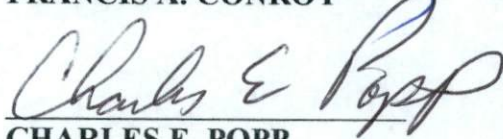
Meeting adjourned at 6:05 P.M.

  
**D. KEITH COATS, Chairman**

  
**KENNETH R. HECKER**

  
**CHARLES J. RIDENOUR**

  
**FRANCIS A. CONROY**

  
**CHARLES E. POPP,**

  
**DAVID L. KINDER, Secretary**



**SELLERSBURG BOARD OF ZONING APPEALS**

**March 18, 2002**

The Sellersburg Board of Zoning Appeals met on Monday, March 18, 2002. Meeting was called to order by Chairman D. Keith Coats at 6:02 P.M.✓

The following members were present. D. Keith Coats, Chairman, Francis A. Conroy, Kenneth R. Hecker, Charles E. Popp and Charles J. Ridenour. Also present were Town Building Commissioner Nathan Grimes and Secretary David L. Kinder.

Chairman Coats states that in the minutes of the February 18, 2002 meeting there are two typographical errors that need to be corrected. In the first paragraph it reads "the meeting was called to or" that should read to order and in the second paragraph Mr. Conroy's name printed twice.

If there are no additional corrections I will entertain a motion to approve the minutes, Charles J. Ridenour makes a motion to approve the minutes, seconded by Kenneth R. Hecker. 4-aye, 1-abstains (Coats), motion approved.

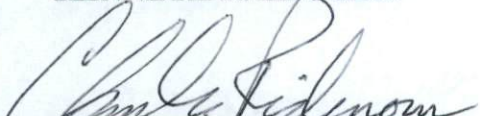
Michael Shields side yard variance! Nathan Grimes states that Mr. & Mrs. Shields want to add an addition onto their house. You all have a drawing, they just want to extend the house on back, even with the existing sidewalls, plus their house is only four (4) foot from the property line and the zoning code says they have to be five (5) foot on the side. They have filed all the necessary paper work and actually given me proof of publication for the paper, today. The existing house is only four (4) feet from the property line; they are just extending on back adding an addition to the existing structure.

Motion by Charles J. Ridenour to grant the variance, seconded by Francis A. Conroy. 4-aye, 1-abstains (Coats).

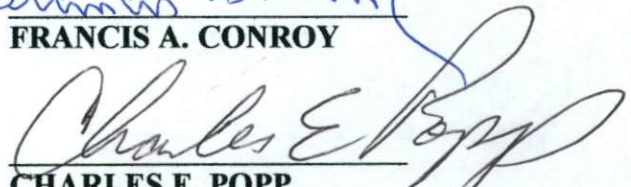
Francis A. Conroy makes a motion to adjourn the meeting, seconded by Kenneth R. Hecker. 4-aye, 1 abstains (Coats). Meeting adjourned at 6:20 P.M.

**D. KEITH COATS, Chairman**

  
**KENNETH R. HECKER**

  
**CHARLES J. RIDENOUR**

  
**FRANCIS A. CONROY**

  
**CHARLES E. POPP,**

  
**DAVID L. KINDER, Secretary**

**SELLERSBURG BOARD OF ZONING APPEALS**

**April 15, 2002**

The Sellersburg Board of Zoning Appeals met on Monday, April 15, 2002. Francis A. Conroy called meeting to order. 6:02 P.M.

The following members were present. Francis A. Conroy, Kenneth R. Hecker, Charles E. Popp and Charles J. Ridenour. Also present were Town Building Commissioner Nathan Grimes and Secretary David L. Kinder.

Acting Chairman Conroy ask for a motion to approve the minutes of the March 18, 2002 meeting. Motion to approve the minutes made by Charles J. Ridenour, seconded by Kenneth R. Hecker. 4-aye, 0-nay, minutes approved.


There being no further business, Kenneth R. Hecker makes a motion to adjourn the meeting, seconded by Charles J. Ridenour. 4-aye, 0-nay, motion approved and meeting adjourned at 6:07 P.M.

  
FRANCIS A. CONROY

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CHARLES E. POPP

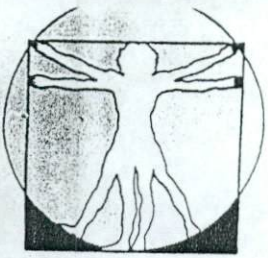
  
DAVID L. KINDER, Secretary

  
KENNETH R. HECKER

  
CHARLES J. RIDENOUR

  
Doug Reiter





# RENAISSANCE DESIGN BUILD, INC.

144 SOUTH NEW ALBANY STREET  
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

## SELLERSBURG BOARD OF ZONING APPEALS AGENDA MAY 20 , 2002

1. Roll call.
2. Approve minutes from previous meeting.
3. Appoint New Board President.

Respectfully Submitted,  
Renaissance Design Build, Inc.

A handwritten signature in blue ink that reads "Nathan R. Grimes". The signature is fluid and cursive.

Nathan R. Grimes, P. E.

## SELLERSBURG BOARD OF ZONING APPEALS

May 20, 2002

The Sellersburg Board of Zoning Appeals met on Monday, May 20, 2002. Acting Chairperson Francis A. Conroy called meeting to order. 6:02 P.M.

The following members were present. Francis A. Conroy, Kenneth R. Hecker, Douglas J. Reiter and Charles J. Ridenour. Also present were Town Building Commissioner Nathan Grimes and Secretary David L. Kinder.

Acting Chairperson Conroy ask for a motion to approve the minutes of the April 15, 2002 meeting. Motion to approve the minutes made by Charles J. Ridenhour, seconded by Kenneth R. Hecker. 4-aye, 0-nay, minutes approved.

Doug Reiter nominates Francis A. Conroy to be Chairperson of the Sellersburg Board of Zoning Appeals, seconded by Charles J. Ridenour. 4-aye, 0-nay, motion approved and Francis A. Conroy is elected Chairperson.

Secretary Kinder advises the Board that the Town Council at its last meeting reappointed Charles J. Ridenour to the Board, and Douglas J. Reiter was appointed to the Board of Zoning Appeals and will be on the Plan Commission. The Town Council must determine the length of terms for all members of the Board of Zoning Appeals at the Council's next meeting.

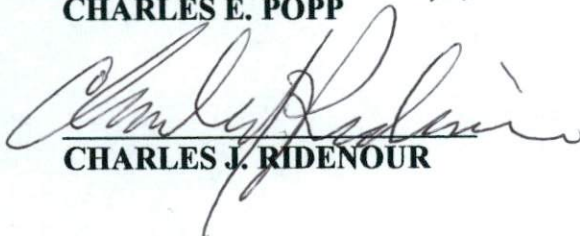
There being no further business, Charles J. Ridenour makes a motion to adjourn the meeting, seconded by Kenneth R. Hecker. 4-aye, 0-nay, motion approved and meeting adjourned at 6:07 P.M.

  
FRANCIS A. CONROY

  
KENNETH R. HECKER

  
CHARLES E. POPP

  
DOUGLAS J. REITER

  
CHARLES J. RIDENOUR

  
DAVID L. KINDER, Secretary



**SELLERSBURG BOARD OF ZONING APPEALS**

**June 17, 2002**

The Sellersburg Board of Zoning Appeals met on Monday, June 17, 2002. Chairperson Francis A. Conroy called meeting to order. 6:00 P.M.

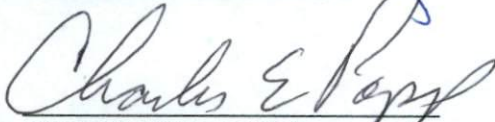
The following members were present. Francis A. Conroy, Kenneth R. Hecker, Charles E. Popp, Douglas J. Reiter and Charles J. Ridenour. Also present were Town Building Commissioner Nathan Grimes and Secretary David L. Kinder.

Chairperson Conroy ask for a motion to approve the minutes of the May 20, 2002 meeting. Motion to approve the minutes made by Charles J. Ridenour, seconded by Kenneth R. Hecker. 4-aye, 0-nay, minutes approved.

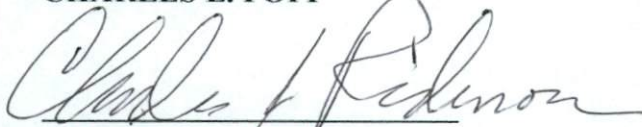
There being no further business, Kenneth R. Hecker makes a motion to adjourn the meeting, seconded by Charles J. Ridenour. 4-aye, 0-nay, motion approved and meeting adjourned at 6:03 P.M.


  
**FRANCIS A. CONROY**

  
**KENNETH R. HECKER**

  
**CHARLES E. POPP**

  
**DOUGLAS J. REITER**

  
**CHARLES J. RIDENOUR**

  
**DAVID L. KINDER, Secretary**



**SELLERSBURG BOARD OF ZONING APPEALS**

**July 15, 2002**

The Sellersburg Board of Zoning Appeals met on Monday, June 17, 2002. Chairperson Francis A. Conroy called meeting to order. 6:02 P.M.

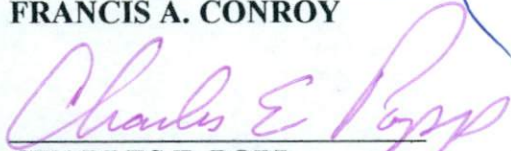
The following members were present. Francis A. Conroy, Kenneth R. Hecker, Charles E. Popp, Douglas J. Reiter and Charles J. Ridenour. Also present were Town Building Commissioner Nathan Grimes and Secretary David L. Kinder.

Chairperson Conroy ask for a motion to approve the minutes of the June 17, 2002 meeting. Motion to approve the minutes made by Charles J. Ridenhour, seconded by Kenneth R. Hecker. 5-aye, 0-nay, minutes approved.


There being no further business, Kenneth R. Hecker makes a motion to adjourn the meeting, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved and meeting adjourned at 6:04 P.M.

  
FRANCIS A. CONROY

  
KENNETH R. HECKER

  
CHARLES E. POPP

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DOUGLAS J. REITER

  
CHARLES J. RIDENOUR

  
DAVID L. KINDER, Secretary

**SELLERSBURG BOARD OF ZONING APPEALS**

**August 12, 2002**

The Sellersburg Board of Zoning Appeals met on Monday, August 19, 2002.  
Chairperson Francis A. Conroy called meeting to order. 6:00 P.M.

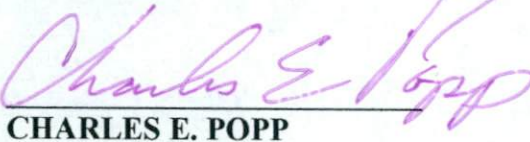
The following members were present. Francis A. Conroy, Kenneth R. Hecker, Charles E. Popp, and Charles J. Ridenour. Also present were Town Building Commissioner Nathan Grimes and Secretary David L. Kinder. Douglas J. Reiter was absent.

Chairperson Conroy ask for a motion to approve the minutes of the July 15, 2002 meeting. Motion to approve the minutes made by Kenneth R. Hecker, seconded by Charles J. Ridenour. 4-aye, 0-nay, minutes approved.

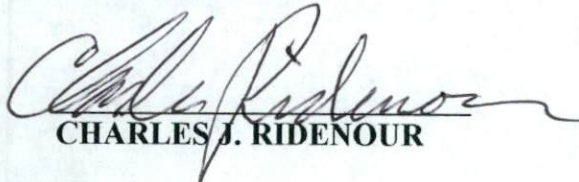
There being no further business, Charles E. Popp makes a motion to adjourn the meeting, seconded by Kenneth R. Hecker. 4-aye, 0-nay, motion approved and meeting adjourned at 6:04 P.M.

  
**FRANCIS A. CONROY**

  
**KENNETH R. HECKER**

  
**CHARLES E. POPP**

  
**DOUGLAS J. REITER**

  
**CHARLES J. RIDENOUR**

  
**DAVID L. KINDER, Secretary**



**SELLERSBURG BOARD OF ZONING APPEALS**

**September 16, 2002**

The Sellersburg Board of Zoning Appeals met on Monday, September 16, 2002. Chairperson Francis A. Conroy called meeting to order. 6:01 P.M.

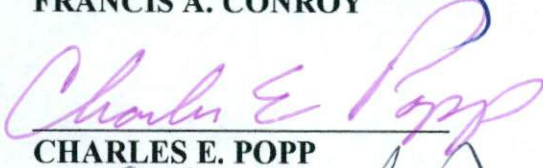
The following members were present. Francis A. Conroy, Kenneth R. Hecker, Charles E. Popp, Douglas J. Reiter and Charles J. Ridenour. Also present were Town Building Commissioner Nathan Grimes and Secretary David L. Kinder. Douglas J. Reiter was absent.

Chairperson Conroy ask for a motion to approve the minutes of the August 19, 2002 meeting. Motion to approve the minutes made by Kenneth R. Hecker, seconded by Charles E. Popp. 5-aye, 0-nay, minutes approved.

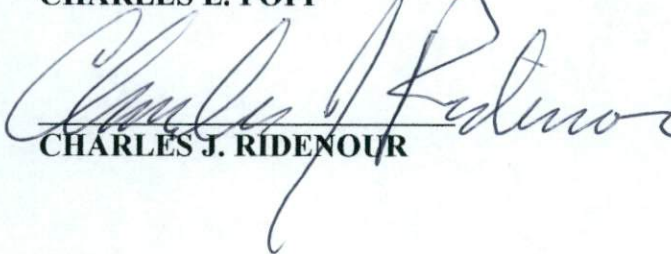
There being no further business, Charles J. Ridenour makes a motion to adjourn the meeting, seconded by Kenneth R. Hecker. 5-aye, 0-nay, motion approved and meeting adjourned at 6:09 P.M.

  
FRANCIS A. CONROY

  
KENNETH R. HECKER

  
CHARLES E. POPP

  
DOUGLAS J. REITER

  
CHARLES J. RIDENOUR

  
DAVID L. KINDER, Secretary

**SELLERSBURG BOARD OF ZONING APPEALS**

**October 21, 2002**

The Sellersburg Board of Zoning Appeals met on Monday, October 2002. Chairperson Francis A. Conroy called meeting to order. 6:00 P.M.

The following members were present. Francis A. Conroy, Kenneth R. Hecker, Charles E. Popp, Douglas J. Reiter and Charles J. Ridenour. Also present were Town Building Commissioner Nathan Grimes and Secretary David L. Kinder. ~~Douglas J. Reiter was absent.~~ *omit sig*

Chairperson Conroy ask for a motion to approve the minutes of the September 16, 2002 meeting. Motion to approve the minutes made by Charles R. Ridenour seconded by Kenneth R. Hecker, 4-aye, 0-nay, minutes approved.


N & J Properties is requesting a sign variance for their property at 220 south Indiana. They are requesting a sign twenty-four (24) feet tall and the Town zoning limits signs to twenty (20) feet. This sign will be for a restaurant, Quizno's, which will be located in their building.

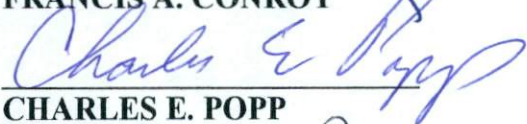
Motion by Charles E. Popp that because of the uneven terrain in that location extra height for the sign should be approved, seconded by Charles R. Ridenour. 3-aye, ~~1-nay~~, motion is approved. *2 cap*

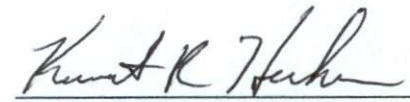
Nathan Grimes, Building Commissioner, advises the Board that Dawn Meyers will probably be asking for a zoning exception to parking at 400 North Indiana Avenue. She is the owner of the building but has furnished neither parking lot design nor any measurements as to the total square feet in the building. The zoning ordinance requires one (1) space for each two-hundred (200) feet of building.


Mr. Grimes will write a letter to her attorney, Virgil E. Bolly, seeking this information.

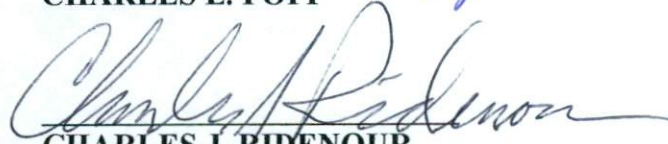
Motion by Charles R. Ridenour to adjourn the meeting, seconded by Kenneth R. Hecker. 4-aye, 0-nay meeting adjourned 6:22 P.M.

  
**FRANCIS A. CONROY**

  
**CHARLES E. POPP**

  
**KENNETH R. HECKER**

  
**DOUGLAS J. REITER**

  
**CHARLES J. RIDENOUR**

  
**DAVID L. KINDER, Secretary**



**SELLERSBURG BOARD OF ZONING APPEALS**

**November 18, 2002**

The Sellersburg Board of Zoning Appeals met on Monday, November 18, 2002. Chairperson Francis A. Conroy called meeting to order. 6:00 P.M.

The following members were present. Francis A. Conroy, Kenneth R. Hecker, Charles E. Popp, Douglas J. Reiter and Charles J. Ridenour. Also present were Deputy Sellersburg Building Commissioner Jerry Taylor and Secretary David L. Kinder.

Chairperson Conroy ask for corrections to the October 21, 2002 meeting. Douglas J. Reiter was listed as present and as absent at the meeting. Mr. Reiter was present and the minutes need corrected.

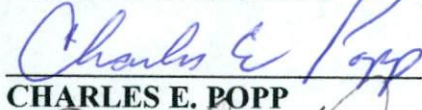
The motion by Mr. Popp, reference the sign variance for N & J Properties , the vote was 3-aye, 2-nay, not as stated, 3-aye, 1-nay, in the minutes, . Minutes need corrected.

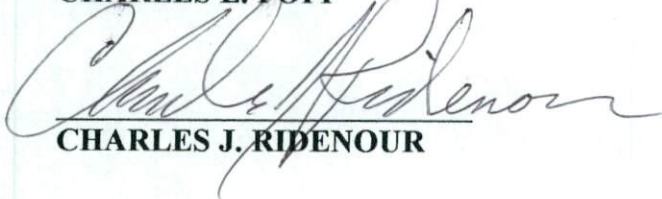
Motion by Charles R. Ridenour to approve the minutes, with corrections, seconded by Kenneth R. Hecker. 5-aye, 0-nay, minutes approved.

Jerry Taylor, Deputy Building Commissioner, advises that Nathan Grimes, Building Commissioner, received a letter from Town Attorney, William P. McCall, III, that the property at 400 North Indiana Avenue is "grandfathered" as far as the zoning ordinance for parking.

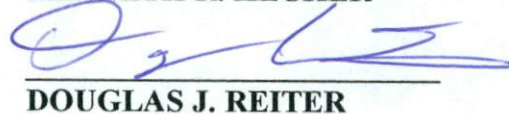
Motion by Kenneth R. Hecker to adjourn the meeting, seconded by Charles E. Popp. 5-aye, 0-nay, meeting adjourned 6:12 P.M.

  
FRANCIS A. CONROY

  
CHARLES E. POPP

  
CHARLES J. RIDENOUR

\_\_\_\_\_  
KENNETH R. HECKER

  
DOUGLAS J. REITER

  
DAVID L. KINDER, Secretary

Attachment: Letter from Perry McCall

MEMO

TO: Nathan Grimes  
Town of Sellersburg Building Commissioner

FROM: Perry McCall

DATE: November 13, 2002

RE: 400 N. Indiana Ave.  
Sellersburg, IN

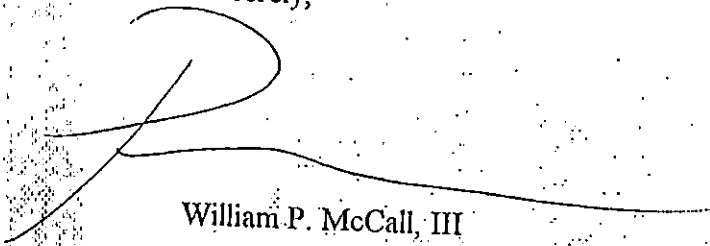
Dear Nathan:

I have reviewed the Town of Sellersburg zoning ordinances. I refer your attention to Section 127 which states, every building hereinafter erected shall provide off street parking space and loading and unloading berths as specified herein for the use to which such building is to be devoted. This paragraph leads me to believe the building you have inquired about is "grandfathered" in; and not subject to the current zoning ordinance. Further, even if they are not "grandfathered" in, there is a general parking waiver which may be applied.

It is my opinion that the building about which you have inquired about is "grandfathered" in and not subject to the zoning ordinance of the Town of Sellersburg.

If you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,



William P. McCall, III

WPM/tms



**SELLERSBURG BOARD OF ZONING APPEALS**

**December 16, 2002**

The Sellersburg Board of Zoning Appeals met on Monday, December 16, 2002. Chairperson Francis A. Conroy called meeting to order. 6:00 P.M.

The following members were present. Francis A. Conroy, Charles E. Popp, Douglas J. Reiter and Charles J. Ridenour. Also present were Deputy Sellersburg Building Commissioner Nathan Grimes and Secretary David L. Kinder.

Member Kenneth R. Hecker was absent.

Motion by Charles R. Ridenour to approve the minutes of the November 18, 2002 meeting, seconded by Charles E. Popp. 4-aye, 0-nay, minutes approved.

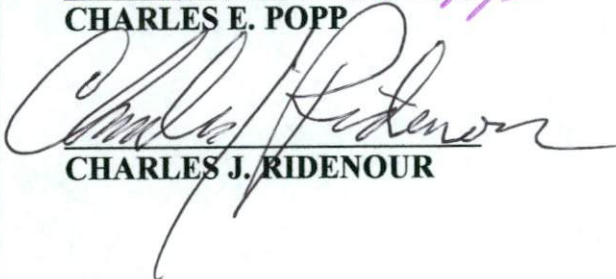
There being no further business Charles E. Popp makes a motion to adjourn the meeting, seconded by Charles J. Ridenour. 4-aye, 0-nay, meeting adjourned 6: 03 P.M.

  
**FRANCIS A. CONROY**

  
**KENNETH R. HECKER**

  
**CHARLES E. POPP**

  
**DOUGLAS J. REITER**

  
**CHARLES J. RIDENOUR**

  
**DAVID L. KINDER, Secretary**