

SELLERSBURG BOARD OF ZONING APPEALS

January 20, 2003

The Sellersburg Board of Zoning Appeals met on Monday, January 20, 2003. Chairperson Francis A. Conroy called meeting to order. 6:03 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.

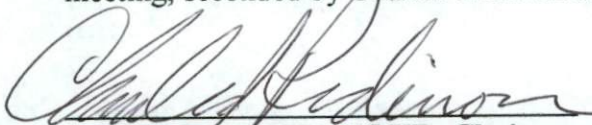
Motion by Charles R. Ridenour to approve the minutes of the December 16 2002 meeting, seconded by Charles E. Popp. 4-aye, 0-nay, minutes approved.

All members took the Oath of Office from Clerk-Treasurer David L. Kinder.

Charles R. Ridenour was nominated by Charles C. Popp to be Chairman of the Sellersburg Board of Zoning Appeals for the year 2003; 4 aye votes and 1 abstained. Charles R. Ridenour is elected.

Charles C. Popp then nominates Kenneth R. Hecker to serve as Vice-Chairman of the Board for the year 2003; 4 aye votes 1 abstained, Kenneth R. Hecker is elected.

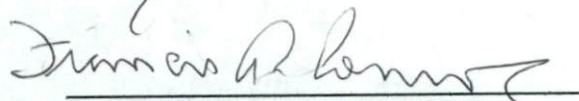
There being no further business Kenneth R. Hecker makes a motion to adjourn the meeting, seconded by Charles J. Ridenour. 4-aye, 0-nay, meeting adjourned 6: 10 P.M.



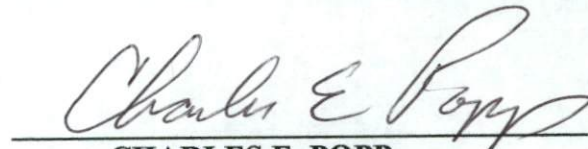
CHARLES J. RIDENOUR, Chairman



KENNETH R. HECKER, Vice-Chairman



FRANCIS A. CONROY



CHARLES E. POPP



DOUGLAS J. REITER



DAVID L. KINDER, Secretary

SELLERSBURG BOARD OF ZONING APPEALS

February 17, 2003

The Sellersburg Board of Zoning Appeals met on Monday, February 17, 2003. Chairperson Charles R. Ridenour called meeting to order. 6:00 P.M.

The following members were present. Vice-Chairperson Kenneth R. Hecker, Francis A. Conroy, Charles E. Popp, Douglas J. Reiter, Sellersburg Building Commissioner Nathan R. Grimes, P.E. and Secretary David L. Kinder.

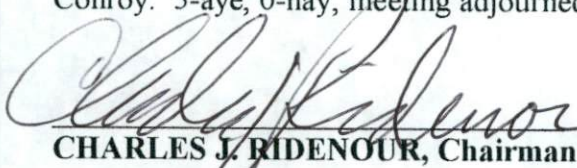
Motion by Francis A. Conroy to approve the minutes of the January 13, 2003 meeting, seconded by Kenneth R. Hecker. 5-aye, 0-nay, minutes approved.

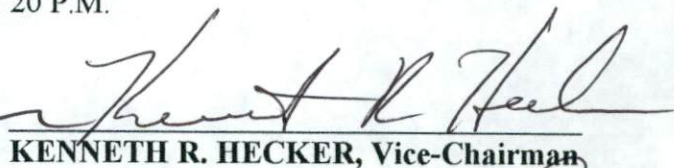
Building Commissioner Nathan R. Grimes, P.E. presented a zoning variance request by Patsy Shields to install electrical hook up for a construction type trailer on her property. Commissioner Grimes states that the trailer does not meet Town Ordinance requirements as the doorway does not face Fern Street, and there is no foundation or underpinning for the trailer.

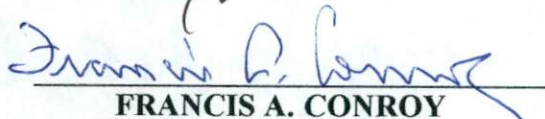
Ms. Shields states that the trailer will be used only for storage and the door faces her home for better security than if it faced the street.

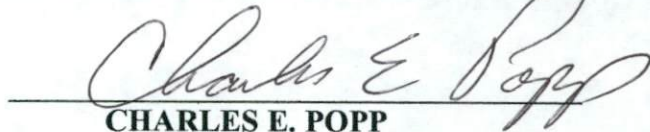
After much discussion by the Board Francis A. Conroy makes a motion to deny the variance request, seconded by Charles E. Popp. 5-aye, 0-nay motion to deny is approved.

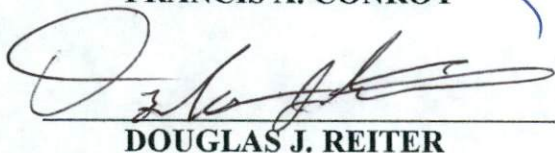
Kenneth R. Hecker makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 5-aye, 0-nay, meeting adjourned 6: 20 P.M.


CHARLES J. RIDENOUR, Chairman


KENNETH R. HECKER, Vice-Chairman


FRANCIS A. CONROY


CHARLES E. POPP


DOUGLAS J. REITER


DAVID L. KINDER, Secretary

SELLERSBURG BOARD OF ZONING APPEALS

March 17, 2003

Chairperson Charles R. Ridenour called the meeting to order at 6:00 P.M.

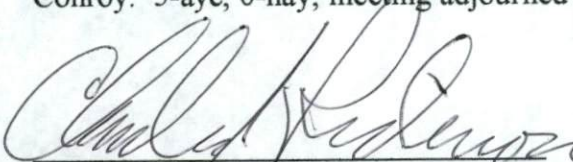
The following members were present. Chairperson Charles R. Ridenour, Vice-Chairperson Kenneth R. Hecker, Francis A. Conroy, Charles E. Popp, Douglas J. Reiter, Sellersburg Building Commissioner Nathan R. Grimes, P.E. and Secretary David L. Kinder.

Building Commissioner Nathan R. Grimes, P.E. presented a zoning variance request by Chris Brown of 555 Wildwood Drive for construction of a pole barn, 30 feet by 40 feet. The normal size of an out building is 800 square feet. This new building is being constructed on a 5 acres lot; it will be 50 feet from the property line.

Kenneth R. Hecker makes a motion to approve the variance, seconded by Douglas J. Reiter. 5-aye 0-nay, motion is approved.

Francis A. Conroy makes a motion to approve the minutes of the February 17, 2003 meeting, seconded by Kenneth R. Hecker. 5-aye, 0-nay, minutes approved.

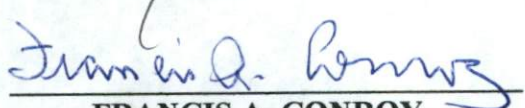
Kenneth R. Hecker makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 5-aye, 0-nay, meeting adjourned 6: 20 P.M.



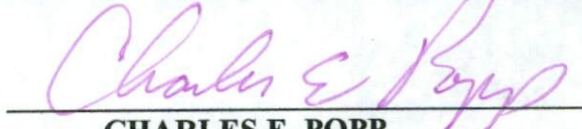
CHARLES J. RIDENOUR, Chairman



KENNETH R. HECKER, Vice-Chairman




FRANCIS A. CONROY



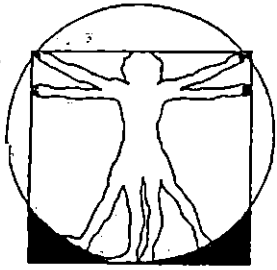
CHARLES E. POPP



DOUGLAS J. REITER



DAVID L. KINDER, Secretary



RENAISSANCE DESIGN BUILD, INC.

144 SOUTH NEW ALBANY STREET
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

SELLERSBURG BOARD OF ZONING APPEALS AGENDA MARCH 17, 2003

1. Roll Call.
2. 555 Wildwood Dr. variance by Christopher Brown for oversized storage shed. (See Attachments)
3. Approve minutes from previous meeting.

Respectfully Submitted,
Renaissance Design Build, Inc.

Nathan R. Grimes, P.E.

WARRANTY DEED

THIS DEED, made this _____ day of September, 2002, by and between Sara Jane Hauselman, whose mailing address is _____, Grantor; and Christopher B. Brown and Jennifer Brown, husband and wife, whose mailing address is 555 Wildwood Dr., Sellersburg, Clark County, Indiana 47172, Grantees;

WITNESSETH: That for the VALUABLE CONSIDERATION in the amount of One Dollar (\$1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby conveys to the Grantees a fee simple estate with covenants of GENERAL WARRANTY, as tenants by the entireties, in and to the following described real property, together with all improvements, located in Clark County, Indiana:

See Exhibit "A" - Legal Description

Being the same property conveyed to Sara Jane Hauselman, by deed dated July 19th, 2002 and recorded August 19th, 2002, of record as Instrument No. 200220435, of record in the Office of the Clerk of Clark County, IN.

The Grantor further covenants that she is lawfully seized of the estate hereby conveyed; with full right and power to convey same; and that said property is free and clear of all encumbrance

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title, and this conveyance is made subject to, any existing stipulations, easements, restrictions of record, and zoning regulations for Clark County, Indiana, affecting said property, and all property taxes, which the Grantee hereby assumes and agrees to pay.

IN TESTIMONY WHEREOF, witness the signatures of Sara Jane Hauselman and Grantors, and Christopher B. Brown and Jennifer Brown, husband and wife, Grantees.

PARCEL 3:

A part of Illinois Grant No. 89 described as follows: Beginning at the S.W. corner of Creston Sub-division, a plat of which is recorded in plat book no. 6, page 129, Recorder's Office, Clark County, Indiana; Thence, North 71 degrees 27 minutes East, 457.05 feet along the Southeast line of said sub-division to the TRUE POINT OF BEGINNING

Thence, Continuing North 71 degrees 27 minutes East, 30.00 feet; Thence, South 21 degrees 11 minutes

East, 676.00 feet; Thence, South 51 degrees 30 minutes West, 31.39 feet; Thence, North 21 degrees 11 minutes West, 686.72 feet to the TRUE PLACE OF BEGINNING

Containing 0.45 acres.

Excepting a sanitary sewer easement granted to the TOWN OF SELLERSBURG by the Grantors.

Also, this conveyance is made subject to the rights of Edward D. Denton and Alice Keirce Denton, husband and wife, to use 20.2 feet off the North line of said real estate for a roadway.

PARCEL 4:

A part of Survey 89 of the Illinois Grant, Clark County, Indiana, described as follows: Beginning at the Southwest corner of the Creston Addition, the plat of which is recorded in Plat Book 6, Page 129 in the office of the Clark County Recorder, thence N. 71 deg 27' E. along the South line of said addition, 125.89 feet to a point in the West line of Edgewood Drive; thence continuing N. 71 deg 27' E. along said line 563.35 feet to an iron pin at the Northeast corner of William J. and Alice Jane Ehringer's 2.7 acre tract; thence S. 18 deg 33' E. with Ehringer's East line, 440.0 feet to an iron pipe at the Southwest corner of a 2.235 acre tract, the true place of beginning. Thence N. 69 deg 07' 12" E. with the South line of said tract, 64.9 feet to an iron pipe; thence S. 25 deg 28' 28" E. 76.35 feet to an iron pipe; thence S. 86 deg 03' 37" E. 109.89 feet to a stone at the North corner of Lot 10 of Forrest Estates, Section One; thence S. 49 deg 52' 21" W. with the North line of said lot 10, the South line of Edward D. Denton and Alice Kierce Denton's original 6.272 acre tract, 188.82 feet to an iron pipe at the Southeast corner of said Ehringer tract; thence N. 18 deg 33' W. with the East line of said Ehringer tract, 184.63 feet to the true place of beginning, containing 0.379 acres, more or less.

PARCEL 1:

EXHIBIT "A"

Part of a Survey No. 89 of the Illinois Grant, more particularly described as follows: Beginning at the Southwest corner of Creston Subdivision, the plat of which is recorded in Plat Book No. 6, at Page 129 Recorder's Office, Clark County, Indiana; thence North 71 deg. 27' East, along the Southeast line of said subdivision, 125.89 feet to a point in the West line of Edgewood Drive; thence South 25 deg. 20' East 30.2 feet to a stake; thence North 71 deg. 27' East, parallel to the Southeast line of Creston Subdivision, 361.16 feet to a stake, Miller's Northeast corner, THE TRUE PLACE OF BEGINNING; thence South 21 deg. 11' East 645.80 feet to a stake; thence North 52 deg. 26' East 180 feet more or less to a stake; thence North 18 deg. 33' West 624.63 feet, more or less, to a point in the Southeast line of Creston Subdivision; thence South 71 deg. 27' West 200 feet to a stake; thence South 21 deg. 11' East 30.2 feet to the True Place of Beginning and containing 2.7 acres, more or less.

Together with the right to use a roadway 20.2 feet in width extending Eastwardly from the Southwest line of Edgewood Drive, extended and along the Southeast line of Creston Subdivision to the real estate herein conveyed.

Subject to the rights of others in an easement for use of a roadway 20.2 feet in width extending along the Northern end of the above described tract, said roadway running along the Southeast line of Creston Subdivision, as aforesaid.

PARCEL 2:

A part of Survey No. 89 of the Illinois Grant described as follows:

Beginning at the S.W. corner of Creston Sub-division, a plat of which is recorded in Plat Book No. 6, page 129, Recorder's office, Clark County, Indiana; Thence, North 71 degrees 27 minutes East, 337.05 feet along the Southeast line of the said sub-division to the TRUE POINT OF BEGINNING. Thence, continuing North 71 degrees 27 minutes East, 120.00 feet along the said South line of the Creston sub-division;

Thence, South 21 degrees 11 minutes East, 686.72 feet more or less to the North line of Forrest Estates; Thence, South 51 degrees 30 minutes West, 73.58 feet along Forrest Estates and an old fence line; Thence, North 25 degrees 20 minutes West, 708 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing 1.47 acres.

Excepting a sanitary sewer easement granted to the TOWN OF SELLERSBURG by the Grantors.

Also, this conveyance is made subject to the rights of others to use 20.2 feet off the North line of said real estate for a roadway.

- NOTICE OF PUBLIC HEARING -
Notice by the Sellersburg Board Of Zoning Appeals

Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a Public Hearing on MARCH 17, 2003 at 6:00 p.m. in the Meeting Room of the Sellersburg
(Date) (Time)

Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by Chris Brown to allow the following:
(Name of applicant)

Variance for 30' x 40' storage building (pole barn)

(Brief description of request)

On property commonly known as 555 Wildwood Rd. and also described by the following:
(Common address of property)

(INSERT LEGAL DESCRIPTION OF PROPERTY)

A copy of this petition, and all pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg, Indiana 47172.

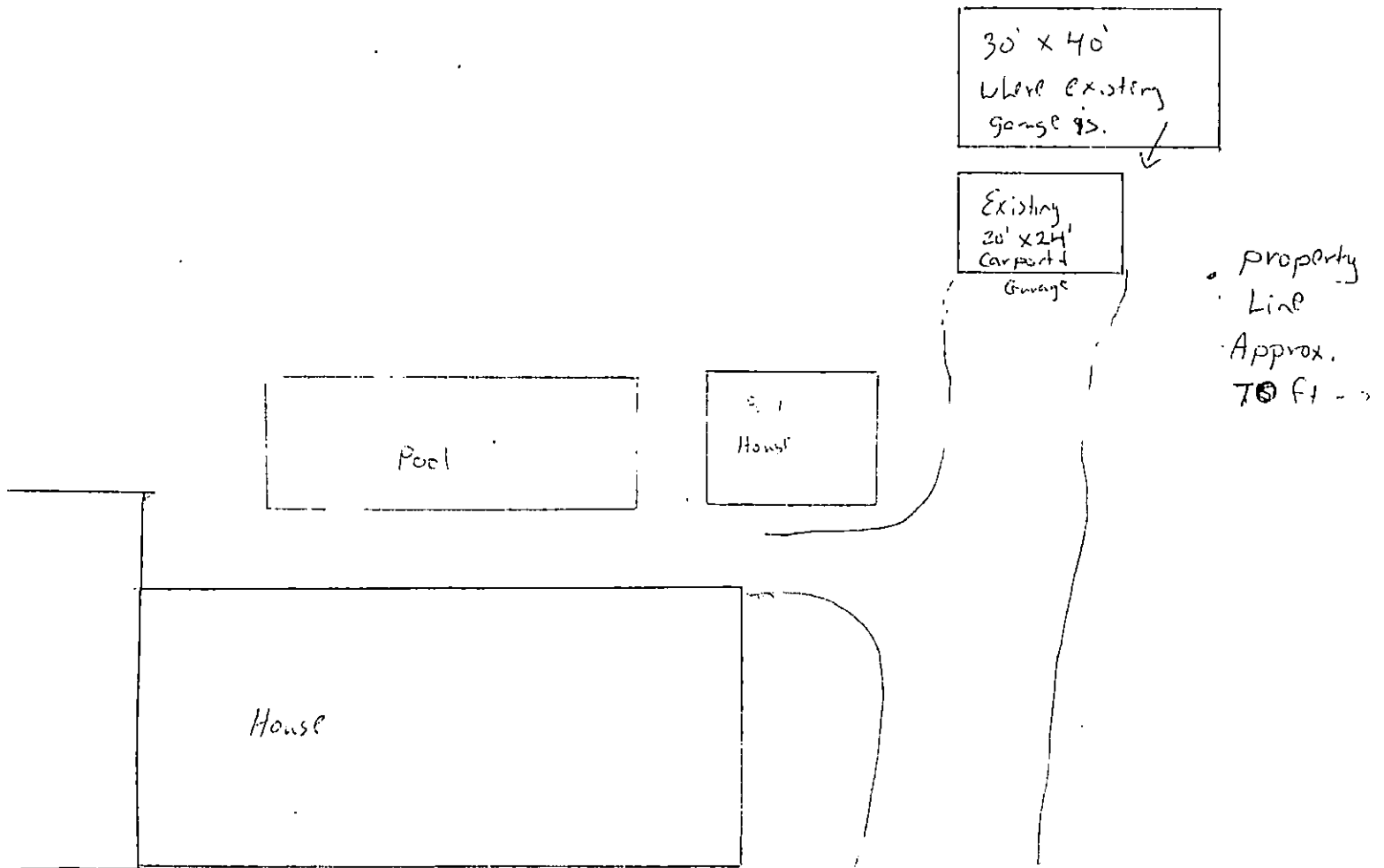
Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Board of Zoning Appeals Secretary at the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary.

Sellersburg Board of Zoning Appeals

Chris Brown

555 Wildwood Rd

248-9295



SELLERSBURG BOARD OF ZONING APPEALS

April 21, 2003

Chairperson Charles R. Ridenour called the meeting to order at 6:03 P.M.

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

The property at 807 South Indiana Avenue owned by Fred Everett, Jr. a variance. I (Nathan Grimes) have all the certifications for mailing to adjoining property owners and newspaper advertising reference this variance.

The engineer (Bob Isgrigg) made a five (5) foot error on the setback on units one, two, three and four. The set back should be twenty (20) feet and it is only fifteen (15) feet.

My current intentions are to lease or sale these units and to sell these units I need a variance for the setback and the zero lot lines.

Charles Popp makes a motion to grant the requested variances, seconded by Kenneth Hecker. 5-aye, 0-nay motion is approved and variances are granted.

Charles Popp makes a motion to approve the minutes of the March 17, 2003 meeting, seconded by Francis Conroy. 5-aye, 0-nay motion approved.

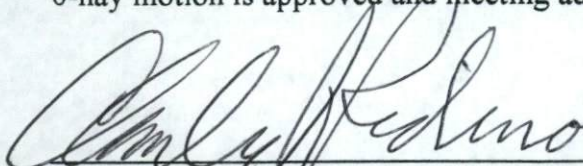
Nathan Grimes introduces Perry and Deborah Broadus of 139 Fern street. Mr. Broadus desires to build a garage on the backside of his home; the garage will be six (6) feet from his house and one (1) foot from the property line.

The building of the garage will improve the property as some old buildings will be torn down.

Motion by Doug Reiter to approve the one (1) foot offset as presented as long as everything is built in regulation for the electric clearance and match the siding on the house, seconded by Charles Popp. 5-aye, 0-nay motion approved and variance granted.

Sellersburg Board of Zoning Appeals Meeting
April 21, 2003
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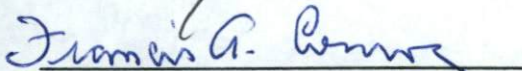
Doug Reiter makes motion to adjourn the meeting, seconded by Kenneth Hecker. 5-aye,
0-nay motion is approved and meeting adjourned at 6:30 P.M.



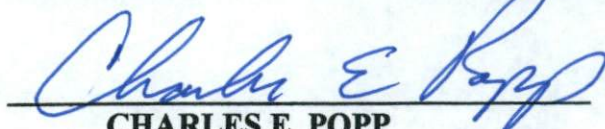
CHARLES J. RIDENOUR, Chairman




KENNETH R. HECKER, Vice-Chairman



FRANCIS A. CONROY



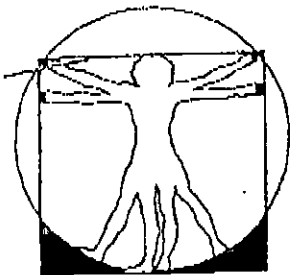
CHARLES E. POPP



DOUGLAS J. REITER



DAVID L. KINDER, Secretary



RENAISSANCE DESIGN BUILD, INC.

144 SOUTH NEW ALBANY STREET
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

SELLERSBURG BOARD OF ZONING APPEALS AGENDA APRIL 21, 2003

1. Roll Call.
2. 807 S. Indiana Avenue variance by Fred Everitt, Jr., regarding setback lines (See Attachments).
3. Approve minutes from previous meeting.

Respectfully Submitted,
Renaissance Design Build, Inc.

A handwritten signature in black ink, appearing to read "Nathan R. Grimes". The signature is written in a cursive style with some loops and flourishes.

Nathan R. Grimes, P.E.

SELLERSBURG BOARD OF ZONING APPEALS

May 19, 2003

Chairperson Charles J. Ridenour called the meeting to order at 6:00 P.M.

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

Nathan Grimes presents plans for 130 South Fern Street, Neal Kamer he has a property that was a single family residence which is no longer, it is an empty lot now and he would like to build a four plex apartment on that sight. There are two variances he would like to get, one is the lot variance, for the lot to be R-3 the zoning has to be a 50 foot lot width and the lot survey is 49.93 feet so it is one inch short. The plot plan says 50 feet.

The other variance, since he has R-1 on each side he would like to have that buffer zone reduced to 5 foot, the requirement is for a 10 foot buffer zone, on each side so that his building can be 39 foot instead of 29 foot. He can fit a building on the site without the buffer zone but it would only be a 29 foot building.

Chairman Ridenour suggests this matter be tabled until next months meeting. Motion by Charles E. Popp to table this until it is rezoned from R-1 to R-3, seconded by Francis A Conroy. 5-aye, 0-nay motion to table is approved.

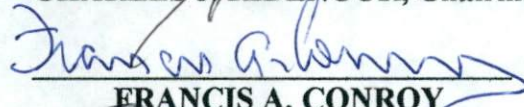
Nathan Grimes has a letter that he sent to Mrs. Shields reference a trailer on her property that must be removed. Mrs. Shields advises that she has licensed the trailer and is waiting on plans to build a building on the property.

Mr. Grimes asks that Mrs. Shields furnish him with a letter giving a time table as to when the building will be completed.

Motion by Kenneth R. Hecker to adjourn the meeting, seconded by Douglas J. Reiter. 5-aye, 0-nay motion to adjourn approved, meeting adjourned at 6:22 P.M.


CHARLES J. RIDENOUR, Chairman


KENNETH R. HECKER, Vice-Chairman


FRANCIS A. CONROY


CHARLES E. POPP


DOUGLAS J. REITER


DAVID L. KINDER, Secretary

SELLERSBURG BOARD OF ZONING APPEALS

June 16, 2003

Chairperson Charles J. Ridenour called the meeting to order at 6:00 P.M.

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

Nathan Grimes, first item is 2116 Poindexter Lane a variance by Keven Staton for Adams Creek sub-division development to build two story houses not to exceed thirty-five (35) feet. The present ordinance says twenty-five (25) foot house.

Virgil Bolly, Attorney at Law, I am representing Mrs. Celia Winters, who owns the property for Adams Creek sub-division. Notice has been furnished to the newspapers and a notice posted on the real estate reference this variance.

Kenneth R. Hecker makes a motion that we not address this until the other Board determines if they are going to do the sub-division, there are too many people here interested and the height of the houses has nothing to do until we know there will be a sub-division there. I make a motion to table this until this is approved or turned down. Francis A. Conroy seconds motion. 5-aye, 0-nay, motion is approved.

Nathan Grimes, regarding a variance at 598 Edgewood, in Creston sub-division, and that is by Shannon and Misty Duke for a pet grooming services.

Misty Duke presents a petition from neighbors on Eastside, Wildwood and Fulton Street to see if anyone had a problem with us operating a business in our house. No one objected to this.

Jim LaMaster brought this to the attention of the Town Council and there was a letter sent by me to Ms. Duke to stop the business. She asks if she could do, it free, as they were going to build a house in Charlestown. Since that time, they have received a letter from William P. McCall, III, the Town Attorney saying they could not even operate the business if they did not charge.


This property is zoned R1 and she wants a use variance, to permit them to groom dogs at this location.

After discussion from members of the public, present for the meeting, both for and against the variance Francis A. Conroy makes a motion to deny the variance, seconded by Charles E. Popp. 4-aye, 1-nay, motion to deny the variance approved.

Sellersburg Zoning Appeals Board Meeting
June 16, 2003
Page 2 of 2 pages

Kenneth R. Hecker makes a motion to approve the minutes of the previous (May 19, 2003) meeting, seconded by Francis A. Conroy. 5-aye, 0-nay, motion is approved.

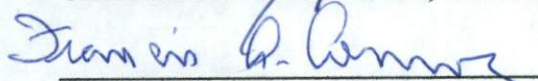
Charles E. Popp makes a motion to adjourn the meeting, seconded by Francis R. Conroy. 5-aye, 0-nay, motion approved and meeting adjourned at 6:50 P.M.



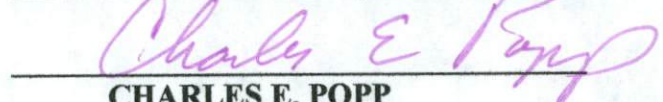
CHARLES J. RIDENOUR, Chairman



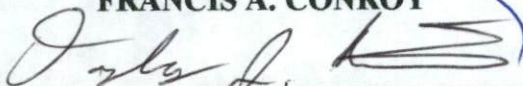
KENNETH R. HECKER, Vice-Chairman



FRANCIS A. CONROY



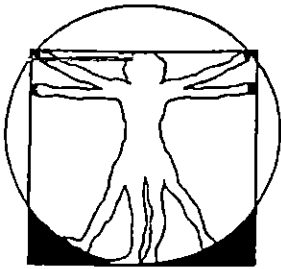
CHARLES E. POPP



DOUGLAS J. REITER



DAVID L. KINDER, Secretary



RENAISSANCE DESIGN BUILD, INC.

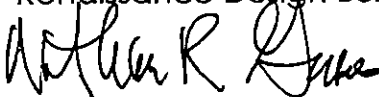
144 SOUTH NEW ALBANY STREET
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

SELLERSBURG BOARD OF ZONING APPEALS AGENDA JUNE 16, 2003

1. Roll Call.
2. 2116 Poindexter Lane variance by Keven Staton to build 2-story houses with a height not to exceed 35 feet at Adams Creek. (See Attachments).
3. 598 Edgewood variance by Shannon & Misty Dukes for pet grooming services (See Attachments).
4. Approve minutes from previous meeting.

Respectfully Submitted,
Renaissance Design Build, Inc.


Nathan R. Grimes, P.E.

SELLERSBURG BOARD OF ZONING APPEALS

July 21, 2003

Chairperson Charles J. Ridenour called the meeting to order at 6:00 P.M.

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

Our first item is 2116 Poindexter: Virgil Bolly, representing the developer (Kevin Staton), there was a preliminary approval last time, would like a variance to the 25 foot height limit to 35 feet height, and if you approve it specify it would be limited to two stories only.

Kenneth R. Hecker makes a motion to approve the 35-foot measurements on two story dwellings but only on single residence, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved.

Patsy Shields requesting a variance to close the end of a garage I am having built because I want to add more storage space and I want to close that in and have permanent storage on that end.

Nathan Grimes advises the garage exceeds the ordinance size of 864 square feet for a shed or garage. At this point in time, we are having her make it a carport, the extra space and if it is denied, she will just leave it a carport.

Francis A. Conroy makes a motion to approve the variance, seconded by Charles E. Popp. 5-aye, 0-nay, motion is approved.

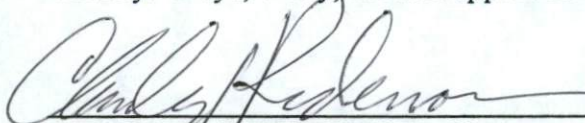
Eric Stone asking for a variance to build a garage that is larger than 864 square feet. This will be used for car storage and storage of a general nature. The garage will be five feet off the property line and the overhang will be four feet. The existing garage on the property will be torn down. The lot is 250 feet wide.

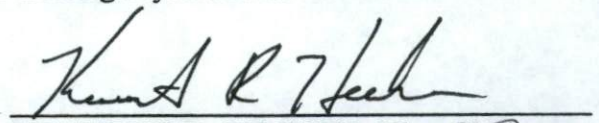
Charles E. Popp makes a motion to approve the variance, seconded by Douglas J. Reiter. 5-aye, 0-nay, motion approved.

Francis A. Conroy makes a motion to approve the minutes of the previous (June 16, 2003) meeting, seconded by Kenneth R. Hecker. 5-aye, 0-nay, motion is approved.

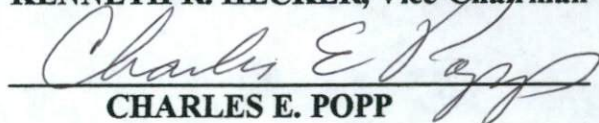
Sellersburg Zoning Appeals Meeting
July 21, 2003
Page 2 of 2 pages

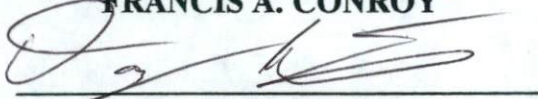
Kenneth R. Hecker makes a motion to adjourn the meeting, seconded by Francis R. Conroy. 5-aye, 0-nay, motion approved and meeting adjourned at 6:20 P.M.


CHARLES J. RIDENOUR, Chairman


KENNETH R. HECKER, Vice-Chairman


FRANCIS A. CONROY


CHARLES E. POPP


DOUGLAS J. REITER


DAVID L. KINDER, Secretary

Attachments: Notice of Public Hearing Shields
Notice of Public Hearing Stone

- NOTICE OF PUBLIC HEARING -
Notice by the Sellersburg Board Of Zoning Appeals

Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a Public Hearing on 7/21/03 at 6^{PM} in the Meeting Room of the Sellersburg
(Date) (Time)

Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by Patsy Shields to allow the following:
(Name of applicant) 246-4079

to close in a 10 x 24 carport (GARAGE will than Exceed the 864 SQ ft Limit)

(Brief description of request)

On property commonly know as vacant lot next to 381 So. Fern St and also described by the following:
(Common address of property)

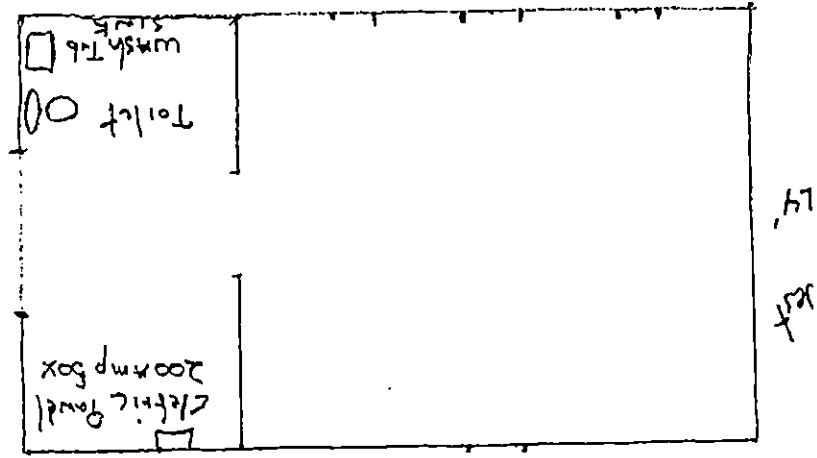
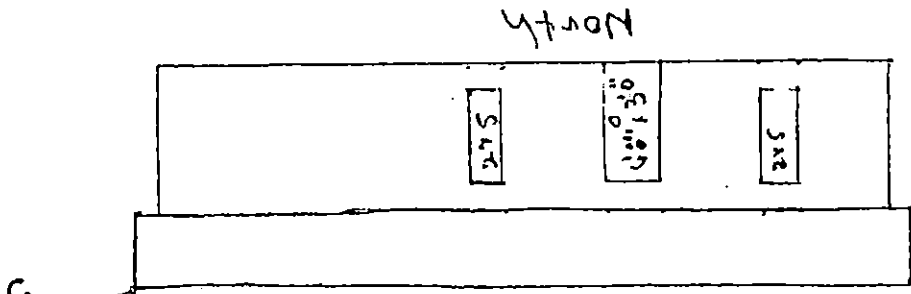
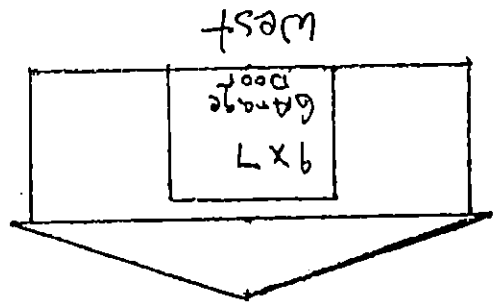
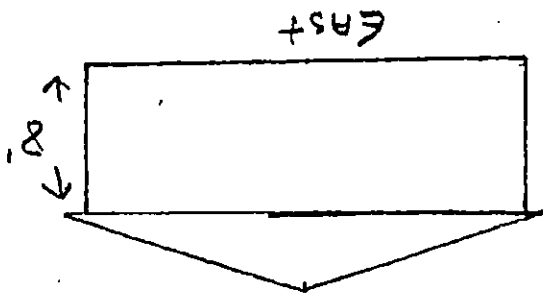
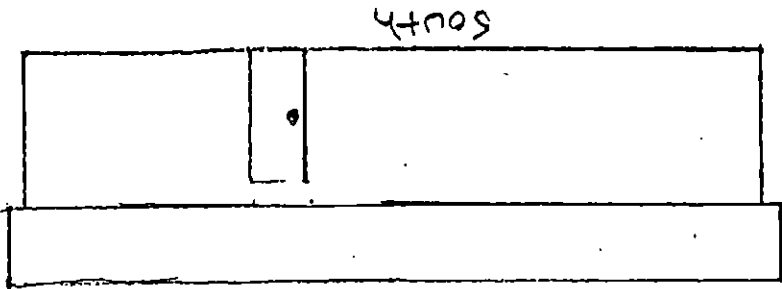
(INSERT LEGAL DESCRIPTION OF PROPERTY)

A copy of this petition, and all pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg, Indiana 47172.

Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Board of Zoning Appeals Secretary at the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary.

Sellersburg Board of Zoning Appeals

FERN ST



5.25
4

South
40'

OWNERS: Jim + Patzy Shields
 381 South Fern St.
 Sellersburg Indo
 812 9440375

6049

+ WARRANTY DEED +

THIS INDENTURE WITNESSETH, that CECIL WARRICK, the unmarried widower of Dorothy Warrick, deceased, of Clark County, Indiana,

CONVEY AND WARRANT

unto JAMES E. SHIELDS, JR. AND PATSY C. SHIELDS, husband and wife, of Clark County, Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, the following described real estate in the County of Clark and State of Indiana, to-wit:

Lots Nos. One (1), Two (2), Three (3) and Four (4), in Block No. Three (3) of Edgeland Addition to the Town of Sellersburg in said County and State, as the same appears of record in Plat Book No. 4, at page 97, in the Office of the Recorder of Clark County, Indiana.

Being the same real estate conveyed to the Grantor herein and Dorothy Warrick (now deceased), husband and wife, by deed dated October 7/16, 1959 and of record in Deed Record 225, Page 256 in the office of the Recorder of Clark County, Indiana.

The Grantees assume and agree to pay all taxes now due and all subsequent taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this 10th day of June, 1977.

Cecil Warrick (SEAL)
Cecil Warrick

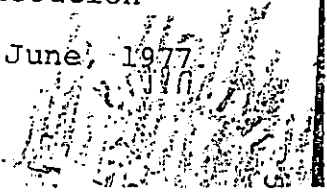
STATE OF INDIANA)
 :SS
COUNTY OF CLARK)

Before me, the undersigned, as Notary Public, in and for said County and State, personally appeared Cecil Warrick, the unmarried widower of Dorothy Warrick, deceased, and acknowledged the execution of the above and foregoing Warranty Deed, this 10th day of June, 1977.

WITNESS MY HAND AND NOTARIAL SEAL.

RECEIVED

DULY ENTERED
FOR TAXATION
JUN 14 1977
John Beekman
AUDITOR CLARK COUNTY



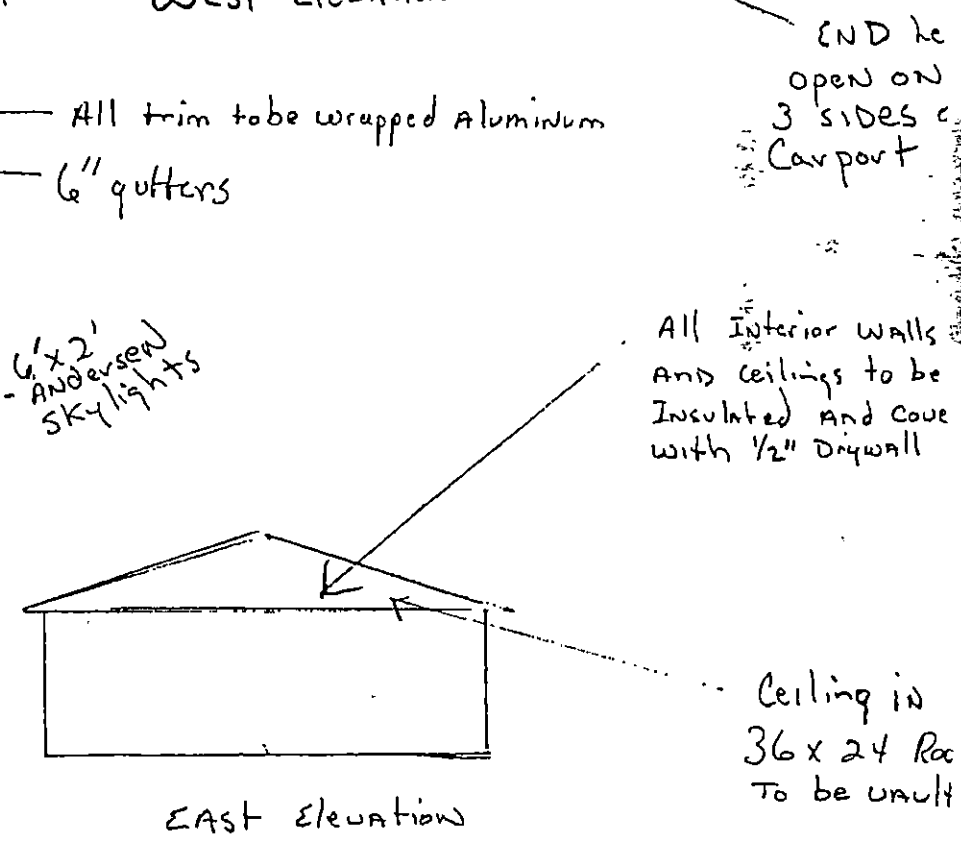
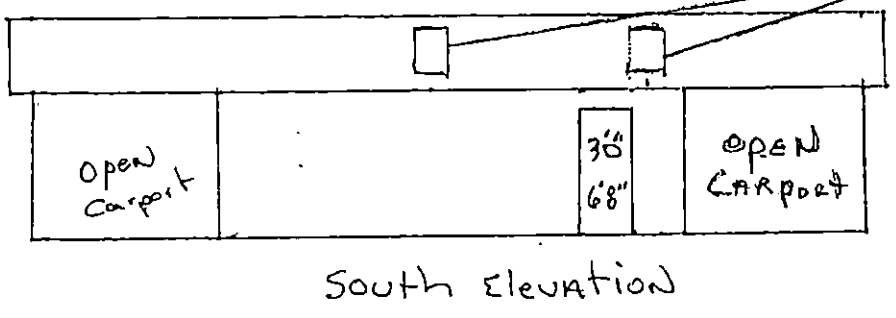
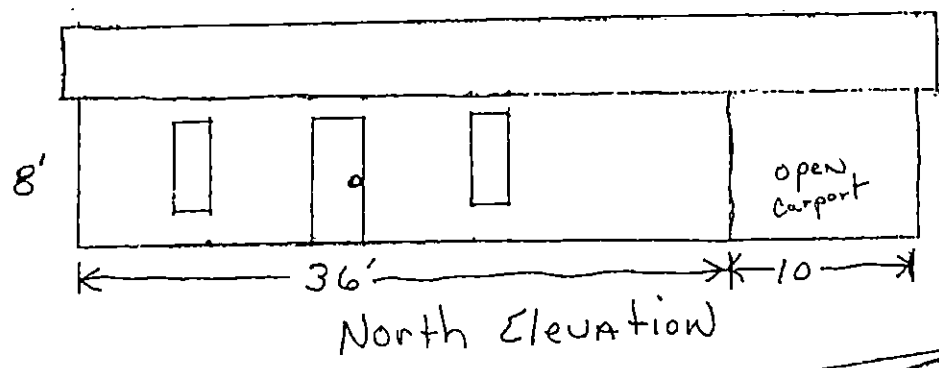
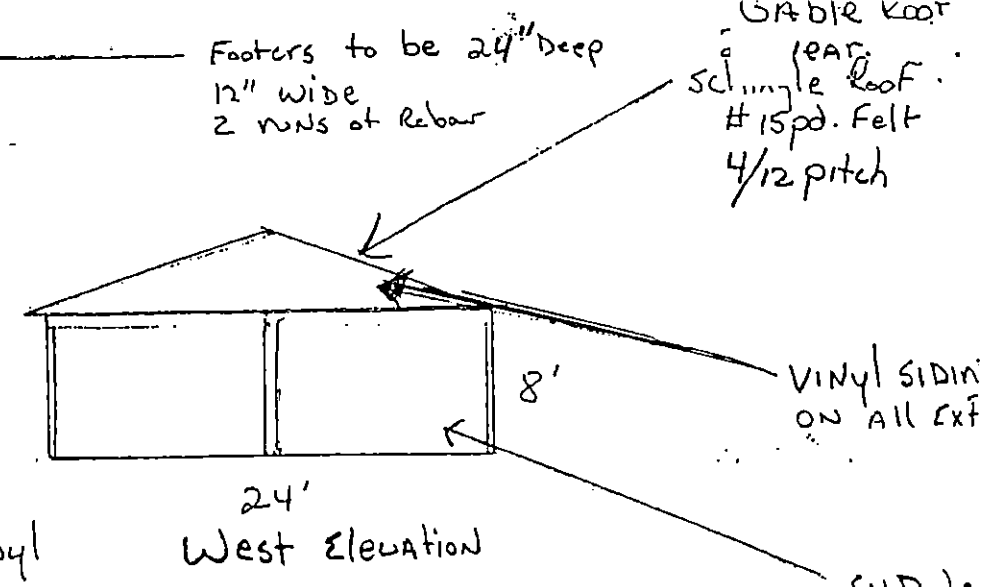
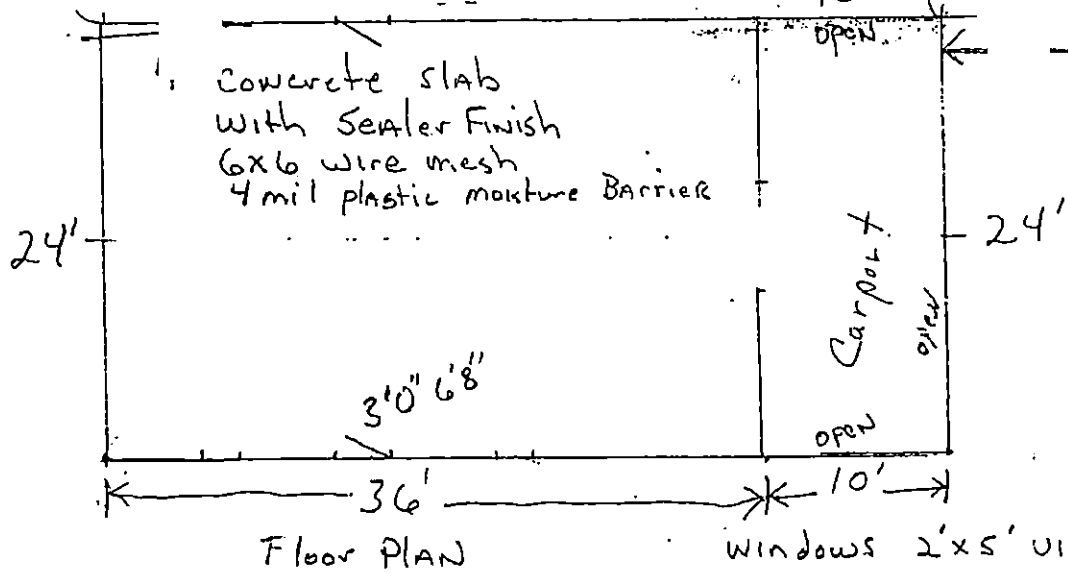
**NOTICE OF
PUBLIC HEARING**

Notice by the Sellersburg Board of Zoning Appeals
Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a Public Hearing on July 21, 2003 at 6:00 P.M. in the Meeting Room of the Sellersburg Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by Patsy Shields to allow the following: to close in a 10 x 24 carport. On property commonly known as vacant lot next to 381 So. Fern Street and also described by the following: Lots Nos. One (1), Two (2), Three (3) and Four (4), in Block No. Three (3) of Edgeland Addition to the Town of Sellersburg in said County and State, as the same appears of record in Plat Book No. 4, at page 97, in the Office of the Recorder of Clark County, Indiana.

A copy of this petition, and all-pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioner located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg, Indiana 47172.

Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Board of Zoning Appeals Secretary at the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary. Sellersburg Board of Zoning Appeals

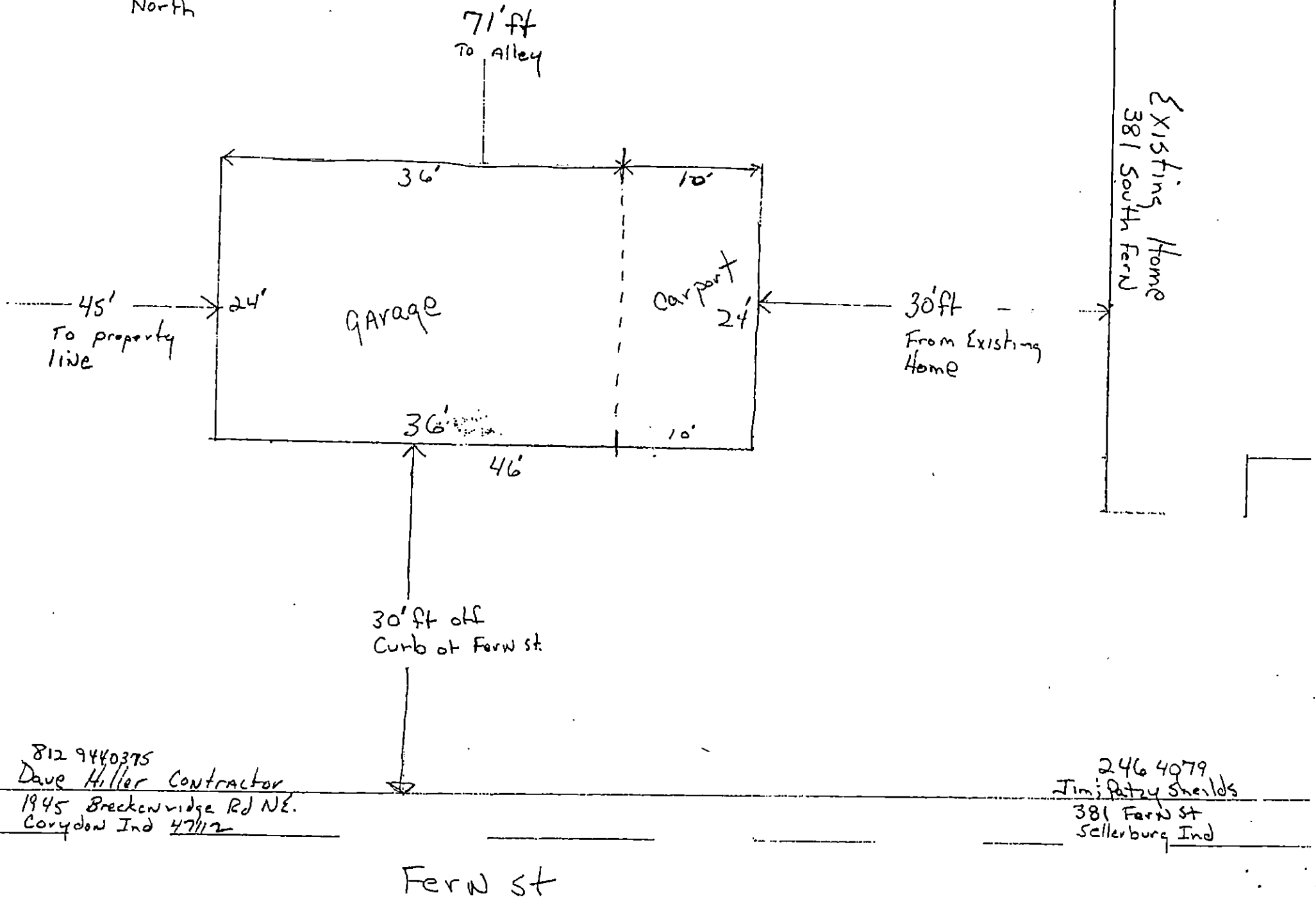
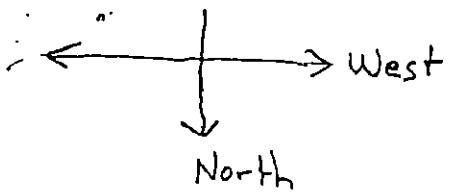
Jul11



Contractor
Dave Hiller
1945 Beeckenridge BLK
Corydon Ind 47112
tel: 944637.549.53351

JIM & PATZY Shields
381 South Fern St.
Sellerburg Ind
246 4079

* IF VARIANCE IS APPROVED, the CARPORT on the attached will be enclosed RAISING the SQUARE Footage From 864 SQ.FT to 1104 SQ.FT.



Town of Sellersburg Board of Zoning Appeals

Variance/Contingent Use/ Special Exemptions

The above listed actions fall under the jurisdiction of The Board of Zoning Appeals. They meet on the third Monday of the month at 6:00 pm in the town hall, unless notified otherwise. Applications for actions to be brought before the board need to be in the office of the Building Inspector before 12:00 noon, a minimum of 10 calendar days prior to the board meeting. There is a \$60.00 application fee for each application. Each request, on the same application, above the first will be assessed a \$25.00 fee. The appropriate fee is to be remitted at the time that the application for action is turned into the inspector's office.

Required information is to include but is not limited to:

1. The name and phone number of the person or persons requesting board action.
2. The section of the ordinance that is affected.
3. The legal description and local address of the property in question.
4. The action requested from the board along with an explanation as to why this action is desired.
 - a. The explanation is to include a drawing showing the property in question, including all existing improvements as well as the ones proposed. This drawing is to include measurements to property lines, easements, existing structures and improvements.
5. A copy of an advertisement that has been placed in a Clark County Indiana circulated newspaper at least 10 days prior to the meeting taking place at which this action is to be considered.
6. The required sign posting must be adhered to. This includes posting said sign a minimum of ten (10) days prior to the meeting. The sign shall be a minimum of 18 x 24 with 1-1/2" lettering. This sign is to be visible to those passing the affected real estate and is to remain in place and legible until acted upon by the board.

Variances granted by the Board of Zoning appeals have certain time constraints and other conditions that may be found in the various ordinances including, but not limited to the Zoning Ordinance of the Town of Sellersburg and the Building Ordinance

- NOTICE OF PUBLIC HEARING -
Notice by the Sellersburg Board Of Zoning Appeals

Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a Public Hearing on JULY 21 at 6:00 P.M. in the Meeting Room of the Sellersburg
(Date) (Time)

Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by ERIC STONE (RD. 244-1275) to allow the following:
(Name of applicant)

BUILD CONCRETE FLOOR GARAGE: DIM: 30'x75' (Exceeds 864 SQ FT Limit)

(Brief description of request)

On property commonly know as 37 VILLA DR. SELLERSBURG and also described by the following:
(Common address of property)

(INSERT LEGAL DESCRIPTION OF PROPERTY)

EDWARD ADD BLK 3 PT LOT 11, 13, 15, 17, 19, + 21

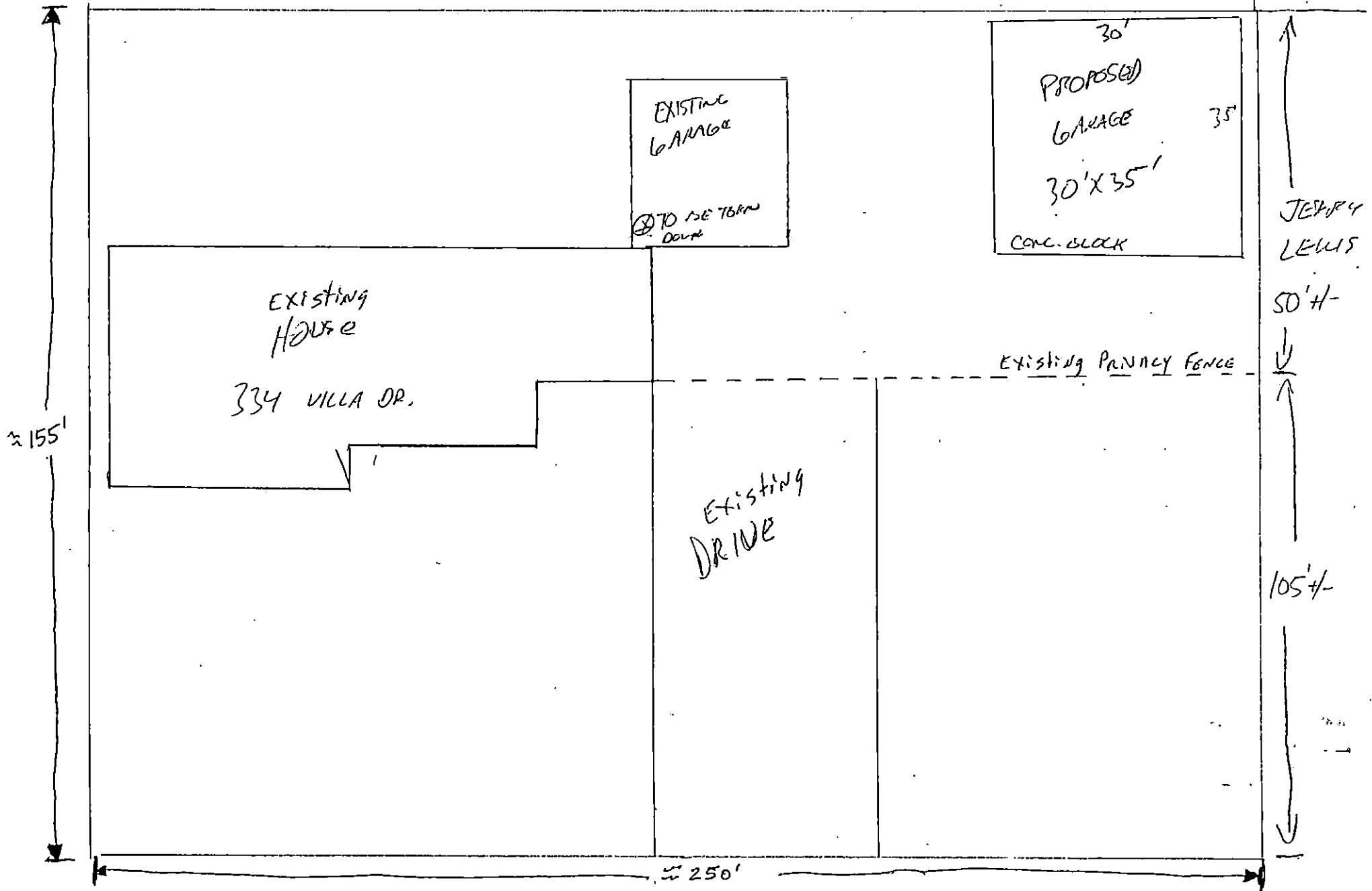
A copy of this petition, and all pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg, Indiana 47172.

Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Board of Zoning Appeals Secretary at the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary.

Sellersburg Board of Zoning Appeals

ERIC STONE
334 VILLA DR

EMPTY LOT - JIM SHELLAS



Total of Lots = $\approx 3/4$ ACRE

← VILLA DR →

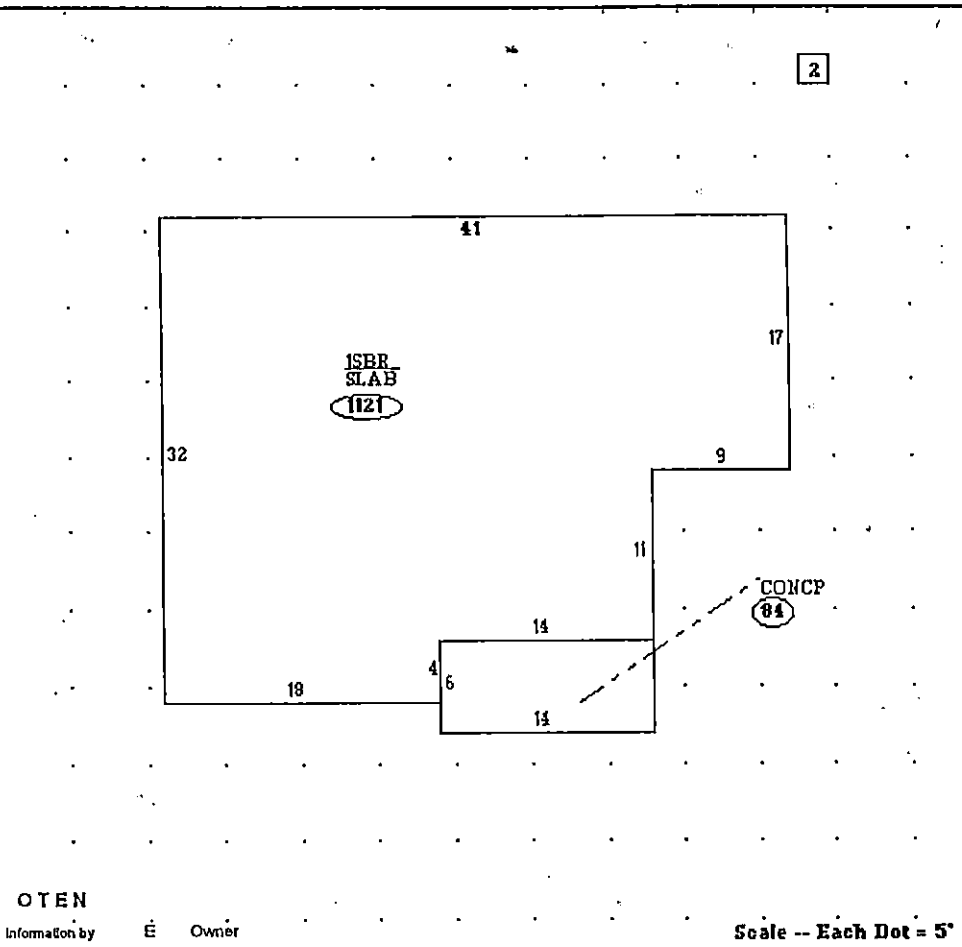
Occupancy	Story/Height	Airfs	Basmt	Grww
1 <input checked="" type="checkbox"/> Single Family		0 <input checked="" type="checkbox"/> None	0 <input checked="" type="checkbox"/> None	0 <input checked="" type="checkbox"/> 0
2 <input type="checkbox"/> Duplex	1.00	1 <input type="checkbox"/> Unfinished	1 <input type="checkbox"/> 1/4	1 <input type="checkbox"/> 1
3 <input type="checkbox"/> Triplex	<input type="checkbox"/> 2 Bl-Level	2 <input type="checkbox"/> 1/2 Finished	2 <input type="checkbox"/> 1/2	2 <input type="checkbox"/> 2
4 <input type="checkbox"/> 4-6 Family	<input type="checkbox"/> 3 Tr-Level	3 <input type="checkbox"/> 3/4 Finished	3 <input type="checkbox"/> 3/4	3 <input type="checkbox"/> 3
5 <input type="checkbox"/> Mobile Home		4 <input type="checkbox"/> Finished	4 <input type="checkbox"/> Full	4 <input type="checkbox"/> 4
0 <input type="checkbox"/> Row-Type				

Construction	Base Area	Floor	Floors/Living Area	Value
1 Frame	7	1,121	1.00	1,121
2 Stucco				
3 Tile				
4 Concrete Block				
5 Metal				
6 Concrete		Attic		
7 Brick		Basement		
8 Stone				
9 Frame w/Masonry		Crawl		

Roofing	Roof	Value
Asphalt Shingles <input checked="" type="checkbox"/>		
Slate or Tile <input type="checkbox"/>		
Metal <input type="checkbox"/>		
Floors		
Earth <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Slab <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Sub & Joints <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Wood <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Parquet <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Tile <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Carpet <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>		
Unfinished <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Interior Finish <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Plaster or Dry Wall <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Paneling <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Fiberboard <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
Unfinished <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		

Accommodations	Value
Total Nos. of Rooms	8
Bedrooms	3
Family Room	
Formal Dining Room	
Commercial	300
Rec. Room	None
Area	
Fireplace	
Stove	
Med. Opening	
Heating & Air Conditioning	
Central Warm Air <input checked="" type="checkbox"/>	
Hot Wtr. or Steam <input type="checkbox"/>	
Heat Pump <input type="checkbox"/>	
No Heating (Gravity/Wall/Space) <input type="checkbox"/>	
Central Air Cond. <input checked="" type="checkbox"/>	
Plumbing	
Full Baths	0
Half Baths	0
Kitchen Sink	1
Water Heater	1
Extra Fixtures	0
No Plumbing	

Remodeling & Modernization	Amount	Date
Exterior		
Interior		
Kitchen		
Bath Facilities		
Plumbing System		
Heating System		
Electrical System		
Extensions		
Total		



Structure Features	
Major Items	Applicability
C Concrete Floor	BARN
D Dirt Floor	T/AS/P/E/D/O
E Electric Lights	CONFINEMENT
G Grade	T/P/E/C/A
H Heating	Slotted Floors
I Insulation	Plate
L Loft	CORN CRIBS
P Plumbing	T
Q Living Quarters	Frame/Wire
S Stairs	Free-Stand/ Drive-Thru
T Type of Construction	No Roof Floor
	GRAINARIES
	Storage Bins
	Pole Type
	GRAIN BINS-STEEL
	Diameter & Height or Bushed Capacity
	QUONSET BUILDINGS
	E/A/H
	Floor: Asphalt/Concrete
	SLURRY TANKS
	In-ground/ Above ground
	DETACHED GARAGE
	T/AS/D/L/O
	GREENHOUSE
	G
	Free Standing Attached at End
	Lean-to
	STABLES
	T/G/D/L
	Masonry:
	SWIMMING POOL
	T
	Underwater Lighting
	Tile: Cream/Plastic
	Filler
	Heater
	Non-rectangular Shape
	Concrete Apron
	Enclosure Type
	TENNIS COURT
	Clay/Sod/Asphalt
	UTILITY SHED
	T/G
	SILO
	Concrete:
	Conc. Slab/Reinf'd
	Masonry:
	Tile/Conc. Blk/Brick
	Steel:
	Unlined/Glass lined
	No Roof
	TRENCH & BUNKER SILOS
	Depth
	Width

SUMMARY OF STRUCTURES

ID	USE	STY HT.	CNST. TYPE	GRD	YEAR CNST.	YEAR RMOD.	COND.	NEIGH.	BASE RATE	FEATURES	ADJ. RATE	SIZE or AREA	REPRODUC. COST	PHYS. DEPR.	REMAINDER VALUE	OBS. DEP.	TRUE TAX VALUE
P01	DWELLING	01,0	7	C-1	1958		AV	AV					37,150	45	20,430		20,400
02	DETGAR	1,0	1	D	1958		AV	AV	11.30		9.04	18 x 24	3,470	45	1,910		1,900

Data Collector/Date	LSB	Apr-20-1994	Appraiser/Date	SH	Jan-23-1995	Last Entry	NLOCKA	Jan-01-1998	Supplemental Card Improvement Value	45	Total True Improvement Value	22,300
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**NOTICE OF
PUBLIC HEARING**

Notice by the Sellersburg
Board of Zoning Appeals

Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a Public Hearing on July 21, 2003 at 6:00 p.m. in the Meeting Room of the Sellersburg Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by Eric Stone to allow the following: Build concrete block garage: dimension 30' x 35', on property commonly known as 334 Villa Drive, Sellersburg, IN and also described by the following: Edgeland Add Blk 3 PT Lot 11, 13, 15, 17, 19, 21.

A copy of this petition, and all pertaining thereto are on file and available for examination prior to the Public hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg, Indiana 47172.

Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public hearing at the above address, or filed with the Board of Zoning Appeals Secretary at the Public Hearing. Said Public hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary. Sellersburg Board of Zoning Appeals

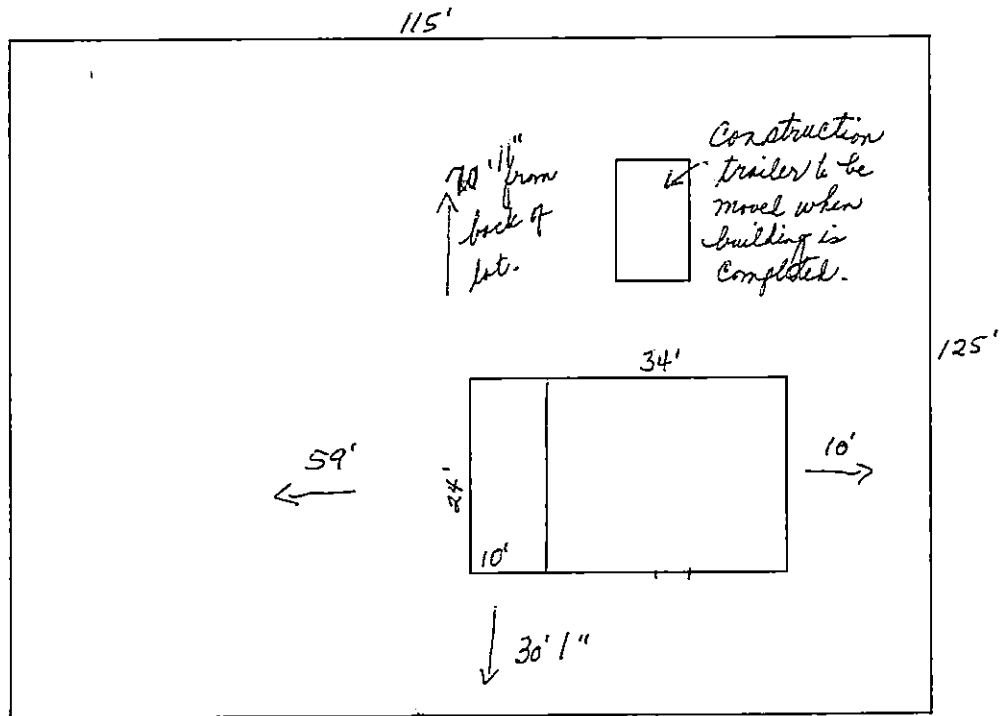
Jul9

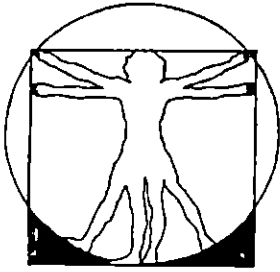
Patsy Shields and James Shields
381 So. Fern St., Sellersburg, In. 47172 812-246-4079

I am requesting a variance to the section of the ordinance which limits the size of certain types of structures. I want to enclose a 10' x 24' carport to make room for a storage area on the end of my studio / workshop.

The lot size is 115' wide x 125' deep. The building in question sits 10' from the property line on the right (which we also own) and 59' from the property owner on the left as you face the lot.

The front of the building sits 30'1" from the edge of So. Fern St. and 70'11" from the back of the lot (see drawing below).





RENAISSANCE DESIGN BUILD, INC.

144 SOUTH NEW ALBANY STREET
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

SELLERSBURG BOARD OF ZONING APPEALS AGENDA JULY 21, 2003

1. ✓ Roll Call.
2. ✓ 2116 Poindexter Lane variance by Keven Staton to build 2-story houses with a height not to exceed 35 feet at Adams Creek. (See Attachments).
3. ✓ 381 S. New Albany Street variance by Patsy Shields to build oversize garage.
4. ✓ 334 Villa Drive variance by Eric Stone to build oversize garage.
5. Approve minutes from previous meeting.

Respectfully Submitted,
Renaissance Design Build, Inc.


Nathan R. Grimes, P.E.

SELLERSBURG BOARD OF ZONING APPEALS

August 18, 2003

Chairperson Charles J. Ridenour called the meeting to order at 6:00 P.M.

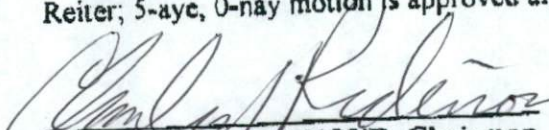
The following members were present. Chairperson Charles J. Ridenour, Vice-Chairperson Kenneth R. Hecker, Francis A. Conroy, Charles E. Popp, Douglas J. Reiter, Sellersburg Building Commissioner Nathan R. Grimes, P.E. and Secretary David L. Kinder.

Request for a variance by Robert Adams of 810 Iowa to build a carport on his property; this carport will only be eleven inches from the property line instead of the five feet required by Town Ordinance.

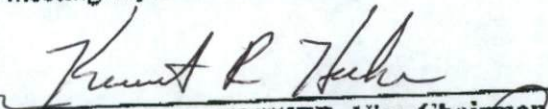
Motion by Kenneth R. Hecker to approve the variance, seconded by Douglas J. Reiter; 5-aye, 0-nay motion approved.

Charles E. Popp makes a motion to approve the minutes of the previous, July 21, 2003, meeting, seconded by Francis A. Conroy; 5-aye, 0-nay, motion is approved.

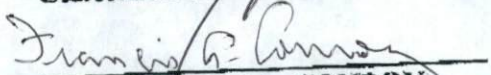
Francis A. Conroy makes a motion to adjourn the meeting, seconded by Douglas J. Reiter; 5-aye, 0-nay motion is approved and meeting adjourned at 6:07 P.M.



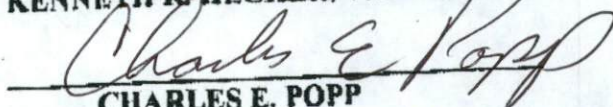
CHARLES J. RIDENOUR, Chairman




KENNETH R. HECKER, Vice-Chairman




FRANCIS A. CONROY



CHARLES E. POPP



DOUGLAS J. REITER



DAVID L. KINDER, Secretary

SELLERSBURG BOARD OF ZONING APPEALS

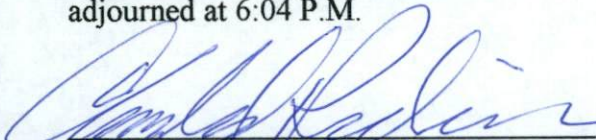
September 15, 2003

Chairperson Charles J. Ridenour called the meeting to order at 6:00 P.M.

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

Douglas J. Reiter makes a motion to approve the minutes of the previous, August 18, 2003 meeting, seconded by Francis A. Conroy; 5-aye, 0-nay, motion is 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 is approved and meeting adjourned at 6:04 P.M.



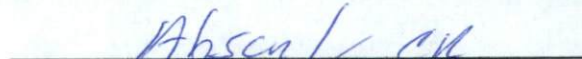
CHARLES J. RIDENOUR, Chairman



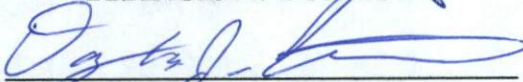
KENNETH R. HECKER, Vice-Chairman



FRANCIS A. CONROY



CHARLES E. POPP



DOUGLAS J. REITER



DAVID L. KINDER, Secretary

SELLERSBURG BOARD OF ZONING APPEALS

October 20, 2003

Chairperson Charles J. Ridenour called the meeting to order at 6:02 P.M.

The following members were present. Chairperson Charles J. Ridenour, Vice-Chairperson Kenneth R. Hecker, Francis A. Conroy, Douglas J. Reiter, Sellersburg Building Commissioner Nathan R. Grimes, P.E. and Secretary David L. Kinder.

Charles E. Popp was absent from the meeting.

Nathan Grimes have setback variance at 336 Adkins Court, by Ken Barnes. Notice was in the paper as required, copy of the description of the property, lot 24 and 25 in Adkins Court the Zoning Appeals Petition form, which we just started using and a drawing showing the variances on the front and side of ten foot instead of thirty feet as required by the ordinance. Since he is on a corner, a thirty foot set back is required on the front and side of the property. He is asking for a ten-foot setback on both sides.

Sandy Carver: I own property at 516 Adkins Court and next to the home, I own two empty lots. I am opposed to the variance. Chairperson Ridenour thanks Mrs. Carver for the letter she sent to the Board.

Jeff Barton: I have four houses on Adkins Court and this structure is a safety hazard for this intersection. I oppose the variance.

Steve J. Smith: I live at 408 Adkins Court and the building is a safety hazard. I oppose the variance.

Ken Barnes: He built the structure to protect his houseboat. I didn't have a permit but Mr. (Nathan) Grimes came to my house and issued a permit.

Michael Stricker: I am here on behalf of Mr. Barnes and I don't feel that this is a traffic hazard.

Marsha Taylor: I believe the Zoning Board is out of line in the way they are acting.

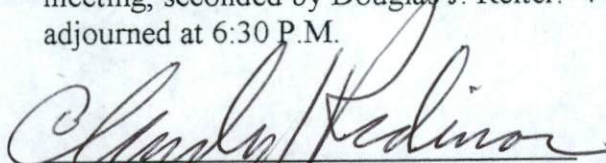
Larry Mulac: Why do we have Zoning laws if we are not going to enforce them?

Francis A. Conroy makes a motion the variance request be denied, seconded by Kenneth R. Hecker. 3-aye, one abstains.

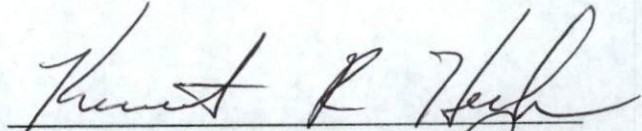
Sellersburg Zoning Appeals Board Meeting
October 20, 2003
Page 2 of 2 pages

Douglas J. Reiter makes a motion to approve the minutes of the previous, September 15, 2003 meeting, seconded by Francis A. Conroy; 4-aye, 0-nay, motion is approved.

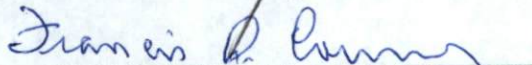
There being no further business; Kenneth R. Hecker makes a motion to adjourn the meeting, seconded by Douglas J. Reiter. 4-aye, 0-nay motion is approved and meeting adjourned at 6:30 P.M.



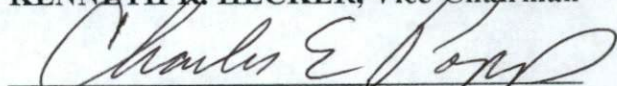
CHARLES J. RIDENOUR, Chairman



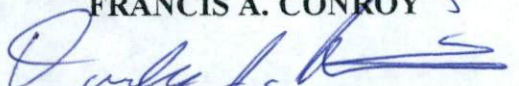
KENNETH R. HECKER, Vice-Chairman



FRANCIS A. CONROY



CHARLES E. POPP



DOUGLAS J. REITER



DAVID L. KINDER, Secretary

Attachments: Carver letter

10-16-03

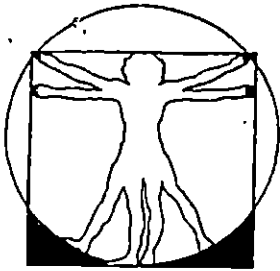
Dear Zoning Appeals Board,

I am writing to you in regards to a variance that will be considered on Oct 20, 2003 regarding a variance on Adkins Ct.

I am a property owner on Adkins Ct. and it is my understanding that a variance has been applied for by Mr. Barnes so that he may have a carport type structure. I am opposed to any type of structure in the area that Mr. Barnes has already constructed or is considering without the proper permits. The structure that he has already constructed may have been constructed without the proper permits. The structure should be removed immediately! Mr. Barnes' property is on a corner lot and he could easily relocate his structure with the proper permits and without variances for his intended use to his back yard. The present structure is not appealing; it devaluates the other property owner's investments. Please **DO NOT** approve any variances that may allow the structure to remain in the front yard of the property on Adkins Court.

Thank you,

Sandra Carver



RENAISSANCE DESIGN BUILD, INC.

144 SOUTH NEW ALBANY STREET
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

SELLERSBURG BOARD OF ZONING APPEALS AGENDA OCTOBER 20, 2003

1. Roll Call.
2. Set-back variances for 336 Adkins Court by Ken Barnes.
3. Approve minutes from previous meeting.

Respectfully Submitted,
Renaissance Design Build, Inc.


Nathan R. Grimes, P.E.

**Sellersburg Board of Zoning Appeals Petition
(Application Form)**

WE, KEN BARNES do hereby formally petition the Sellersburg
(Property Owners Name)

Board of Zoning Appeals to FRONT SETBACK VARIANCE 10'
(Action Requested)
for the property located at 336 Adkins Ct

Petition to be presented to the Sellersburg Board of Zoning Appeals for action on

10-20-03 at 6:00 PM.
(Meeting Date)

Kenneth E Barnes
Property Owner Signature

Property Owner Signature (If Applicable)

336 Adkins Ct
Property Owner's Address

812-246-4148
Property Owner's Phone Number

10-1-03
Date

- NOTICE OF PUBLIC HEARING -
Notice by the Sellersburg Board Of Zoning Appeals

Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a Public Hearing on 10-20-03 at 6:00 PM in the Meeting Room of the Sellersburg
(Date) (Time)

Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by Ken Barnes, Sr. to allow the following:
(Name of applicant)

FRONT SET BACK VARRIANCE OF 10 FEET

(Brief description of request)

On property commonly know as 336 Adkins and also described by the following:
(Common address of property)

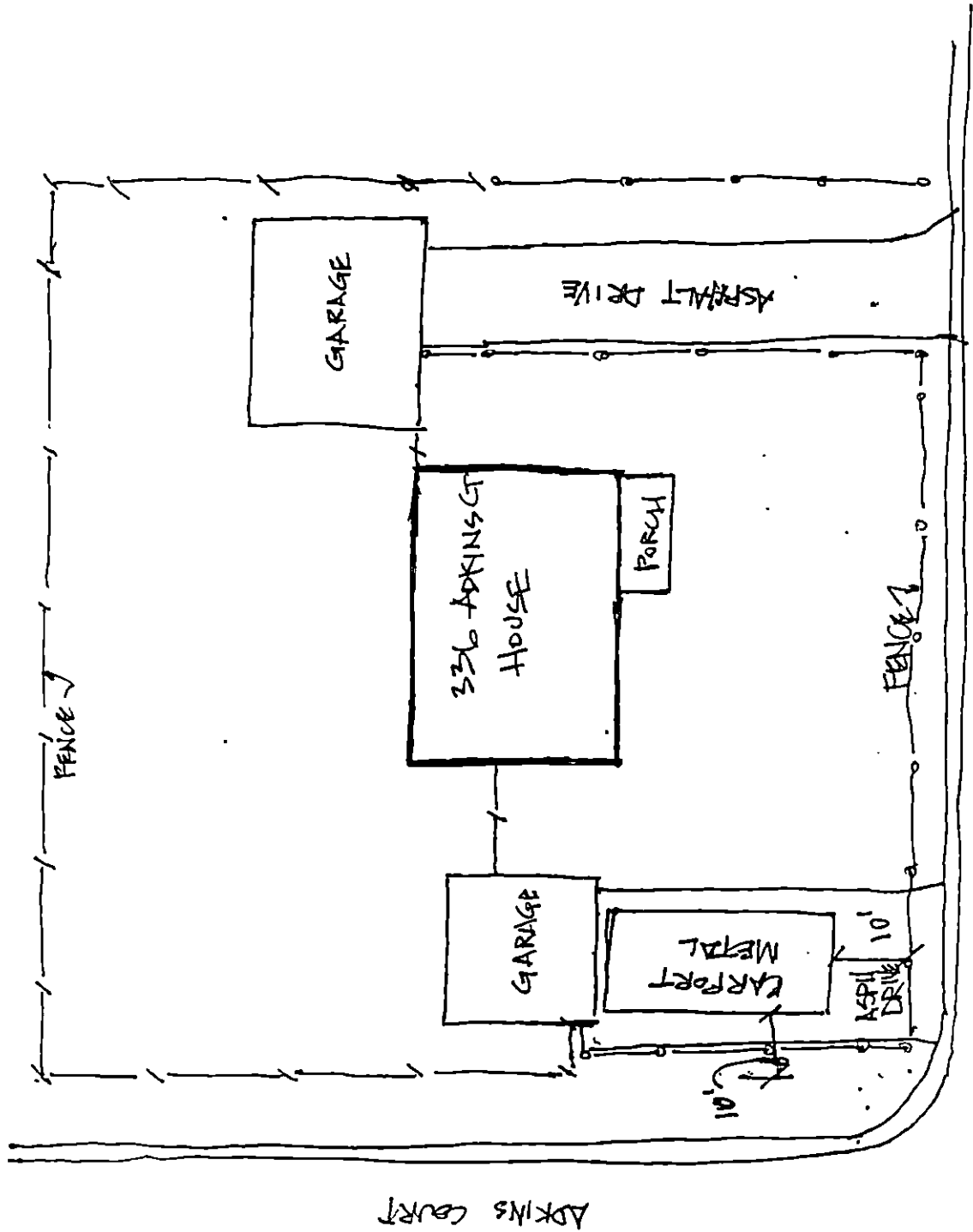
(INSERT LEGAL DESCRIPTION OF PROPERTY)

A copy of this petition, and all pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg, Indiana 47172.

Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Board of Zoning Appeals Secretary at the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary.

Sellersburg Board of Zoning Appeals

SETBACK VARIANCE 10/10/03
KEN BARNES, SR
336 ADKINS COURT
SELLERSBURG, IN 47172
SCALE: ± 1" = 20'



ADKINS COURT (ASPH)

Legals

Township, 700 Brighton Avenue, Jeffersonville, IN 47120 (Street Address). The Sheriff's Department does not warrant the accuracy of the street address published herein. SERVICE DIRECTED TO: Janet L. Wright, Type of Service: publication, Charles R. Wright, Type of Service: publication. NOTICE: FEIWELL & HANNOY, P.C. IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Oct. 9, 16, 23

NOTICE OF SHERIFF'S SALE

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES: By virtue of a certified copy of a Decree to me directed from the Clerk of Circuit Court of Clark County, Indiana, in Cause No. 10C01-0211-MF-000813, wherein Mortgage Electronic Registration Systems, Inc., As Nominee For JPMorgan Chase Bank As Trustee was Plaintiff, and Charles W. Dunford was Defendant, requiring me to make the sum as provided for in said Decree with interest and costs, I will expose at public sale to the highest bidder, on the 30th day of October, 2003 at the hour(s) of 10:00 a.m., of said day, at the office of the Sheriff of Clark County, Indiana, the fee simple of the whole body of Real Estate in Clark County, Indiana, BEING A PART OF LOTS NOS. 60 AND 61 OF BLACKISTON HEIGHTS, AS RECORDED IN PLAT BOOK 6, PAGE 199, IN THE OFFICE OF THE RECORDER OF CLARK COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 61; THENCE NORTH 40 DEGREES WEST, ALONG THE WEST LINE OF LOT NO. 61 AND THE EAST LINE OF ALTAWOOD DRIVE, 24 FEET TO A STAKE, THE TRUE PLACE OF BEGINNING; THENCE NORTH 50 DEGREES

Legals

35° 47' W 70.00 feet to a road nail; thence N 54° 13' E 123.82 feet to the beginning. Subject to all easements of record. Common Address: 943 Wall Street, Jeffersonville, Indiana I will then and there offer these parcels of real estate separately at public auction to the highest bidder to satisfy the Judgment and Decree issued by the Clark Circuit Court in Cause No. 10C01-0212-MF-861 In favor of the Cross/Counter/Third-Party Plaintiff, National City Bank, Kentucky. This sale will be made without relief from valuation or appraisal laws, and without the right of redemption. The Sheriff does not warrant title to these parcels; nor the accuracy of the addresses or legal descriptions. DATED THIS 26TH DAY OF SEPTEMBER, 2003. MICHAEL BECHER, SHERIFF, CLARK COUNTY, INDIANA

PREPARED BY: MORGAN AND POTTINGER, P.S.C., GARRET B. HANNEGAN, Attorney No. 14571-22, 601 West Main Street, Louisville, KY 40202 PH: (502) 560-6756 Counsel/National City Bank, Kentucky
SERVE: TODD A. WALDRIP, 131 EDGEWOOD LN., JEFFERSONVILLE, IN 47130; OCCUPANTS, 701 OHIO AVENUE, JEFFERSONVILLE, IN 47130; OCCUPANTS/ 943 WALL ST., JEFFERSONVILLE, IN 47130; BECKY CRULL WALDRIP, 1508 NOLE DR., JEFFERSONVILLE, IN 47130

Oct. 2, 9, 16

SUMMONS - SERVICE BY PUBLICATION

STATE OF INDIANA COUNTY OF CLARK, IN THE CLARK CIRCUIT COURT, CAUSE NO. 10C01-0308-MF-541, NEW CENTURY HOME EQUITY LOAN TRUST SERIES 2003-1 ASSET BACKED PASS-THROUGH CERTIFICATE, Plaintiff, vs. THE UNKNOWN HEIRS AND DEVISEES of Becky Omeila Green, Deceased, Defendants.

NOTICE OF SUIT
The State of Indiana to the Defendants above named,

Legals

Clarksville, IN 47129, Type of Service: Personal, Sherry G. Wells, 120 Coral Way, Clarksville, IN 47129, Type of Service: Personal. NOTICE: FEIWELL & HANNOY, P.C. IS A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Oct. 9, 16, 23

NOTICE OF PUBLIC HEARING
Notice by the Sellersburg Board of Zoning Appeals

Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a Public Hearing on October 20, 2003 at 6:00 P.M. in the Meeting Room of the Sellersburg Town Hall located at 316 East Ulca Street, Sellersburg, Indiana to consider a petition by Ken Bames, Sr. to allow the following: front set-back variance of 10 feet on property commonly known as 336 Adkins and also described by the following: LOCATED IN CLARK COUNTY, INDIANA: LOTS NOS. TWENTY FOUR (24) AND TWENTY FIVE (25) IN THE SECOND GLEN HELEN PARK SUBDIVISION TO THE TOWN OF SELLERSBURG, AS SHOWN IN PLAT BOOK NO. 3, AT PAGE 111, IN THE OFFICE OF THE RECORDER OF CLARK COUNTY, INDIANA. A copy of this petition, and all pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Ulca Street, Sellersburg, Indiana 47172.

Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Board of Zoning Appeals Secretary at the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary. Sellersburg Board of Zoning Appeals

Legals

sees of Mary Pettyjohn, deceased, and the unknown heirs and devisees of Mettie Kemp, deceased, may not be residents of the State of Indiana or that the residences of said Defendants and all persons who may claim under said Defendants, after diligent search and inquiry are unknown to said Plaintiffs; and that said cause of action is instituted and prosecuted by the Plaintiffs for the purpose of determining and quieting title to the above described real estate as against all said named Defendants, persons who may claim under said Defendants, all claims whatsoever and claimants whomsoever and as against all the world; and that said Defendants or other claimants are required to answer or plead to said COMPLAINT on or before the 24th day of November, 2003, the same being more than thirty (30) days following the third publication of this SUMMONS BY PUBLICATION. NOW THEREFORE said Defendants named herein and in said cause of action and all persons claiming under said Defendants are hereby notified of the filing and pendency of said Complaint against them and unless they appear and answer or plead to said Complaint on or before the 24th day of November, 2003 said Complaint and all matters and things referred to therein will be heard and determined in the absence of said Defendants. DATED THIS 6TH DAY OF OCTOBER, 2003. Keith Groth, CLERK, SUPERIOR 1, CLARK COUNTY

Oct. 9, 16, 23

IN THE CIRCUIT COURT OF CLARK COUNTY, STATE OF INDIANA; STOCK YARDS BANK & TRUST COMPANY, PLAINTIFF; vs. JEFFREY D. COLLINS; PAMELA J. COLLINS; NEWCOMB OIL CO. LLC a/k/a NEWCOMB OIL CO.; HOMETOWN NATIONAL BANK; THE EVERGREEN GROUP, INC. a/k/a THE EVERGREEN GROUP OF CRESTWOOD, KY; STATE OF INDIANA, DEFENDANTS.

Legals

TO THE owners of the within described real estate and all interested parties: Notice of Sheriff's Sale. By virtue of a certified copy of a decree to me directed from the Clerk of the Circuit Court of Clark County, Indiana, in Cause No. 10C01-0302-MF-96, wherein Bank One, NA was Plaintiff, and Bobby Johnson, et. al., were the Defendants, requiring me to make the sum as provided for in said Decree with interest and costs, I will expose at public sale to the highest bidder, on the 13th day of November, 2003, at the hour of 10:00 a.m., of said day at the Office of the Sheriff of Clark County located at City-County Building, 501 E. Court Avenue, Jeffersonville, IN 47130, the fee simple of the whole body of real estate in Clark County, Indiana: Lot No. Thirty-two (32) in Cowling's Addition to the Town of Otisco, excepting a strip of land off the South side of said lot, said strip being 19.0 feet wide, fronting of Western Railroad Street and extending westwardly 100.0 feet to an alley. Commonly known as: 809 Hwy 3, Otisco, IN 47163. Together with rents, issues, income and profits thereof, said sale will be without relief from valuation or appraisal laws. Michael L. Becher, Sheriff of Clark County Indiana. The Sheriff's Department does not warrant the accuracy of the street address published herein. Service directed to: Bobby Johnson, 809 Hwy 3, Otisco, IN 47163 & Andrea L. Wasson, Atty. for Jay's Auto Sales, Inc., 601 W. Main St., Louisville, KY 40202. Jennifer R. Fitzwater, Attorney for Plaintiff. Attorney #22981-49-A. This is an attempt to collect a debt and any information obtained will be used for that purpose. This communication is from a debt collector.

Oct. 2, 9, 16

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES: STATE OF INDIANA COUNTY OF CLARK, IN THE CIRCUIT COURT OF CLARK COUNTY, IFF

Legals

CURACY OF THE STREET ADDRESS PUBLISHED HEREIN. Michael L. Becher, Sheriff of Clark County Attorney for Plaintiff, Unterberg & Associates, PC, 8050 Cleveland Place, Merrillville, IN 46410 (219) 736-5579, Atty File: 9923555 This communication is from a Debt Collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.

Oct. 2, 9, 16

TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES: STATE OF INDIANA COUNTY OF CLARK, IN THE CIRCUIT COURT OF CLARK COUNTY, JEFFERSONVILLE, INDIANA, WELLS FARGO BANK MINNESOTA, NA AS TRUSTEE FOR REGISTERED HOLDERS OF OPTION ONE MORTGAGE LOAN TRUST 2001-A ASSET-BACKED CERTIFICATES, SERIES 2001-A, PLAINTIFF, vs. CHERYL A. SHORT F/K/A CHERYL A. WOLF; DEFENDANTS. CAUSE NO. 10C01-0208-MF-610

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

By virtue of an Order of Sale, directed to me from the Clerk of the Clark Circuit Court and pursuant to a Judgment for Foreclosure entered on August 1, 2003, I will expose to public sale to the highest bidder for cash in hand, at the office of the Sheriff of Clark County, in Clark County, Indiana, located at City-County Bldg., 501 E. Court Ave., Jeffersonville, IN 47130 on November 13, 2003 at 10:00 a.m. Local Time, the fee simple title together with the rents, profits, issues and income or so much thereof as may be sufficient to satisfy said judgment, interest, costs and accruing costs of the following described real estate located in Clark County, Indiana, to-wit: Part of Survey No. 281 of the Illinois Grant, bounded thus: Beginning at a stone the North corner of

Legals

flitting therewith. (see Indiana Code.)

It is further provided by law that there shall be no redemption from such sale, and the purchaser at such sale, upon complying with the terms of his purchase, shall be entitled to immediately receive from the undersigned, Sheriff of Clark County, a deed conveying to him, the purchaser, the fee simple title in and to said real estate.

Taken as the property of the Defendant(s) stated above at the suit of Wells Fargo Bank Minnesota, NA as Trustee for registered holders of Option One Mortgage Loan Trust 2001-A Asset-Backed Certificates, Series 2001-A. Said sale to be without relief from valuation and/or appraisal laws. THE SHERIFF'S OFFICE DOES NOT WARRANT THE ACCURACY OF THE STREET ADDRESS PUBLISHED HEREIN. Michael L. Becher, Sheriff of Clark County Attorney for Plaintiff, Unterberg & Associates, PC, 8050 Cleveland Place, Merrillville, IN 46410 (219) 736-5579, Atty File: 9925079 This communication is from a Debt Collector. This is an attempt to collect a debt and any information obtained will be used for that purpose.

Oct. 2, 9, 16

001 Cemetery Plot

KRAFT GRACELAND
Garden of Apostles
320-A, spaces 1, 2, 3, 4.
Will sell separately.
\$1,100 Ea.
Call collect:
615-831-3441

KRAFT GRACELAND
Mausoleum Cross Complex, sec. 5D, side-by-side 3rd level-courtyard. Asking \$6,000.
923-1258

007 Announcements

AIDS TESTING & Information From confidential

DRY CL

counter person.
Afternoons & S
Call 945-819

DRY CLEANING

presser. Experience
Salary based on
experience and a
945-8191.

ELECTRICIAN HELPER

Drive
License, Team Player
must, year round
Call: 285-0911
(502) 905-745

SEASONAL/PART TIME Bellringers

The Salvation Army
\$6.50/hr. 2300 Grand
Valley Rd., Nashville, TN
945-2769 between
10-3pm.

SMALL FAMILY

business looking
responsible person
do refrigeration, heat
& air. Mostly commercial, some residential.
Serious inquiries call
812-633-7876 if
answer, leave message.

032 Drivers Wanted

ATTENTION DRIVER TRAININEES-NO EXPERIENCE! TRANSPORTATION NEEDS! GUARANTEED WEEKLY POTENTIAL TO EARN \$9 WEEK OR MORE. AND BE OFF WEEKENDS! FOR CDL TRAINING W T.D.I. call 1-800-206-7364 AC0253

ATTENTION DRIVER TRAININEES-NO EXPERIENCE! NECESSARY! TRANSPORTATION NEEDS!

GUARANTEED WEEKLY POTENTIAL TO EARN \$9 WEEK OR MORE. AND BE OFF WEEKENDS! FOR CDL TRAINING W T.D.I. call 1-800-206-7364 AC0253

030 Help Wanted

CAR

WHEN RECORDED MAIL TO:

Bank One, N.A. Retail Loan Servicing

KY2-1606

P.O. Box 11606

Lexington, KY 40576-1606

MORTGAGE

THIS MORTGAGE dated October 8, 2002, is made and executed between KENNETH EUGENE BARNES SR, whose address is 336 ADKINS CT, SELLERSBURG, IN 47172-1415 (referred to below as "Grantor") and Bank One, N.A., whose address is 100 East Broad Street, Columbus, OH 43271 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in CLARK County, State of Indiana:

Tax ID : 17-15-0050

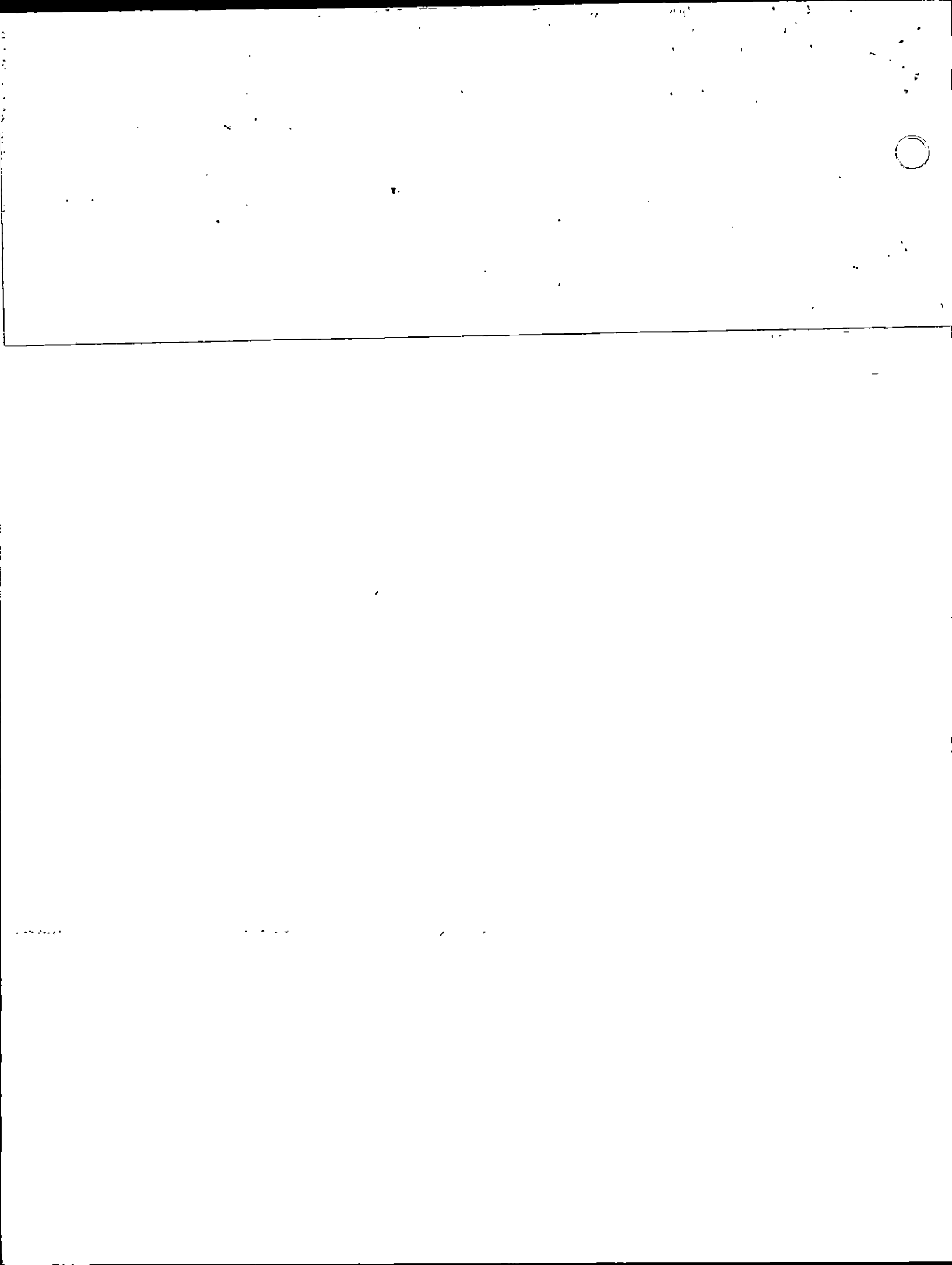
LOCATED IN CLARK COUNTY, INDIANA: LOTS NOS. TWENTY FOUR (24) AND TWENTY FIVE (25) IN THE SECOND GLEN HELEN PARK SUBDIVISION TO THE TOWN OF SELLERSBURG, AS SHOWN IN PLAT BOOK NO. 3, AT PAGE 111, IN THE OFFICE OF THE RECORDER OF CLARK COUNTY, INDIANA.

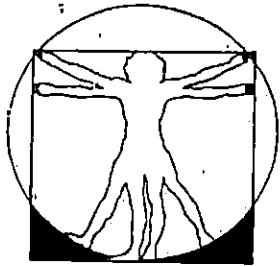
The Real Property or its address is commonly known as 336 ADKINS CT, SELLERSBURG, IN 47172-1415. The Real Property tax identification number is 17-15-0050.

As more fully described in this mortgage, the Property includes: (a) all extensions, improvements, substitutes; replacements, renewals, and additions to any of the property described; (b) all rents, proceeds, income, and profits from any of the other property described; and (c) all awards, payments, or proceeds of voluntary or involuntary conversion of any of the property described, including insurance, condemnation, tort claims, and other obligations dischargeable in cash.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:





RENAISSANCE DESIGN BUILD, INC.

144 SOUTH NEW ALBANY STREET
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

SELLERSBURG BOARD OF ZONING APPEALS AGENDA NOVEMBER 17, 2003

1. Roll Call.
2. Property use exception from B-1 to B-3 at 821 S. Indiana Avenue by Robert Burton to allow for auto car sales.
3. Approve minutes from previous meeting.

Respectfully Submitted,
Renaissance Design Build, Inc.


Nathaniel R. Grimes, P.E.

SELLERSBURG BOARD OF ZONING APPEALS

November 17, 2003

Chairperson Charles J. Ridenour called the meeting to order at 6:05 P.M.

The following members were present: Chairperson Charles J. Ridenour, Vice-Chairperson Kenneth R. Hecker, Charles E. Popp, Francis A. Conroy, Douglas J. Reiter, Sellersburg Building Commissioner Nathan R. Grimes, P.E. and Secretary David L. Kinder.

Nathan Grimes presents request from Robert Burton, at 821 South Indiana Avenue, "he is trying to use that facility for a used car sales, he is not the owner, but the owner has signed a petition, that you all have a copy of, to do that, basically he was denied at the Plan Commission and they told him to come before you guys for a use exception. The B-1 could to be used as a used car, cause you can't use a B-1 to sell used vehicles because it has to be a B-3 to sell vehicles.'

Francis Conroy questions the legal notice in the paper about this meeting. Mr. Burton presents the most recent legal notice that was published in the Evening News about the present meeting.

Larry Mulac, neighbor to this property has no objection to the use exception as long as when he (Burton) goes out of business that it reverts back to B-1 zoning.

Douglas J. Reiter makes a motion to make a special exception for the auto sales for the lessee, Burton, at 821 South Indiana Avenue, for four (four) years only, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved.

Francis A. Conroy states that he wants the minutes of the October 20, 2003 meeting to reflect the Boards objection to the variance because of the safety issue, the set back requirements and that a large portion of the residents were opposed and there was no building permit issued until after the building was constructed. It being a corner lot, on two streets, the set back requirement in both directions and the amount closest to it.

Kenneth R. Hecker makes a motion to approve the October 20, 2003 meeting, with the addition of the above, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved.

Nathan Grimes asks, "What do we do about Mr. Barnes"? Ridenour advises that the building needs either to be relocated or removed.

Zoning Appeals Board Meeting

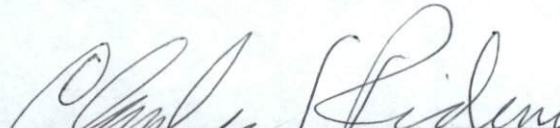
November 17, 2003

Page 2 of 2 pages

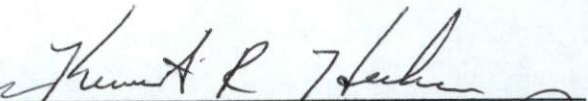
Douglas J. Reiter states, "that this Board can actually make a recommendation to the Town Board to do such thing as the Building Commissioner would take to the Town Board saying that the Zoning Appeals Board recommends that we have him remove it or move it and if not taken care of in a certain amount of time then such fines are set each day after that. We just make a recommendation the Board actually does the fining and all that, we just make a recommendation saying that we denied this and we are letting you know we denied it and he needs to move it or remove it and the Board carries on from there and actually sends Nathan out with a letter saying you got so many days, whatever they decide, thirty days or, and the letter comes from (Town Attorney) Perry McCall."

Ridenour states he will sign the letter if Nathan (Grimes) will draft it up.

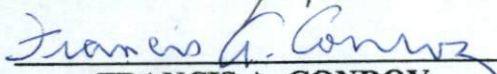
Francis A. Conroy makes a motion to adjourn the meeting, seconded by Kenneth R. Hecker. 5-aye, 0-nay motion approved and meeting adjourned at 6:30 P.M.



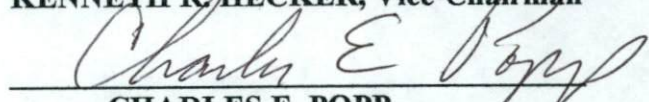
CHARLES J. RIDENOUR, Chairman



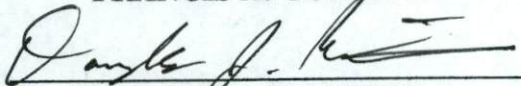
KENNETH R. HECKER, Vice-Chairman




FRANCIS A. CONROY



CHARLES E. POPP



DOUGLAS J. REITER



DAVID L. KINDER, Secretary

Sellersburg Board of Zoning Appeals Petition
(Application Form)

WE BILLY PATTON do hereby formally petition the Sellersburg
(Property Owners Name)

Board of Zoning Appeals to RECORD USE VARIANCE FOR VEHICLE SALES
(Action Requested) *n. shown*

for the property located at 821 S INDIANA

Petition to be presented to the Sellersburg Board of Zoning Appeals for action on

11-17-03 at 6:00 PM.
(Meeting Date)

Billy Patton
Property Owner Signature

Property Owner Signature (If Applicable)

526 Meadowlark Cir,
Property Owner's Address

New Albany, Ind.

944-9110
Property Owner's Phone Number

Nov. 7, 03
Date

File # 09/04/03

Request for Zoning

1) Robert Burtel work with Bill Patton (owner) that 821 S. Indiana Av. Sellersburg, IN. Request for Auto Repair & Resale (B-3). Zoned correctly for what the Property has been used with since being built. Request is for Sept 15, 2003 zoning meeting

~~Robert Burtel~~

246-5581
989-5517

- NOTICE OF PUBLIC HEARING -
Notice by the Sellersburg Plan Commission

Notice is hereby given that the Sellersburg Plan commission will hold a Public Hearing on
Sept 15th 2003 at 6:00pm in the Meeting Room of the Sellersburg Town Hall
(Date) (Time)

located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by
Robert Burton to allow the following:
(Name of applicant)

Rezone to B-3 from B-1

(Brief description of request)

On property commonly know as 821 S. INDIANAWAY and also described by the following:
(Common address of property)

(INSERT LEGAL DESCRIPTION OF PROPERTY)

SEE Attached Deed

A copy of this petition, and all pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg, Indiana 47172.

Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Plan Commission Secretary at the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary.

Sellersburg Plan Commission

PublicHearing

+ WARRANTY DEED +

THIS INDENTURE WITNESSETH, that CITIZENS FIDELITY BANK AND TRUST COMPANY INDIANA, an Indiana banking corporation,

CONVEYS AND WARRANTS

unto BILLY G. PATTON AND PATRICIA A. PATTON, husband and wife, of Clark County, Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, the following described real estate in the County of Clark and State of Indiana, to-wit:

A part of Survey No. 89 of the Illinois Grant and more particularly described as follows: Beginning at an iron pin on the intersection of the West line of Penn Street with the line dividing Surveys Nos. 89 and 110, this point being the southeast corner of Lot No. 28 of Kahl's Second Addition to the Town of Sellersburg; thence S. 11 deg. 00' E. 807.56 feet to an iron pin; thence S. 51 deg. 27' W., 510.76 feet to an iron pin, the true point of beginning; continuing S. 51 deg. 27' W., 128.52 feet to an iron pin; thence N. 39 deg. 02' W. 125.0 feet to an iron pin; thence S. 51 deg. 27' W. 210.0 feet to an iron pin; thence N. 39 deg. 02' W., 79.0 feet to an iron pin; thence N. 51 deg. 27' E. 292.9 feet to an iron pin; thence S. 51 deg. 38' E. 209.44 feet to the true place of beginning, containing 0.875 acre, more or less, subject to sanitary sewer easement.

Being the same real estate conveyed to the Grantor by Sheriff's Deed, dated December 27, 1990, and of record in Deed Drawer 23, Instrument No. 481, in the office of the Recorder of Clark County, Indiana.

The Grantor certifies under oath that there is no Indiana Gross Income tax due by virtue of this transaction.

The Grantees assume and agree to pay all taxes now due and all subsequent taxes.

IN WITNESS WHEREOF, the Grantor, pursuant to authority of its Board of Directors, has caused the execution hereof by its duly authorized officers and the affixing hereto of its corporate seal, this 4th day of April, 1991.

CITIZENS FIDELITY BANK AND TRUST COMPANY INDIANA

By: A. Louie Hord
A. Louie Hord, Assistant Vice President

ATTEST:

Melissa Thompson
Melissa Thompson
Loan Administration Officer

FILED FOR TAXATION
APR 13 1991

APR 13 1991

Karl D. Hord
Karl D. Hord

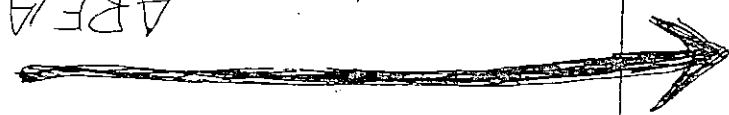
South
→

1 Haas Const.

31 / S. INDIANA AV.

GRANQUIER
GLASS

BRABBS
&
AUTO SALES
Body Shop



AREA
Requesting
CORRECT
ZONING.

MOLAC
RES.

SOUTH INDIANA AV.

821

PAUL PAGE
MARY HULSE

PAUL PAGE

NOTICE OF PUBLIC HEARING **KRA**

Notice by the Sellersburg Plan Commission 320-7
 Notice is hereby given that the Sellersburg Plan Commission will hold a Public Hearing on September 15, 2003 at 6:00 p.m. in the Meeting Room of the Sellersburg Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by Robert Burton to allow the following: Rezone to B-3 from B-1 on property commonly known as 821 S. Indiana Avenue and also described by the following: A part of Survey No. 89 of the Illinois Grant and more particularly described as follows: Beginning at an iron pin on the intersection of the West line of Penn Street with the line of dividing Surveys Nos. 89 and 110, this point being the southeast corner of Lot No. 28 of Kahl's Second Addition to the Town of Sellersburg; thence S. 11 deg. 00' E. 807.56 feet to an iron pin; thence S. 51 deg. 27' W., 510.76 feet to an iron pin, the true point of beginning; continuing S. 51 deg. 27' W., 128.52 feet to an iron pin; thence N. 39 deg. 02' W. 125.0 feet to an iron pin; thence S. 51 deg. 27' W. 210.0 feet to an iron pin; thence N. 39 deg. 02' W., 79.0 feet to an iron pin; thence N. 51 deg. 27' E. 292.9 feet to an iron pin; thence S. 51 deg. 38' E. 209.44 feet to the true place of beginning, containing 0.875 acre, more or less, subject to sanitary sewer easement. Being the same real estate conveyed to the Grantor by Sheriff's Deed, dated December 27, 1990, and of record in Deed Drawer 23, Instrument No. 481, in the office of the Recorder of Clark County, Indiana.

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Proof Of Publication

NOTICE OF PUBLIC HEARING
 Notice by the Sellersburg Board of Zoning Appeals
 Notice is hereby given that the Sellersburg Board of Zoning Appeals will hold a Public Hearing on November 17, 2003 at 6:00 p.m. in the Meeting Room of the Sellersburg Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by Bill Patton to allow the following: rezoning to B-3 from B-1. On property commonly known as 821 S. Indiana and also described by the following: A part of Survey No 89 of the Illinois Grant and more particularly described as follows: Beginning at an iron pin on the intersection of the West line of Penn Street with the line dividing Surveys Nos. 89 and 110, this point being the southeast corner of Lot No. 28 of Kahl's Second Addition to the Town of Sellersburg; thence S. 11 deg. 00' W. 807.56 feet to an iron pin, thence S. 51 deg. 27' W.; 510.76 feet to an iron pin, the true point of beginning; continuing S. 51 deg. 27' W.; 128.52 feet to an iron pin; thence S. 51 deg. 27' W. 210.0 feet to an iron pin; thence N. 51 deg. 27' E. 292.9 feet to an iron pin; thence S. 51 deg. 38' E. 209.44 feet to the true place of beginning, containing 0.875 acre, more or less. A copy of this petition, and all pertaining thereto are on file and available for examination prior to the Public Hearing at the offices of the Sellersburg Building Commissioners located in the Sellersburg Town Hall at 316 Utica Street, Sellersburg, Indiana 47172. Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Board of Zoning Appeals Secretary at the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary. Sellersburg Board of Zoning Appeals.

Nov.6

STATE OF INDIANA COUNTY OF CLARK - SS

Enkhbilguun Uyangga 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 6, 2003.

(x) Enkhbilguun Uyangga

STATE OF INDIANA COUNTY OF CLARK

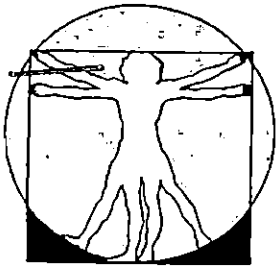
Subscribed and sworn to before me this 6th day of November, 2003.

(x) Jean Gibson
JEAN GIBSON
Notary Public, Clark County, Indiana

(My Commission Expires)
October 11, 2006

Publication
Fee \$ 52.98

06502997



RENAISSANCE DESIGN BUILD, INC.

144 SOUTH NEW ALBANY STREET
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

SELLERSBURG BOARD OF ZONING APPEALS AGENDA DECEMBER 15, 2003

1. Roll Call.
2. Approve minutes from previous meeting.

Respectfully Submitted,
Renaissance Design Build, Inc.

A handwritten signature in black ink that reads "Nathan R. Grimes". The signature is written in a cursive, flowing style.

Nathan R. Grimes, P.E.

SELLERSBURG BOARD OF ZONING APPEALS

December 15, 2003

Chairperson Charles J. Ridenour called the meeting to order at 6:00 P.M.


The following members were present: Chairperson Charles J. Ridenour, Vice-Chairperson Kenneth R. Hecker, Charles E. Popp, Francis A. Conroy, Douglas J. Reiter, Sellersburg Building Commissioner Nathan R. Grimes, P.E. and Secretary David L. Kinder.

Douglas J. Reiter makes a motion to approve the minutes of the November 17, 2003 meeting seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved.

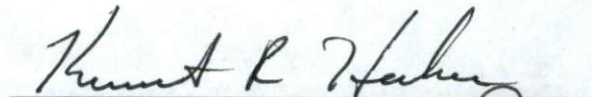
Francis A. Conroy states that something needs to be done reference granting a building permit when a variance is needed. He recommends that the permit should not be granted until after the variance is awarded.

Nathan Grimes (Building Commissioner) says he checked reference (Kenneth E. Barnes, Sr.) having to remove the structure on his property and there is nothing in the ordinances about how much time is given for the person to eliminate the zoning violation. He has sent Mr. Barnes a letter giving him 30 days to abate this zoning violation.

Charles E. Popp makes a motion to adjourn the meeting, seconded by Kenneth R. Hecker. 5-aye, 0-nay motion approved and meeting adjourned at 6:06 P.M.



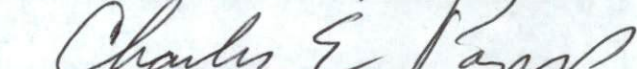
CHARLES J. RIDENOUR, Chairman




KENNETH R. HECKER, Vice-Chairman



FRANCIS A. CONROY



CHARLES E. POPP



DOUGLAS J. REITER
HOVIS R. JIMHO'S



DAVID L. KINDER, Secretary
KENNETH ALEXANDER

Attachment: Letter to Barnes

Town of Sellersburg

316 EAST UTICA STREET
P.O. BOX 85
SELLERSBURG, INDIANA 47172
(812) 246-3821 FAX (812) 246-7040

December 15, 2003

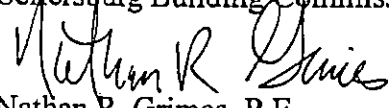
Mr. Ken Barnes, Sr.
336 Adkins Court
Sellersburg, IN 47172

Re: Zoning Violation at 336 Adkins Court

Dear Mr. & Mrs. Barnes,

The purpose of this letter is to provide information as requested by the Town Council on the above referenced matter. The Town ordinances do not state a specific time frame to eliminate zoning violations but only to give a reasonable time. Therefore, you have 30 days from the date of this letter to eliminate the zoning violation at the above referenced site. Thanks for your attention to this matter.

Sincerely,
Sellersburg Building Commissioner.


Nathan R. Grimes, P.E.

Cc: Louis Imhof, Jr., Town Council President
Charles Ridenour, Board of Zoning Appeals President
Perry McCall, Town Attorney