

RENAISSANCE DESIGN BUILD, INC.

144 SOUTH NEW ALBANY STREET
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

SELLERSBURG BOARD OF ZONING APPEALS AGENDA JANUARY 19, 2004

- ①. Roll Call.
2. Approve minutes from previous meeting. *FC*

Respectfully Submitted,
Renaissance Design Build, Inc.

Maria Spencer

Maria Spencer
For Nathan R. Grimes, P.E.

Sellersburg Board of Zoning Appeals

January 19, 2004

Swearing in of Board was conducted by Judge Lowe at 6:04 PM.

Meeting was called to order at 6:05 By Mr. Ridenour

The following members were present: Chairperson Charles J. Ridenour, Vice-Chairperson Kenneth R. Hecker, Charles E. Popp, Francis A. Conroy, Louis R. Imhof, Sellersburg Building Commissioner Nathan R. Grimes P.E., and Secretary Kenneth J Alexander.

Mr. Francis Conroy makes a motion nominating Mr. Ridenour as President of the SBZ Motion was seconded by Mr. Popp. Motion Passed 5-aye 0-nay Mr. Ridenour shall be the President of the SBZ for the year 2004

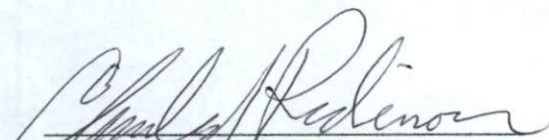
Mr. Francis Conroy makes a motion nominating Mr. Hecker as Vice President of the SBZ Motion was seconded by Mr. Ridenour. Motion Passed 5-aye 0-nay Mr. Hecker shall be the Vice President of the SBZ for the year 2004

Francis A. Conroy makes a motion to approve the minutes of the December 15, 2003 meeting and was seconded by Kenneth R. Hecker. 5-aye 0-nay Motion approved.

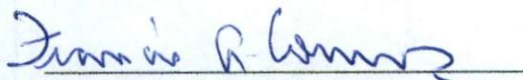
Charles J. Ridenour thanked Mr. Grimes for assisting in the removal of the structure located at Kenneth Barnes Residence.

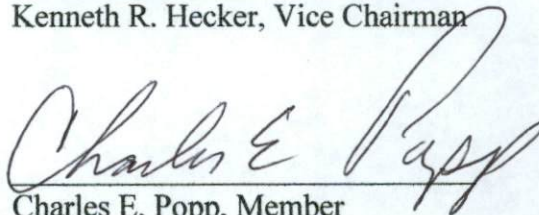
No other business was discussed

Kenneth R. Hecker makes a motion to adjourn the meeting, seconded by Charles J. Ridenour. 5-aye 0-nay Motion approved and meeting adjourned at 6:10 PM

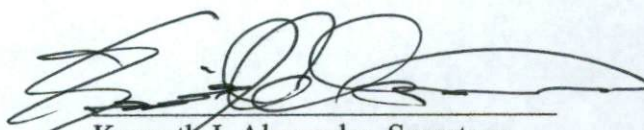

Charles J. Ridenour, Chairman

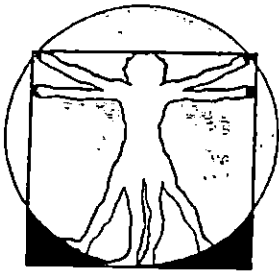
Absent
Kenneth R. Hecker, Vice Chairman


Francis A. Conroy, Member


Charles E. Popp, Member

Absent
Louis R. Imhof, Member


Kenneth J. Alexander, Secretary



RENAISSANCE DESIGN BUILD, INC.

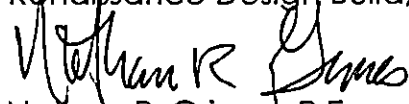
144 SOUTH NEW ALBANY STREET
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

SELLERSBURG BOARD OF ZONING APPEALS AGENDA FEBRUARY 16, 2004

1. Roll Call.
2. Variance request by Williams Construction for 24-unit apartment complex at 109 – 111 N. New Albany St.
3. Discussion regarding Board of Zoning Appeals minutes format.
4. Approve minutes from previous meeting.

Respectfully Submitted,
Renaissance Design Build, Inc.


Nathan R. Grimes, P.E.

Sellersburg Board of Zoning Appeals

February 16, 2004

Meeting was called to order at 6:03 By Mr. Ridenour

The following members were present: Chairperson Charles J. Ridenour, Vice-Chairperson Kenneth R. Hecker, Charles E. Popp, Francis A. Conroy, Louis R. Imhof, Sellersburg Building Commissioner Nathan R. Grimes P.E., and Secretary Kenneth J Alexander.

Variance request for 24 Unit Apartments located on New Albany street was not discussed until the Zoning Request was approved by the SPC.

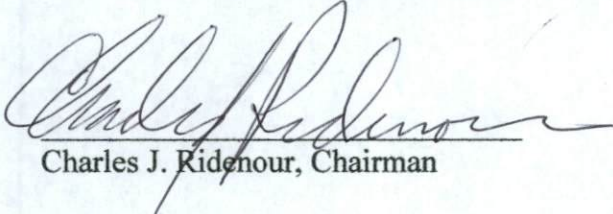
Members requested the minutes of the meetings to be completed as in the past

Minutes of the January 19th meeting were to be corrected as follows. Date presented was to be changed to 2004 and election of officers were to be added.

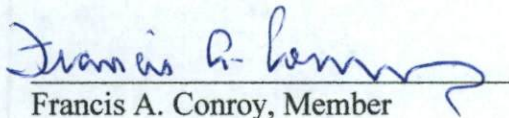
Motion to approve minutes with corrections was introduced by Member Francis Conroy and Seconded by Member Charlie Popp. 5-aye and 0-nay Motion approved

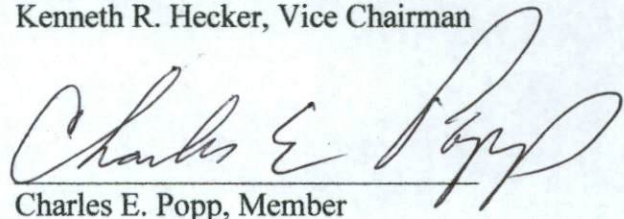
No other business was discussed

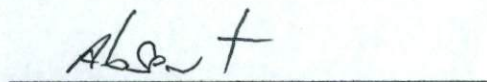
Kenneth R. Hecker makes a motion to adjourn the meeting, seconded by Louis R. Imhof. 5-aye 0-nay Motion approved and meeting adjourned at 6:10 PM

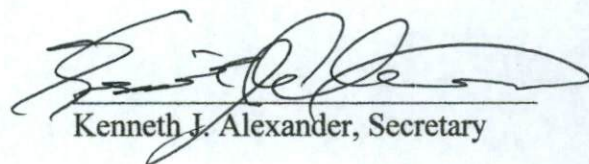

Charles J. Ridenour, Chairman

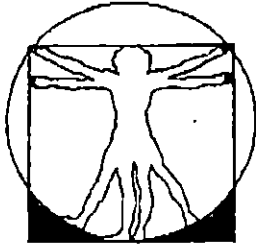

Kenneth R. Hecker, Vice Chairman


Francis A. Conroy, Member


Charles E. Popp, Member


Louis R. Imhoff, Member


Kenneth J. Alexander, 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 15, 2004

6:04

1. Roll Call.
2. Variance request by James & Judy Bayless for garage at 1709 Mayfair Drive. *Present*
3. Review ordinance establishing Technical Review Board.
4. Approve minutes from previous meeting.

Respectfully Submitted,
Renaissance Design Build, Inc.

Nathan R. Grimes
Nathan R. Grimes, P.E.

ENGINEERING • DESIGN • GENERAL CONTRACTING • CONSTRUCTION MANAGEMENT • PLANNING

Sellersburg Board of Zoning Appeals

March 15, 2004

Meeting was called to order at 6:03 By Chairperson Mr. Charles J. Ridenour .

The following members were present: Chairperson Charles J. Ridenour, Charles E. Popp, Francis A. Conroy, Sellersburg Building Commissioner Nathan R. Grimes P.E., and Secretary Kenneth J Alexander.

Meeting was called to order at 6:04 pm by Chairperson Charles J. Ridenour.

Subject: Variance for Garage Located at 1709 Mayfair Drive Sellersburg Indiana

Presented by Building Commissioner Nathan R. Grimes
Present James and Judy Bayless
Neighbor David Lile at 1707 Mayfair Dr.

A motion to approve variance for the Garage located at 1709 Mayfair Dr. was made by Member Francis A. Conroy and seconded by Member Charles E. Popp conditional that drainage is redone between garage and Home. Aye-3 Nay-0 Motion is approved

A motion to approve the signing of the January 19th meeting and the approval of the February 16th meeting was made by Member Charles E. Popp and seconded by Member Francis A. Conroy Aye-3 Nay-0 Motion was approved

Motion to adjourn meeting at 6:20 PM was made by Member Charles E. Popp and Seconded by Member Francis A. Conroy. Aye-3 Nay-0 Motion was approved.

Charles J. Ridenour, Chairman

Kenneth R. Hecker, Vice Chairman

Francis A. Conroy, Member

Charles E. Popp, Member

Louis R. Imhoff, Member

Kenneth J. Alexander, Secretary

Sellersburg Board of Zoning Appeals

April 19, 2004

Meeting was called to order at 6:00PM By Chairperson Mr. Charles J. Ridenour

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

Motion was made by Member Conroy to approve minutes from the previous meeting and seconded by Member Popp. Motion passes Aye-4 and Nay-0

No other business was discussed

Member Conroy makes a motion to adjourn the meeting, seconded by Member Hecker. 4-aye 0-nay Motion approved and meeting adjourned at 6:04 PM

Charles J. Ridenour, Chairman

Kenneth R. Hecker, Vice Chairman

Francis A. Conroy, Member

Charles E. Popp, Member

Louis R. Imhoff, Member

Kenneth J. Alexander, Secretary

Sellersburg Board of Zoning Appeals

May 17, 2004

Meeting was called to order at 6:03pm By Vice-Chairperson Mr. Kenneth R. Hecker

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

Motion to approve the minutes of April 19, 2004 was made by Member Francis Conroy and seconded by Member Charles Popp. Aye-3 Nay-0

No other business was discussed

Member Francis Conroy makes a motion to adjourn the meeting, seconded by Vice Chairperson Ken Hecker . 5-aye 0-nay Motion approved and meeting adjourned at 6:04 PM

Charles J. Ridcnour, Chairman

Kenneth R. Hecker, Vice Chairman

Francis A. Conroy, Member

Charles E. Popp, Member

Louis R. Imhoff, Member

Kenneth J. Alexander, Secretary

Sellersburg Board of Zoning Appeals

June 21, 2004

Meeting was called to order at 6:02 By Chairperson Mr. Charles J. Ridenour

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

Member Conroy makes motion to approve minutes from May meeting and seconded by Vice-Chairperson Hecker. 4 Aye 0 Nay

No other business was discussed

Member Popp makes a motion to adjourn the meeting, seconded by Vice-Chairperson Hecker. 5-aye 0-nay Motion approved and meeting adjourned at 6:06 PM

Charles J. Ridenour, Chairman

Kenneth R. Hecker, Vice Chairman

Francis A. Conroy, Member

Charles E. Popp, Member

Louis R. Imhoff, Member

Kenneth J. Alexander, Secretary

Sellersburg Board of Zoning Appeals

July 19, 2004

Meeting was called to order at 6:03 By Chairperson Mr. Charles J. Ridenour

The following members were present: Chairperson Charles J. Ridenour, Vice-Chairperson Kenneth R. Hecker, Charles E. Popp, Francis A. Conroy, Sellersburg Deputy Building Commissioner Jerry Taylor, and Secretary Kenneth J Alexander.

Motion to approve Adams Creek Subdivision Height restriction from 30 feet to 35 feet was made by Member Conroy and seconded by Vice-Chairperson Hecker. Motion was approved. 4-Aye 0- Nay

Member Popp makes motion to approve minutes from June meeting and seconded by Member Conroy. Motion approved. 4-Aye 0-Nay

No other business was discussed

Vice-Chairperson Hecker makes a motion to adjourn the meeting, seconded by Member Popp. 4-aye 0-nay Motion approved and meeting adjourned at 6:11 PM

Charles J. Ridenour, Chairman

Kenneth R. Hecker, Vice Chairman

Francis A. Conroy, Member

Charles E. Popp, Member

Louis R. Imhoff, Member

Kenneth J. Alexander, Secretary

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

WE, STEVE DOHERTY do hereby formally petition the Sellersburg
(Property Owners Name)

Board of Zoning Appeals to APPROVE SIGN VARIANCE
(Action Requested)

for the property located at 1228 BRINGHAM DRIVE
Lot 10 of Airport Business Center

Petition to be presented to the Sellersburg Board of Zoning Appeals for action on
Feb 21st 2005 at 6:00 PM.
(Meeting Date)


Property Owner Signature

Property Owner Signature (if Applicable)

6601 Clover Ridge Dr
Property Owner's Address

Charlestown, IN 47111

(502) 263-3968
Property Owner's Phone Number

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 Feb. 21st 2005 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 STEVE DOHERTY to allow the following:
(Name of applicant)

APPROVE SIGN VARIANCE (moving sign)

(Brief description of request)

On property commonly know as 1228 BURNHAM DRIVE and also described by the following:
(Common address of property)

(INSERT LEGAL DESCRIPTION OF PROPERTY)

Lot NO. TEN (10) AS SHOWN ON THE PLAT OF
AIRPORT BUSINESS CENTER, A SUBDIVISION OF RECORD
IN PLAT BOOK BOOK 12, PAGE 50, 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 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

FLOORING CONCEPTS
LOT 10, AIRPORT BUSINESS CENTER
PROJECT NO. 2005-002
DISTRICT DEVELOPMENT
PLAN GENERAL NOTES

1. PROPOSED 1 STORY BUILDING IS TO BE METAL FRAME WITH A PARTIAL BRICK FAÇADE ON THE FRONT.
2. PROPOSED BUILDING WILL BE APPROXIMATELY 20' IN HEIGHT.
3. EXISTING SITE HAS NO TREE MASSES, ROCK OUTCROPPINGS, STREAM, FLOOD PLAINS OR OTHER NATURAL FEATURES.
4. IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN IN SPRING OR SUMMER OF 2005 AND BE COMPLETED FALL 2005.
5. EXISTING SITE HAS NO KNOWN BURIAL GROUNDS, CEMETERIES, WETLANDS OR HAZARDOUS MATERIAL DUMPSITES.
6. ALL SANITARY SEWER LATERALS, TAP-INS & RELATED ITEMS WILL COMPLY WITH 10 STATES STANDARDS, IDEM & TOWN ORDINANCES.
7. ALL STORM DRAINAGE FACILITIES SHALL COMPLY WITH THE STORM WATER DESIGN CRITERIA ADOPTED BY THE TOWN & TOWN ORDINANCES.
8. THE FOLLOWING UTILITIES WILL SERVE THE SITE:

ELECTRIC -	CINERGY 1212 EASTERN BOULEVARD CLARKSVILLE, IN 47129 812-285-6608
------------	--

TELEPHONE -	SBC P.O. BOX 1405 510 E. SPRING ST. NEW ALBANY, IN 47150 812-948-7180
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GAS -	VECTREN ENERGY DELIVER 2520 LINCOLN DR. CLARKSVILLE, IN 47129 812-948-4952
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WATER -	TOWN OF SELLERSBURG 316 E. UTICA ST. SELLERSBURG, IN 47172 812-246-3821
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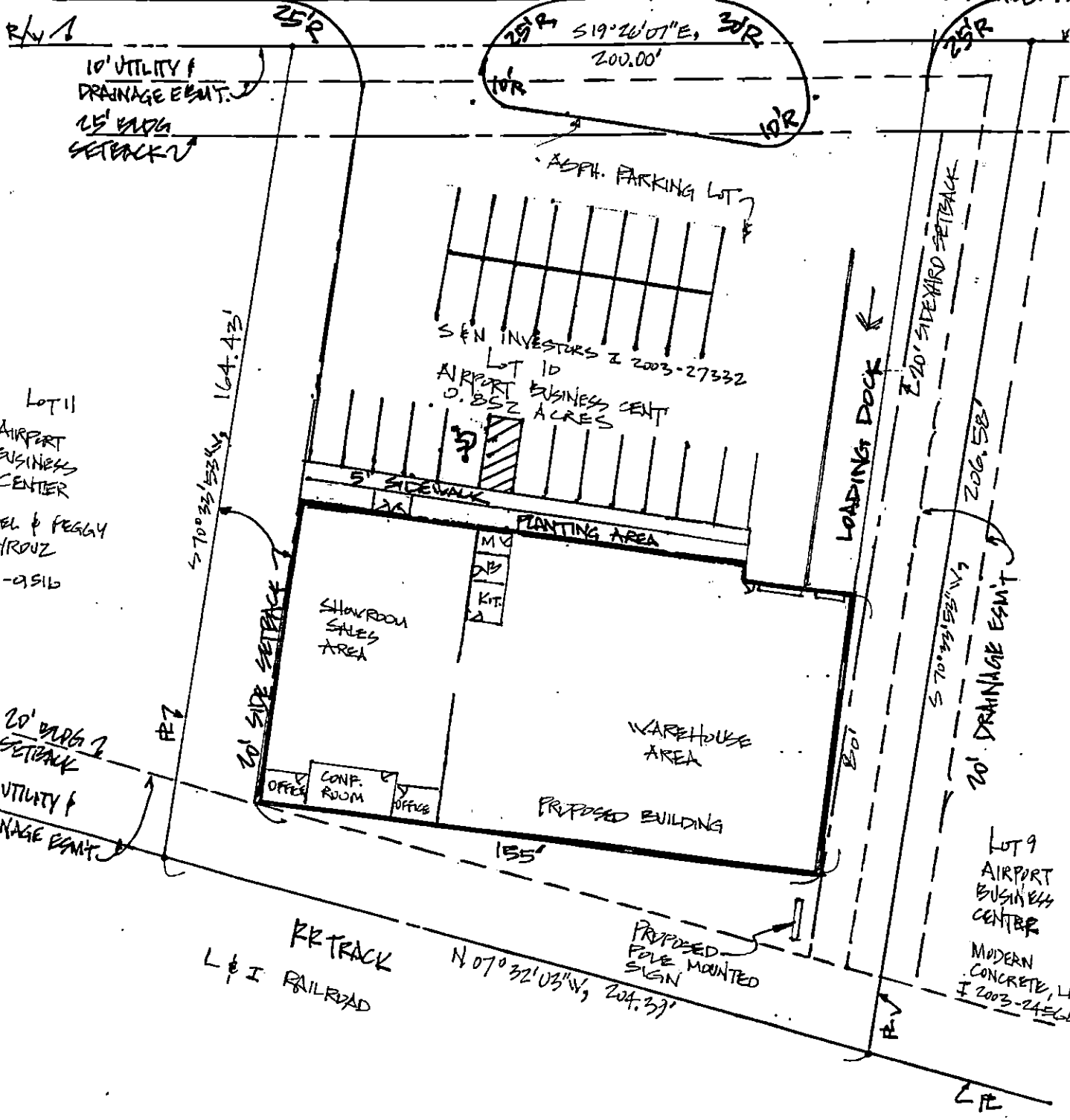
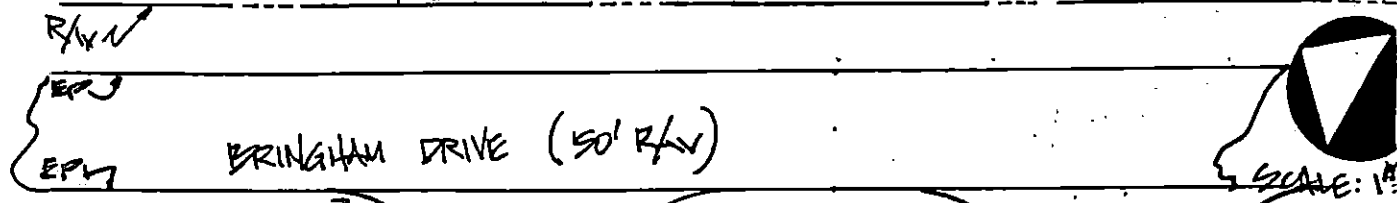
SANITARY SEWER -	TOWN OF SELLERSBURG 316 E. UTICA ST. SELLERSBURG, IN 47172 812-246-3821
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9. CURRENT ZONING FOR SITE IS "I-1". PROPOSED ZONING FOR SITE IS "B-3".

LOT 2
I 2002-13458
METRO PLUMBING
ED & JUDITH CROUCHER

LOT 3
I 2003-13438
TRICO INDUSTRIES


LOT 4
INDIAN PLUMBING, LLC
I-2002-24396

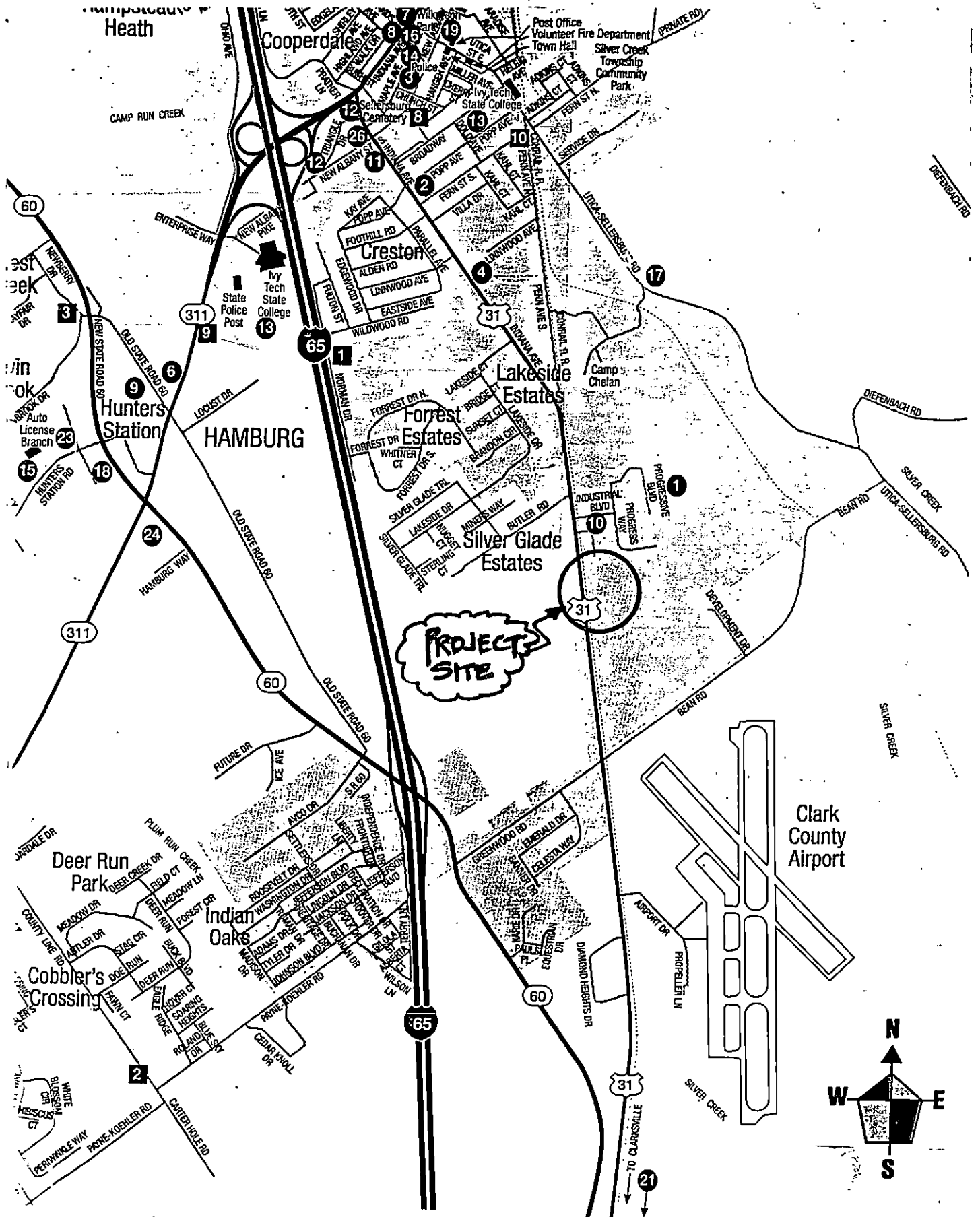


Lot 11
AIRPORT
BUSINESS
CENTER
MICHAEL & FEGAN
KAYROUZ
I 2003-09516


LOT 9
AIRPORT
BUSINESS
CENTER
MODERN
CONCRETE, L
I 2003-24564

DISTRICT DEVELOPMENT PLAN

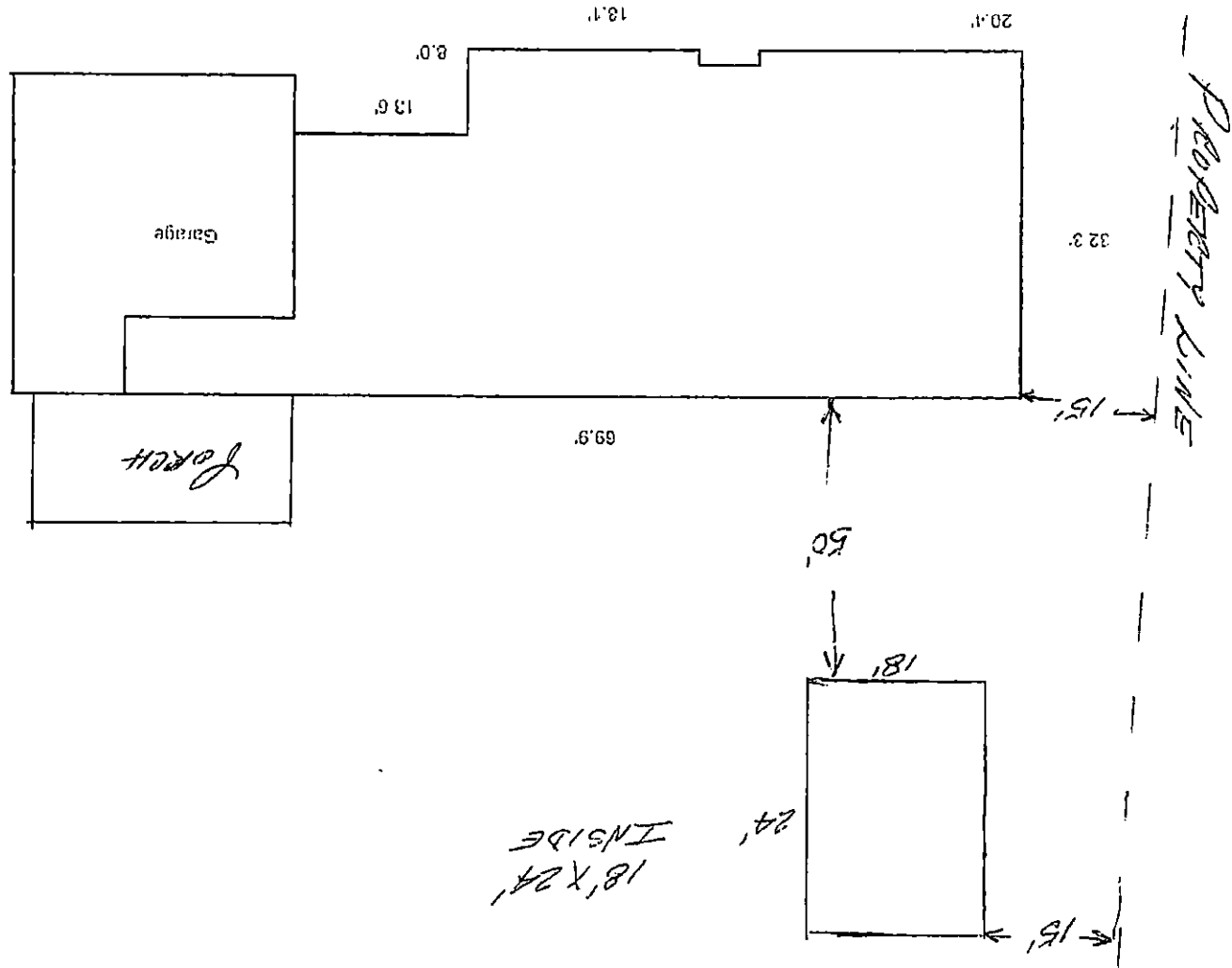
<p>Sheet 1 of 3</p>	<p>Project: FLOORING CONCEPTS Subject: Lot #10 AIRPORT BUSINESS CENTER Project No.: 2009-002</p>	<p>Drawn: N. Spivey Checked: W. Spivey Date: 1/10/09 Revisions: 2/07/09</p>	 <p>RENAISSANCE DESIGN BUILD, INC. 144 SOUTH NEW ALBANY STREET SELLERSBURG, INDIANA 47172 VOICE & FAX 812-246-5897 ENGINEERING • DESIGN • GENERAL CONTRACTING CONSTRUCTION MANAGEMENT • PLANNING</p>
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VICINITY MAP No SCALE

Sheet 2 of 3	Project: FLOODING CONCEPTS Subject: LOT #10 AIRPORT BUSINESS CENTER Project No.: 205-002	Drawn: N Lynde Checked: W Sims Date: 2/7/05 Revisions:	 <p> RENAISSANCE DESIGN BUILD, INC. 144 SOUTH NEW ALBANY STREET SELLERSBURG, INDIANA 47172 VOICE & FAX 812-246-5897 ENGINEERING • DESIGN • GENERAL CONTRACTING CONSTRUCTION MANAGEMENT • PLANNING </p>
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625 FOREST DRIVE





RENAISSANCE DESIGN BUILD, INC.

144 SOUTH NEW ALBANY STREET
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

SELLERSBURG BOARD OF ZONING APPEALS AGENDA AUGUST 16, 2004

1. Roll Call.
2. Ivy Tech fence variance at 609 E. Utica Street.
3. Approve minutes from previous meeting.

Respectfully Submitted,
Renaissance Design Build, Inc.

Nathan R. Grimes
Nathan R. Grimes, P.E.

Sellersburg Board of Zoning Appeals

August 16, 2004

Meeting was called to order at 6:04 By Chairperson Mr. Charles J. Ridenour

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

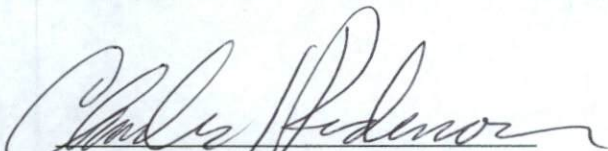
Variance for Ivy Tech Fence for Kid Tech 609 E. Utica St. Kid Tech leases from Jesse Ballew Enterprises to provide child care for their students. Ask for a variance on fence along Utica St. Tim Linch with Jesse Ballew was present along with representative from Ivy Tech


Motion to approve variance for height of fence was made by Member Popp and seconded by Member Conroy. Aye-4 Nay-0

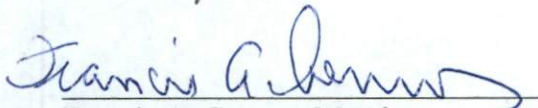
Motion to approve minutes of the Last meeting was made by Member Conroy and Seconded by Vice-Chairman Hecker. Aye-4 Nay-0

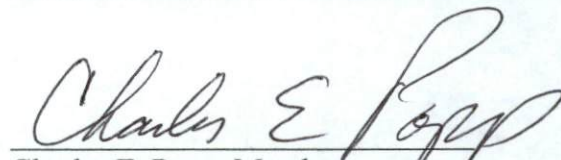
Motion to adjourn meeting at 6:15 was made by Vice-Chairman Hecker and seconded by Member Popp. Aye-4 Nay-0


Kenneth R. Hecker makes a motion to adjourn the meeting, seconded by Charles J. Ridenour. 5-aye 0-nay Motion approved and meeting adjourned at 6:10 PM



Charles J. Ridenour, Chairman


Kenneth R. Hecker, Vice Chairman


Francis A. Conroy, Member


Charles E. Popp, Member


Louis R. Imhof, Member


Kenneth J. Alexander, Secretary

Sellersburg Board of Zoning Appeals

September 20, 2004

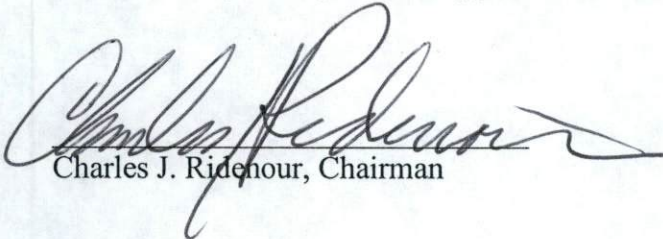
Meeting was called to order at 6:03 By Chairperson Mr. Charles J. Ridenour

The following members were present: Chairperson Charles J. Ridenour, Vice-Chairperson Kenneth R. Hecker, Charles E. Popp, Francis A. Conroy, Louis Imhoff, Sellersburg Building Commissioner Nathan R. Grimes P.E., and Secretary Kenneth J Alexander.

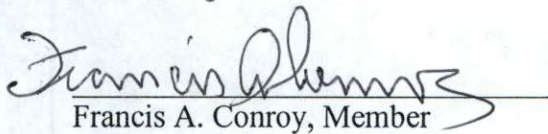
109 North New Albany St. variance for apartments. Request to table variance was requested by Owner for next meeting. Request scaling of apartments was made by Member Conroy. An Update on the project was given by the Town's Building Commissioner.

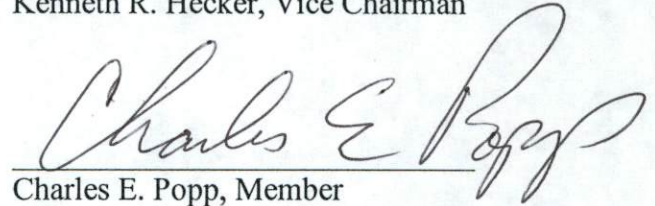
Motion to approve minutes from August 2004 Meeting was made by Vice Chair Hecker and seconded by Member Popp . Motion approved. Aye-5 Nay-0

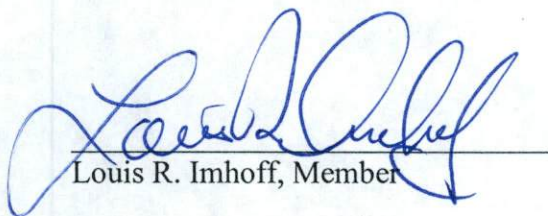
Kenneth R. Hecker makes a motion to adjourn the meeting, seconded by Charles J. Ridenour. 5-aye 0-nay Motion approved and meeting adjourned at 6:10 PM

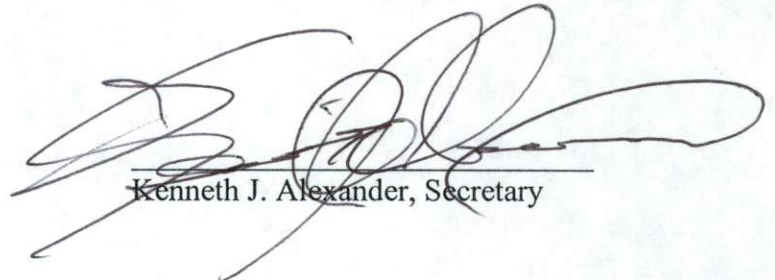

Charles J. Ridenour, Chairman


Kenneth R. Hecker, Vice Chairman


Francis A. Conroy, Member


Charles E. Popp, Member


Louis R. Imhoff, Member


Kenneth J. Alexander, Secretary

Sellersburg Board of Zoning Appeals

October 18, 2004

Meeting was called to order at 6:00 By Chairperson Mr. Charles J. Ridenour

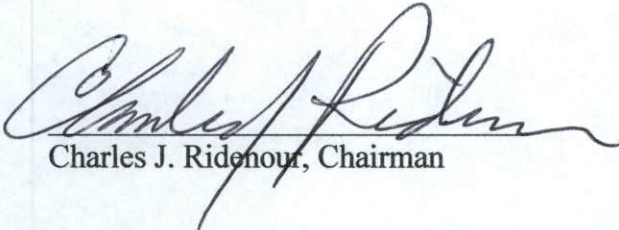
The following members were present: Chairperson Charles J. Ridenour, Vice-Chairperson Kenneth R. Hecker, Charles E. Popp, Francis A. Conroy, Louis Imhof, Jr., Sellersburg Building Commissioner Nathan R. Grimes P.E., and Secretary Kenneth J Alexander.

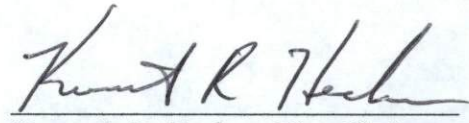
Motion to approve request for variance on outbuilding size at 1702 Twinbrook Dr. was made by Member Hecker and seconded by Member Imhof. Motion passes 5 aye 0 nay

Motion to approve request for variance to eliminate road frontage requirements at 7007 Banner Ave. was made by Member Imhof and seconded by Member Popp. Motion passes 5 aye 0 nay

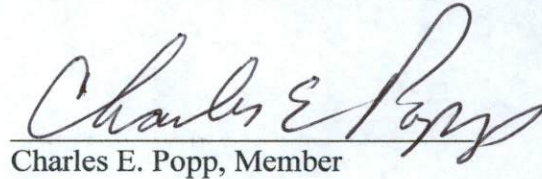
Motion to approve minutes of the Last meeting was made by Member Conroy and Seconded by Vice-Chairman Hecker. Aye-5 Nay-0

Motion to adjourn meeting at 6:19 was made by Vice-Chairman Hecker and seconded by Member Conroy. Aye-5 Nay-0

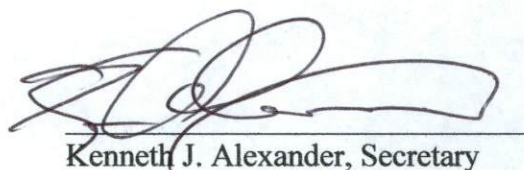

Charles J. Ridenour, Chairman

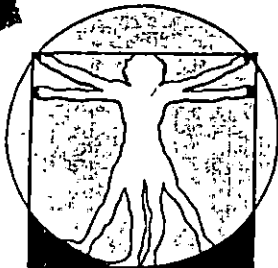

Kenneth R. Hecker, Vice Chairman


Francis A. Conroy, Member


Charles E. Popp, Member


Louis R. Imhof, Member


Kenneth J. Alexander, Secretary



RENAISSANCE DESIGN BUILD, INC.

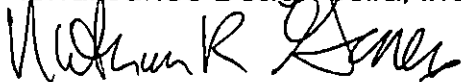
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SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

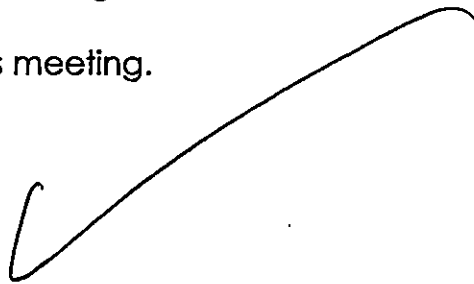
SELLERSBURG BOARD OF ZONING APPEALS AGENDA OCTOBER 18, 2004

1. Roll Call.
2. Request for variance on outbuilding size at 1702 Twinbrook Dr. by James & Phyllis Roland.
3. Request for variance to eliminate road frontage requirements at 7007 Bonner Ave. by Jerry & Linda Birge.
4. Approve minutes from previous meeting.

Respectfully Submitted,
Renaissance Design Build, Inc.



Nathan R. Grimes, P.E.



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

JAMES K. ROLAND
WE, PHYLLIS M. ROLAND do hereby formally petition the Sellersburg
(Property Owners Name)

Board of Zoning Appeals to VARIANCE ON OUTBUILDING SIZE
(Action Requested)
for the property located at 1702 TWINBROOK DR
SELLERSBURG, IN 47172-9313

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

OCT 18, 2004 at 6:00 PM.
(Meeting Date)

James K. Roland
Property Owner Signature

Phyllis M. Roland
Property Owner Signature (If Applicable)

1702 TWINBROOK DR.
Property Owner's Address

SELLERSBURG IN 47172-9313

246-3083
Property Owner's Phone Number

10-1-04
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 OCT. 18, 2004 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 JAMES K. + PHYLLIS M. ROLAND to allow the following:
(Name of applicant)

VARIANCE ON OUTBUILDING (DETACHED GARAGE) SIZE, ADDITION
OF 96 SQ. FT.

(Brief description of request)

On property commonly know as 1702 TWIMBROOK DR. and also described by the following:
(Common address of property)

LOT NO. EIGHT (8), TWIMBROOK SUBDIVISION, AS THE SAME APPEARS OF RECORD IN PLAT BOOK NO. 8 AT PAGE 60 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 Utica Street, Sellersburg, Indiana 47172.

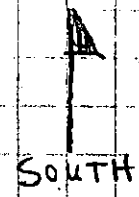
Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Board of Zoning Appeals Secretary at the Public Hearing. Said Public Hearing will be open to the public 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

ROLAND
1702 T 16 BROOK DR
246 3083

- LOT -
APPROX 21,000 SQ FT
2 1/2 ACRE

SKETCH NOT TO SCALE



12' UTILITY EASEMENT

10x20
STORAGE

8x12 ADDITION TO LAST
BAY OF EXISTING GARAGE

30x36
EXISTING
DETACHED
GARAGE

SUN ROOM
12x20

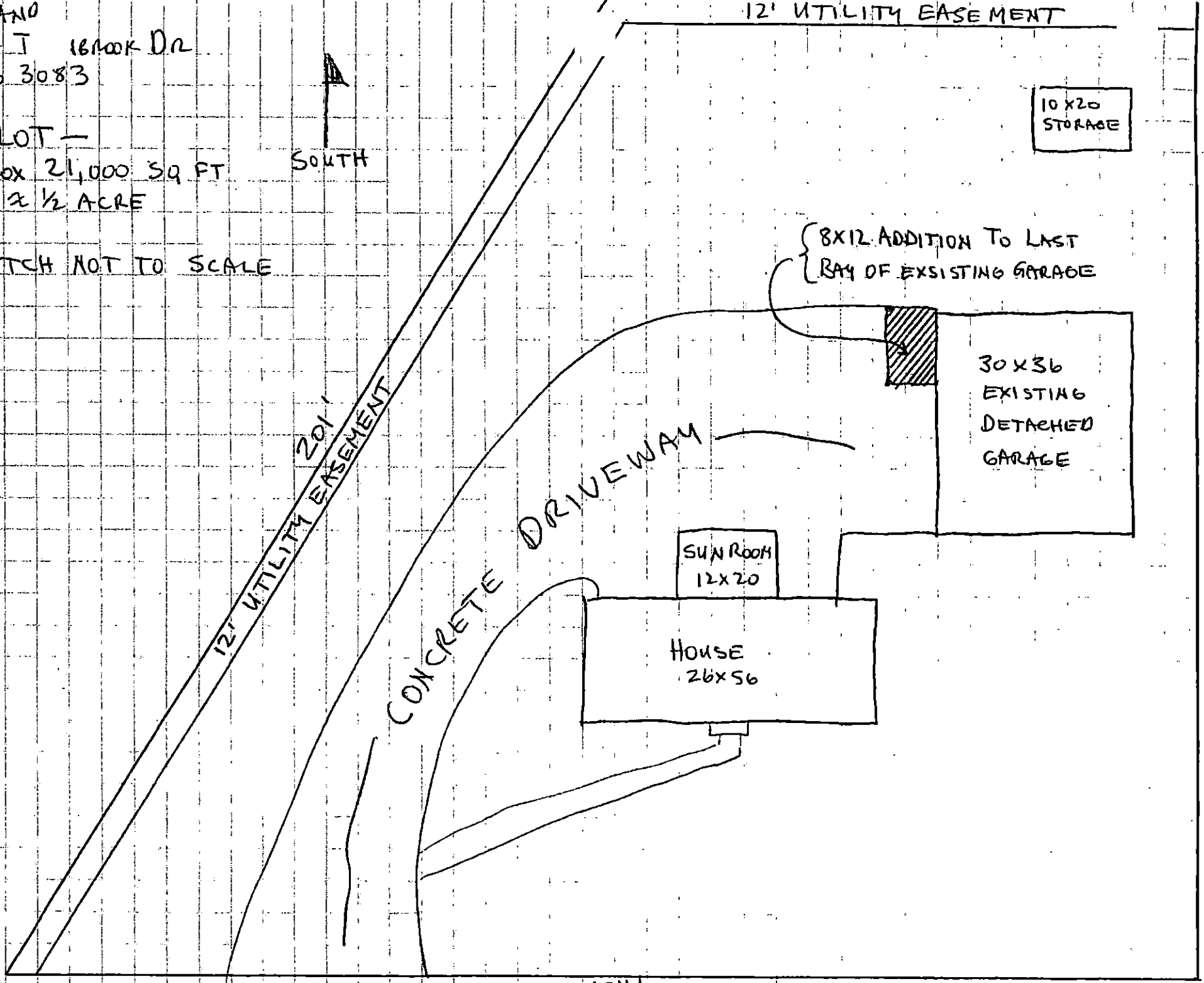
HOUSE
26x56

20'
12' UTILITY EASEMENT

CONCRETE DRIVEWAY

184'
1702 TWIN BROOK DR

161'



Sellersburg Board of Zoning Appeals Petition
(Application Form)

WE, Jerry L + Linda S Birge do hereby formally petition the Sellersburg
(Property Owners Name)

Board of Zoning Appeals to Eliminate Road frontage requirement
(Action Requested)
for the property located at 7007 Banner ave
Sellersburg, IN 47172

Petition to be presented to the Sellersburg Board of Zoning Appeals for action on
October 18th 2004 at 6:00 PM.
(Meeting Date)

Jerry L Birge
Property Owner Signature

Linda S. Birge
Property Owner Signature (If Applicable)

7007 Banner ave
Property Owner's Address

Sellersburg, IN

812-246-3010
Property Owner's Phone Number

9-29-2004
Date

* owner has 24' ingress and egress with utility's right of way easement across property at 7005 Banner ave. Present owner is Raymond Dismoi House To be built on 3 acre tract for personal use with NO road frontage

- 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 18th at 6:00pm in the Meeting Room of the Sellersburg
(Date) (Time)

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

Our request is for a variance of road frontage.
The purpose is so we can build a new home
for our personal use.
(Brief description of request)

On property commonly know as 7007 Bonnar^{ave} and also described by the following:
(Common address of property)

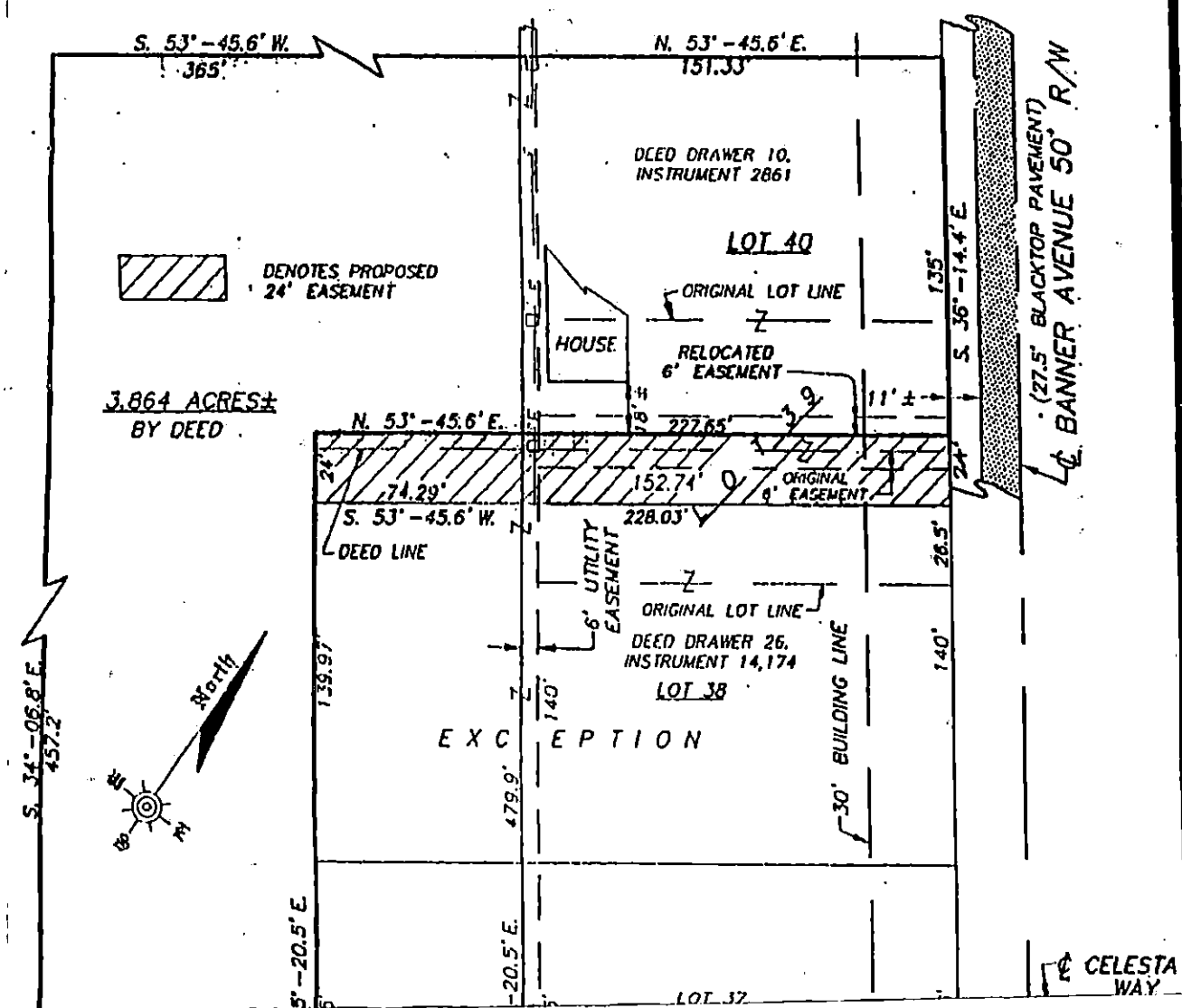
(INSERT LEGAL DESCRIPTION OF PROPERTY)

Please see attached

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



S. 53°-45.6' W.
365'

N. 53°-45.6' E.
151.33'

 DENOTES PROPOSED 24' EASEMENT

3.864 ACRES±
BY DEED

DEED DRAWER 10,
INSTRUMENT 2861

LOT 40

HOUSE

ORIGINAL LOT LINE

RELOCATED 6' EASEMENT

135'

S. 36°-14.4' E.

(27.5' BLACKTOP PAVEMENT)
27.5' R/W

N. 53°-45.6' E.

24'

74.29'

S. 53°-45.6' W.

DEED LINE

228.03'

227.65'

152.74'

ORIGINAL 9' EASEMENT

26.5'

6' UTILITY EASEMENT

ORIGINAL LOT LINE

DEED DRAWER 26,
INSTRUMENT 14,174

LOT 38

EXCEPTION

140'

30' BUILDING LINE

140'

20.5' E.

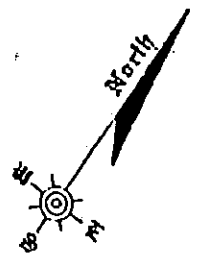
479.9'

139.97'

20.5' E.

LOT 37

S. 34°-06.8' E.
457.2'



CELESTA WAY

Sellersburg Board of Zoning Appeals

November 15, 2004

Meeting was called to order at 6:00 By Chairperson Mr. Charles J. Ridenour

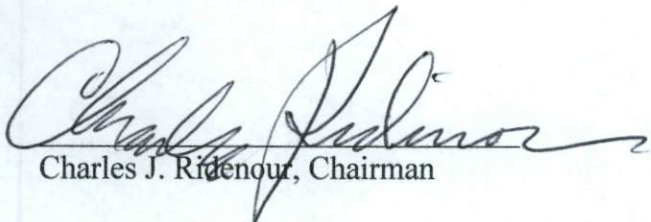
The following members were present: Chairperson Charles J. Ridenour, Vice-Chairperson Kenneth R. Hecker, Charles E. Popp, Francis A. Conroy, Louis Imhof, Jr., Sellersburg Building Commissioner Nathan R. Grimes P.E., and Secretary Kenneth J Alexander.

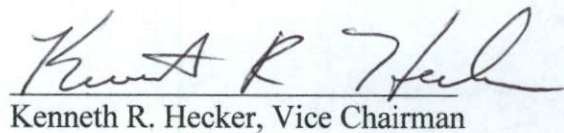
Motion to decline the elimination of sidewalks for Hardy Business Centre, Phase 1 was made by Member Conroy and seconded by Member Popp Aye 5 Nay 0 Motion approved to decline approval

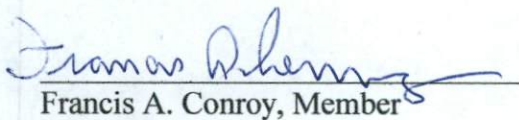
Motion by Member Hecker and seconded by Member Imhof for variance of lot minimum size and front yard setback for lot located at 238 Popp Avenue. Motion Approved 5 Aye 0 Nay

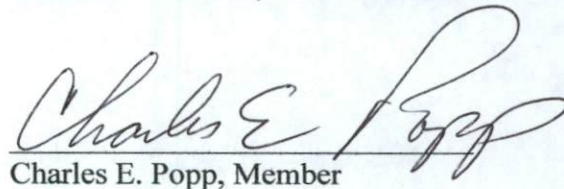
Motion to approve minutes of the Last meeting was made by Member Hecker and Seconded by Member Imhof. Aye-5 Nay-0

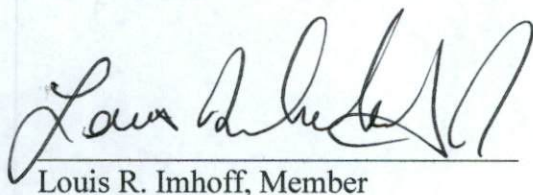
Motion to adjourn meeting at 6:25 was made by Imhoff and seconded by Member Conroy. Aye-5 Nay-0

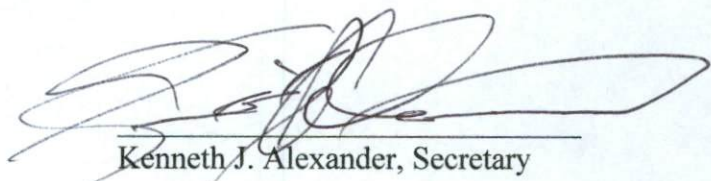

Charles J. Ridenour, Chairman


Kenneth R. Hecker, Vice Chairman


Francis A. Conroy, Member

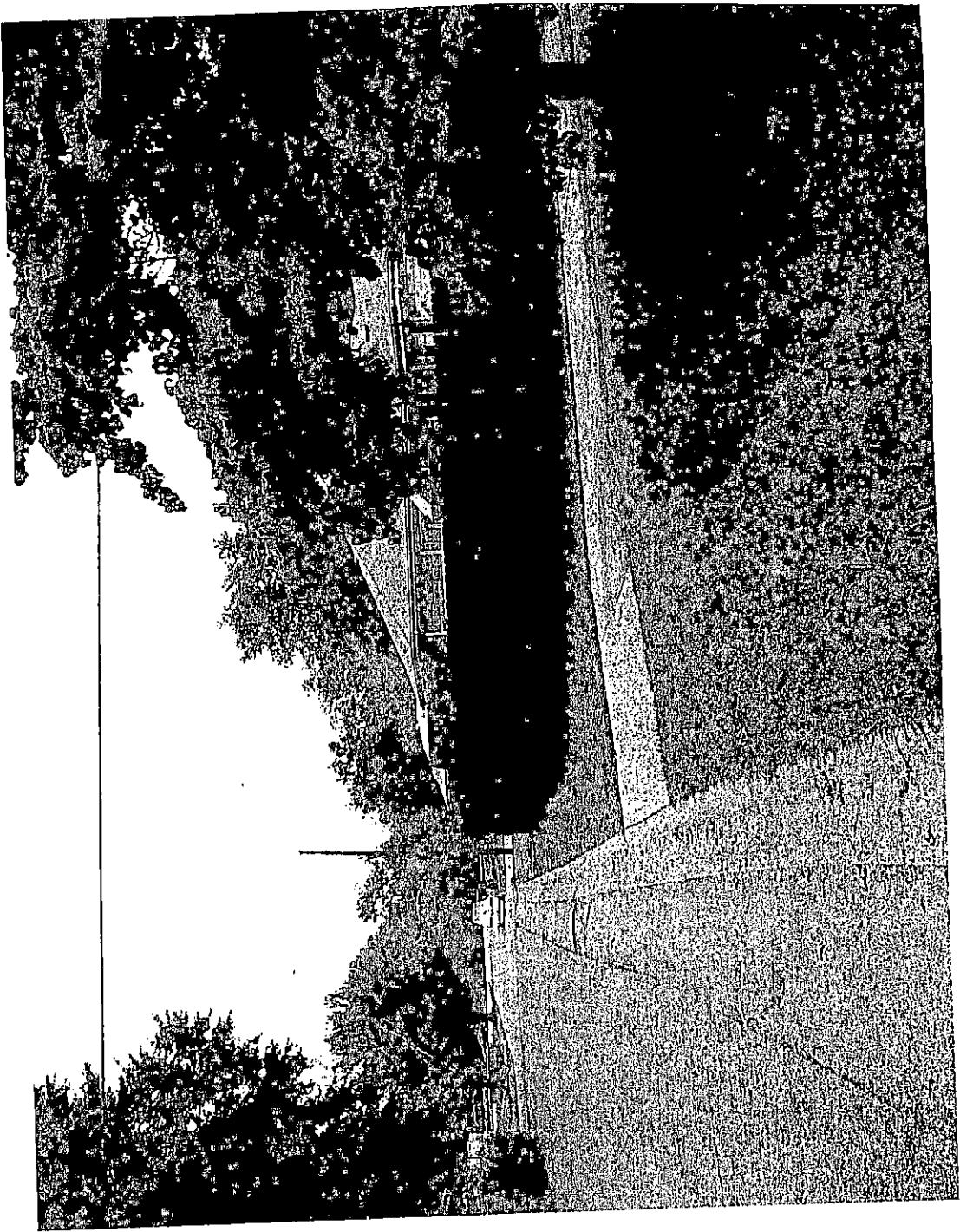

Charles E. Popp, Member


Louis R. Imhoff, Member

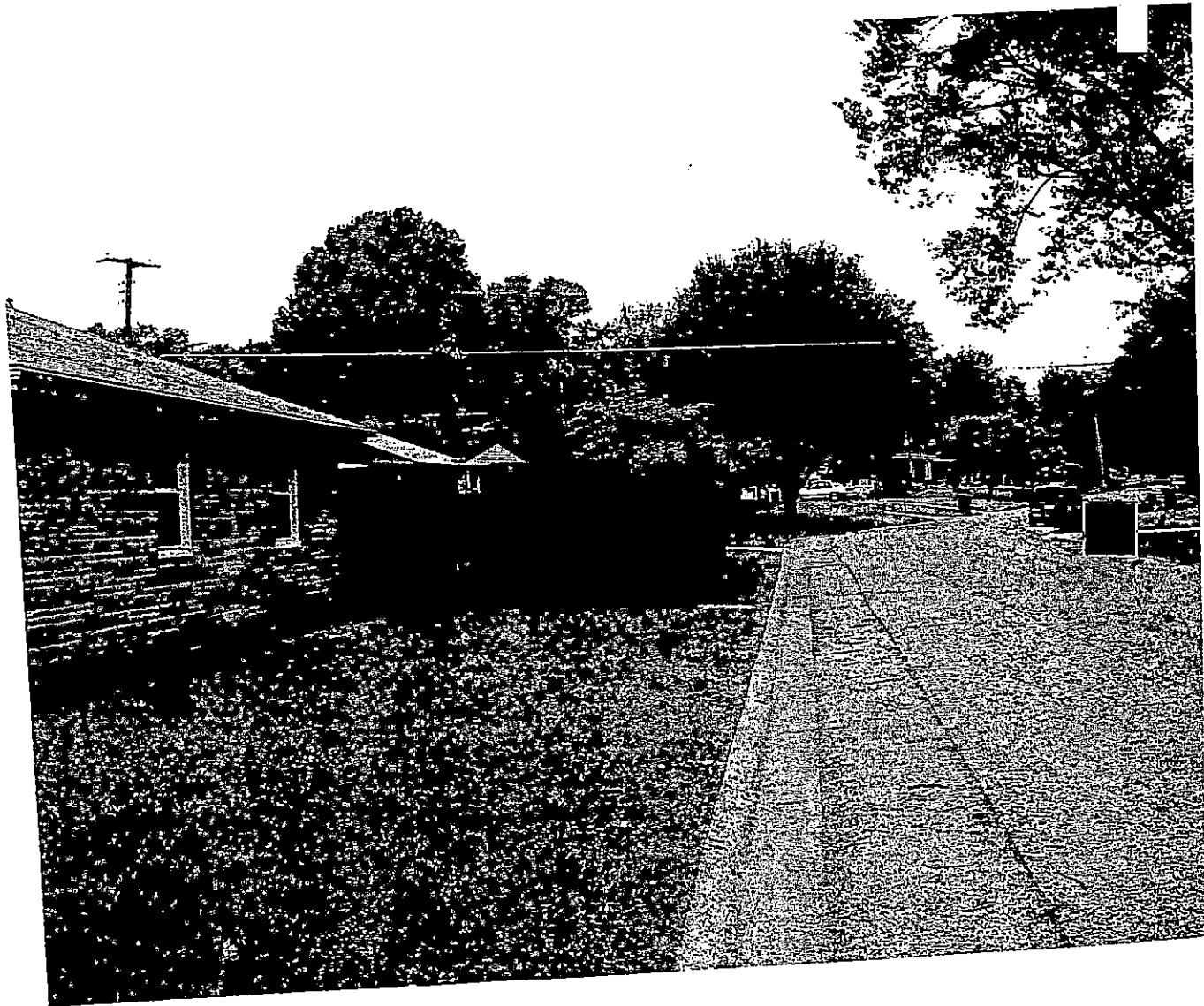

Kenneth J. Alexander, Secretary

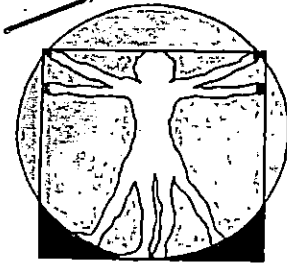
A use variance may be approved under subsection 4.2.3 and a variance from the development standards of the Zoning Ordinance may be approved under subsection 4.2.4 only upon a determination in writing that:

- (1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community; and
- (2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
- (3) The need for the variance arises from some condition peculiar to the property involved, such condition not being found in common with other properties in the vicinity that are in the same zoning district and such condition not having been created by the applicant for the variance; and such condition will result in practical difficulties;



10-10-10





RENAISSANCE DESIGN BUILD, INC.

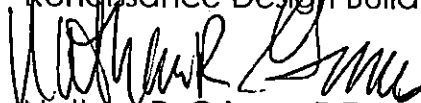
144 SOUTH NEW ALBANY STREET
SELLERSBURG, INDIANA 47172

VOICE & FAX 812-246-5897

SELLERSBURG BOARD OF ZONING APPEALS AGENDA DECEMBER 20, 2004

1. Roll Call.
2. Request for fence setback variance for Paul Sheffield at 802 Parallel Avenue.
3. Request for minimum lot size and lot width variances for Denny Windell at Lot 19, Morgan Addition to Sellersburg, 331 Broadway Street.
4. Approve minutes from previous meeting.

Respectfully Submitted,
Renaissance Design Build, Inc.


Nathan R. Grimes, P.E.

Sellersburg Board of Zoning Appeals

December 20,2004

Meeting was called to order at 6:04 By Chairperson Mr. Charles J. Ridenour

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

Request for Fence Setback Variance for Paul Sheffield at 802 Parallel Avenue. Perry McCall Town Attorney was present to update board on fence and lawsuit. Summary Judgement from court order asked to have fence removed.

Attorney for Mr. McDermit David Nachand was present for rebuttal.

See Attachment:

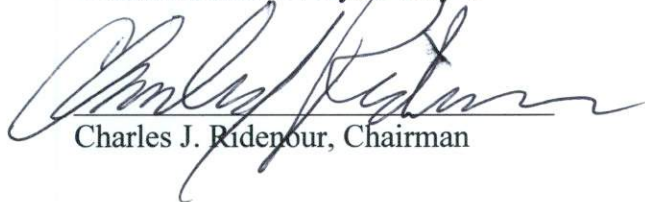
David Nachand believes that the variance is illegal to grant.

Motion to table request until next meeting was made by Member Conroy and seconded by Vice-Chair Hecker. Aye-5 Nay-0


Request for minimum lot size and lot width variances for Denny Windell at Lot 19, Morgan Addition to Sellersburg, 331 Broadway Street. Mr. Huckleberry was present and had concerns of the distance between their property. 38' wide 30' house with 6' between property lines. Denny Wendell was present and stated no garage or driveway will be built between houses. Motion to approve variance was made by Member Popp and seconded by Member Imhof.] Motion Approved. Aye-5 Nay-0

Motion to approve minutes of the Last meeting was made by Member Imhof and Seconded by Popp. Aye-5 Nay-0

Motion to adjourn meeting at 6:40 was made by Member Conroy and seconded by Vice-Chairman Hecker. Aye-5 Nay-0

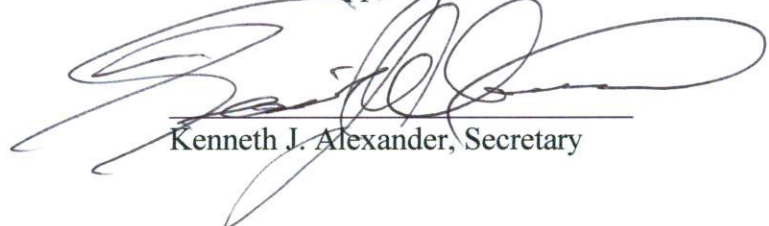

Charles J. Ridenour, Chairman


Kenneth R. Hecker, Vice Chairman

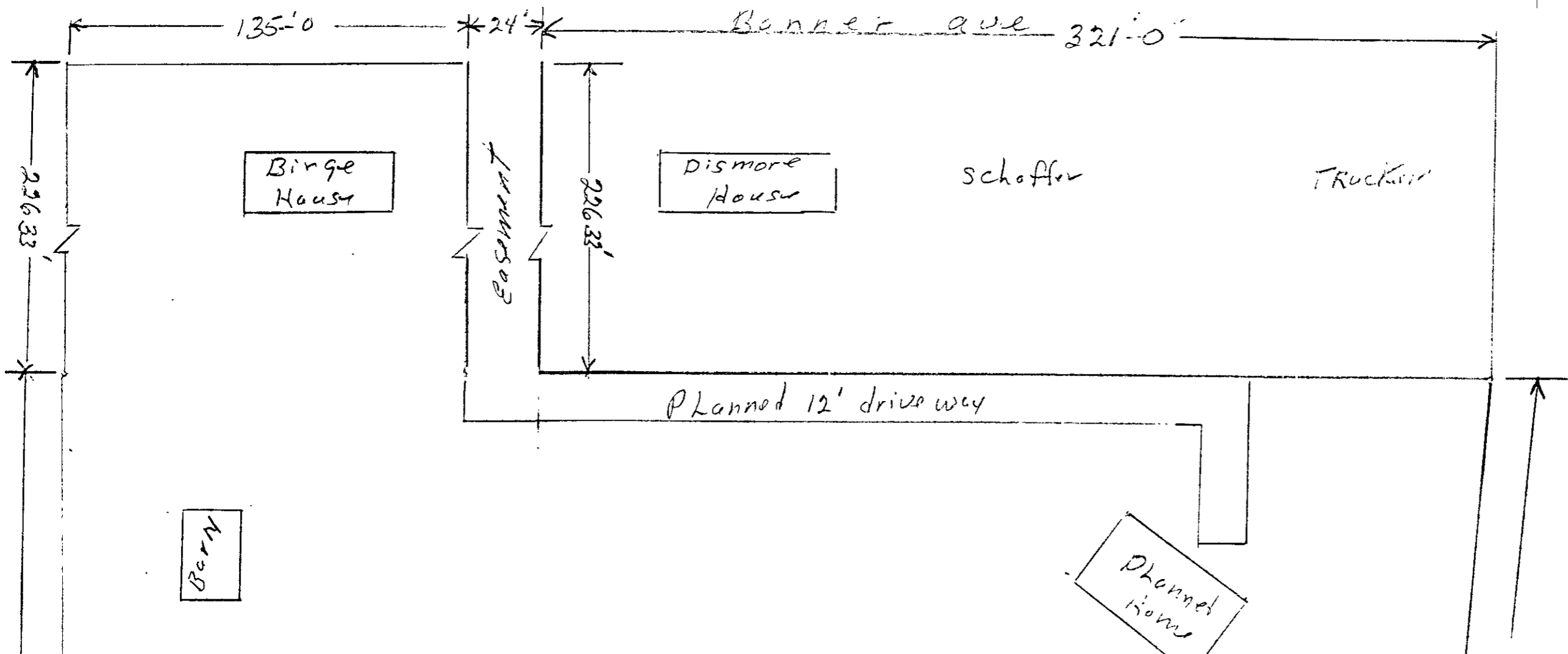

Francis A. Conroy, Member


Charles E. Popp, Member


Louis R. Imhof, Member


Kenneth J. Alexander, Secretary

Whitlock



Binge House

Dismore House

Schoffer

Trucker

EASEMENT

Planned 12' driveway

Planned Home

Harporing

Barn