

*Town of Sellersburg*

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

**Sellersburg Board of Zoning Appeals**

*Agenda*

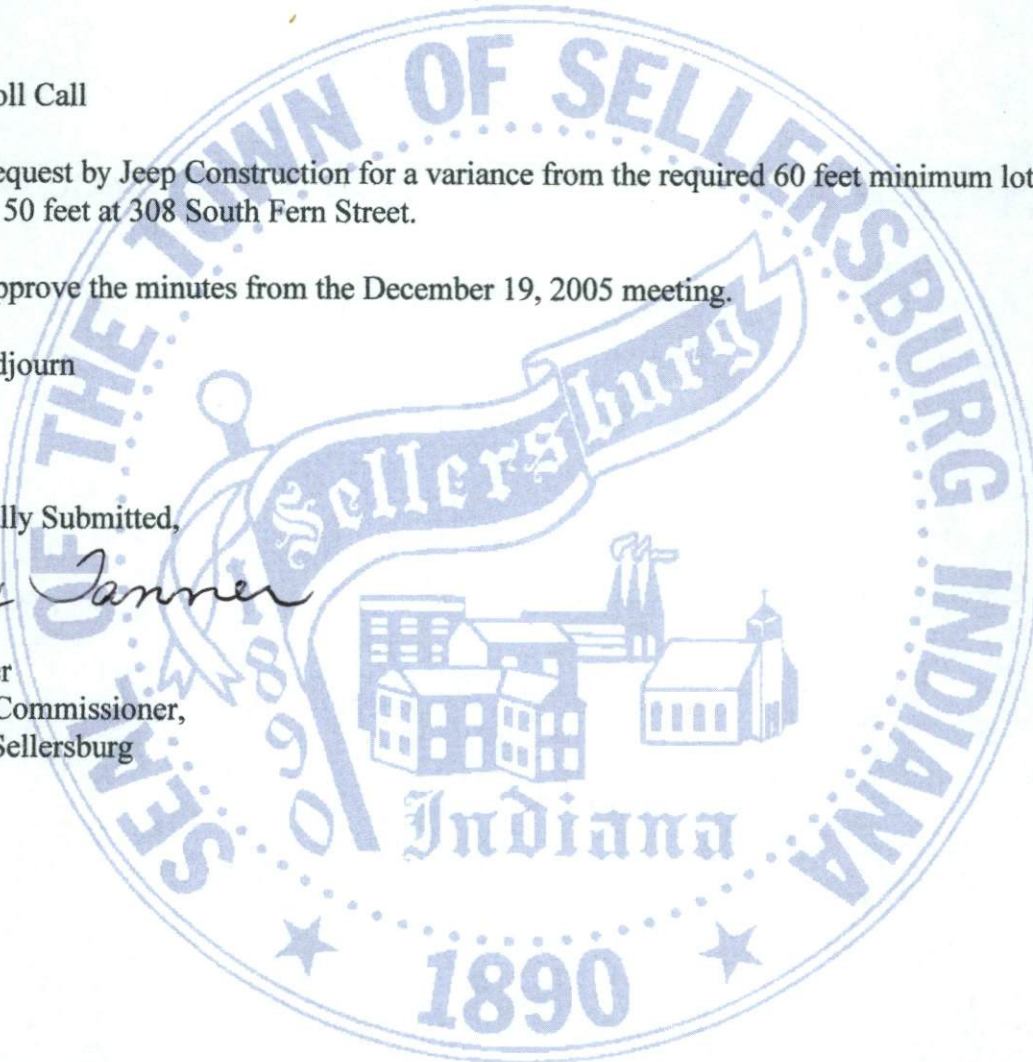
*January 16, 2006*

1. Roll Call
2. Request by Jeep Construction for a variance from the required 60 feet minimum lot width to 50 feet at 308 South Fern Street.
3. Approve the minutes from the December 19, 2005 meeting.
4. Adjourn

Respectfully Submitted,

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



**SELLERSBURG BOARD OF ZONING APPEALS**  
**January 16, 2006**

The Sellersburg Board of Zoning Appeals met on January 16, 2006 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Zoning Appeals Board President Charles J. Ridenour at 6:00 P.M.

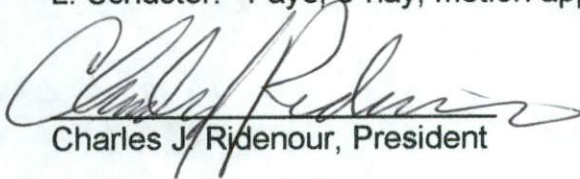
Present were President Charles J. Ridenour, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

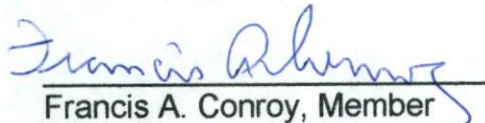
Request from Jeep Construction for variance of minimum lot width from 60 feet to 50 feet at 308 South Fern Street.

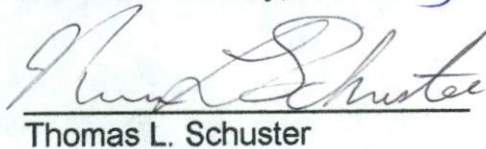
Francis A. Conroy makes a motion to approve the variance provided that a house will be constructed on the lot, seconded by Charles E. Popp. 4-aye, 0-nay, motion approved.

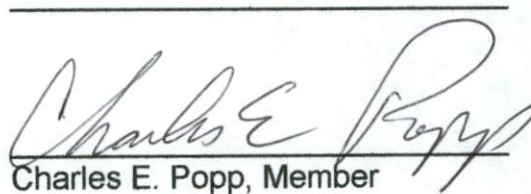
Francis A. Conroy makes a motion to approve the minutes of the December 19, 2005 meeting, as published, seconded by Thomas L. Schuster. 4-aye, 0-nay, motion approved.

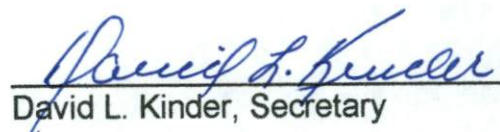
Charles E. Popp makes a motion to adjourn the meeting, seconded by Thomas L. Schuster. 4-aye, 0-nay, motion approved and meeting adjourned 6:08 P.M.

  
Charles J. Ridenour, President

  
Francis A. Conroy, Member

  
Thomas L. Schuster

  
Charles E. Popp, Member

  
David L. Kinder, Secretary



*Town of Sellersburg*

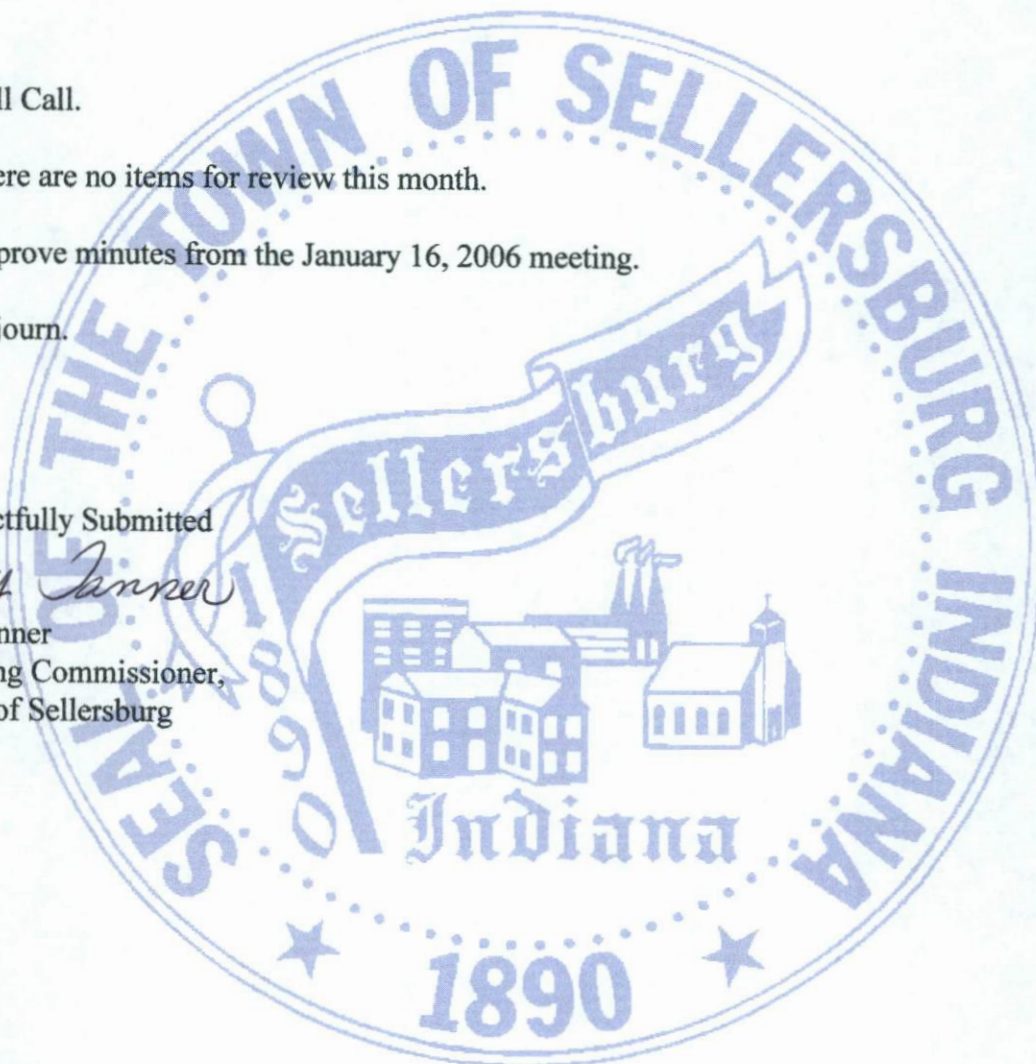
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P.O. BOX 85  
SELLERSBURG, INDIANA 47172  
(812) 246-3821 FAX (812) 246-7040

**SELLERSBURG BOARD OF ZONING APPEALS**  
AGENDA  
February 20, 2006

1. Roll Call.
2. There are no items for review this month.
3. Approve minutes from the January 16, 2006 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*  
Jay Tanner  
Building Commissioner,  
Town of Sellersburg



**SELLERSBURG BOARD OF ZONING APPEALS**  
**February 20, 2006**

The Sellersburg Board of Zoning Appeals met on February 20, 2006 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Zoning Appeals Board President Charles J. Ridenour at 6:00 P.M.

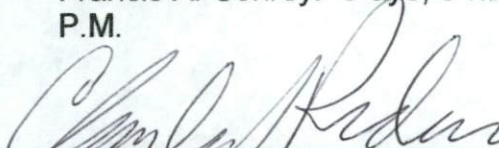
Present were President Charles J. Ridenour, Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

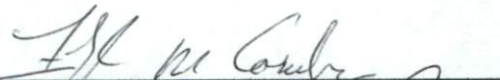
New Appeals Board member Floyd M. Combs was sworn in by Sellersburg Clerk-Treasurer David L. Kinder.

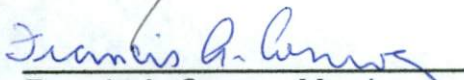
There was no new business before the Board.

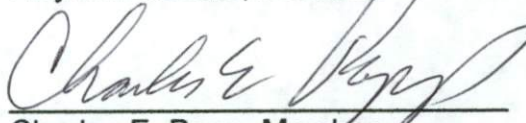
Thomas L. Schuster makes a motion to approve the minutes of the January 16, 2006 meeting, as published, seconded by Charles E. Popp. 4-aye, 0-nay, motion approved.

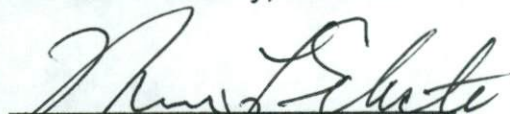
Thomas L. Schuster makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved and meeting adjourned 6:05 P.M.


  
Charles J. Ridenour, President

  
Floyd M. Combs, Member

  
Francis A. Conroy, Member

  
Charles E. Popp, Member

  
Thomas L. Schuster, Member

  
David L. Kinder, Secretary

*Town of Sellersburg*

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(812) 246-3821 FAX (812) 246-7040

**SELLERSBURG BOARD OF ZONING APPEALS**

**AGENDA**

March 20, 2006

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the February 20, 2006 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



**SELLERSBURG BOARD OF ZONING APPEALS**  
**March 20, 2006**

The Sellersburg Board of Zoning Appeals met on March 20, 2006 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Zoning Appeals Board President Charles J. Ridenour at 6:00 P.M.

Present were President Charles J. Ridenour, Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

There was no new business before the Board.


Jay Tanner, Building Commissioner, request that the Board of Zoning Appeals change their meeting time in April to 6:00 P.M. because the Plan Commission has some matters that need attention prior to the Zoning Appeals meeting. These matters will then become part of business for the Board of Zoning Appeals.

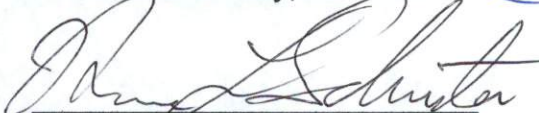
Charles E. Popp makes a motion to change the time of the April meeting to 6:00 P.M., seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved.

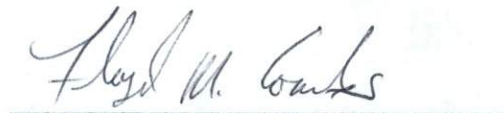
Francis A. Conroy makes a motion to approve the minutes of the February 20, 2006 meeting, as published, seconded by Thomas L. Schuster. 5-aye, 0-nay, motion approved.

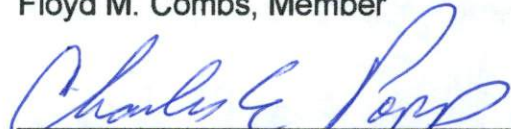
Thomas L. Schuster makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved and meeting adjourned 6:04 P.M.

  
Charles J. Ridenour, President

  
Francis A. Conroy, Member

  
Thomas L. Schuster, Member

  
Floyd M. Combs, Member

  
Charles E. Popp, Member

  
David L. Kinder, Secretary





**SELLERSBURG BOARD OF ZONING APPEALS**  
**REVISED AGENDA**  
April 17, 2006

1. Roll Call.
2. Darren and Diane Poteet of 4314 Silver Glade Trail request a rear yard setback variance from twenty feet to two feet, and a side yard setback variance from five feet to two feet to build a utility shed.
3. Robert Smith of 317 Kahl Ct. requests four minimum lot size variances; one From 7,200 sq. ft. to 6,970.44 sq. ft., and three from 7,200 sq. ft. to 5,408.10 sq. ft.
4. Jerry and Debbie Wilkerson of 131 S. New Albany St request a rear yard setback variance from twenty feet to eleven feet, nine inches to construct a new building.
5. Approve the minutes from the March 20, 2006 meeting.
6. Jeff Parrish requests five variances:
  - a. Variance from minimum lot size of 7,200 square feet to 6,929.55 at 316 Fern Street
  - b. Variance from minimum lot width of 60' to 47.79' at 316 Fern Street.
  - c. Variance from minimum lot width of 60' to 59.41' at 314 S. Fern Street.
  - d. Variance from minimum lot size of 7,200 square feet to 6,152.35 square feet at 312 S. Fern Street.
  - e. Variance from minimum lot width of 60' to 42.43' at 312 S. Fern Street.
7. Adjourn.

Respectfully Submitted  
Jay Tanner  
Building Commissioner,  
Town of Sellersburg



**SELLERSBURG BOARD OF ZONING APPEALS**  
**April 17, 2006**

The Sellersburg Board of Zoning Appeals met on April 17, 2006 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Zoning Appeals Board Member Francis A. Conroy at 6:20 P.M.

Present were Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

Charles J. Ridenour was absent.

Darren and Diane Poteet are not present to request a zoning variance on their property at 4314 Silver Glade Trail.

Charles E. Popp makes a motion to table this request until the next meeting, seconded by Floyd M. Combs. 4-aye, 0-nay, motion approved.

**ROBERT SMITH**; request four lot size variances for his property at 317 Kahl Court, which consists of four lots. He request one variance from 7,200 (seven thousand two hundred) square feet to 6,970.44 (six thousand nine hundred seventy.44) square feet and the remaining three lots from 7,200 (seven thousand two hundred) square feet to 5,408.10 (five thousand four hundred eight.10) square feet.

**MICHAEL KNOPP**; lives at 323 Kahl Court and wants to know if a disaster were to destroy his mobile home would he be able to replace the mobile home on his present property. He was advised he could replace the mobile home as long as the front door faces the street.

Charles E. Popp makes a motion to grant the request for the variances seconded by Floyd M. Combs. 4-aye, 0-nay, motion approved, variance granted.

**JERRY WILKERSON**, represented by Nathan Grimes, Renaissance Design Build, requesting a rear yard setback variance from twenty feet to eleven feet nine inches to construct a new building.

Mr. Grimes presents the Board with Proof of Publication of the Public Meeting, and a sign was posted on the property about the meeting.

**Sellersburg Board of Zoning Appeals**  
**April 17, 2006**  
**Page 2 of 3 pages**

Charles E. Popp makes a motion to approve the variance, seconded by Floyd M. Combs. 4-aye, 0-nay, motion approved, variance granted.

**DARREN POTEET** of 4314 Silver Glade Trail is now present for his variance request. He had been notified that the meeting started at 6:30 P.M.

He is requesting a rear yard setback variance from twenty feet to two feet, and a side yard setback variance from five feet to two feet to build an eight foot by twelve foot utility shed.

Charles E. Popp makes a motion to grant the request of one foot variance from five foot on the side and eighteen feet variance on the back, the property borders the highway, seconded by Thomas L. Schuster. 4-aye, 0-nay, motion approved and variances granted.

**JEFF PARRISH**; requesting five variances on South Fern Street:

Variance from minimum lot size from 7,200 (seven thousand two hundred) square feet to 6,929.55 (six thousand nine hundred twenty-nine .55) square feet at 316 Fern Street.

Variance from minimum lot width of 60 feet to 47.79 feet at 316 South Fern Street.

Variance from minimum lot width of 60 feet to 59.41 feet at 314 South Fern Street.

Variance from minimum lot size of 7,200 (seven thousand two hundred) square feet to 6,152.35 (six thousand one hundred fifty-two .35) square feet at 312 South Fern Street.

Variance from minimum lot width of 60 feet to 42.43 feet at 312 South Fern Street.

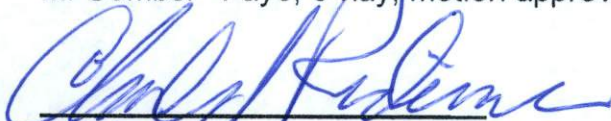
**BRUCE PURLEE**; asks if the sewers can take this increase as there have been sewer problems on South Fern Street. Mr. Purlee is advised by Building Commissioner that the sewers can handle this increase.

Floyd M. Combs makes a motion to grant the variances, seconded by Charles E. Popp. 4-aye, 0-nay, motion approved and variances granted.

**Sellersburg Board of Zoning Appeals**  
**April 17, 2006**  
**Page 3 of 3 pages**

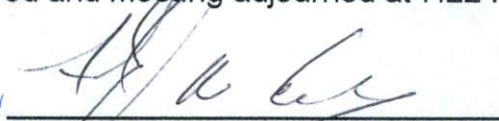
Charles E. Popp makes a motion to approve the minutes, as written of the March 20, 2006 meeting, seconded by Thomas L. Schuster. 4-aye, 0-nay, motion approved.

Thomas L. Schuster makes a motion to adjourn the meeting, seconded by Floyd M. Combs. 4-aye, 0-nay, motion approved and meeting adjourned at 7:22 P.M.



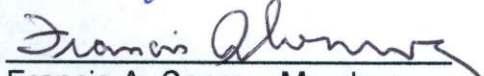
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Charles J. Ridenour, President



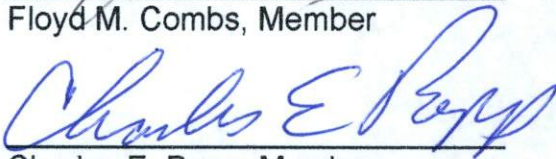
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Floyd M. Combs, Member




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Francis A. Conroy, Member



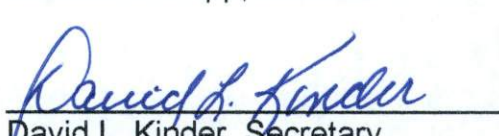
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Charles E. Popp, Member



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Thomas L. Schuster, Member



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David L. Kinder, Secretary

**Attachment:** Proof of Publication Public Meeting.

2005-066 News Reflections

**Proof of Publication**

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

Selena K. Timberlake On oath says that she is the 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 #(1) time(s) to-wit: In issue of said The Evening News dated: March 21, 2006.

(X) Selena K Timberlake

**STATE OF INDIANA  
COUNTY OF CLARK**

subscribed and sworn to before me this 21<sup>st</sup> day of March, 2006.

(X) Joann Galli JOANN GALLIGAN

Notary Public, Clark County, Indiana  
(My Commission Expires)

September 9, 2006

**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 April 17, 2006 at 6:00 P.M. in the Meeting Room of the Sellersburg Town Hall at 316 East Utica Street, Sellersburg, Indiana to consider a petition by Jerry/Debbie Wilkerson to allow the following: Rear yard setback variance on property commonly known as 131 S. New Albany Street, Sellersburg, Indiana 47172. Property also known as: A part of Lot 5 and a Part of Lot 6 in the original Town of Sellersburg, Clark County, Indiana, as shown in Plat Book 3, Page 56, described Beginning at the North Corner of Lot 5 in the original Town of Sellersburg, in the Centerline of New Albany Street, THE TRUE PLACE BEGINNING; Thence S 67°13'00" E, a distance of 132.88 feet to a Point, Thence S 18°25'51" W, a distance of 69.21 feet to a Point, Thence S 67°13'18" E, a distance of 17.63 feet to a Point, Thence S 18°00'00" W, a distance of 5.00 feet to a Point, Thence S 19°24'24" W, a distance of 69.23 feet to a Rebar, Thence N 69°26'09" W, a distance of 125.47 to a Drill Hole, Thence N 67°13'00" W, a distance of 22.00 feet to a Point in the Centerline on New Albany Street, Thence N 18°00'00" E, a distance of 148.50 feet along the Centerline of New Albany Street to THE TRUE PLACE OF BEGINNING. Containing .04729 Acres. 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 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.

Mar. 21

**Publication**

Fee \$ 64.31

016510121

**SELLERSBURG BOARD OF ZONING APPEALS**  
**May 15, 2006**

The Sellersburg Board of Zoning Appeals met on May 15, 2006 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

Present were President Charles J. Ridenour, Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

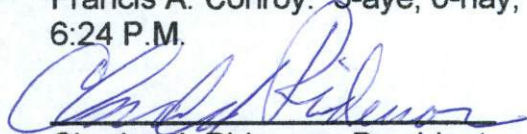
**Roger and Ramona Harshey**, 122 Hanger Avenue, for a special exemption to allow a sewing shop to operate in their existing shed. Property is currently zoned R-1, residential.

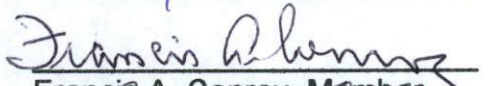
**Steven Welch**, 128 Hanger Avenue, objects because this is causing a parking problem in front of his residence and he has suffered property damage to his yard by persons driving onto his property when the ground is wet.


Thomas L. Schuster makes a motion to grant a temporary variance for the Harshey's at 122 Hanger Avenue for their sewing operation with the following restrictions; parking will be in front of their house or in the Town's parking lot, that it remains a "one-horse" operation and no sign out front. This is a six month temporary variance, seconded by Francis A. Conroy. 5 aye, 0-nay, motion approved.

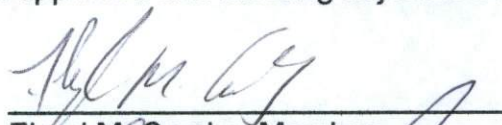
Charles E. Popp makes a motion to approve the minutes of the April 17, 2006 meeting, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved.

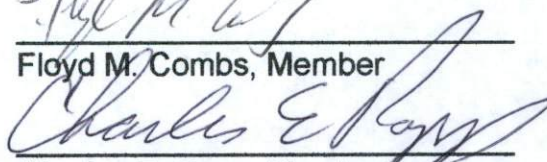
Thomas L. Schuster makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved and meeting adjourned at 6:24 P.M.

  
Charles J. Ridenour, President

  
Francis A. Conroy, Member

  
Thomas L. Schuster, Member

  
Floyd M. Combs, Member

  
Charles E. Popp, Member

  
David L. Kinder, Secretary

**SELLERSBURG BOARD OF ZONING APPEALS**

**AGENDA**

**May 15, 2006**

1. Roll Call.
2. Request by Roger and Ramona Harshey at 122 Hanger Ave. for a special exception to allow a sewing shop to operate in their existing shed. The property is zoned R-1.
3. Approve the minutes from the April 17, 2006 meeting.
4. Adjourn.

Respectfully Submitted

Jay Tanner  
—ding Commissioner,  
m of Sellersburg



## SELLERSBURG BOARD OF ZONING APPEALS

AGENDA  
June 19, 2006

1. Request by Mrs. Rose Mary Swartz for a rear setback variance from twenty feet to two feet to accommodate a utility shed at the Full Gospel Tabernacle Church at 714 East Utica Street.
2. Request by Mr. Jeff Parrish for five minimum lot width variances from sixty feet To fifty feet at the Villa Drive property currently owned by the Town of Sellersburg, with the pending sale to Mr. Parrish.
3. Request by Mrs. Becky McCoy for three front yard setback variances and three rear yard setback variances at 317 Kahl Court. Her engineer will provide the exact dimensions by Friday, June 9, at which time I will relay specific information to the Board members.
4. Approve minutes from the May 15 2006 meeting
5. Adjourn

On behalf of two of this month's petitioners, I request that the Zoning Appeals Board meet at 6:30 PM, immediately following the Plan Commission meeting at 6 PM. If there are any questions, please feel free to call me at (502) 817-3041.

Respectfully Submitted,



Jay Tanner  
Building Commissioner,  
Town of Sellersburg

**SELLERSBURG BOARD OF ZONING APPEALS**  
**June 19, 2006**

The Sellersburg Board of Zoning Appeals met on June 19, 2006 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

Present were President Charles J. Ridenour, Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

**ROSE SWARTZ**, full Gospel Tabernacle Church request for rear setback variance, was not present.

Paul Cravens, 121 South Fern Street, was present and spoke against the setback and the fact that the utility shed was already present on the property.

Francis A. Conroy makes a motion to table this request until next month, July 17, 2006, meeting, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved.

**JEFF PARRISH**, requesting five minimum lot width variances from sixty feet to fifty feet at the Villa Drive property owned by the Town of Sellersburg with pending sale to Parrish.

Francis A. Conroy makes a motion to grant the variances, seconded by Charles E. Popp. 6-aye, 0-nay, motion approved.

**BECKY McCOY**, requesting three front and three rear setback variances at 317 Kahl Court.

Lot #1 setback in front will be 15.5 feet and rear setback 14.6 feet. Lot #3 will be 15.5 front setback and 14.6 rear setback. Lot #3 will be 15.5 front setback and 12.6 rear setback.

Charles E. Popp makes a motion to approve the setbacks, seconded by Floyd M. Combs. 5aye, 0-nay, motion approved.

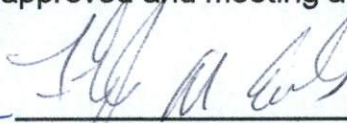
Francis A. Conroy makes a motion to approve the minutes from the May 15, 2006 meeting as written, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved.

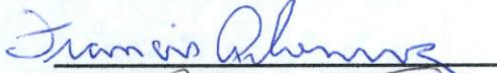


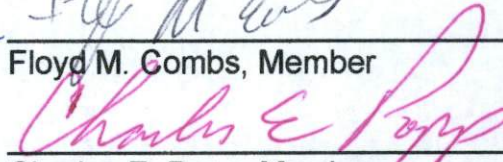
**Sellersburg Board of Zoning Appeals**  
**June 19, 2006**  
**Page 2 of 2 pages**

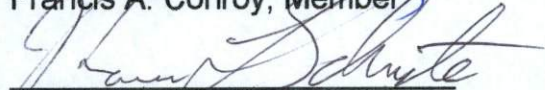
Thomas L. Schuster makes a motion to adjourn the meeting, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved and meeting adjourned at 6:29 P.M.

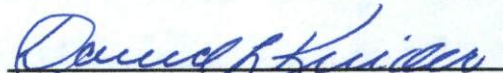
  
Charles J. Ridenour, President

  
Floyd M. Combs, Member

  
Francis A. Conroy, Member

  
Charles E. Popp, Member

  
Thomas L. Schuster, Member

  
David L. Kinder, Secretary

*Town of Sellersburg*

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

**SELLERSBURG BOARD OF ZONING APPEALS**

AGENDA

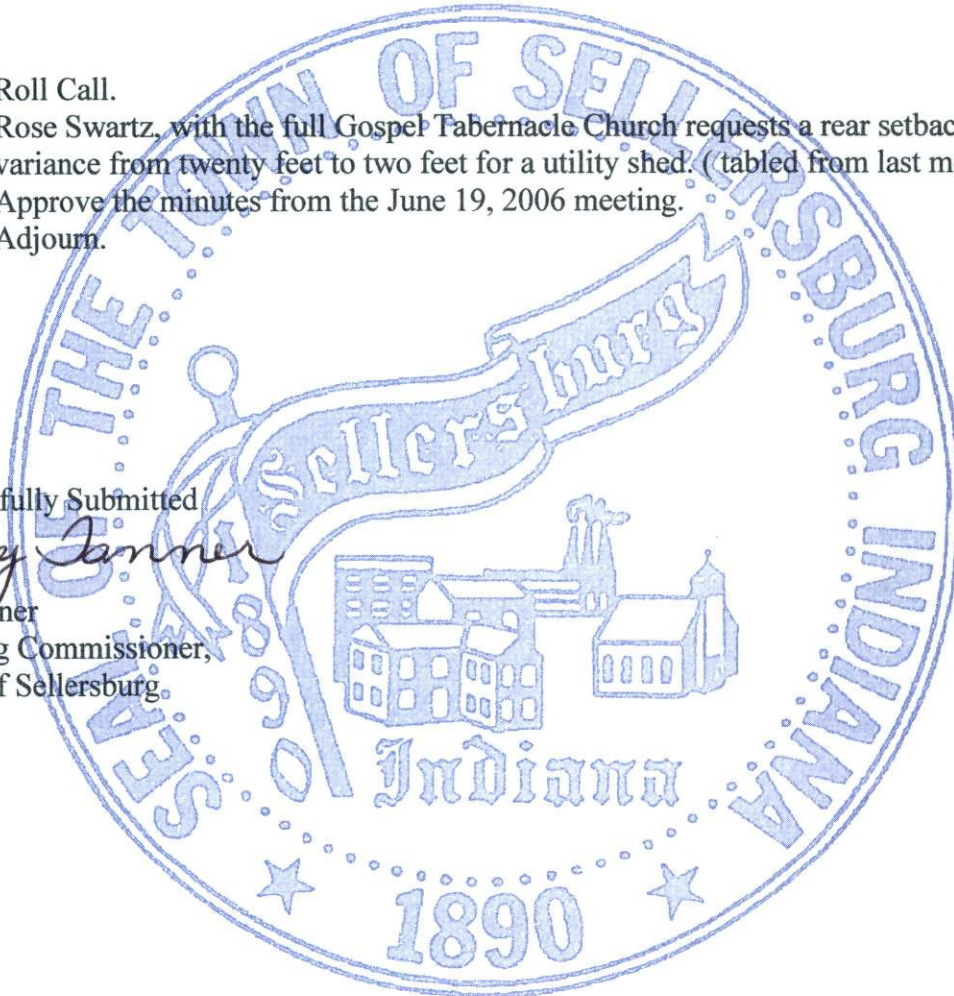
July 17, 2006

1. Roll Call.
2. Rose Swartz, with the full Gospel Tabernacle Church requests a rear setback variance from twenty feet to two feet for a utility shed. ( tabled from last month ).
3. Approve the minutes from the June 19, 2006 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg.



## SELLERSBURG BOARD OF ZONING APPEALS

July 17, 2006

The Sellersburg Board of Zoning Appeals met on July 17, 2006 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

Present were President Charles J. Ridenour, Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

**President Ridenour** asks for nominations for Board of Zoning Appeals Vice-President.

Francis A. Conroy nominates Thomas L. Schuster for the position of Vice-President, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved and Thomas L. Schuster is elected Vice-President of the Sellersburg Board of Zoning Appeals.

**ROSE SWARTZ**, full Gospel Tabernacle Church, request for rear setback variance for a (utility) shed on their property.

Board states that the shed needs to be moved so that the grass between the shed and the (neighbor's) fence can be cut. Mrs. Swartz agrees to move the shed.

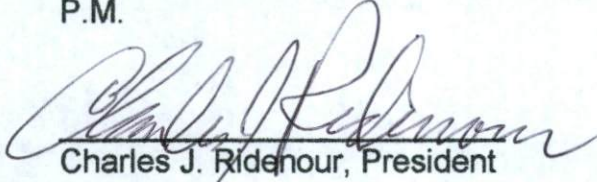
Mrs. Swartz also agrees to purchase a permit for the shed to be on the property.

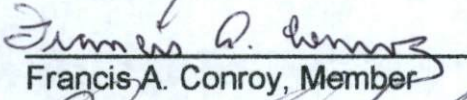
Floyd M. Combs makes a motion to grant a variance of three (3) feet off the property line, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved and variance granted.

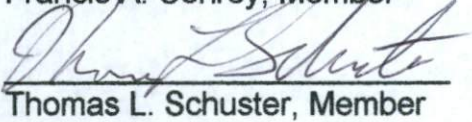
Francis A. Conroy makes a motion to approve the minutes of the June 19, 2006 meeting as published, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved.

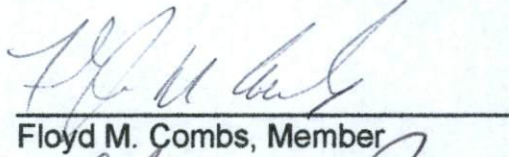
**Sellersburg Board of Zoning Appeals**  
**July 17, 2006**  
**Page 2 of 2 pages**

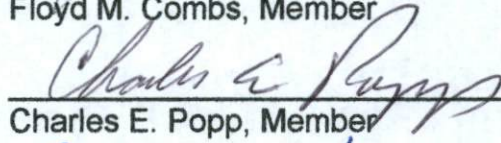
Thomas L. Schuster makes a motion to adjourn the meeting, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved and meeting adjourned 6:10 P.M.

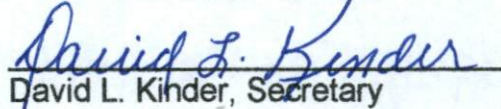
  
Charles J. Ridenour, President

  
Francis A. Conroy, Member

  
Thomas L. Schuster, Member

  
Floyd M. Combs, Member

  
Charles E. Popp, Member

  
David L. Kinder, Secretary

*Town of Sellersburg*

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**SELLERSBURG BOARD OF ZONING APPEALS**

**AGENDA**

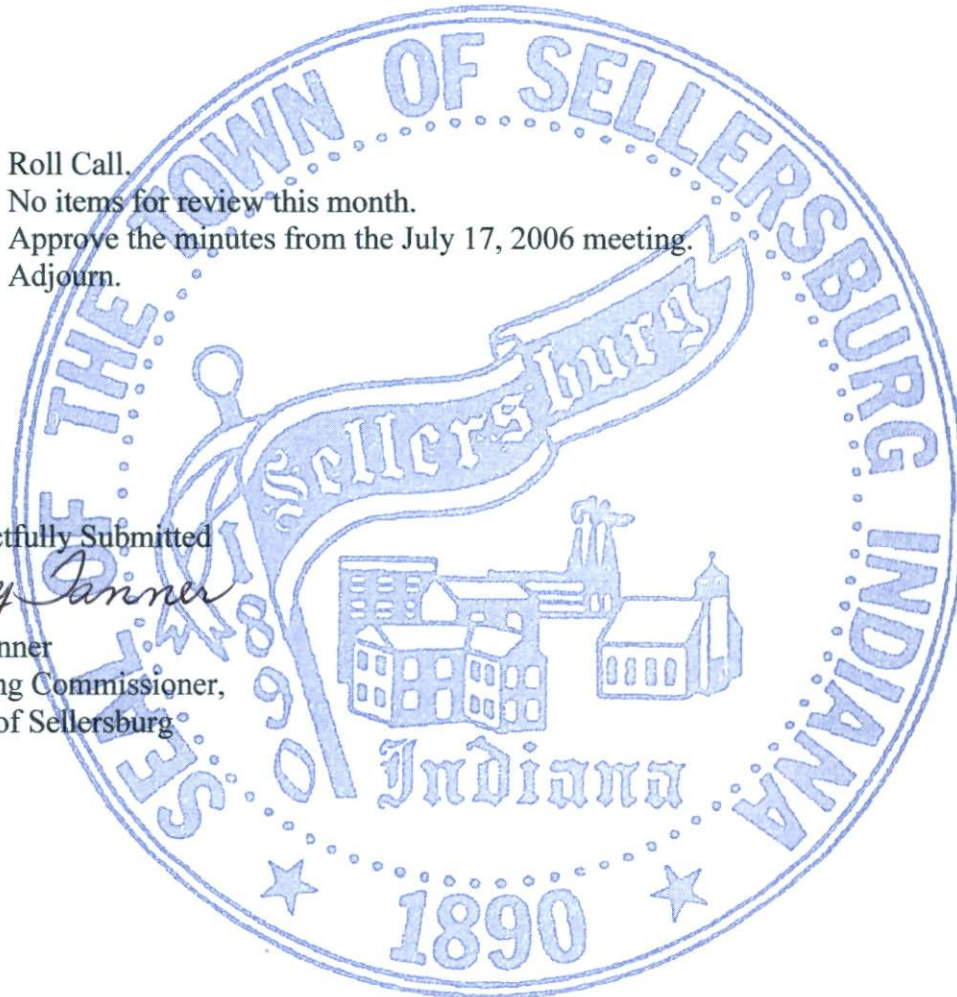
August 21, 2006

1. Roll Call.
2. No items for review this month.
3. Approve the minutes from the July 17, 2006 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Fanner*

Jay Fanner  
Building Commissioner,  
Town of Sellersburg





## SELLERSBURG BOARD OF ZONING APPEALS

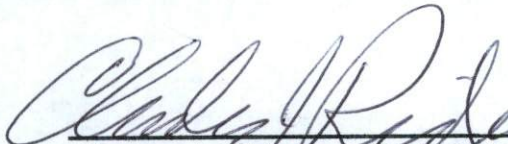
August 21, 2006

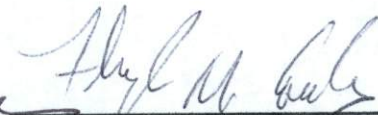
The Sellersburg Board of Zoning Appeals met on August 21, 2006 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

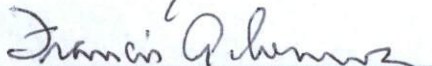
Present were President Charles J. Ridenour, Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

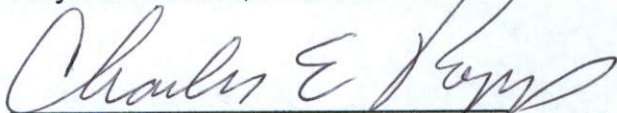
Francis A. Conroy makes a motion to approve the minutes of the July 17, 2006 meeting, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved.


Thomas L. Schuster makes a motion to adjourn the meeting, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved and meeting adjourned at 6:05 P.M.

  
Charles J. Ridenour, President

  
Floyd M. Combs, Member

  
Francis A. Conroy, Member

  
Charles E. Popp, Member

  
Thomas L. Schuster, Member

  
David L. Kinder, Secretary

*Town of Sellersburg*

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**SELLERSBURG BOARD OF ZONING APPEALS**

**AGENDA**

September 18, 2006

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the August 21, 2006 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



## SELLERSBURG BOARD OF ZONING APPEALS


September 18, 2006

The Sellersburg Board of Zoning Appeals met on September 18, 2006 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.


Present were President Charles J. Ridenour, Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

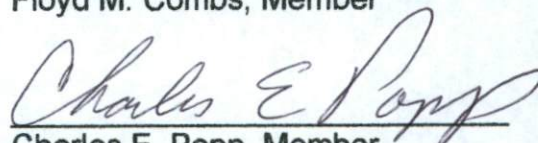
Francis A. Conroy makes a motion to approve the minutes of the August 21, 2006 meeting, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved.

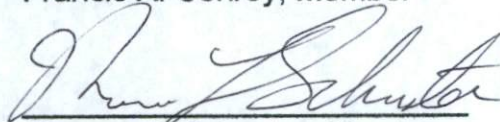
Floyd M. Combs makes a motion to adjourn the meeting, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved and meeting adjourned at 6:02 P.M.

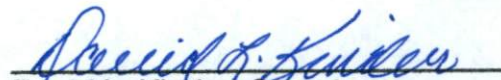
  
Charles J. Ridenour, President

\_\_\_\_\_  
Floyd M. Combs, Member

  
Francis A. Conroy, Member

  
Charles E. Popp, Member

  
Thomas L. Schuster, Member

  
David L. Kinder, Secretary



# *Town of Sellersburg*

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## **SELLERSBURG BOARD OF ZONING APPEALS**

### **AGENDA**

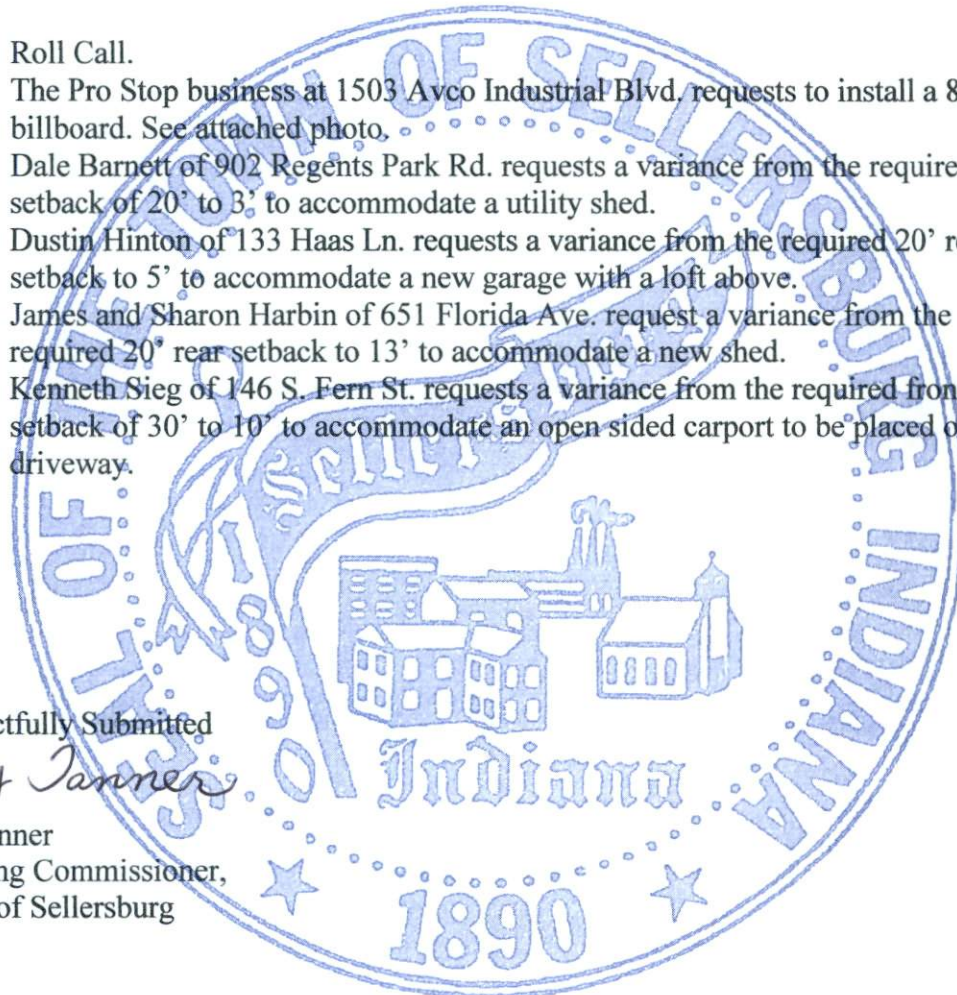
October 16, 2006

1. Roll Call.
2. The Pro Stop business at 1503 Avco Industrial Blvd. requests to install a 8' x 48' billboard. See attached photo.
3. Dale Barnett of 902 Regents Park Rd. requests a variance from the required rear setback of 20' to 3' to accommodate a utility shed.
4. Dustin Hinton of 133 Haas Ln. requests a variance from the required 20' rear setback to 5' to accommodate a new garage with a loft above.
5. James and Sharon Harbin of 651 Florida Ave. request a variance from the required 20' rear setback to 13' to accommodate a new shed.
6. Kenneth Sieg of 146 S. Fern St. requests a variance from the required front yard setback of 30' to 10' to accommodate an open sided carport to be placed on his driveway.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



## SELLERSBURG BOARD OF ZONING APPEALS

October 16, 2006

The Sellersburg Board of Zoning Appeals met on October 16, 2006 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

Present were President Charles J. Ridenour, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

Member Floyd M. Combs was absent.

**PRO STOP BUSINESS** of 1503 Avco Industrial Blvd requesting to install 8' by 48' billboard.

Mike Hobbs of Image Crafters, 4300 Industrial Blvd, New Albany, IN 47150, speaks for this variance.

Building Commissioner Tanner reminds the Board that if this variance is granted the variance will have to be revisited each year. I will have to address this with the owners.

Charles E. Popp makes a motion to grant this request, seconded by Francis A. Conroy. 4-aye, 0-nay, motion approved.

**FRANCIS A. CONROY** questions the Building Commissioner about having sketches of the property when the requests are made for variances. The property owner would be responsible to provide the sketch with their request.

Charles E. Popp states if the Board could just know where the house is located on the property would give the Board some assistance.

President Ridenour also says if just an 8 ½ by 11 sheet showing the parameters of the property where the house is located, if a woods behind it, behind it or even another yard shed. I agree with Francis on this I really think it would be helpful.

**Sellersburg Board of Zoning Appeals**  
**October 16, 2006**  
**Page 2 of 3 pages**

**DALE BARNETT** of 902 Regents Park Road requests variance from the required rear set-back of 20' to 3' to accommodate a 10' by 12' that will be on skids.

Francis A. Conroy states that a 5' variance from the property line should be the minimum.

Charles E. Popp makes a motion to grant the 5' rear set-back, seconded by Thomas L. Schuster. 4-aye, 0-nay, motion approved.

**DUSTIN HINTON** of 133 Haas Lane requesting a variance from the required 20' rear setback to a 5' to accommodate a new garage with a loft above.

This will be a two car garage with a storage loft upstairs and it will be further into the yard than the old garage that was torn down.

Thomas L. Schuster makes a motion to grant the variance from 20' set-back to a 10' rear set-back, seconded Charles E. Popp. 4-aye, 0-nay, motion approved.

**JAMES and SHARON HARBIN** of 651 Florida Drive request a variance from the required 20' rear set-back to 13' set-back.

This will be an 8' by 10' shed, on skids.

Francis A. Conroy makes a motion to grant the request, seconded by Charles E. Popp. 4-aye, 0-nay, motion approved.

**LESLIE SIEG** of 146 South Fern Street requests a variance from the required front yard setback of 30' to 10' to accommodate an open sided carport to be placed on driveway.

Dale Flynn, 152 South Fern speaks in objection to this carport. "It will impair the vision on the street and I don't think it is going to make things any better."

Sharon Flynn, 152 South Fern presents a petition from neighbors "*opposed to putting carport in front yard driveway located at 146 South Fern Street*".

Tony Grider, 151 South Fern Street speaks in opposition to this carport.

Ria DeGroat speaks in opposition to the carport.



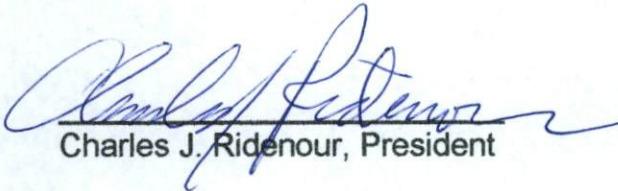


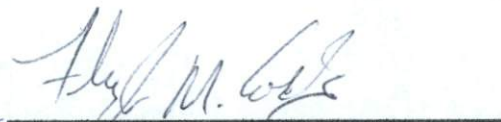
**Sellersburg Board of Zoning Appeals**  
**October 16, 2006**  
**Page 3 of 3 pages**

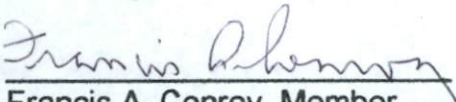
Charles E. Popp makes a motion to deny the request, seconded by Francis A. Conroy. 4-aye, 0-nay, motion approved.

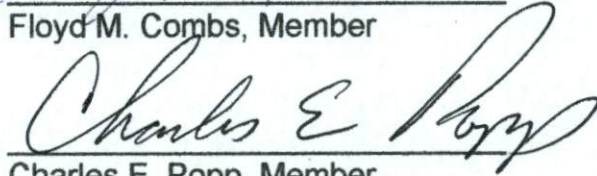
Charles E. Popp makes a motion to approve the minutes of the September 18, 2006 meeting, seconded by Francis A. Conroy. 4-aye, 0-nay, motion approved.

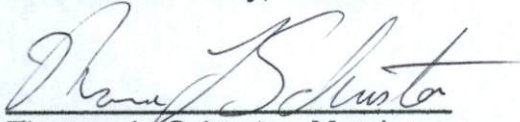
Francis A. Conroy makes a motion to adjourn the meeting, seconded by Thomas L. Schuster. 4-aye, 0-nay, motion approved and meeting adjourned at 6:50 P.M.

  
Charles J. Ridenour, President

  
Floyd M. Combs, Member

  
Francis A. Conroy, Member

  
Charles E. Popp, Member

  
Thomas L. Schuster, Member

  
David L. Kinder, Secretary

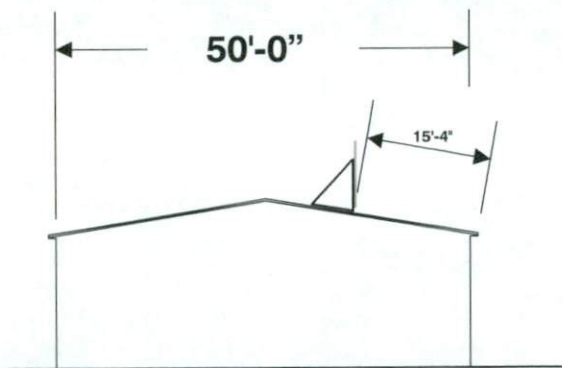
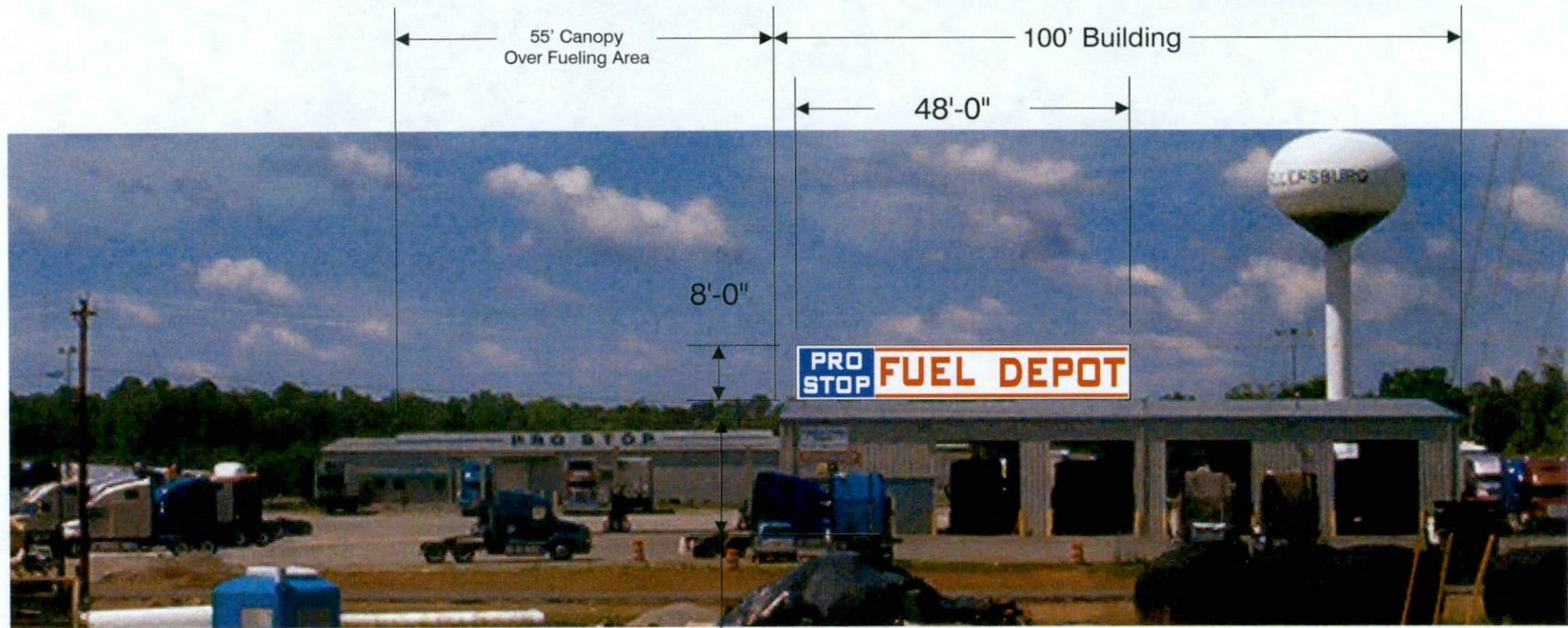
**ATTACHMENTS: 2**

# Petition

Opposed to putting Carport  
in front yard driveway located  
at 146 S. Fern St.

| Name              | Address            |
|-------------------|--------------------|
| Mary Purlee       | 356 So Fern        |
| Cathy Shields     | 381 So. Fern St.   |
| Joyce Adams       | 353 So. Fern St.   |
| Lindon Bland      | 337 So. Fern St.   |
| Jean Bland        | 337 S. Fern St.    |
| Roy Simpson       | 333 S. Fern        |
| <del>Walter</del> | 219 S. Fern St.    |
| Jerry J. Steg     | 219 South Fern St. |
| Paul              | 121 S. Fern        |
| Marybeth Coffey   | 118 S. Fern St.    |





16' Eve Height

8' x 48' Billboard Sign Installed on top of Existing Building at; 1503 Avco Industrial Blvd. Sellersburg  
 The sign face will be constructed from Alumatite Sign Board Substrate It will be Affixed to the top of the building using 1 1/2" x 1 1/2" Steel Angle Iron welded into a triangle, placed every 8 ft and, primed and painted black and fastened to the steel beams underneath the roof sheathing. The 4'x10' Sign Panels will be elevated from the roof 4 inches to allow for rain and snow to move down the roof.

*Town of Sellersburg*

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(812) 246-3821 FAX (812) 246-7040

**SELLERSBURG PLAN COMMISSION**

**AGENDA**

November 20, 2006

1. Roll Call.
2. Request by The Robert Lynn Company, Inc for the final plat approval of a six home subdivision to be known as Silver Way, and to assign new addresses.
3. Approve the minutes from the October 16, 2006 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



## SELLERSBURG BOARD OF ZONING APPEALS

November 20, 2006

The Sellersburg Board of Zoning Appeals met on November 20, 2006 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

Present were President Charles J. Ridenour, Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

**Louis and Trinette Imhof** of 818 Forrest Drive North requesting a variance to allow a 36 foot by 36 foot garage.

Michelle Forish, 822 Forrest Drive North, a neighbor, speaks in favor of the variance.

William Voyles, 805 Forrest Drive North, a neighbor, requests to know why the increased size in the building because he has heard rumors that a business was going to be operated out of the garage. He has no objection since the rumors were false.

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

**Steve Davidson**, 1502 Celesta Way, requesting two rear setback variances from the required 20 feet to 5 feet for construction of a utility shed and a small greenhouse.

Charles E. Popp makes a motion to approve the variance, seconded by Thomas L. Schuster. 5-aye, 0-nay, motion approved.

**George R. Windell**, 124 Indiana Avenue for variance from the required minimum lot width of 60 feet to a width of 50 feet to allow construction of a garage.

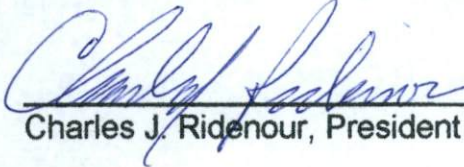
Charles E. Popp makes a motion to grant the variance, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved.


**Sellersburg Board of Zoning Appeals**  
**November 20, 2006**  
**Page 2 of 2 pages**

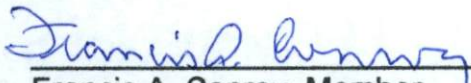
This will be a non-residential building with a bathroom. Mr. Windell will also check with the State of Indiana to approve his plans since this will be a commercial building. This area is zoned B-2 presently.

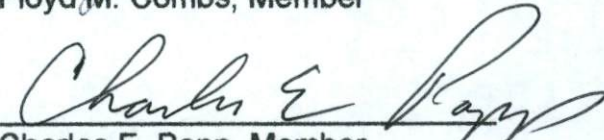
**Francis A. Conroy** makes a motion to approve the minutes of the October 16, 2006 meeting, seconded by Thomas L. Schuster. 5-aye, 0-nay, motion approved.

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

  
Charles J. Ridenour, President

  
Floyd M. Combs, Member

  
Francis A. Conroy, Member

  
Charles E. Popp, Member

  
Thomas L. Schuster, Member

\_\_\_\_\_  
David L. Kinder, Secretary





## SELLERSBURG BOARD OF ZONING APPEALS

December 18, 2006

The Sellersburg Board of Zoning Appeals met on December 18, 2006 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

Present were President Charles J. Ridenour, Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

**Mr. Wayne Britt**, 9020 Windsor Drive requests a variance to build an attached 1120 square foot garage from the maximum 864 square foot regulation.

Floyd M. Combs makes a motion to grant the variance, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved.

**Mr. Alden Thompson**, 8514 Highway 60 request a variance to build a 4000 square foot garage from the maximum 864 square foot regulation.

Annetta Reed, 8516 Old Highway 60 (246-4871), a neighbor speaks in protest to the variance because of possible drainage from this building onto her property.

Ann Reed, 6822 Crossmoor Lane, Louisville, Kentucky 40222 (412-4312), daughter of Annetta Reed speaks in objection to the variance because of the size of the building and that it will devalue her mother's property.

Floyd M. Combs makes a motion to table this request, seconded by Charles E. Popp.

Mrs. Reed requests to be notified when this request will be reheard.

**Jonas "Jay" Tanner, (Building Commissioner)**, presents a request from the Robert Lynn Company for six variances to allow 25 foot front yard setback on new homes in the Silver Way subdivision instead of the 30 foot minimum setback required by regulation.


Francis A. Conroy questions if the public notice was posted for this variance. Mr. Tanner advises that the notice was not posted as required.


**Sellersburg Board of Zoning Appeals**  
**December 18, 2006**  
**Page 2 of 2 pages**

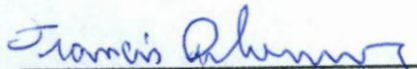
Floyd M. Combs makes a motion to table this request until the next meeting, seconded by Thomas L. Schuster. 5-aye, 0-nay, motion approved.

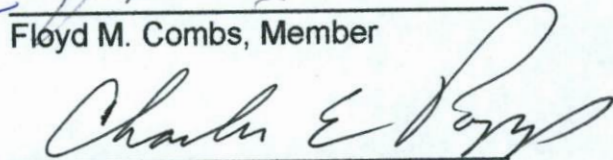
The minutes of the November 20, 2006 meeting need to be corrected. The request for a variance by George R. Windell at 124 Indiana Avenue was approved and it is not reflected in the minutes.

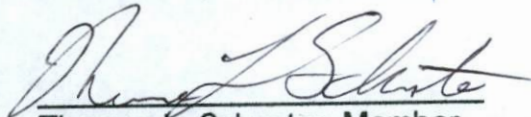
**Thomas L. Schuster** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved and meeting adjourned at 6:36 P.M.

  
\_\_\_\_\_  
Charles J. Ridenour, President

  
\_\_\_\_\_  
Floyd M. Combs, Member

  
\_\_\_\_\_  
Francis A. Conroy, Member

  
\_\_\_\_\_  
Charles E. Popp, Member

  
\_\_\_\_\_  
Thomas L. Schuster, Member

\_\_\_\_\_  
David L. Kinder, Secretary