

## SELLERSBURG BOARD OF ZONING APPEALS

January 15, 2007

The Sellersburg Board of Zoning Appeals met on January 15, 2007 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.

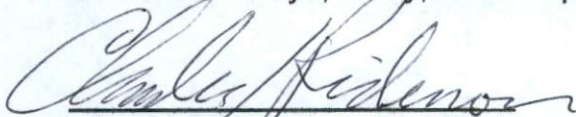
**Scott Thomas**, representing Robert Lynn Company requests six variances to allow 25 foot front yard setbacks, (required minimum is 30 feet), on new homes in the Silver Way subdivision.

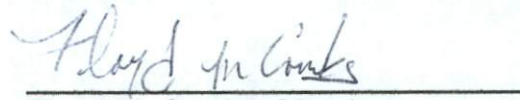
Charles E. Popp makes a motion to approve the variances, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved.

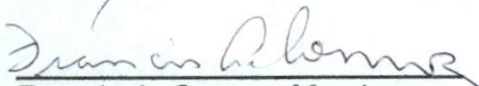
**Francis A. Conroy** makes a motion to approve the minutes of the November 20, 2006 revised minutes, seconded by Thomas L. Schuster. 5-aye, 0-nay, motion approved.

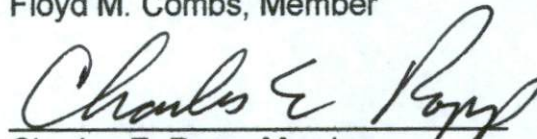
**Floyd M. Combs** makes a motion to approve the minutes of the December 18, 2006 meeting, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved.

**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 6:11 P.M.

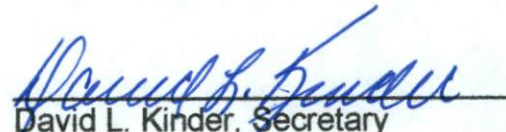
  
Charles J. Ridenour, President

  
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

January 18, 2007

The Sellersburg Board of Zoning Appeals met on January 18, 2007 at the Sellersburg Town Hall, 3710 East Union Street. The meeting was called to order by President Charles J. Ridenour at 8:10 P.M.

Present were President Charles J. Ridenour, Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Poppe, Member Thomas L. Bosteler, Building Commissioner James E. Taylor, and Secretary David L. Ridenour.

Staff reports regarding zoning appeals and other requests were presented at 8:25 P.M. and read. A public hearing was held at 8:30 P.M. on the zoning appeal in the 811 highway subdivision.

Charles E. Poppe makes a motion to approve the variance, seconded by Francis A. Conroy. A vote is taken and the variance is approved by 5-0.

Francis A. Conroy makes a motion to approve the minutes of the November 20, 2006 meeting, seconded by Thomas L. Bosteler. A vote is taken and the minutes are approved.

David L. Ridenour makes a motion to approve the minutes of the November 15, 2006 meeting, seconded by Charles E. Poppe. A vote is taken and the minutes are approved.

Francis A. Conroy makes a motion to adjourn the meeting, seconded by David M. Combs. A vote is taken and the meeting is adjourned at 9:11 P.M.

Charles J. Ridenour, President

Floyd M. Combs, Member

Francis A. Conroy, Member

Charles E. Poppe, Member

Thomas L. Bosteler, Member

David L. Ridenour, 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**

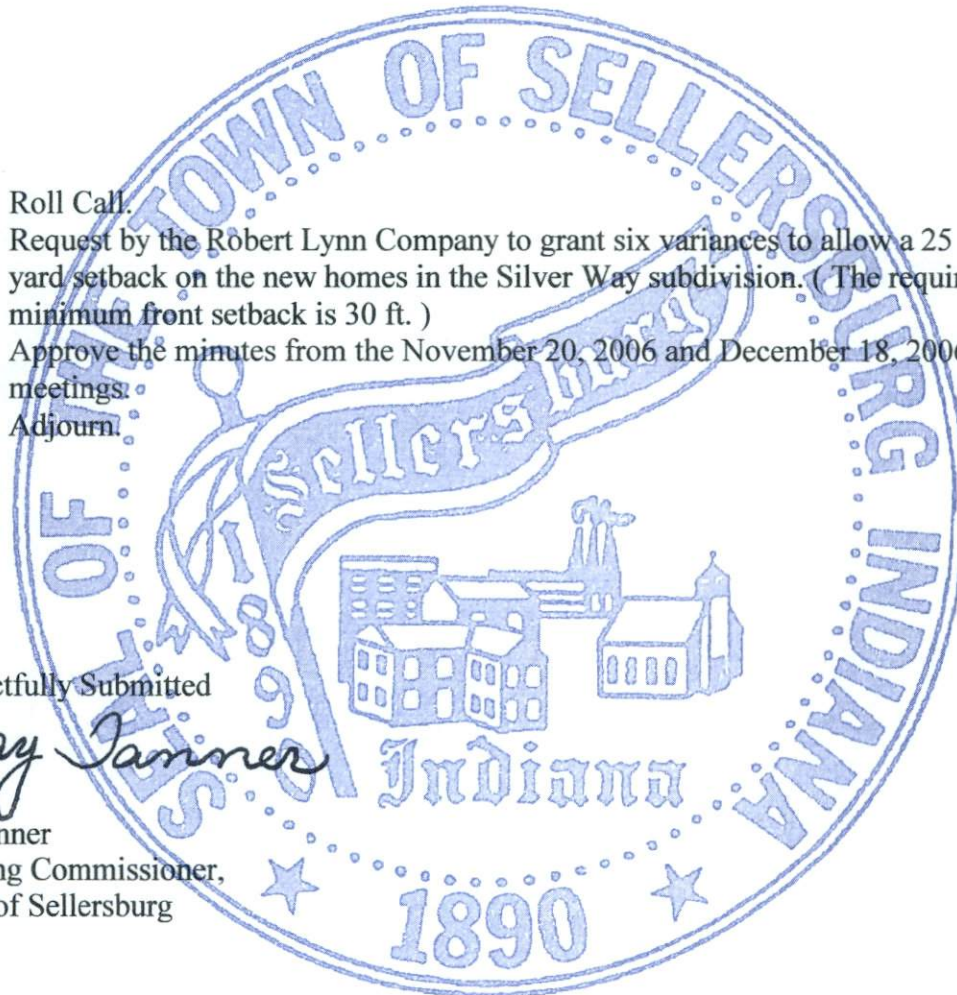
January 15, 2007

1. Roll Call.
2. Request by the Robert Lynn Company to grant six variances to allow a 25 ft. front yard setback on the new homes in the Silver Way subdivision. ( The required minimum front setback is 30 ft. )
3. Approve the minutes from the November 20, 2006 and December 18, 2006 meetings.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



*Town of Sellersburg*

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**SELLERSBURG ZONING APPEALS BOARD**

**AGENDA**

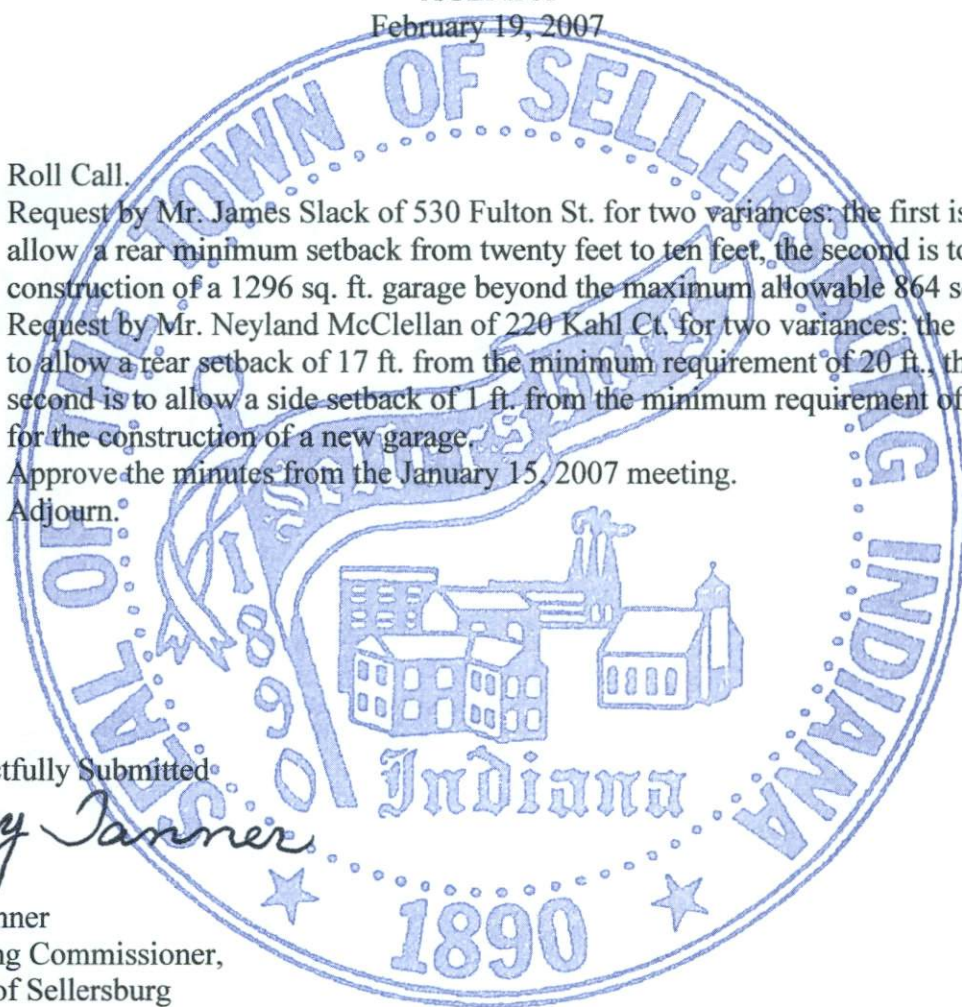
February 19, 2007

1. Roll Call.
2. Request by Mr. James Slack of 530 Fulton St. for two variances: the first is to allow a rear minimum setback from twenty feet to ten feet, the second is to the construction of a 1296 sq. ft. garage beyond the maximum allowable 864 sq. ft..
3. Request by Mr. Neyland McClellan of 220 Kahl Ct. for two variances: the first is to allow a rear setback of 17 ft. from the minimum requirement of 20 ft., the second is to allow a side setback of 1 ft. from the minimum requirement of 5 ft. for the construction of a new garage.
4. Approve the minutes from the January 15, 2007 meeting.
5. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg





## SELLERSBURG BOARD OF ZONING APPEALS

February 19, 2007

The Sellersburg Board of Zoning Appeals met on February 19, 2007 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 Michelle D. Eve.

**Neyland McClellan**, of 220 Kahl Ct., requests two variances, the first is to allow a rear setback of 17 ft. from the minimum requirement of 20 ft.; the second is to allow a side setback of 1 ft. from the minimum requirement of 5 ft. for the construction of a new garage.

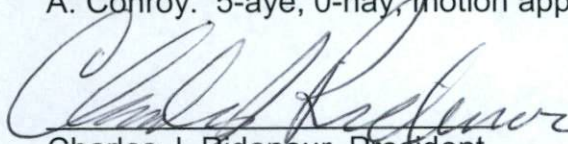
Francis A. Conroy makes a motion to approve the rear setback of 17 ft. and a side setback of 2 ft., seconded by Charles E. Popp. 5-aye, 0-nay, motion approved.

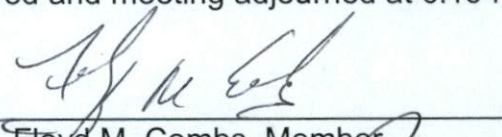
**James Slack**, of 530 Fulton St., requests two variances, the first is to allow a rear minimum setback from 20 ft to 10 ft; the second is to allow the construction of a 1296 sq. ft. garage beyond the maximum allowable 864 sq. ft.

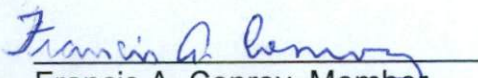
Motion by Floyd M. Combs to approve a rear minimum setback from 20 ft. to 10 ft. and the construction of a 1296 sq. ft. garage beyond the maximum allowable 864 sq. ft., seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved.

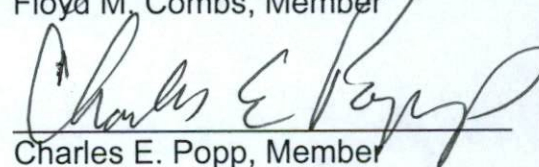
**Floyd M. Combs** makes a motion to approve the minutes of the January 15, 2007 minutes, seconded by Thomas L. Schuster. 5-aye, 0-nay, motion approved.


**Charles E. Popp** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved and meeting adjourned at 6:19 P.M.

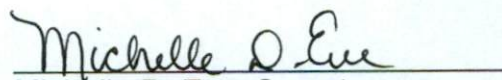
  
Charles J. Ridenour, President

  
Floyd M. Combs, Member

  
Francis A. Conroy, Member

  
Charles E. Popp, Member

  
Thomas L. Schuster, Member

  
Michelle D. Eve, Secretary



*Town of Sellersburg*

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**SELLERSBURG ZONING APPEALS BOARD**

**AGENDA**

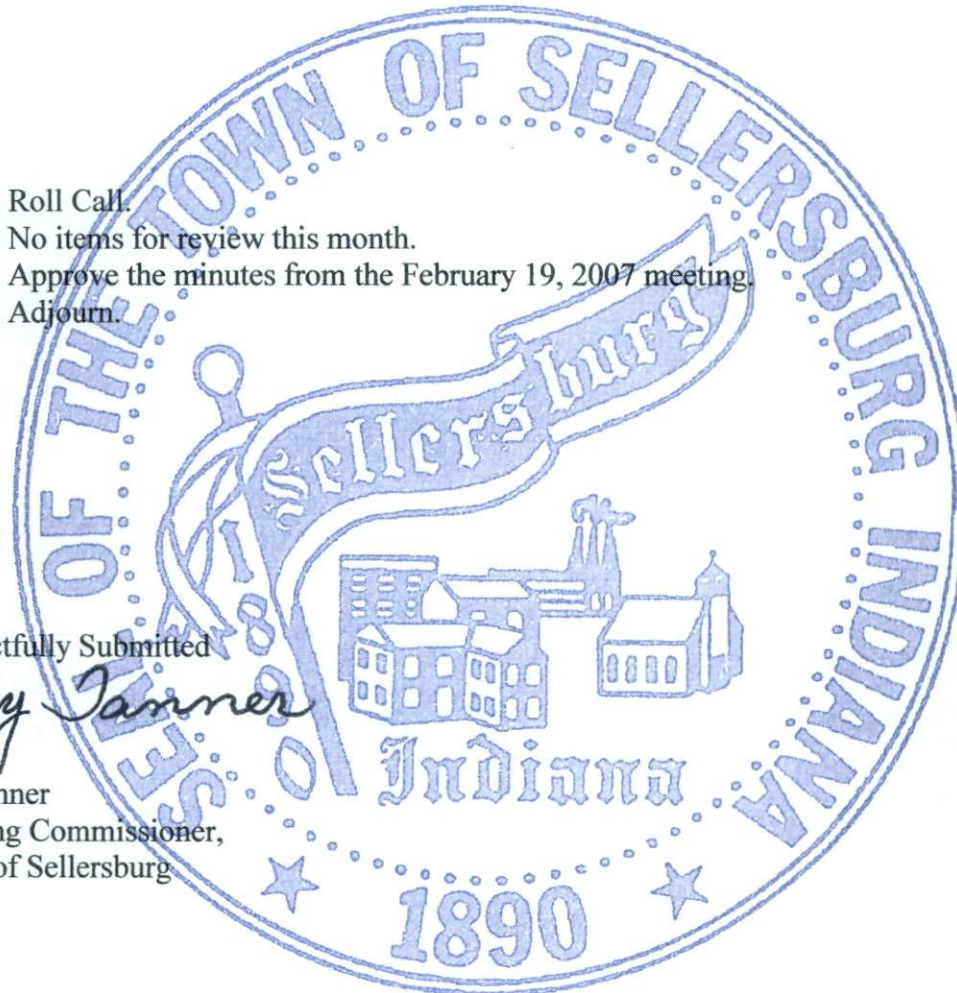
March 19, 2007

1. Roll Call.
2. No items for review this month.
3. Approve the minutes from the February 19, 2007 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



## SELLERSBURG BOARD OF ZONING APPEALS


March 19, 2007


The Sellersburg Board of Zoning Appeals met on March 19, 2007 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.

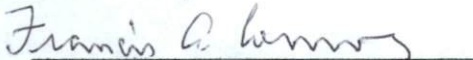
Present were President Charles J. Ridenour, Member Floyd M. Combs, Member Francis A. Conroy, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

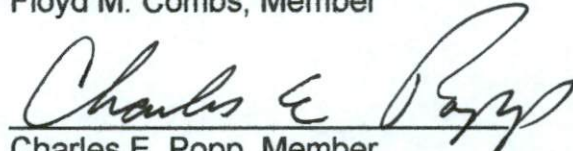
**Charles E. Popp** made a motion to approve the minutes of the February 19, 2007 meeting as written, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved.


**Francis A. Conroy** makes a motion to adjourn the meeting, seconded by Thomas L. Schuster. 5-aye, 0-nay, motion approved and meeting adjourned at 6:07 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



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**SELLERSBURG ZONING APPEALS BOARD**

**AGENDA**

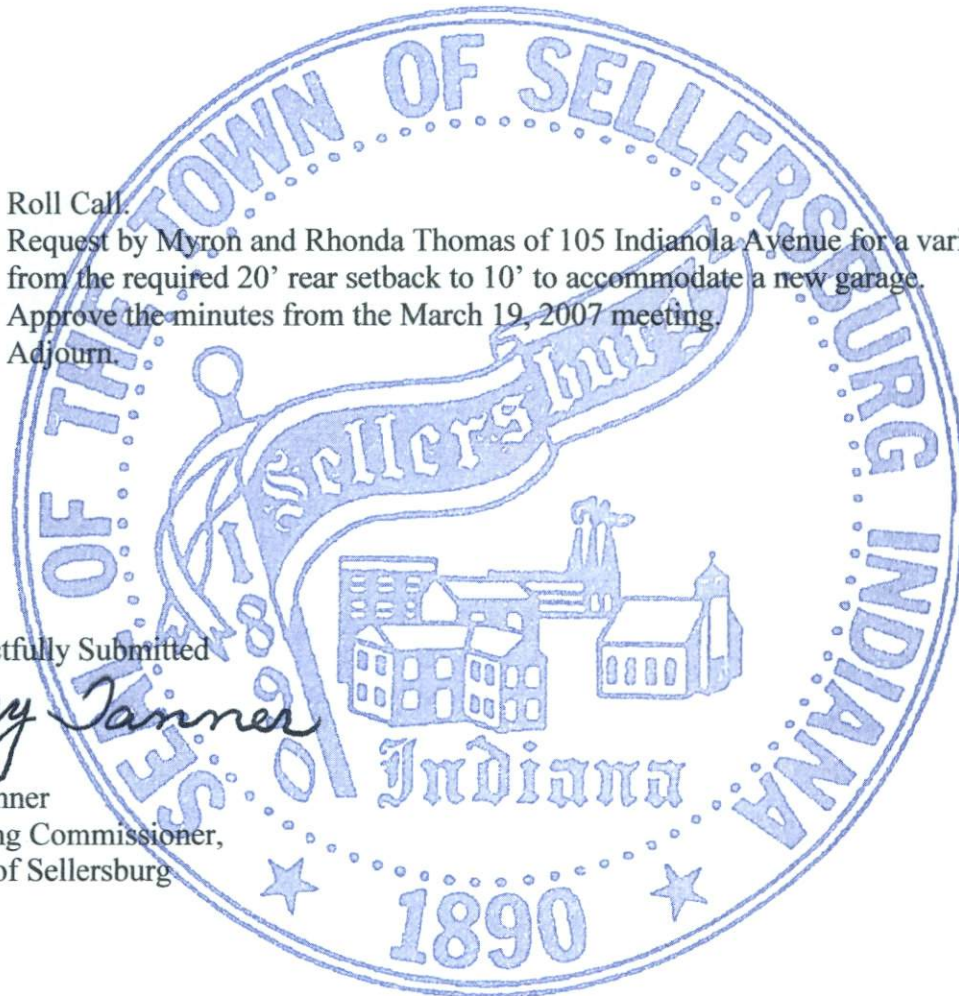
April 16, 2007

1. Roll Call.
2. Request by Myron and Rhonda Thomas of 105 Indianola Avenue for a variance from the required 20' rear setback to 10' to accommodate a new garage.
3. Approve the minutes from the March 19, 2007 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg





## SELLERSBURG BOARD OF ZONING APPEALS

April 16, 2007

The Sellersburg Board of Zoning Appeals met on April 16, 2007 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.

**MYRON and RHONDA THOMAS** request a variance from required 20 foot rear set back to 10 foot to accommodate a new garage.

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

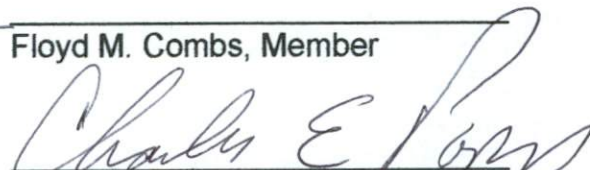
**FRANCIS A. CONROY** made a motion to approve the minutes of the March 19, 2007 meeting as written, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved.

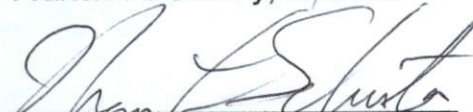
**Francis A. Conroy** makes a motion to adjourn the meeting, seconded by Thomas L. Schuster. 5-aye, 0-nay, motion approved and meeting adjourned at 6:20 P.M.

  
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 ZONING APPEALS BOARD**

AGENDA

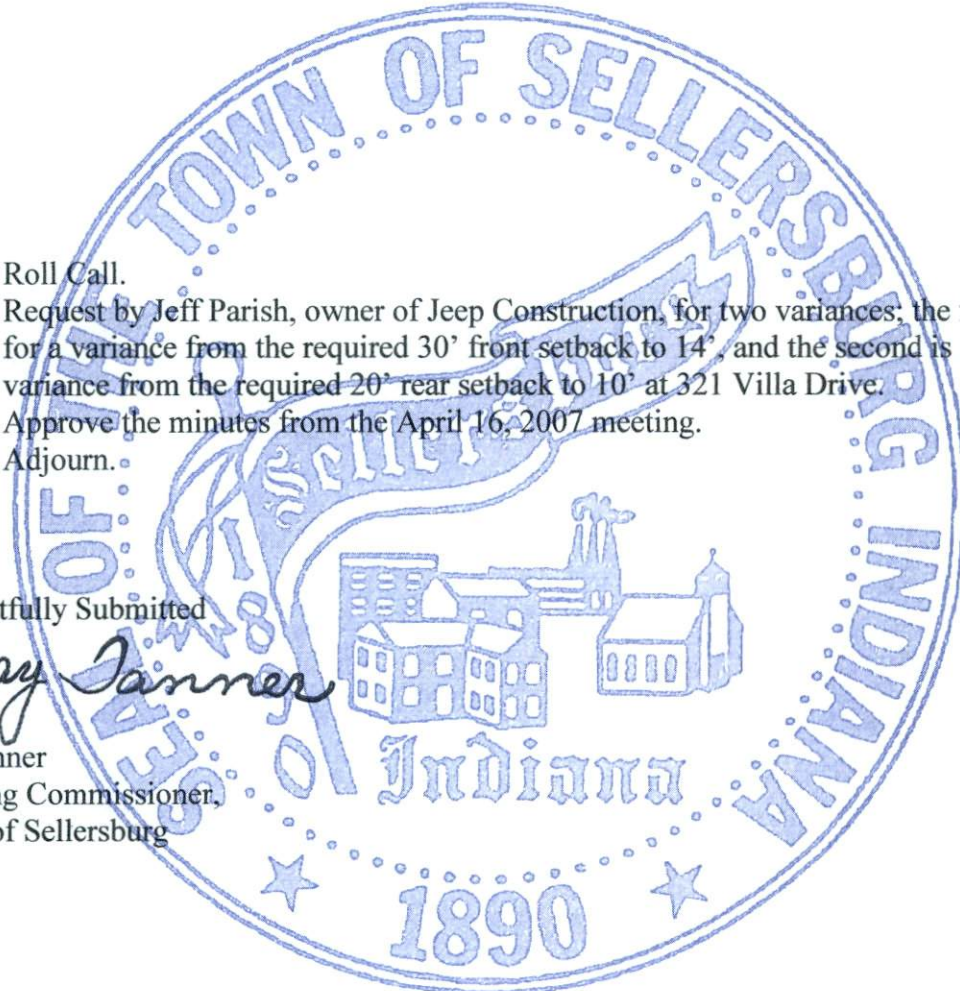
May 21, 2007

1. Roll Call.
2. Request by Jeff Parish, owner of Jeep Construction, for two variances; the first is for a variance from the required 30' front setback to 14', and the second is for a variance from the required 20' rear setback to 10' at 321 Villa Drive.
3. Approve the minutes from the April 16, 2007 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg





## SELLERSBURG BOARD OF ZONING APPEALS

May 21, 2007

The Sellersburg Board of Zoning Appeals met on May 21, 2007 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.

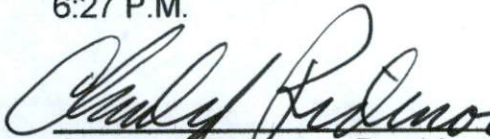
Member Floyd M. Combs was absent.

**JEFF PARRISH, (Jeep Construction)** requests two zoning variances; the first is for a variance from the required 30 foot front setback to a 14 foot setback and the second is for a variance from the required 20 foot rear setback to a 10 foot rear setback for the property at 321 Villa Drive.

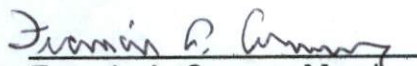
**FRANCIS A. CONROY** makes a motion to approve the variances, seconded by Charles E. Popp. 4-aye, 0-nay, motion approved and variances granted.

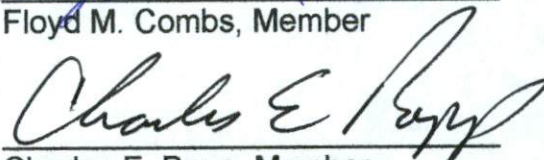
Thomas L. Schuster makes a motion to approve the minutes of the April 16, 2007 meeting, seconded by Francis A. Conroy. 4-aye, 0-nay, motion approved.

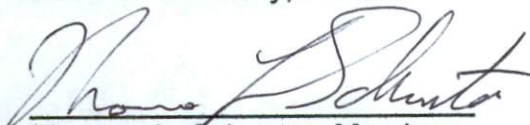
**CHARLES E. POPP** makes a motion to adjourn the meeting, seconded by Thomas L. Schuster. 5-aye, 0-nay, motion approved and meeting adjourned at 6:27 P.M.

  
Charles J. Ridenour, President

  
Floyd M. Combs, Member

  
Francis A. Conroy, Member

  
Charles E. Popp, Member

  
Thomas L. Schuster, Member

  
David L. Kinder, Secretary

James G. Kudsk, Member

James G. Kudsk, Member

Charles E. Bobb, Member

Charles E. Bobb, Member

Francis A. Conroy, Member

Francis A. Conroy, Member

8:30 P.M.

James G. Kudsk, Charles E. Bobb, Francis A. Conroy, and members present at the meeting of the Board of Directors of the Association of...

Francis A. Conroy, Charles E. Bobb, and members present at the meeting of the Board of Directors of the Association of...

Charles E. Bobb, Francis A. Conroy, and members present at the meeting of the Board of Directors of the Association of...

James G. Kudsk, Charles E. Bobb, Francis A. Conroy, and members present at the meeting of the Board of Directors of the Association of...

Charles E. Bobb, Francis A. Conroy, and members present at the meeting of the Board of Directors of the Association of...

Members present: James G. Kudsk

James G. Kudsk, Charles E. Bobb, Francis A. Conroy, and members present at the meeting of the Board of Directors of the Association of...

Members present: Charles E. Bobb, Francis A. Conroy, and members present at the meeting of the Board of Directors of the Association of...

SEP 21 2001

ASSOCIATION OF...



*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

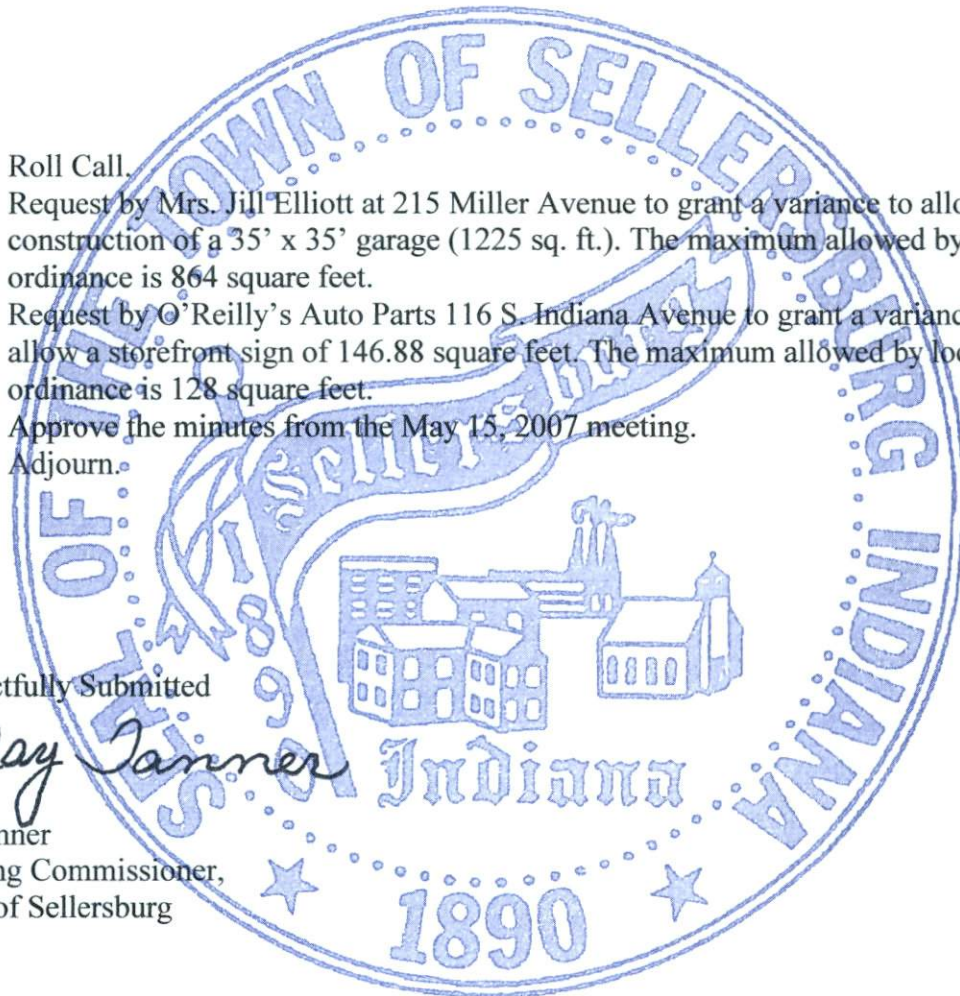
June 18, 2007

1. Roll Call.
2. Request by Mrs. Jill Elliott at 215 Miller Avenue to grant a variance to allow the construction of a 35' x 35' garage (1225 sq. ft.). The maximum allowed by local ordinance is 864 square feet.
3. Request by O'Reilly's Auto Parts 116 S. Indiana Avenue to grant a variance to allow a storefront sign of 146.88 square feet. The maximum allowed by local ordinance is 128 square feet.
4. Approve the minutes from the May 15, 2007 meeting.
5. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



## SELLERSBURG BOARD OF ZONING APPEALS

June 18, 2007

The Sellersburg Board of Zoning Appeals met on June 18, 2007 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 Floyd M. Combs, Member Charles E. Popp, Member Thomas L. Schuster, Building Commissioner Jonas "Jay" Tanner, and Secretary David L. Kinder.

**Mrs. JILL ELLIOTT**, represented by her daughter April Muthcie, requests a variance to allow construction of a 35 foot by 35 foot garage (1225 Square Feet) at 215 Miller Avenue. The maximum allowed by local ordinance is 864 square feet.

**AMANDA DUVALL**, neighbor speaks about the footage of the lot, she does not believe dimensions given are accurate.

**PRESIDENT RIDENOUR** request that a note be made in the official recording of the meeting stating, "that any garage request must have the height of the structure when asking for any variance".

**FRANCIS A. CONROY** makes a motion to table this request until further dimensions about the lot and a drawing showing the location of the garage is obtained, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved and tabled until July 16, 2007 meeting.

**MR. DUSTY SERMERSCHEM** representing O'Reilly Auto Parts, 116 South Indiana Avenue requesting a variance to allow a storefront sign of 146.88 square feet. The maximum allowed by local ordinance is 128 square feet.

**FRANCIS A. CONROY** makes a motion to grand the variance, seconded by Floyd A. Combs. 5-aye, 0-nay, motion approved.

**FRANCIS A. CONROY** makes a motion to approve the minutes of the May 15, 2007 meeting, seconded by Charles E. Popp. 5-aye, 0-nay motion approved.



MEMORANDUM

TO : THE BOARD OF TRUSTEES

FROM : THE DEPARTMENT OF ECONOMICS

SUBJECT: [Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

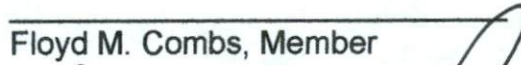
[Illegible]

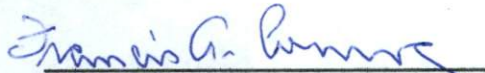
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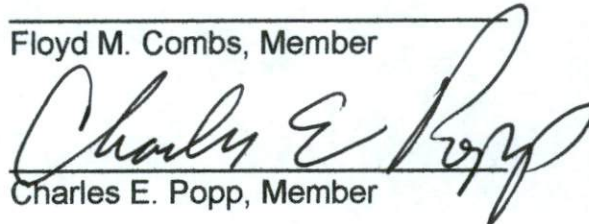
**Sellersburg Board of Zoning Appeals**  
**June 18, 2007**  
**Page 2 of 2 pages**

**FRANCIS A. CONROY** makes a motion to adjourn the meeting, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved and meeting adjourned 6:25 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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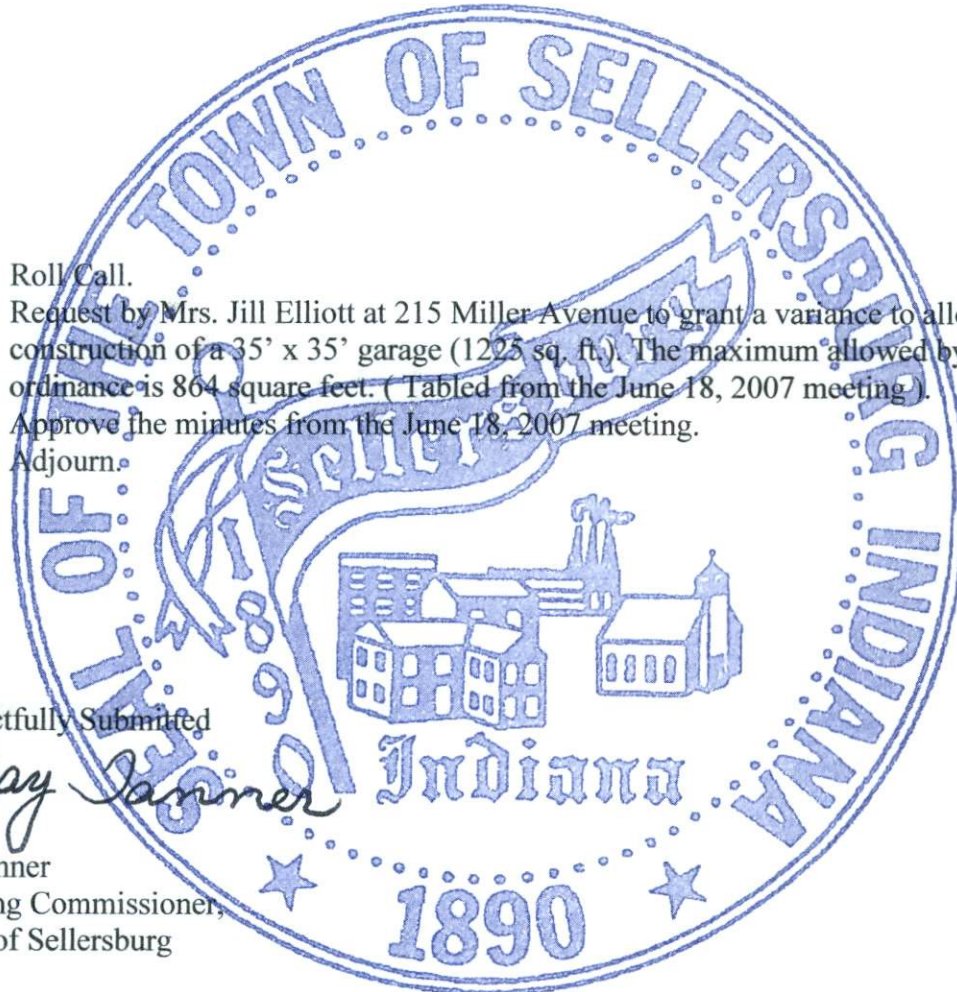
## SELLERSBURG BOARD OF ZONING APPEALS AGENDA July 16, 2007

1. Roll Call.
2. Request by Mrs. Jill Elliott at 215 Miller Avenue to grant a variance to allow the construction of a 35' x 35' garage (1225 sq. ft.). The maximum allowed by local ordinance is 864 square feet. ( Tabled from the June 18, 2007 meeting ).
3. Approve the minutes from the June 18, 2007 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



## SELLERSBURG BOARD OF ZONING APPEALS

July 16, 2007

The Sellersburg Board of Zoning Appeals met on July 16, 2007 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 not present.


**Mrs. JILL ELLIOTT**, requests a variance to allow construction of a 35 foot by 35 foot garage (1225 Square Feet) at 215 Miller Avenue. The maximum allowed by local ordinance is 864 square feet. This was tabled at the June 18, 2007 meeting.

**MRS. ELLIOTT** says the height of the building will be two feet lower than the modular home.

**CHARLES E. POPP** makes a motion to grant the variance, seconded by Francis A. Conroy. 4-aye, 0-nay, motion approved and variance granted.


**FRANCIS A. CONROY** makes a motion to approve the minutes of the June 18, 2007 meeting, seconded by Thomas L. Schuster. 4-aye, 0-nay motion approved.

**CHARLES E. POPP** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 4-aye, 0-nay, motion approved and meeting adjourned 6:14 P.M.



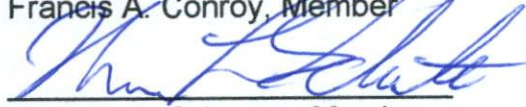
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Charles J. Ridenour, President



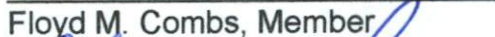
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Francis A. Conroy, Member




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Thomas L. Schuster, Member



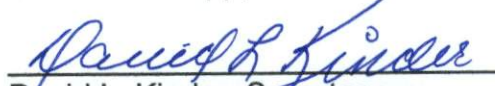
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Floyd M. Combs, Member



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Charles E. Popp, Member



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David L. Kinder, Secretary

ATTACHMENTS: 1



**PHYSICAL CHARACTERISTICS**

Occupancy: Single-Family Residence  
 User Desc: SINGLE-FAMILY RESIDENCE  
 Story Height: 1  
 Finished Area: 1,119  
 Attic:  
 Basement  
 Crawl: 1119

**ROOFING**  
 Asphalt Shingle

**FLOORING**  
 Sub and joists: 1  
 Tile: 1  
 Carpet: 1

**CONSTRUCTION**  
 1.0: 2/6th Masonry

**INTERIOR FINISH**  
 Drywall: 1  
 Paneling: 1

**ACCOMMODATIONS**  
 Finished Rooms: 5  
 Bedrooms: 3

**HEATING & AIR CONDITIONING**  
 Primary Heat: Central Warm Air  
 Lower Full Part  
 /Bsmt 1 Upper Upper  
 Air Cond: 1119

**PLUMBING**  
 # TF  
 Full Baths: 1 3  
 Kitchen Sinks: 1 1  
 Water Heaters: 1 1  
 Total: 5



17-00003-012-0

Floor	Con Type	Base Area	Finished	Value
1	1st Story 2/6th Masonry	1,119	1,119	61,400
Crawl		1,119	0	6,200
<b>Total Base:</b>				67,600
<b>Row Type Adjustment (0):</b>				1.00
<b>Subtotal:</b>				67,600
<b>Unfinished Interior:</b>				0
<b>Extra Living Units</b>				0
<b>Rec Rooms:</b>				0
<b>Loft:</b>				0
<b>Fireplace:</b>				2,400
<b>No Heating:</b>				0
<b>Air Conditioning:</b>				1,700
<b>No Electrical Service:</b>				0
<b>Plumbing Fixt:</b>				0
<b>Specialty Plumbing:</b>				0
<b>Sub-total one unit:</b>				71,700

**Exterior Features**

Description	Area	Amount
OFF	168	4,400

Langford

<b>Garages Integral:</b>	0
<b>Att Garages:</b>	0
<b>Att Carports:</b>	4,600
<b>Bmst Garage:</b>	0
<b>Ext Features:</b>	4,400
<b>Sub-Total:</b>	80,700
<b>Grade Multiplier:</b>	95
<b>LCM:</b>	0.96
<b>Replacement Cost New:</b>	73,600

**SPCL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Amount	ID	Name	Stry Res	Const Hgt	Year Type	Eff Grade	Year Cnst	Cond	Base Rate	Feat-ures	LCM	Adj Rate	Size or Area	Replacement Cost	Norm Depr	Remainder Value	Obsol Depr	% Comp	Nhbd/ Condo	Market Factor	True Tax Value
D1 DWELL		Y	1	C-1	1926	1926	A	0.00	N	0.96	0.00		0.00		73600	45	40480	0	100	1.2800	1.00	51800
F2 DETGAR		Y	1	7	C	1983	1983	A	26.05	N	0.96	25.01	22x22	12110	15	10290	0	100	1.2800	1.00	13200	
F3 UTLSHED		N	1	SV	D	1981	1981	SV	0.00	N	0.96	0.00	1	0	0	0	0	100	1.0000	1.00	300	
F4 UTLSHED		N	1	SV	D	1981	1981	SV	0.00	N	0.96	0.00	1	0	0	0	0	100	1.0000	1.00	200	

Total, This Page:	65500
Total, Supplemental:	0
Total Improvement Values:	65500
Total Resid:	65000
Total Non-Resid:	500

**ADMINISTRATIVE INFORMATION**

Parcel Number:  
17-00003-012-0

Alt Parcel Number:

Tax ID:

Property Address:  
214 BROADWAY

Neighborhood:  
1750200 Silver Creek 154

Property Class:  
510 1 Family Dwell - Platted Lot

**TAXING DISTRICT INFORMATION**

County:  
Clark  
Township:  
0008 SILVER CREEK TOWNSHIP.

Corporation:  
0940  
State District: 031 SELLERSBURG TOWN (031)  
Local District: 17  
Section & Plat:

Routing Number:  
013.000

**SITE DESCRIPTION**

Topography:  
Level  
Public Utilities:  
All  
Street or Road:  
Paved  
Area Quality:  
Static  
Parcel Acreage:  
0

**OWNERSHIP**

MORRIS, TONY & RUTH  
214 BROADWAY  
SELLERSBURG IN 47172

BOTTORFF ADD. PT LOT 3 & 4

# Res Improved

**VALUATION RECORD**

Assessment Year	2006	2002	2001	1995	1989	Homestead Allocations	
						Residential	Non-Res
Reason for Change	Annual-Adj	GenReval	GenReval	GenReval	Misc		
Effective Date	6/16/2007	3/1/2002	0	0	0		
Equalization Factor	0	0					
Land	16,800	11,400	5,400	5,400	4,000	16,800	0
Imp	65,500	51,300	24,900	24,900	19,300	65,000	500
Total Valuation	82,300	62,700	30,300	30,300	23,300	81,800	500

**LAND VALUE**

Land Type	Soil ID -or- Actual Frontage	Effective Frontage -or- Measured Acreage	Effective Depth	Actual Depth	Depth Factor -or- Prod. Factor	Base Rate	Adjusted Rate	Extended Value	Total Influence	Market Factor	Land Total
F		60	220		1.12	250.00	280	16,800	0 %	1.00	16,800

AsOfDate	Contents
5/8/2003 10:55 am	MAB BMC 10/17/01 RAZED UTLSHEDS #5 & 6 PER OWNER

**FARMLAND COMPUTATIONS**

Parcel Acreage:	0.00	Actual Frontage:	60.00
81 Legal Drain NV [-]	0.00	VALUE OF FARMLAND	0
82 Public Roads NV [-]	0.00	Classified Land Total	0
83 UT Towers NV [-]	0.00	Total Farmland/Classified Value	\$0
9 Homesite(s) [-]	0.00	Homesite(s) Value	0
91 / 92 Ag. Excess Acres [-]	0.00	91 / 92 Ag Excess Acres Value:	0
TOTAL ACRES FARMLAND:	0.00	Supplemental Cards	0
Farmland Value:	0	Total Residential Land Value	16,800
Measured Acreage	0.3030	Total Non-Residential Land Value	0
Average Farmland Value/Acre	0	Total Other Land Value	0



*Town of Sellersburg*

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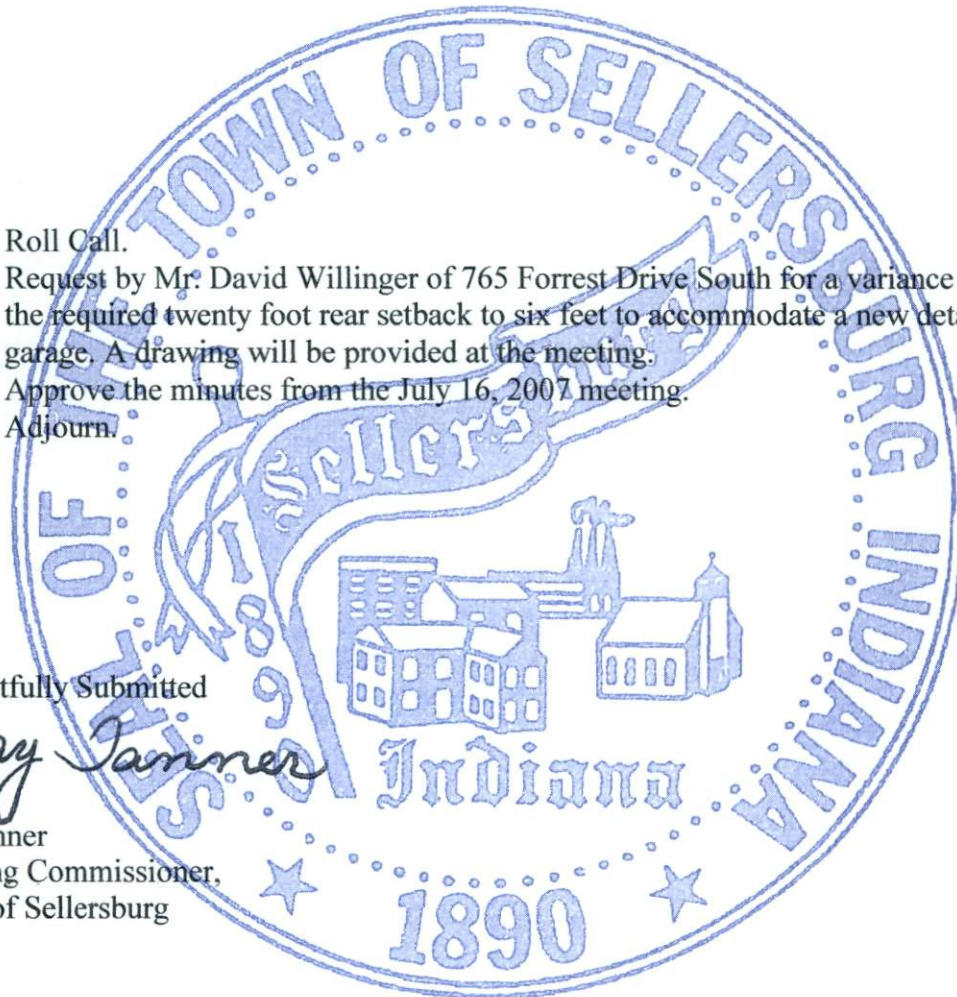
**SELLERSBURG BOARD OF ZONING APPEALS**  
**AGENDA**  
August 20, 2007

1. Roll Call.
2. Request by Mr. David Willinger of 765 Forrest Drive South for a variance from the required twenty foot rear setback to six feet to accommodate a new detached garage. A drawing will be provided at the meeting.
3. Approve the minutes from the July 16, 2007 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



## SELLERSBURG BOARD OF ZONING APPEALS

August 20, 2007

The Sellersburg Board of Zoning Appeals met on August 20, 2007 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.


David Willinger of 765 Forrest Drive South request variance from the required twenty foot rear setback to six feet to accommodate a new detached garage.


**CHARLES E. POPP** makes a motion to approve the variance with the restrictions that the building be one story tall, have vinyl siding, be no larger than twenty-four feet (24') by fourteen feet (14') and no driveway, seconded by Thomas L. Schuster. 4-aye, 0-nay, motion approved.

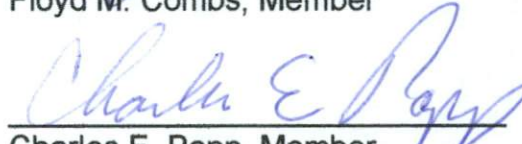
**FRANCIS A. CONROY** makes a motion to approve the minutes of the July 16, 2007 meeting as written, seconded by Charles E. Popp. 4-aye, 0-nay, motion approved.


**FRANCIS A. CONROY** makes a motion to adjourn the meeting, seconded by Charles E. Popp. 4-aye, 0-nay, motion approved and meeting adjourned at 6:19 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 17, 2007

1. Roll Call.
2. Request by Mr. James Heil of 724 S. Indiana Ave. for two setback variances. The first is a rear setback variance from 20 feet to 2 feet and the second is a side setback variance from 5 feet to 3 feet. He plans to construct a 16 feet by 20 feet shed.
3. Approve the minutes from the August 20, 2007 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



## SELLERSBURG BOARD OF ZONING APPEALS

September 17, 2007

The Sellersburg Board of Zoning Appeals met on September 17, 2007 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.

**JAMES HEIL**, 724 South Indiana Avenue requesting a rear set back variance from 20 feet to 8 feet and a side set back from 5 feet to 3; he plans to construct a 16 by 20 foot shed.

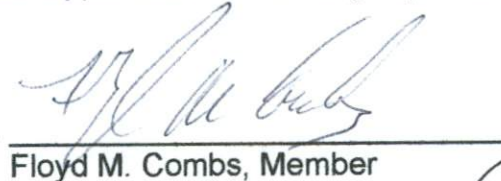
After discussion the Board advises Mr. Heil that the rear setback will be from 20 feet to 8 feet and the side setback will be 5 feet to 4 feet and he needs to reduce the size of the shed to 14 feet by 24 feet.

**FRANCIS A. CONROY** makes a motion to grant the three variances as recommended, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved.

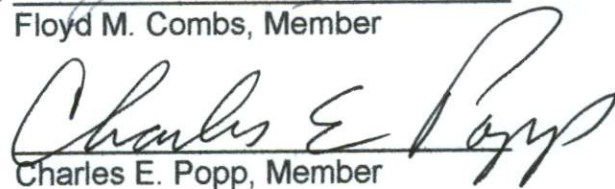
**THOMAS L. SCHUSTER** makes a motion to approve the minutes of the August 20, 2007 meeting as written, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved.

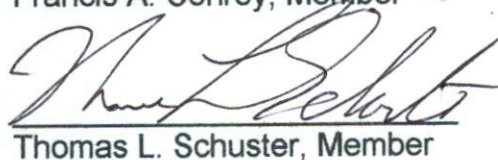
**CHARLES E. POPP** makes a motion to adjourn the meeting, seconded by Thomas L. Schuster. 5-aye, 0-nay, motion approved and meeting adjourned at 6:16 P.M.

  
Charles J. Ridenour, President

  
Floyd M. Combs, Member

  
Francis A. Conroy, Member

  
Charles E. Popp, Member

  
Thomas L. Schuster, Member

  
David L. Kinder, Secretary



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**SELLERSBURG ZONING APPEALS BOARD**

**AGENDA**

October 15, 2007

1. Roll Call.
2. Request by Mr. Melville Miller of 735 Nevada Drive to grant a variance from the required twenty foot rear setback to six feet to accommodate a utility shed.
3. Approve the minutes from the September 17, 2007 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



## SELLERSBURG BOARD OF ZONING APPEALS

October 15, 2007

The Sellersburg Board of Zoning Appeals met on October 15, 2007 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.

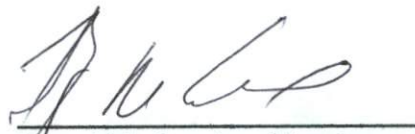
**MELVILLE MILLER**, 735 Nevada Drive requests a setback variance from 20 feet to 6 feet to accommodate a utility shed.

**FLOYD M. COMBS** makes a motion to approve the variance request, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved.

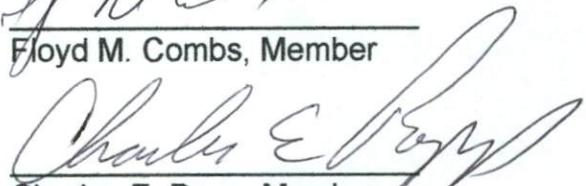
**FRANCIS A. CONROY** makes a motion to approve the minutes of the September 17, 2007 meeting as written, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved.

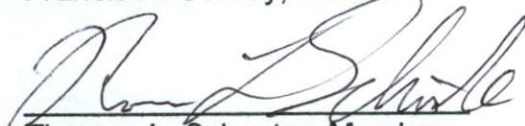
**FLOYD M. COMBS** makes a motion to adjourn the meeting, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved and meeting adjourned at 6:07 P.M.

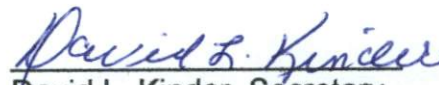
  
Charles J. Ridenour, President

  
Floyd M. Combs, Member

  
Francis A. Conroy, Member

  
Charles E. Popp, Member

  
Thomas L. Schuster, Member

  
David L. Kinder, Secretary



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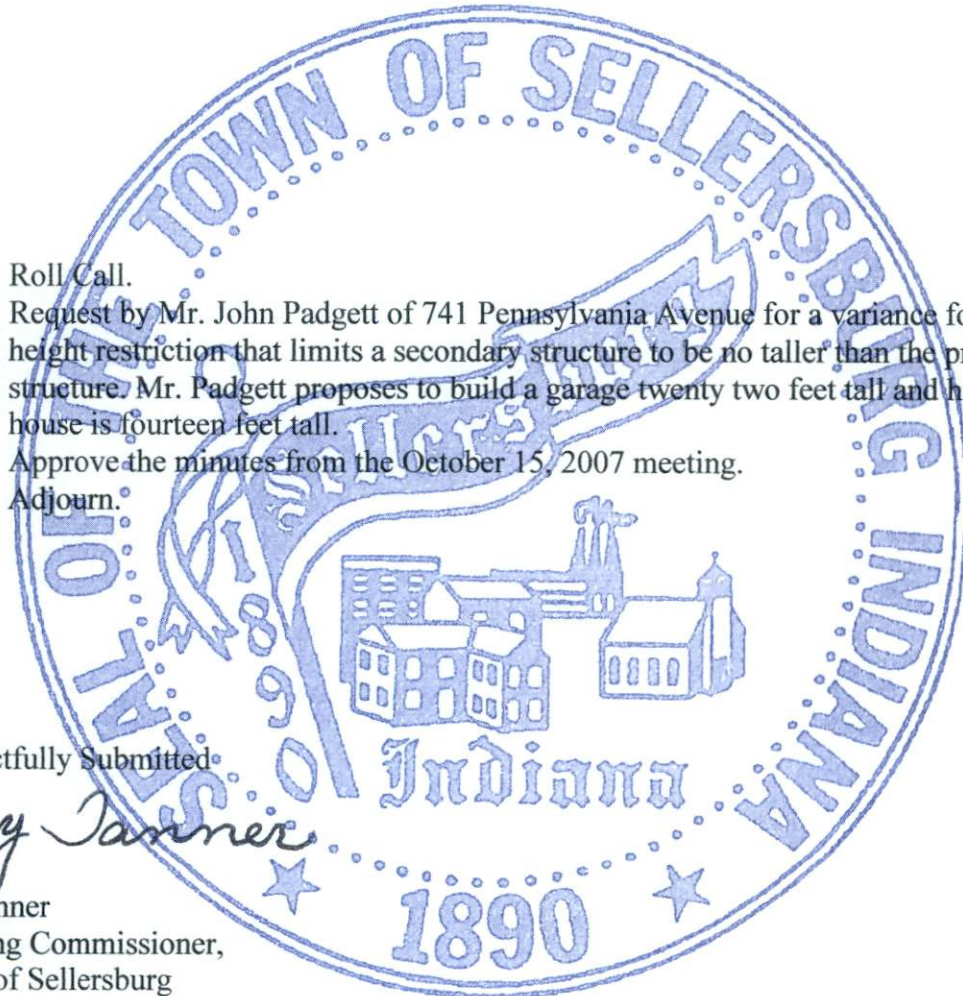
**SELLERSBURG BOARD OF ZONING APPEALS**  
AGENDA  
November 19, 2007

1. Roll Call.
2. Request by Mr. John Padgett of 741 Pennsylvania Avenue for a variance from the height restriction that limits a secondary structure to be no taller than the primary structure. Mr. Padgett proposes to build a garage twenty two feet tall and his house is fourteen feet tall.
3. Approve the minutes from the October 15, 2007 meeting.
4. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



## SELLERSBURG BOARD OF ZONING APPEALS

November 19, 2007

The Sellersburg Board of Zoning Appeals met on November 19, 2007 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, Public Works Director Kenneth J. Alexander and Secretary David L. Kinder.

Building Commissioner Jonas "Jay" Tanner was absent.

**JOHN PADGETT**, 741 Pennsylvania request height variance for proposed garage that will be twenty-two (22) feet tall and his home is fourteen (14) feet tall.


**FRANCIS A. CONROY**, makes a motion to approve the variance but reduce the total height by one foot at the peak, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved.

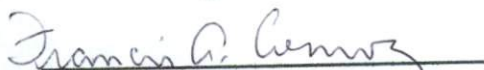
Added to the approval of the variance is the clause that this is not to be a commercial building.

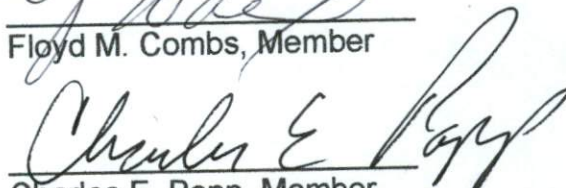
**CHARLES E. POPP** makes a motion to approve the minutes of the October 15, 2007 meeting, as written, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved.


**FRANCIS A. CONROY** makes a motion to adjourn the meeting, seconded by Thomas L. Schuster. 5-aye, 0-nay, motion approved and meeting adjourned at 6:19 P.M.

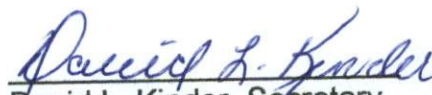
  
Charles J. Ridenour, President

  
Floyd M. Combs, Member

  
Francis A. Conroy, Member

  
Charles E. Popp, Member

  
Thomas L. Schuster, Member

  
David L. Kinder, Secretary



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## **SELLERSBURG BOARD OF ZONING APPEALS**

### **AGENDA**

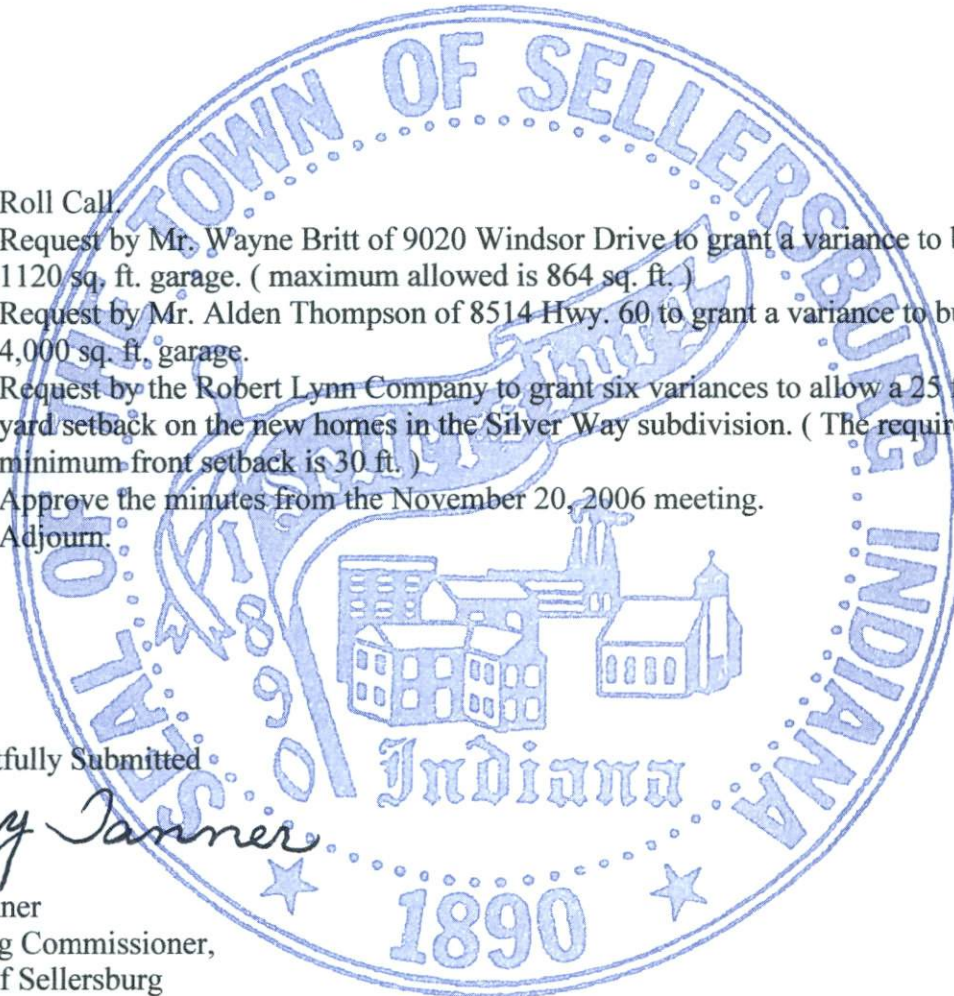
December 18, 2006

1. Roll Call.
2. Request by Mr. Wayne Britt of 9020 Windsor Drive to grant a variance to build a 1120 sq. ft. garage. ( maximum allowed is 864 sq. ft. )
3. Request by Mr. Alden Thompson of 8514 Hwy. 60 to grant a variance to build a 4,000 sq. ft. garage.
4. Request by the Robert Lynn Company to grant six variances to allow a 25 ft. front yard setback on the new homes in the Silver Way subdivision. ( The required minimum front setback is 30 ft. )
5. Approve the minutes from the November 20, 2006 meeting.
6. Adjourn.

Respectfully Submitted:

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg



*Town of Sellersburg*

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**SELLERSBURG ZONING APPEALS BOARD**

**AGENDA**

December 17, 2007

1. Roll Call.
2. Request by the Full Gospel Tabernacle of 714 E. Utica Street to grant a variance from the 20 ft. rear setback requirement to 5 ft. to accommodate a carport.
3. Request by Jack and Missy Slater of 208 Haas Ln. to grant a variance from the required 5 ft. side setback to 3 ft. 2 in. to accommodate a room addition.
4. Approve the minutes from the November 19, 2007 meeting.
5. Adjourn.

Respectfully Submitted

*Jay Tanner*

Jay Tanner  
Building Commissioner,  
Town of Sellersburg





## SELLERSBURG BOARD OF ZONING APPEALS

December 17, 2007

The Sellersburg Board of Zoning Appeals met on December 17, 2007 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.

**GEORGE ROMANS AND MIKE SWARTZ**, representing Full Gospel Tabernacle (Church) of 714 East Utica Street request a rear setback variance of two feet from 20 feet to 18 feet. The carport will be 21 feet by 12 feet and 9 foot height.

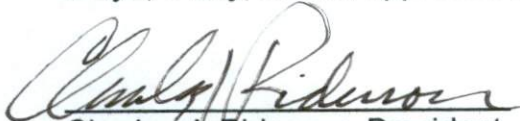
**FRANCIS A. CONROY** makes a motion to grant the 2 foot variance, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved.

**JACK AND MISSY SLATER** of 208 Haas Lane requests a variance from required 5 foot side setback to 3 feet 2 inches to accommodate a room addition.

**FLOYD M. COMBS** makes a motion a motion to approve the variance, seconded by Francis A. Conroy. 5-aye, 0-nay, motion approved.

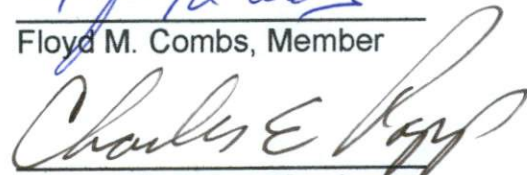
**FRANCIS A. CONROY** makes a motion to approve the minutes of the November 19, 2007 meeting, as written, seconded by Thomas L. Schuster. 5-aye, 0-nay motion approved.


**CHARLES E. POPP** makes a motion to adjourn, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved and meeting adjourned at 6:20 P.M

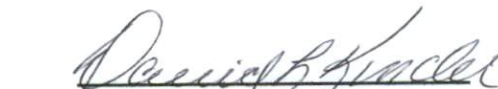
  
Charles J. Ridenour, President

  
Floyd M. Combs, Member

  
Francis A. Conroy, Member

  
Charles E. Popp, Member

  
Thomas L. Schuster, Member

  
David L. Kinder, Secretary