

## SELLERSBURG BOARD OF ZONING APPEALS

January 18, 2010

The minutes as written are not verbatim from the meeting.

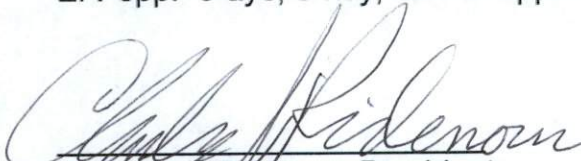
The Sellersburg Board of Zoning Appeals met on January 18, 2010 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

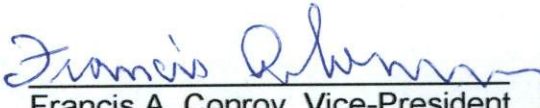
Present were President Charles J. Ridenour, Vice-President Francis A. Conroy, Member Floyd M. Combs, Member Randall W. Mobley, Member Charles E. Popp, Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

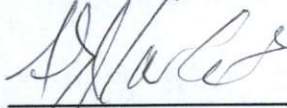
**CHARLES E. POPP** makes a motion to re-elect the present President and Vice-President for the year 2010, (Charles J. Ridenour, President and Francis A. Conroy, Vice-President), seconded by Randall W. Mobley. 5-aye, 0-nay, motion approved.


**FRANCIS A. CONROY** makes a motion to approve the minutes of the December 21, 2009 meeting as written, seconded by Randall W. Mobley. 5-aye, 0-nay, motion is approved.

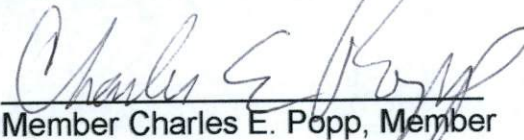
**Floyd M. Combs** makes a motion to adjourn the meeting, seconded by Charles E. Popp. 5-aye, 0-nay, motion approved and meeting adjourned at 6:01 P.M.

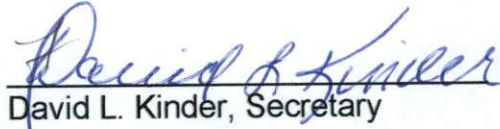
  
Charles J. Ridenour, President

  
Francis A. Conroy, Vice-President

  
Floyd M. Combs, Member

  
Randall W. Mobley, Member

  
Member Charles E. Popp, Member

  
David L. Kinder, Secretary

**SELLERSBURG BOARD OF ZONING APPEALS**  
**AGENDA**  
January 18, 2010

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the December 21, 2009 meeting.
4. Adjourn.

This revised agenda reflects the corrected date of the meeting.

Respectfully Submitted

A handwritten signature in black ink that reads "Jay Tanner". The signature is written in a cursive, flowing style.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

## SELLERSBURG BOARD OF ZONING APPEALS

February 15, 2010

The minutes as written are not verbatim from the meeting.

The Sellersburg Board of Zoning Appeals met on February 15, 2010 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, Vice-President Francis A. Conroy, Member Floyd M. Combs, Member Randall W. Mobley, Member Charles E. Popp, Kenneth J. Alexander present for Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

Jonas "Jay" Tanner, Building Commissioner was absent.

**JEFF PARRISH** requests four variances at 700 E. Utica Street. The first two requests are for two front setbacks, (corner lot) one of fifteen (15) feet and one of five (5) feet. The required front setback is twenty-five (25) foot. The third request is for a variance from the required side setback of five (5) feet to four (4). The fourth request is for a variance from the required six thousand (6000) square foot lot size to five thousand (5000) square feet.

Mr. Parrish plans to demolish the existing structure on the site and build a single story duplex. He advises that there will be a parking lot in the rear of the duplex with the cars being stacked (one vehicle behind the other) parking.

**MICHAEL BERRY, 115 Popp Avenue,** asks about drainage for the 700 East Utica Street property. He requests that the rear parking lot have some type of slope or curbing to prevent the flow of water from this property onto his property.

He further requests some type of landscaping or fence between his property and this property.

**DAN KUMMER, 116 East Utica** advises the Board that there are already too many apartments in Sellersburg.

**NANCY POINDEXTER, 622 East Utica** also advises that there are too many apartments in Sellersburg plus the fact that this will create extra parking problems in the area.

**Sellersburg Board of Zoning Appeals**  
**February 15, 2010**  
**Page 2 of 2 pages**


**RANDALL W. MOBLEY** makes a motion to approve the request with a wooden fence being installed between the parking lot at 700 East Utica Street and the property at 115 Popp Avenue and drainage from the parking lot is away from the property at 115 Popp Avenue, seconded by Charles E. Popp. 5-aye, 0-nay, motion is approved.


**FRANCIS A. CONROY** makes a motion to approve the minutes, as written, of the January 18, 2010 meeting, seconded by Randall W. Mobley. 4-aye, 1-nay, motion is approved.

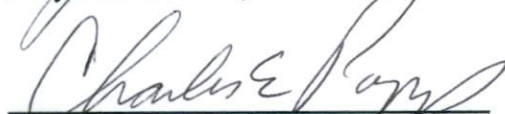
**CHARLES E. POPP** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:45 P.M.

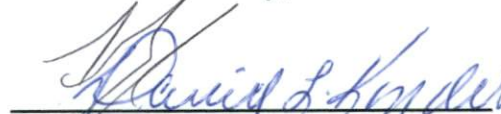
  
Charles J. Ridenour, President

  
Francis A. Conroy, Vice-President

  
Floyd M. Combs, Member

  
Randall W. Mobley, Member

  
Member Charles E. Popp, Member

  
David L. Kinder, Secretary

SENDER COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>Wanda Turk</i> <input type="checkbox"/> Agent  <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)  <i>Wanda Turk</i></p> <p>C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>WANDA S. TURK  413 OAK ST.  SELLERSBURG, IN 47172</p>	<p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number  (Transfer from service label)</p>	<p>7009 1410 0000 5607 8480</p>
PS Form 3811, February 2004	Domestic Return Receipt 102595-02-M-1540

SENDER COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> <i>Teressa Barber</i> <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery  2/8/10</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>BARTEL PROPERTIES  8506 Punta Lora  Pensacola, Florida 32514</p>	<p>3. Service Type  <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number  (Transfer from service label)</p>	<p>7009 2250 0002 7705 0088</p>
PS Form 3811, February 2004	Domestic Return Receipt 102595-02-M-1540

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<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery            2/4/10</p>
<p>1. Article Addressed to:</p> <p>DR. FEDERICO SALCEDO            433 N. INDIANA AV            Sellersburg, IN 47172</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type  <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number            (Transfer from service label)</p>	<p>7009 1410 0000 5607 8473</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

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<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery            Brad Walker</p>
<p>1. Article Addressed to:</p> <p>BRAD + LISA WALKER            5306 GREENLEAF RD            CHARLESTOWN, IN 47111</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type  <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number            (Transfer from service label)</p>	<p>7009 2250 0002 7705 0071</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

SEND <input type="checkbox"/> COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery Tim Boehm 2-4-10</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>TIMOTHY BOEHM 414 OAK ST. SELLERSBURG, IN 47172</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7009 1410 0000 5607 8497</p>
PS Form 3811, February 2004	Domestic Return Receipt 102595-02-M-1540

SEND <input type="checkbox"/> COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery Sandra Hensley 2.3</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>HENSLEY L.L.C. 485 N. INDIANA AV SELLERSBURG, IN 47172</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p>7009 2250 0002 7705 0101</p>
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<p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">BEVERLY STEWART 426 OAK ST. SELLEYSBURG, IN 47172</p>	<p>B. Received by (Printed Name)  <i>Beverly Stewart</i></p>	<p>C. Date of Delivery  <i>2/4/10</i></p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number          (Transfer from service label)</p>	<p>7009 1680 0002 1352 6400</p>	
	<p>3. Service Type  <input type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered        <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail      <input type="checkbox"/> C.O.D.</p>	
<p>4. Restricted Delivery? (Extra Fee)      <input type="checkbox"/> Yes</p>		
<p>PS Form 3811, February 2004      Domestic Return Receipt      102595-02-M-1540</p>		

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<p>1. Article Addressed to:</p> <p style="font-size: 1.2em;">Robert + Judy Daniel 480 N. INDIANA AV SELLEYSBURG, IN 47172</p>	<p>B. Received by (Printed Name)  <i>Robert Daniel</i></p>	<p>C. Date of Delivery</p>
	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number          (Transfer from service label)</p>	<p>7009 1410 0000 5607 8190</p>	
	<p>3. Service Type  <input type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered        <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail      <input type="checkbox"/> C.O.D.</p>	
<p>4. Restricted Delivery? (Extra Fee)      <input type="checkbox"/> Yes</p>		
<p>PS Form 3811, February 2004      Domestic Return Receipt      102595-02-M-1540</p>		



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<p>1. Article Addressed to:</p> <p><i>PREMIER CARPETS + MORE          c/o TOM SIMMONS          470 N. INDIANA AV          Sellersburg, IN 47172</i></p>	<p>B. Received by (Printed Name) <i>Donald Johnson</i> C. Date of Delivery <i>2.3.10</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <i>PH</i>          If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number          (Transfer from service label)</p>	<p>3. Service Type  <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7009 1680 0002 1352 6394</p> <p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

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<p>1. Article Addressed to:</p> <p><i>TERESA BARMAM          8506 Punta LORA          Pensacola, FLORIDA 32514</i></p>	<p>B. Received by (Printed Name) C. Date of Delivery <i>2/8/10</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes          If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number          (Transfer from service label)</p>	<p>3. Service Type  <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7009 1410 0000 5607 8503</p> <p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

**Proof of  
publication**

**NOTICE OF PUBLIC  
HEARING**

Notice by the Sellersburg Plan Commission  
Notice is hereby given that the Sellersburg Plan Commission will hold a Public Hearing on 2-15-10 at 6:00 in the Meeting Room of the Sellersburg Town Hall located at 316 East Utica Street, Sellersburg, Indiana to consider a petition by William H. Buetor, JR to allow the following: rezone property from residential to commercial B-1. On property commonly known as 475 N. Indiana Av and also described by the following: Parcel # 10-17-11-100-119,000-031 Alt # 17-00002-055-0 Legal Desc. GT 111; 4 421 AC 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, IN 47172. Written comments in support of or in opposition of the Petition may be filed with or mailed to the Sellersburg Building Commissioner prior to the Public Hearing at the above address, or filed with the Plan Commission Secretary at the Public Hearing at the above address, or filed with the Plan Commission Secretary at the Public Hearing. Hearings may be continued from time to time as may be necessary. Sellersburg Plan Commission.

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

**Melissa Tolnay 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 #( )  
time(s) to-wit: In issue of said The Evening News  
dated: February 5, 2010.**

**(X)** Melissa Tolnay

**STATE OF INDIANA  
COUNTY OF CLARK**

subscribed and sworn to before me this  
5<sup>TH</sup> day of February, 2010.

**(X)** Joann Galligan  
JOANN GALLIGAN

**Notary Public, Clark County, Indiana  
(My Commission Expires August 27, 2014.)**

**publication  
Fee \$ 43.02**

06523016



1130 Eastern Blvd, Suite A  
 Clarksville, IN 47129  
 Phone: 812-282-2440  
 812-282-4077

Invoice Number:

20836

Store Tax ID:

P.O. #:

**Order Description**  
 1- 18X24 INCH COROPLAST SIGNW/ STAKE FOR WILLIAM  
 BUETER 817-0567

Clerk: BJ

JAN 2010

Phone: Ext:  
 Fax:  
 Attn:

Order Date 1/29/2010  
 Order Time 1:46PM  
 Due Date 2/1/2010  
 Due Time 12:00 PM

Invoice Printed On: 1/29/2010 4:13PM

SIDES	Color	Quantity	Horizontal	Vertical					
CORO	1 WHITE	1.00	1.00	1.00	0.00	0.00	0.00	0.00	0.00
1- 18X24 INCH D/S COROPLAST SIGN BLACK ON WHITE CALL BILL TO APPROVE LAYOUT 817-0567					Discount	PRICE @	\$25.00	TOTAL	\$25.00

Salesperson: BILL JANES

Customer #: 6294

Notes/Ship to:

Date Picked Up: \_\_\_\_\_ Clerk: \_\_\_\_\_

Terms: C.O.D.

X \_\_\_\_\_  
 Customer Signature

Sub-Total	\$25.00
Finance Charges	\$0.00
Shipping	\$0.00
Total	\$26.75
Sales Tax	\$1.75
Deposits	\$26.75
Payments	
Balance	\$0.00

JAN 2010  
 Attn:

01-30-09

I, Thomas E. See, grant Jeff Parrish permission to go before the Town of Sellersburg Zoning Board and request changes be made to the property I own, commonly known as 700 E. Utica Street, Sellersburg, IN 47172.

Thomas E. See  
Thomas E. See

1/30/10  
Date

212 Listing Firm (Please Print) \_\_\_\_\_ Phone \_\_\_\_\_  
 213  
 214 Jeep Construction  
 215 Agent(s) (Please Print) \_\_\_\_\_ Phone \_\_\_\_\_  
 6 (If not a member of SIRA, submit a copy of License.)  
 217 Agent of:  Seller(s) -or-  Both Buyer(s) and Seller(s)

Selling Firm (Please Print) \_\_\_\_\_ Phone \_\_\_\_\_  
 Josh Gregory  
 Agent(s) (Please Print) \_\_\_\_\_ Phone \_\_\_\_\_  
 (If not a member of SIRA, submit a copy of License.)  
 Agent of:  Buyer(s) -or-  Both Buyer(s) and Seller(s)

218 Jeep Construction  
 219 Buyer's Signature

Buyer's Signature Jeff Parrish

220 Jeep Construction  
 221 Printed or Typed Name as to Appear on Documents

Jeff Parrish  
 Printed or Typed Name as to Appear on Documents

222 \_\_\_\_\_  
 223 Date \_\_\_\_\_ Time \_\_\_\_\_

**UNCONDITIONAL ACCEPTANCE BY SELLER**

225 Seller(s) ACCEPTS THE OFFER made by Buyer(s) as set forth above, without change or condition. Date \_\_\_\_\_ Time \_\_\_\_\_  a.m.  p.m.

226 \_\_\_\_\_  
 227 Seller's Signature

\_\_\_\_\_  
 Seller's Signature

**REJECTION OF OFFER**

229 Seller(s) REJECTS THIS OFFER. Date \_\_\_\_\_ Time \_\_\_\_\_  a.m.  p.m.

230 \_\_\_\_\_  
 231 Seller's Signature

\_\_\_\_\_  
 Seller's Signature

**CONDITIONAL ACCEPTANCE BY SELLER(S) (COUNTER OFFER)**

233 Seller(s) reserves the right to accept any other Offer prior to the Buyer's acceptance of this Counter Offer and actual receipt of such  
 234 acceptance by Seller(s) or Seller's Agent.

15 Date \_\_\_\_\_ Time \_\_\_\_\_  a.m.  p.m.

236 Seller(s) accepts the offer made by Buyer(s), subject, however, to the following PROVISIONS:  
 237 Scale Subject to Seller Correcting tax bill being incorrect  
 238 and not being obligated to pay taxes on incorrect assessment  
 239 Contract shall be null and void if said tax bill cannot be corrected.

**ALL OTHER TERMS REMAIN THE SAME**

241 This COUNTER OFFER EXPIRES: Date: 02-07-10 Time: 5:00  a.m.  p.m.

242 Thomas E. Lee  
 243 Seller's Signature

\_\_\_\_\_  
 Seller's Signature

**BUYER'S RESPONSE TO SELLER'S COUNTER OFFER**

245 Buyer(s):  Accepts and Agrees to OR  Rejects the provisions set forth in Seller's Counter Offer.

246 Date: JEEP CONSTRUCTION INC Time: \_\_\_\_\_  a.m.  p.m.  
Jeff Parrish President

247 \_\_\_\_\_  
 248 Buyer's Signature

\_\_\_\_\_  
 Buyer's Signature

**EARNEST MONEY**

250 Authorized Representative: \_\_\_\_\_ received \$ \_\_\_\_\_,  
 251 as earnest money on Date: \_\_\_\_\_ at Time: \_\_\_\_\_  a.m.  p.m.

160 SECTION 10. CLOSING DATE

161 The closing of this transaction shall occur on or before the 2nd day of April, 2010, unless otherwise  
162 agreed upon in writing between Buyer(s) and Seller(s). The closing shall be at a time agreeable to both Buyer(s) and Seller(s), which agreement shall  
163 not be unreasonably withheld. All conditions imposed by this Agreement shall be satisfied, or waived, at closing. The Closing Agent or lender may,  
164 as necessary, extend the closing date by no more than seven (7) days.

165 SECTION 11. POSSESSION, RENT, SECURITY DEPOSIT, INSURANCE, AND UTILITIES

166 Buyer(s) shall have complete possession of the entire premises on or before Closing. FAILURE by Seller(s) to surrender  
167 possession on this date shall not make the Seller(s) a tenant of the Buyer(s) but Seller(s) shall be obligated to pay Buyer(s)  
168 \$ 30.00 per day as liquidated damages for each day Seller(s) holds over. This provision shall not deprive Buyer(s) of any legal or  
169 equitable remedy available under the law. Seller's obligation shall survive closing. Seller(s) shall remove all debris and personal property not  
170 included in sale prior to Buyer's possession date.

171 RENTS: Any rent due from a tenant of Seller(s) on the Property shall be prorated to the date of closing. At closing, Seller(s) shall deliver to Buyer(s)  
172 any security/damage deposit being held for any such tenant.

173 UTILITIES: Seller(s) shall pay all charges for municipal services and public utility services through the day of possession.

174 SECTION 12. OTHER PROVISIONS:

175 \_\_\_\_\_  
176 (1) Buyer shall go before the Sellersburg board of zoning for their February meeting and make an  
177 appeal to make necessary changes to meet his plans for the subject property. If he is denied  
178 the offer shall be null and void and earnest money shall be returned to the buyer.  
179 \_\_\_\_\_  
180 \_\_\_\_\_  
181 \_\_\_\_\_

182 SECTION 13. ALTERNATIVE DISPUTE RESOLUTION (check one)

183 Buyer(s):  Does  Does not require binding arbitration. (If "Does" is checked, see attached required Addendum.)

184 SECTION 14. OFFER, ACCEPTANCE, AND DELIVERY

185 By executing and delivering this document, Buyer(s) is making an offer to Seller(s). This agreement shall bind, and inure to the benefit of, the  
186 parties and their heirs, personal and legal representatives, successors, and assignees, and shall be interpreted under the laws of the State of  
187 Indiana. Headings are for reference only and do not affect the provisions of this Agreement.

188 This Agreement contains all the agreements of the parties, all prior negotiations, understandings, and agreements having been merged herein.  
189 Amendments of this Agreement shall not be effective unless made in writing and signed by the parties.

190 A party making or accepting an offer or a counteroffer may do so by delivering a document signed by the parties or by delivering a carbon copy, a  
191 photocopy, facsimile, or other electronically transmitted copy of the signed document. If a copy is delivered, it must consist of the entire  
192 document. The person delivering a copy of a document (whether a party or a party's Agent) warrants and represents to the other party that, to the  
193 best of the person's knowledge, the document being delivered contains the signature of the parties whose document is delivered. The parties  
194 intend that electronically reproduced signatures constitute original signatures and are binding on the parties. The original document shall be  
195 promptly executed and/or delivered if requested.

196 Offer expires on (Date) February 2, 2010 at (Time) 5:00  a.m.  p.m. unless Seller(s) timely  
197 accepts it. Property shall remain available for sale prior to complete written agreement of the parties. Any counteroffer shall be in writing. A  
198 party accepting an offer or a counteroffer shall do so in writing delivered to the other party or such party's Agent at or before the time the offer or  
199 the counteroffer expires.

200 SECTION 15. INDEMNIFICATION

201 If any legal action is necessary either to enforce the terms of this Agreement or due to the condition of the Property, the substantially prevailing  
202 party shall be entitled to recover all costs, including, but not limited to, reasonable attorney fees.

203 SECTION 16. CONFIRMATION OF AGENCY RELATIONSHIP

204 WARNING: Both Listing and Selling Firm's information (below) must be completed by Selling Agent prior to signatures of the Buyer(s). In a Limited  
205 Agency transaction, completion of this section requires prior written disclosure of Limited Agency relationship. The following Agency relationship(s)  
206 is/are hereby confirmed for this transaction. CONFIDENTIALITY: Purchaser is advised of the possibility that seller(s) or seller(s)' representatives  
207 may not treat the existence, terms, or conditions of offers as confidential unless confidentiality is required by law, regulation, or by any  
208 confidentiality agreement between the parties.

209 SECTION 17. COMPANY SPECIFIC PROVISIONS

210 \_\_\_\_\_  
211 \_\_\_\_\_

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700 UTICA STREET

Address: SELLERSBURG, IN 47172

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PURCHASE AGREEMENT - Page 4 of 5

Buyer(s)

[Signature]  
Initials Initials

Date:

Seller(s)

[Signature]  
Initials Initials

Date:



50 SECTION 3. FLOOD DESIGNATION

51 (check one)

- 52  3.01 Buyer(s) requires that the Property not be located in an area that requires flood insurance or that is subject to building or use limitations  
 } by reason of such location in a flood plain. If the Property is so located, Buyer(s) may terminate this Agreement. Buyer shall pay for and  
 † be responsible for flood certification.  
 53  3.02 Buyer(s) may not terminate this Agreement if the Property is located in an area requiring flood insurance or subject to building  
 56 or use limitations by reason of such location in a flood plain. Buyer shall pay for and be responsible for flood certification.

57 SECTION 4. EVIDENCE OF TITLE

58 (check one)

- 59 4.01 Seller(s) shall provide merchantable title and pay \$ \_\_\_\_\_ toward the cost of such evidence as desired by Buyer(s).  
 60  Lender's Title Insurance  Owner's Title Insurance  Title Opinion  Abstract continued to date  Buyer's choice

61 Buyer(s) acknowledges that Owner's Title Insurance is strongly recommended and that without said insurance Buyer(s) may have no  
 62 protection against future loss from possible liens, demands for money, claims for possession of the Property, unreleased encumbrances  
 63 or future objections to title, or potential losses. BUYER(S) SHOULD CONSULT WITH TITLE PROVIDER AS TO WHAT WOULD BEST  
 64 SERVE THEIR NEEDS BASED ON AVAILABILITY, COVERAGES, AND COSTS ASSOCIATED WITH VARIOUS POLICIES. EVIDENCE OF  
 65 TITLE MAY NOT COVER ISSUES OF BOUNDARIES OR SURVEY.

- 66 4.02 Title to the Property shall not be considered unmarketable by reason of any of the following matters, and Buyer(s) shall accept title  
 67 subject to the:  
 68 (a) recorded building restrictions, restrictive covenants, conditions, and other use restrictions applicable to the Property;  
 69 (b) recorded or visible easements for public roads, utilities, or public purposes (easements), upon which existing improvements do  
 70 not encroach; of which there are no violations; PROVIDED, however, that at the time of closing: (1) there is no existing violation  
 71 of the Restrictions; (2) there is no provision of reversion, re-entry, or forfeiture of title by reason of violation of the Restrictions.  
 72 (c) documents for a mandatory membership association shall be delivered by the Seller(s) to Buyer(s) within \_\_\_\_\_ days after  
 73 acceptance of this Agreement. If the Buyer(s) does not make a written response to the documents within \_\_\_\_\_ days after  
 74 receipt, the documents shall be deemed acceptable. In the event the Buyer(s) does not accept the provisions in the documents  
 75 and the provisions cannot be waived, this Agreement may be terminated by the Buyer(s).  
 76 4.03 Seller(s) shall pay for and deliver Warranty Deed unless prohibited by law or unless otherwise specified in Sec. 12 "OTHER PROVISIONS."  
 77 If this transaction is not closed for failure to deliver specified title as of the time of closing, Buyer(s) may terminate this Agreement.

78 SECTION 5. CONDITION OF PROPERTY

9 5.01 Buyer(s) may have the Property inspected (must use Indiana Licensed Inspector), and Seller(s) agrees to make the Property available for  
 J0 such inspection. Time frames for all inspections commence upon acceptance of Purchase Agreement. Except as expressly provided  
 81 herein, the parties have not relied upon any statement or representation by any real estate Broker or Agent as to the nature or condition  
 82 of the Property, or any part thereof, nor do such Brokers or Agents, expressly or impliedly, warrant the Property, its construction,  
 83 condition, or material or any of the fixtures, appliances, or amenities. All inspections are deemed to have been chosen, ordered, and paid  
 84 by the Buyer(s). Except for a material misrepresentation made by an Agent, the PARTIES RELEASE each such Agent and Broker from  
 85 liability for any defect or deficiency now existing or later discovered relating to this Property. These provisions shall survive the closing.  
 86 (Buyer to select one, (a) or (b) below, and initial that selection.)

- 87  (a) \_\_\_\_\_ Buyer(s) has the right to inspection of the following (check all that apply):  
 88  home inspection within \_\_\_\_\_ days  mold & other biological contaminants within \_\_\_\_\_ days  
 89  pest inspection within \_\_\_\_\_ days  wells, cisterns, septic within \_\_\_\_\_ days  
 90  lead-based paint within ten (10) days  radon within \_\_\_\_\_ days  
 91  verification of square footage of improvements within \_\_\_\_\_ days. (if incorrect by more than 10%, Buyer(s) may cancel Agreement)  
 92  other (specify) \_\_\_\_\_ within \_\_\_\_\_ days

93 Major Defect ("Defect") means a condition that would have a significant adverse effect on the value of the property, that would  
 94 significantly impair the health or safety of future occupants of the Property, or that if not repaired, removed, or replaced would  
 95 significantly shorten or adversely affect the expected normal life of the Property. If an inspection report reveals a Defect in any of the  
 96 systems and items requested above, Buyer(s) shall give Seller(s) a copy of such report within three (3) days after having received it and  
 97 Buyer(s) shall identify in writing on the document signed by the Buyer(s), delivered to Seller(s), each Defect Buyer(s) wants cured. Within  
 98 seven (7) days after Seller(s) receives such copy of document, Seller(s) shall give written notice to Buyer(s) which Defects (all, some or  
 99 none to be stated in the notice) Seller(s) is willing to cure. Each Defect Seller(s) undertakes to cure shall be cured to the satisfaction of  
 100 Buyer's Independent Indiana Licensed Inspector, and before closing or other time agreed by both parties. Buyer(s) may waive Seller's  
 101 inability or unwillingness to cure any Defect Buyer(s) wants cured by giving Seller(s) written notice to that effect within three (3) days  
 102 after Seller(s) has given notice that repairs will not be made by Seller(s). If Buyer(s) so waives, the parties shall proceed to closing without  
 103 any obligation on Seller(s) to cure the Defects requested, and such waiver shall also operate as a release, which shall survive closing.

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700 UTICA STREET

Address: SELLERSBURG, IN 47172

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PURCHASE AGREEMENT - Page 2 of 5

Buyer(s)

Date:

Seller(s)

Date:



Handwritten initials and signature.





# PURCHASE AGREEMENT

Approved by and restricted to use by members of the Southern Indiana REALTORS® Association, Inc.  
THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.



1 To Seller(s)/Assignee(s) Thomas E. See, Dated (mm/dd/yyyy): \_\_\_\_\_ The undersigned  
2 Buyer(s) offer to purchase the real property commonly known as 700 UTICA STREET,  
3 in SELLERSBURG City, Clark County, Indiana ("the Property"), for the sum of  
4 (Purchase Price) Twelve Thousand (\$ 12,000.00 )  
5 payable in accordance with Section 1. Such real estate, including the improvements and fixtures described in MLS # - n/a -  
6 (see attached MLS Client Data Sheet) or more particularly described in **OTHER PROVISIONS**, is called the "Property". Except for terms under 1.03  
7 and 1.04, improvements and fixtures shall be fully paid and free of liens at time of closing. **TIME IS OF THE ESSENCE**. Time periods specified in this  
8 Agreement and any subsequent Addenda to the Purchase Agreement are calendar days and shall expire at 11:59 p.m. unless the parties agree in  
9 writing to a different date and/or time. The initial day of the event shall not be counted. This offer is made subject to the following provisions:

## 10 SECTION 1. MANNER OF PAYMENT OF PURCHASE PRICE

11 (check one)

- 12  1.01 Cash. The Purchase Price shall be paid in cash. Buyer(s) to provide verification of funds within 7 days after acceptance of this
- 13 Agreement.
- 14  1.02 Cash with New Mortgage. The Purchase Price shall be paid with the down payment of \_\_\_\_\_
- 15 (\$ \_\_\_\_\_) and the balance of the purchase price to be paid by:
- 16  Conventional  Insured Conventional  FHA  VA  (specify) \_\_\_\_\_ mortgage.
- 17 (a) Buyer(s) to make Loan Application within \_\_\_\_\_ days after acceptance of this Agreement and then proceed promptly and in
- 18 good faith to meet the lender's requirements for a Loan Approval.
- 19 (b) Buyer(s) to provide (or authorize Lender to provide) Listing Agent/Designee with a loan commitment letter within \_\_\_\_\_ days
- 20 after loan application. Letter shall include a list of required conditions to close. Buyer(s) authorizes lender to disclose to Listing
- 21 Agent/Designee progress of the Loan. All parties shall be notified in writing as soon as any changes of financing and/or lender occur.
- 22 Such changes shall not affect any other terms of this contract without a properly executed Amendment.
- 23 (c) Seller(s) agrees to pay Buyer's costs of financing to include closing costs, pre-pays, and/or points not to exceed \$ \_\_\_\_\_
- 24 Buyer(s) shall pay all other costs associated with obtaining the loan except Seller's costs required by law and Seller's appropriate
- 25 settlement expenses. Any compensation due to Broker under a Listing Contract signed by Seller(s), or Buyer Agency Agreement
- 26 signed by Buyer(s), shall be withheld and paid by the Closing Agent at closing, as provided by said Agreement or as provided herein.
- 27 (d) If the Purchase Price exceeds the amount of the appraisal, Buyer(s) may terminate this Agreement.
- 28 (e) If Buyer(s) is unable to obtain financing, this Agreement shall automatically terminate with signed, written proof from lender.
- 29 (f) Seller(s) and/or Agents may provide information to assist lender in processing loan.
- 30  1.03 Cash with Assumption of Existing Mortgage. (If checked, see attached required Addendum.)
- 31  1.04 Contract for Conditional Sales/Purchase Money Mortgage. (If checked, see attached required Addendum.)
- 32  1.05 First Right of Refusal. (If checked, see attached required Addendum.)

## 33 SECTION 2. REAL ESTATE TAXES, ASSESSMENTS, AND ASSOCIATION DUES

34 (check one)

- 35  2.01 (a) Buyer(s) shall assume and pay real estate taxes due and payable in  May or  November of year \_\_\_\_\_, and all
- 36 subsequent taxes. Seller(s) shall pay all prior real estate taxes at or before closing.
- 37  2.02 (b) The real estate taxes and all assessments shall be prorated. Seller(s) shall pay real estate taxes and assessments that are payable
- 38 during the year in which closing occurs, and taxes payable during the succeeding year as computed and prorated to the date of
- 39 closing. Buyer(s) shall assume and pay all subsequent taxes and assessments.
- 40  2.03 (c) Seller(s) will give Buyer(s) a credit of \$ \_\_\_\_\_ toward real estate taxes at closing.

41 **WARNING: The succeeding year tax bill for recently assessed improvements may greatly exceed the last tax bill available to the Closing**  
42 **Agent. Terms of this section shall be a full and final settlement of all tax obligations regarding the Property. If at the time of closing the tax**  
43 **bill for the Property for the succeeding year has not been issued, taxes payable by either party shall be computed based on the last tax bill**  
44 **available to the Closing Agent.**

45 Seller(s) shall pay any special assessments applicable to the Property previously made to benefit the Property. Seller(s) warrants that Seller(s) have  
46 no knowledge of any planned improvements that may result in a change of assessments and that no governmental or private agency has served  
47 notice requiring repairs, alterations, or corrections of any existing conditions. Improvements that are not completed as of the date above but that  
48 may result in a lien or charge, shall be paid by Buyer(s). Buyer(s) will assume and pay all special assessments after the date of closing.  
49 All Association fees to be prorated to date of closing.

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PURCHASE AGREEMENT - Page 1 of 5

700 UTICA STREET  
Address: SELLERSBURG, IN 47172

Buyer(s)



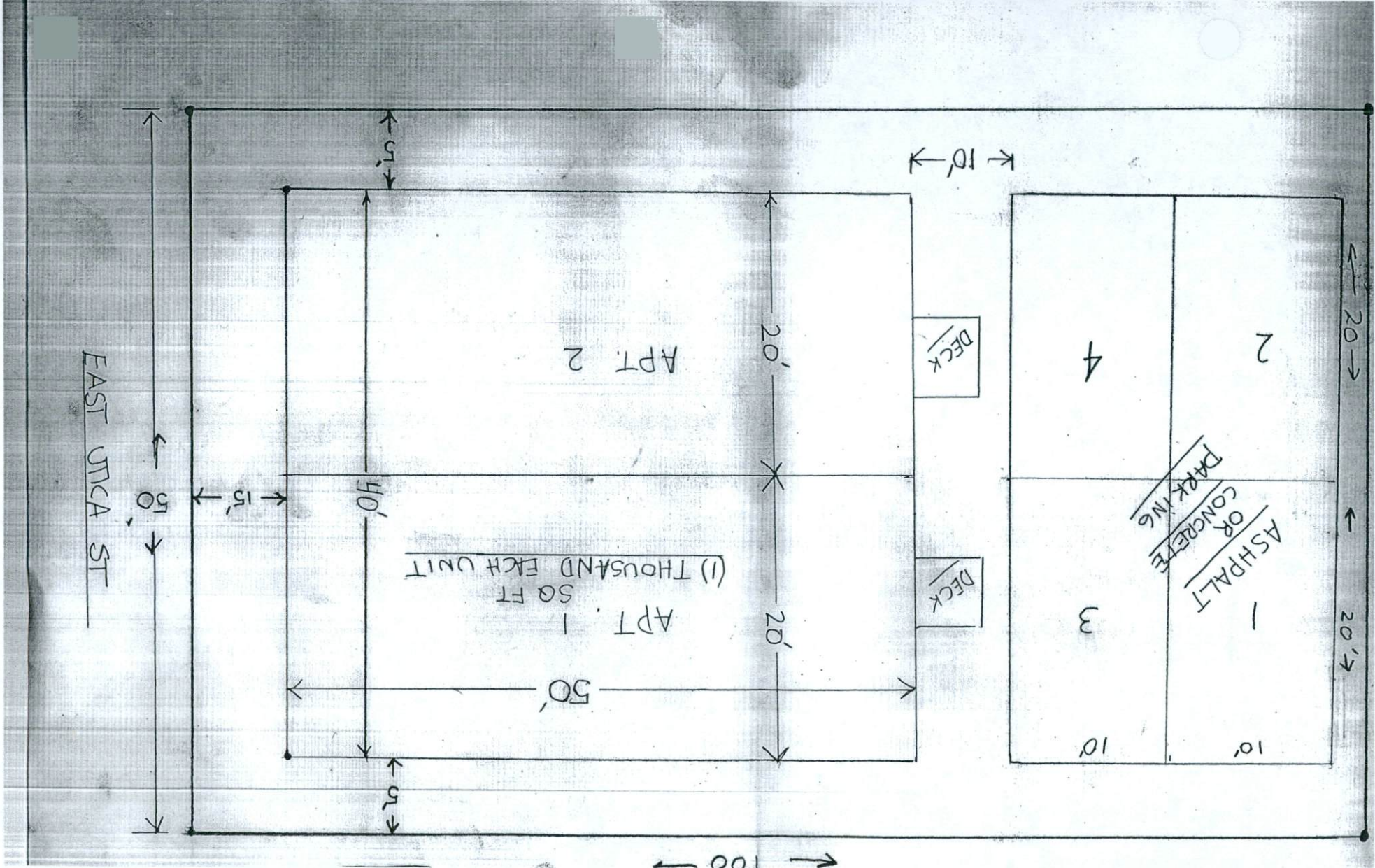
Initials Initials

Date: \_\_\_\_\_

Seller(s)

Initials Initials

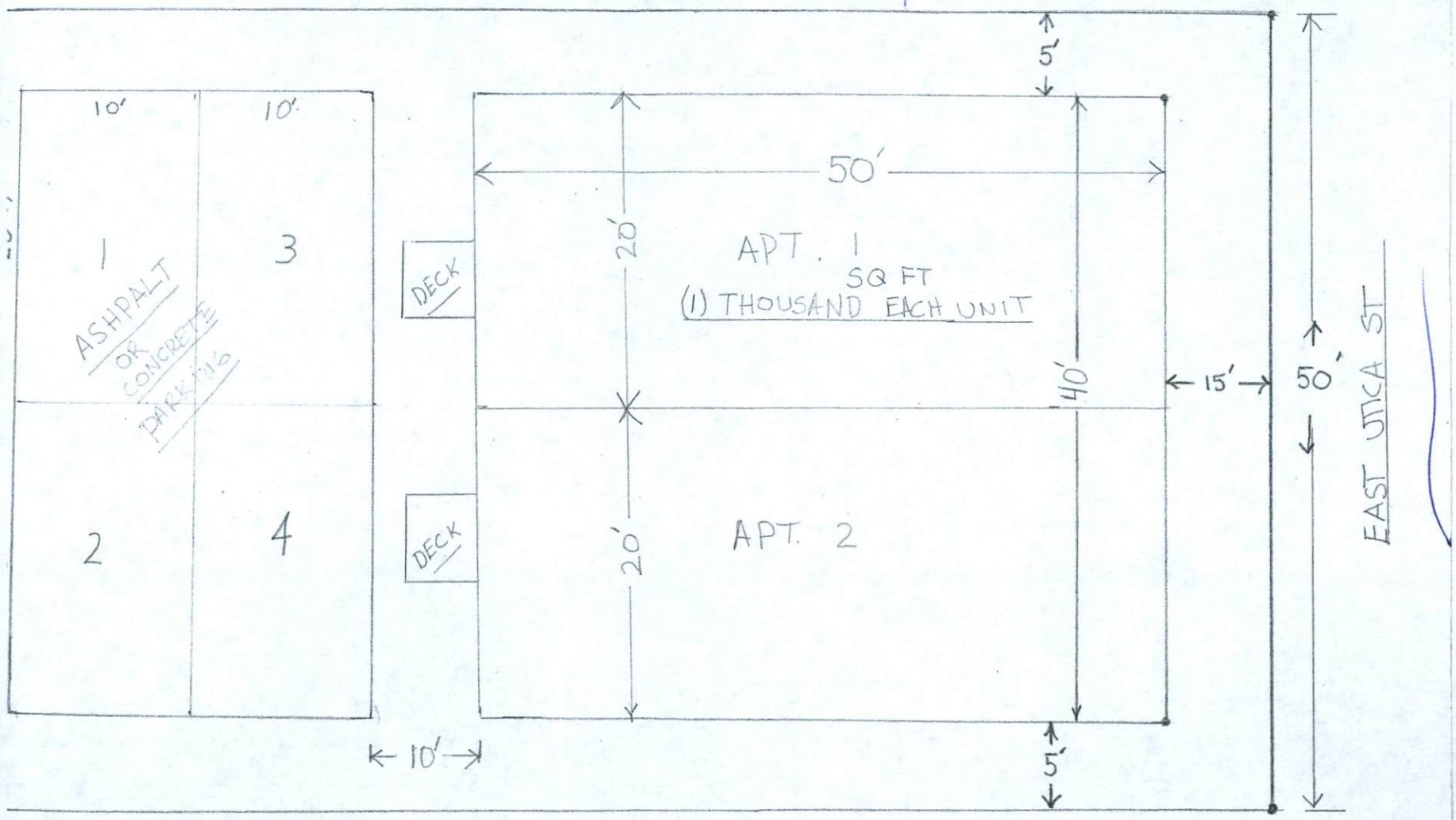
Date: \_\_\_\_\_

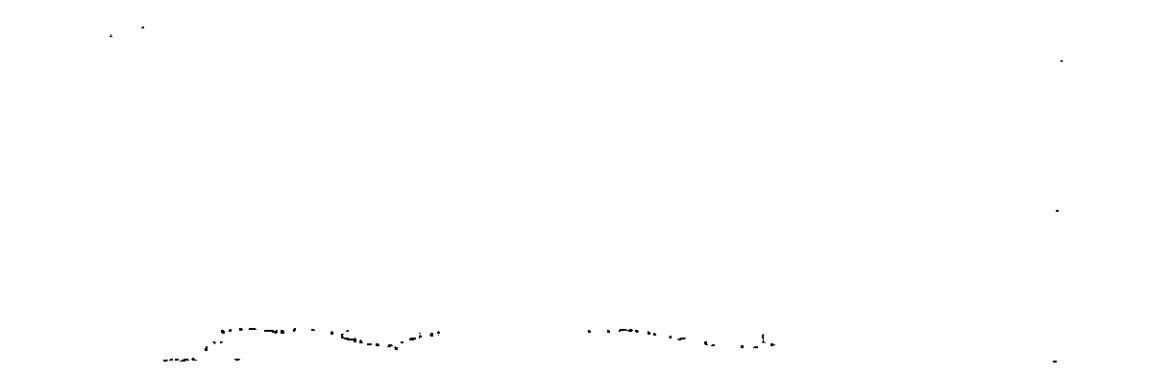


M.  
Bunny

αααα!

← 100 →





The first series shows a significant initial drop, followed by a period of relative stability with minor fluctuations. The second series shows a more gradual increase to a peak, followed by a steady decline.

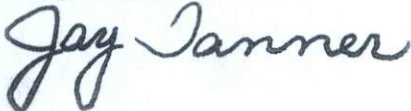
The overall trend for the first series is downward, while the second series shows a more complex pattern of growth followed by contraction.

The data points for the first series are approximately: (1, 90), (2, 40), (3, 50), (4, 45), (5, 55), (6, 40), (7, 45), (8, 40), (9, 45), (10, 40).

**SELLERSBURG BOARD OF ZONING APPEALS**  
AGENDA  
March 15, 2010

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the February 15, 2010 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner". The signature is written in black ink and is positioned above the printed name and title.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

## SELLERSBURG BOARD OF ZONING APPEALS

March 15, 2010

The minutes as written are not verbatim from the meeting.

The Sellersburg Board of Zoning Appeals met on March 15, 2010 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.

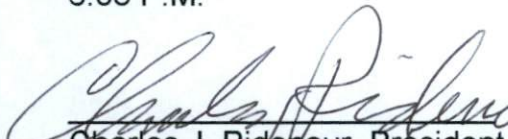
Present were President Charles J. Ridenour, Vice-President Francis A. Conroy, Member Floyd M. Combs, Member Randall W. Mobley, Member Charles E. Popp, Jonas "Jay" Tanner, Building Commissioner Building Commissioner and David L. Kinder, Secretary.

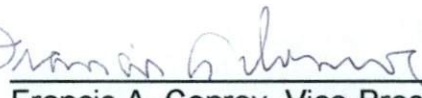
**FLOYD M. COMBS** makes a motion to approve the minutes of the February 15, 2010 meeting, as written, seconded by Francis A. Conroy. 5-aye, 0-nay, motion is approved.

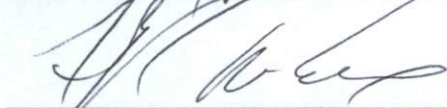
**FRANCIS M. CONROY** asks about the renewal of the permit for the car dealership on US 31.

"Jay" Tanner, building commissioner, will check on this and advise the Board.

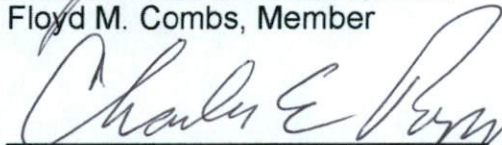
**CHARLES E. POPP** makes a motion to adjourn the meeting, seconded by Randall W. Mobley. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:03 P.M.

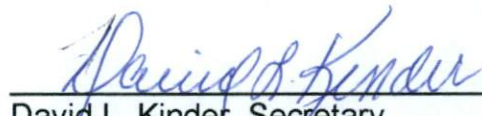
  
Charles J. Ridenour, President

  
Francis A. Conroy, Vice-President

  
Floyd M. Combs, Member

  
Randall W. Mobley, Member

  
Member Charles E. Popp, Member

  
David L. Kinder, Secretary

**SELLERSBURG BOARD OF ZONING APPEALS**

REVISED AGENDA

April 19, 2010

1. Roll Call.
2. A request by Kathy and Donnie Hunter of 353 Popp Avenue to allow a business sign to be posted in their yard.
3. Approve the minutes from the March 15, 2010 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner".

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

## SELLERSBURG BOARD OF ZONING APPEALS

April 19, 2010

The Sellersburg Board of Zoning Appeals met on April 19, 2010 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Vice-President Francis A. Conroy at 6:03 P.M.

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

**KATHY HUNTER** request to be allowed to put a business sign in their yard to advertise her Photograph and Graphics business. She advises there will be no business conducted at the residence only consultations. This will be a permanent sign.

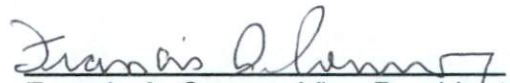
After discussion the Board opposes the request.

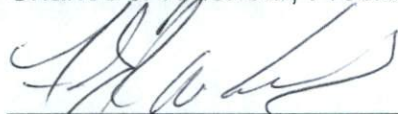
**FRANCIS A. CONROY** makes a motion to deny the request, seconded by Floyd M. Combs. 4-aye, 1-aye, motion approved.

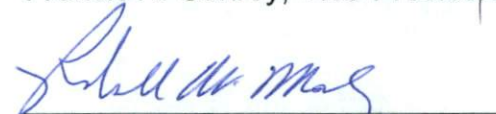
**FRANCIS A. CONROY** makes a motion to approve the minutes, as written, of the March 16, 2010 meeting, seconded by Floyd M. Combs. 5-aye, 0-nay, motion is approved.

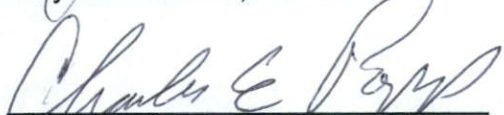
**FRANCIS A. CONROY** makes a motion to adjourn the meeting, seconded by Floyd M. Combs. 5-aye, 0-nay, motion approved and meeting adjourned at 6:16 P.M.

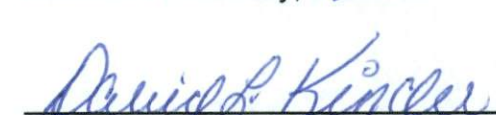
  
Charles J. Ridenour, President

  
Francis A. Conroy, Vice-President

  
Floyd M. Combs, Member

  
Randall W. Mobley, Member

  
Member Charles E. Popp, Member

  
David L. Kinder, Secretary





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City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

7009 2250 0002 7707 5791

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Postage	\$	0772	\$0.44
Certified Fee			\$2.80
Return Receipt Fee (Endorsement Required)			\$0.00
Restricted Delivery Fee (Endorsement Required)			\$0.00
Total Postage & Fees	\$		\$3.24



Sent To

Street, Apt. No., or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions

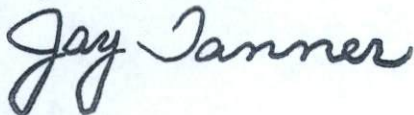
**SELLERSBURG ZONING APPEALS BOARD**

AGENDA

May 17, 2010

1. Roll Call.
2. A request by the Full Gospel Tabernacle at 714 E. Utica Street for a variance from the required 30' front setback to 18' to accommodate a building addition.
3. Approve the minutes from the April 19, 2010 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner".

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

## SELLERSBURG BOARD OF ZONING APPEALS

May 17, 2010

The Sellersburg Board of Zoning Appeals met on May 17, 2010 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Vice-President Francis A. Conroy at 6:03 P.M.

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

**FULL GOSPEL TABERNACLE CHURCH** at 714 East Utica Street requests a variance from the required 30 foot front setback to 10 foot set back to accommodate a building addition.

**MARK PANGBURN, Pangburn Engineering, Henryville, Indiana**, is making the request for the Church.

**CHARLES E. POPP** makes a motion to grant the request, seconded by Randall W. Mobley. 5-aye, 0-nay, motion is approved.

**FRANCIS A. CONROY** makes a motion to approve the minutes of the April 19, 2010 as written, seconded by Randall W. Mobley. 5-aye, 0-nay, motion is approved.

**RANDALL W. MOBLEY** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:10 P.M.

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

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

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

\_\_\_\_\_  
Francis A. Conroy, Vice-President

\_\_\_\_\_  
Randall W. Mobley, Member

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

**SELLERSBURG BOARD OF ZONING APPEALS**

**AGENDA**

June 21, 2010

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the May 17, 2010 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner". The signature is written in black ink and is positioned below the typed name.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

**SELLERSBURG BOARD OF ZONING APPEALS**

**June 21, 2010**

The Sellersburg Board of Zoning Appeals met on June 21, 2010 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Vice-President Francis A. Conroy at 6:00 P.M.

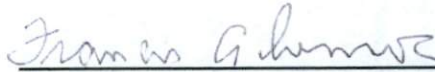
Present were Vice President Francis A. Conroy, Member Floyd M Combs, Member Charles E. Popp, Member Randall W. Mobley, Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

President Charles J. Ridenour was absent.


**RANDALL W. MOBLEY** makes a motion to approve the minutes of the May 17, 2010 meeting as written, seconded by Floyd M. Combs. 4-aye, 0-nay, motion is approved.

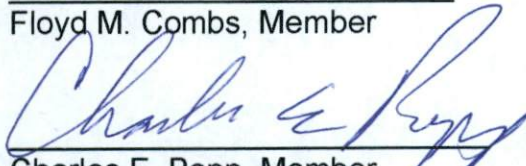
**CHARLES E. POPP** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 4-aye, 0-nay, motion is approved and meeting adjourned at 6:01 P.M.

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

  
\_\_\_\_\_  
Francis A. Conroy, Vice-President

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

  
\_\_\_\_\_  
Randall W. Mobley, Member

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

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

**SELLERSBURG BOARD OF ZONING APPEALS**  
AGENDA  
July 19, 2010

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the June 21, 2010 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner".

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

**SELLERSBURG BOARD OF ZONING APPEALS**

**July 19, 2010**

The Sellersburg Board of Zoning Appeals met on July 19, 2010 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Vice-President Francis A. Conroy at 6:00 P.M.

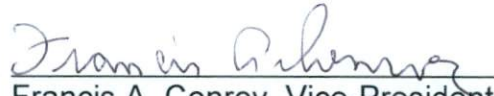
Present were Vice President Francis A. Conroy, Member Charles E. Popp, Member Randall W. Mobley, Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

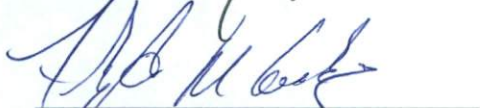
President Charles J. Ridenour and Member Floyd M. Combs were absent.

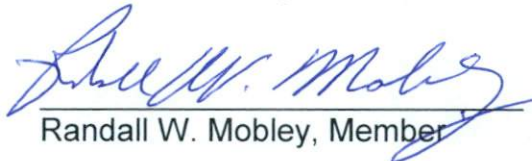
**CHARLES E. POPP** makes a motion to approve the minutes of the June 21, 2010 meeting, as written, seconded by Randall W. Mobley. 3-aye, 0-nay, motion is approved.

**RANDALL W. MOBLEY** makes a motion to adjourn the meeting, seconded by Charles E. Popp. 3-aye, 0-nay, motion is approved and meeting adjourned at 6:02 P.M.

  
Charles J. Ridenour, President

  
Francis A. Conroy, Vice-President

  
Floyd M. Combs, Member

  
Randall W. Mobley, Member

  
Charles E. Popp, Member

  
David L. Kinder, Secretary



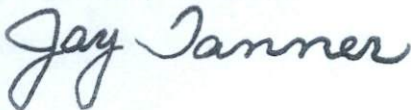
**SELLERSBURG ZONING APPEALS BOARD**

**REVISED AGENDA**

August 16, 2010

1. Roll Call.
2. Ms. Korrina Wilson of 752 S. Indiana Avenue requests a variance from the required thirty feet front setback to a ten feet setback to accommodate a privacy fence. The property is on the corner of S. Indiana Avenue and Linnwood Avenue, and therefore the front setback applies to the side yard as well as the front yard.
3. Mr. Dave Pickel of 502 Alden Road requests a variance from the required twenty feet rear setback to a ten feet setback to accommodate a proposed room addition.
4. Mr. George R. "Bobby" Wendell of 120 N. Indiana Avenue requests a variance from the required twenty feet side setback to a five feet side setback to accommodate a new building.
5. Approve the minutes from the July 19, 2010 meeting.
6. Adjourn.

Respectfully Submitted



Jay Tanner  
Building Commissioner,  
Town of Sellersburg

## SELLERSBURG BOARD OF ZONING APPEALS

August 16, 2010

The Sellersburg Board of Zoning Appeals met on August 16, 2010 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, Vice President Francis A. Conroy, Member Charles E. Popp, Member Randall W. Mobley, Member Floyd M. Combs, Jonas "Jay" Tanner, Building Commissioner and Michelle D. Eve, Secretary.

**Ms. Korrina Wilson** of 752 S. Indiana Avenue requests a variance from the required thirty foot front setback to a ten foot setback to accommodate a privacy fence.

**RANDALL W. MOBLEY** makes a motion to approve the variance request from the required thirty foot front setback to a ten foot setback to accommodate a privacy fence and the fence can go no farther than the rear of house, seconded by Francis A. Conroy. 5-aye, 0-nay, motion is approved.

**Mr. Dave Pickel** of 502 Alden Road requests a variance from the required twenty foot rear setback to a ten foot setback to accommodate a proposed room addition.

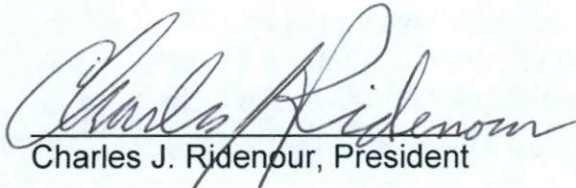
**FRANCIS A. CONROY** makes a motion to approve the requested variance for 502 Alden Road from the required twenty foot rear setback to a ten foot setback, seconded by Charles E. Popp. 5-aye, 0-nay, motion is approved.

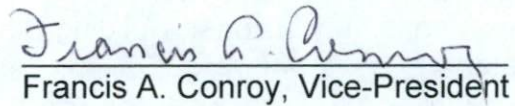
**Mr. Bobby Wendell** of 120 N. Indiana Avenue requests a variance from the required twenty foot side setback to a five foot side setback to accommodate a new building.

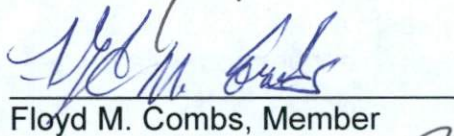
**CHARLES E. POPP** makes a motion to approve the variance from the required twenty foot side setback to a five foot side setback, seconded by Floyd M. Combs. 5-aye, 0-nay, motion is approved.

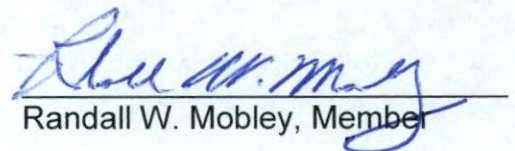
**FRANCIS A. CONROY** makes a motion to approve the minutes of the July 19, 2010 meeting, as written, seconded by Randall W. Mobley. 5-aye, 0-nay, motion is approved.

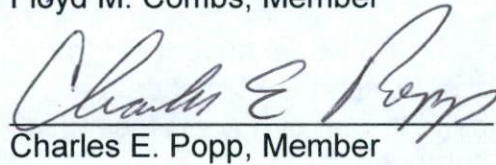
**FLOYD M. COMBS** makes a motion to adjourn the meeting, seconded by Charles E. Popp. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:35 P.M.

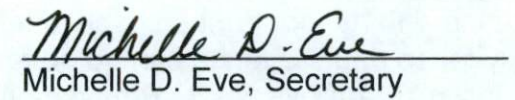
  
Charles J. Ridenour, President

  
Francis A. Conroy, Vice-President

  
Floyd M. Combs, Member

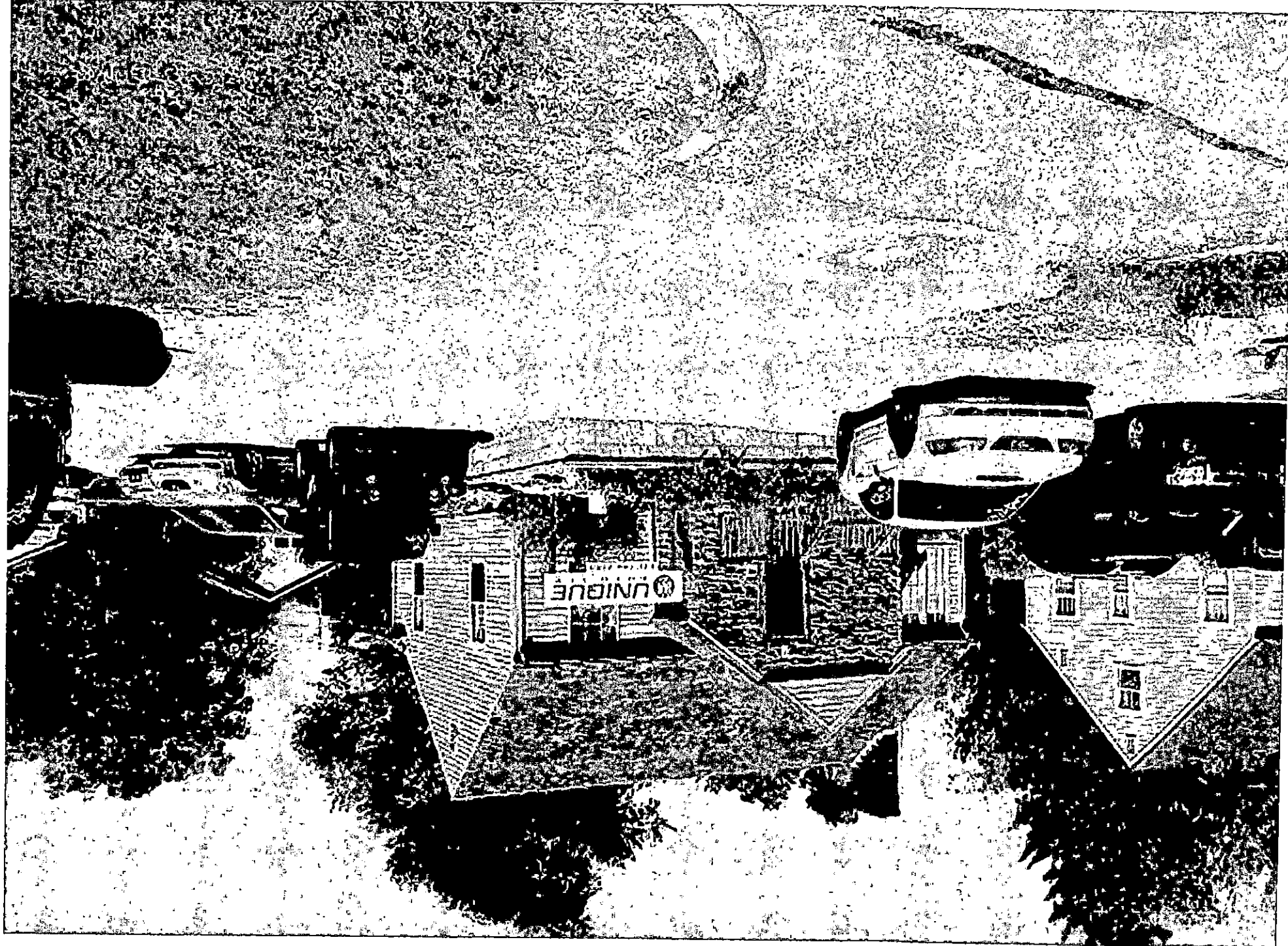
  
Randall W. Mobley, Member

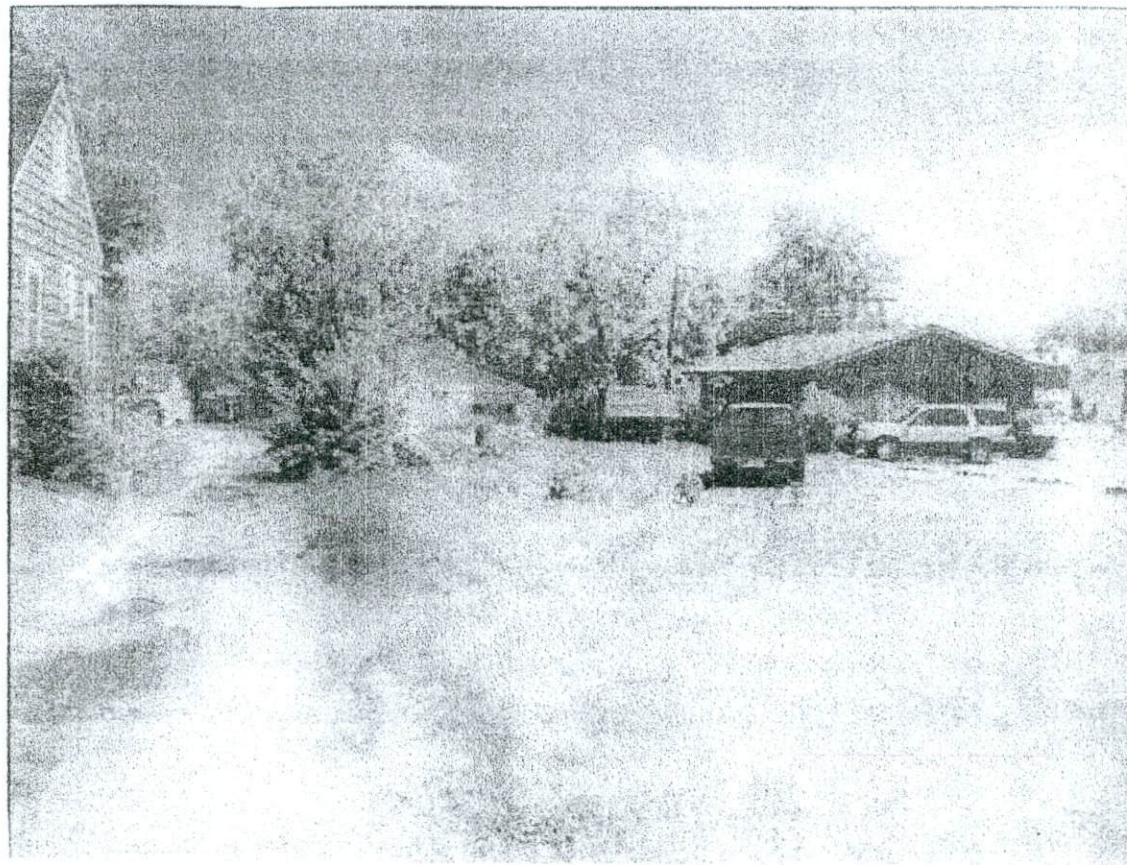
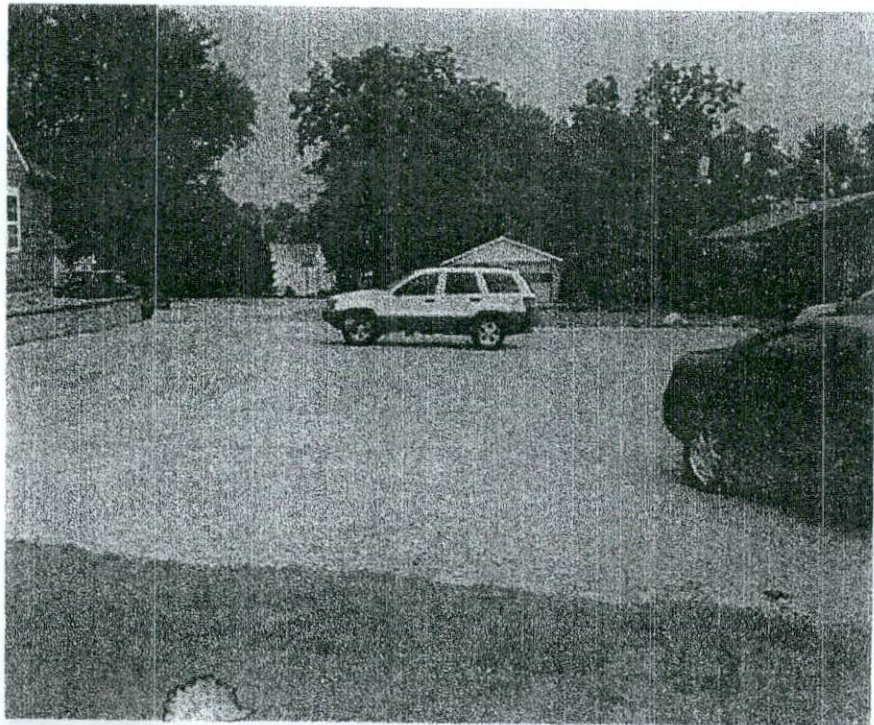
  
Charles E. Popp, Member

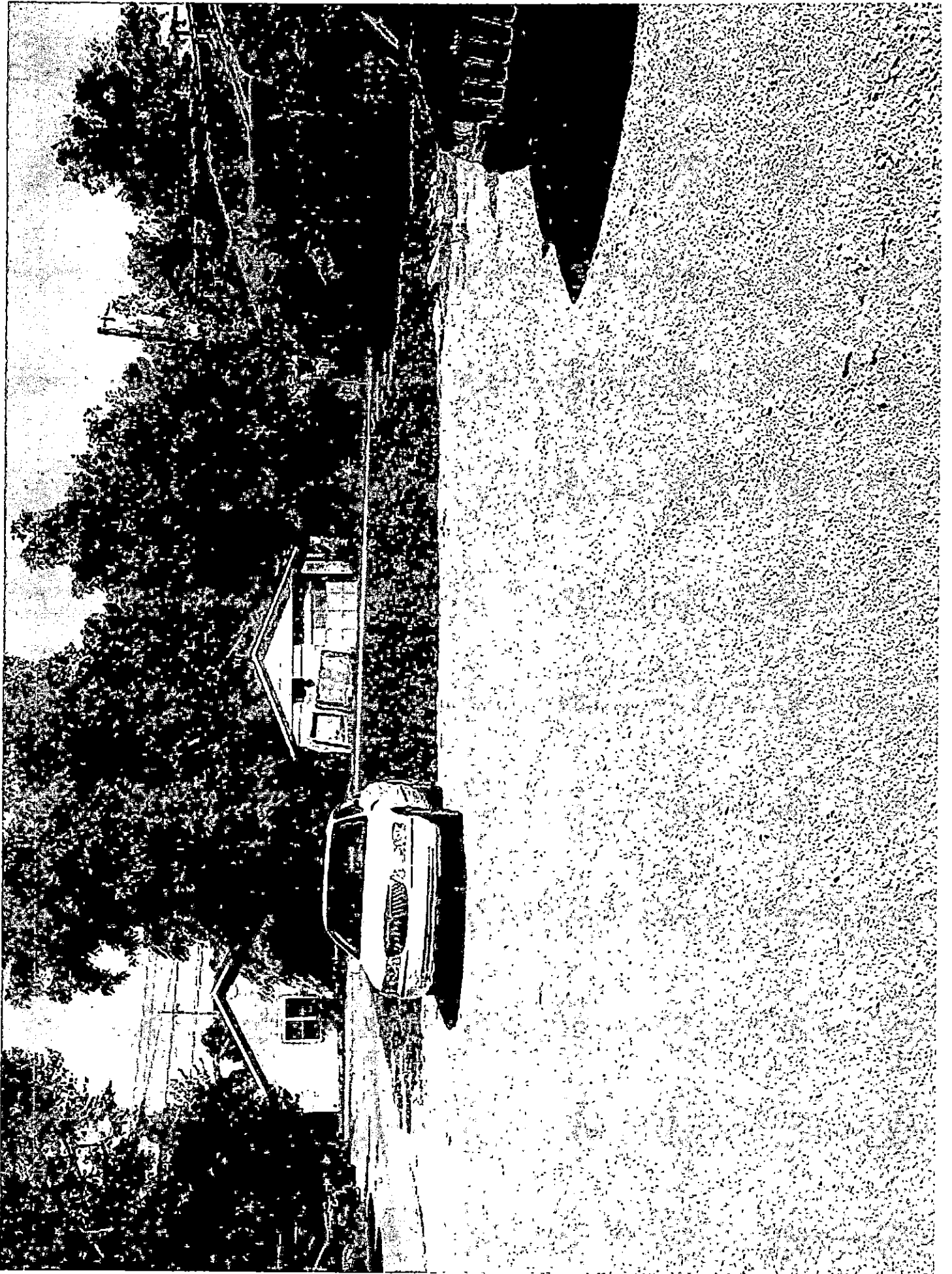
  
Michelle D. Eve, Secretary

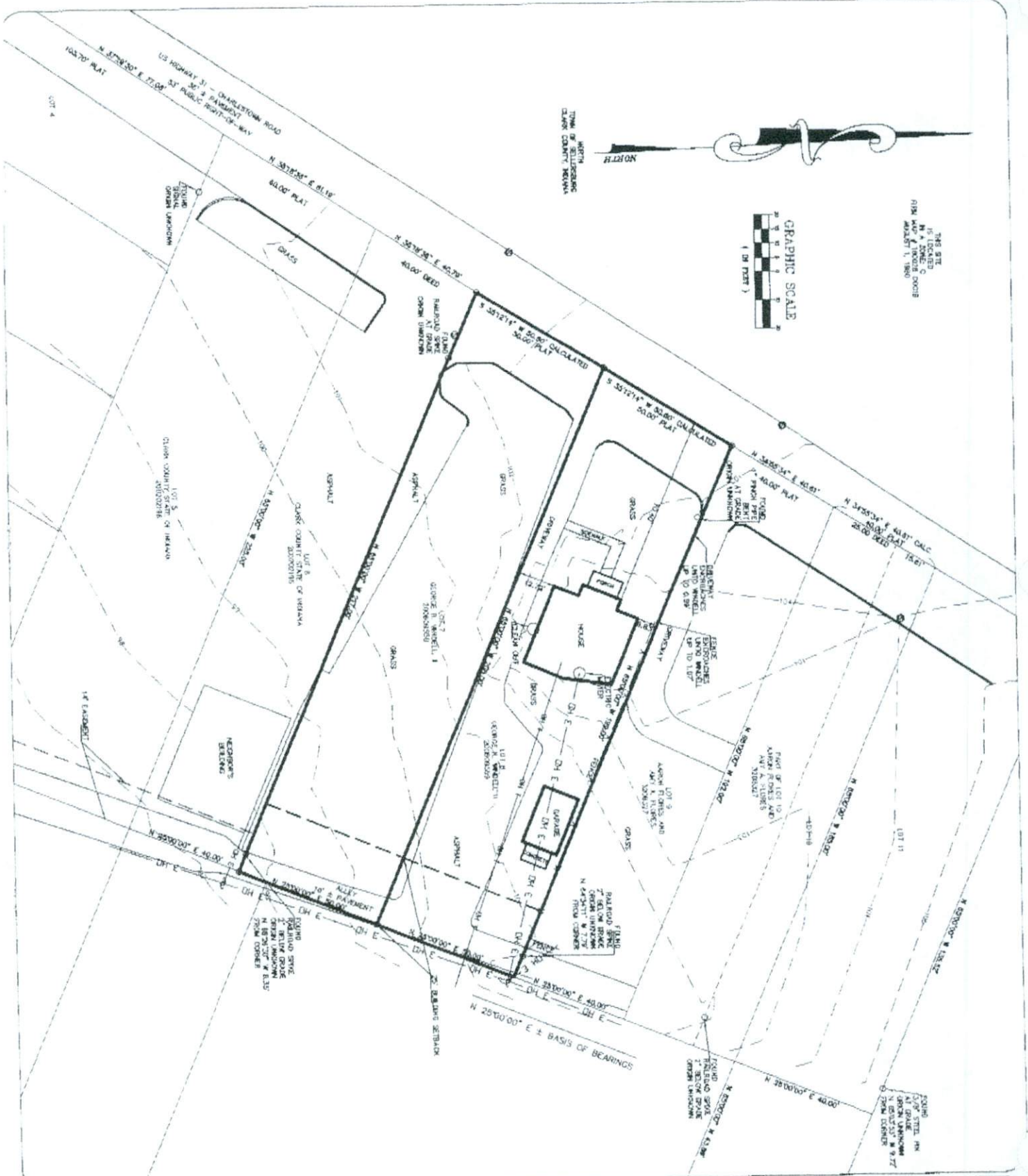
Attachments: Pictures, site survey and drawings for 120 N. Indiana Avenue

0100-71-8









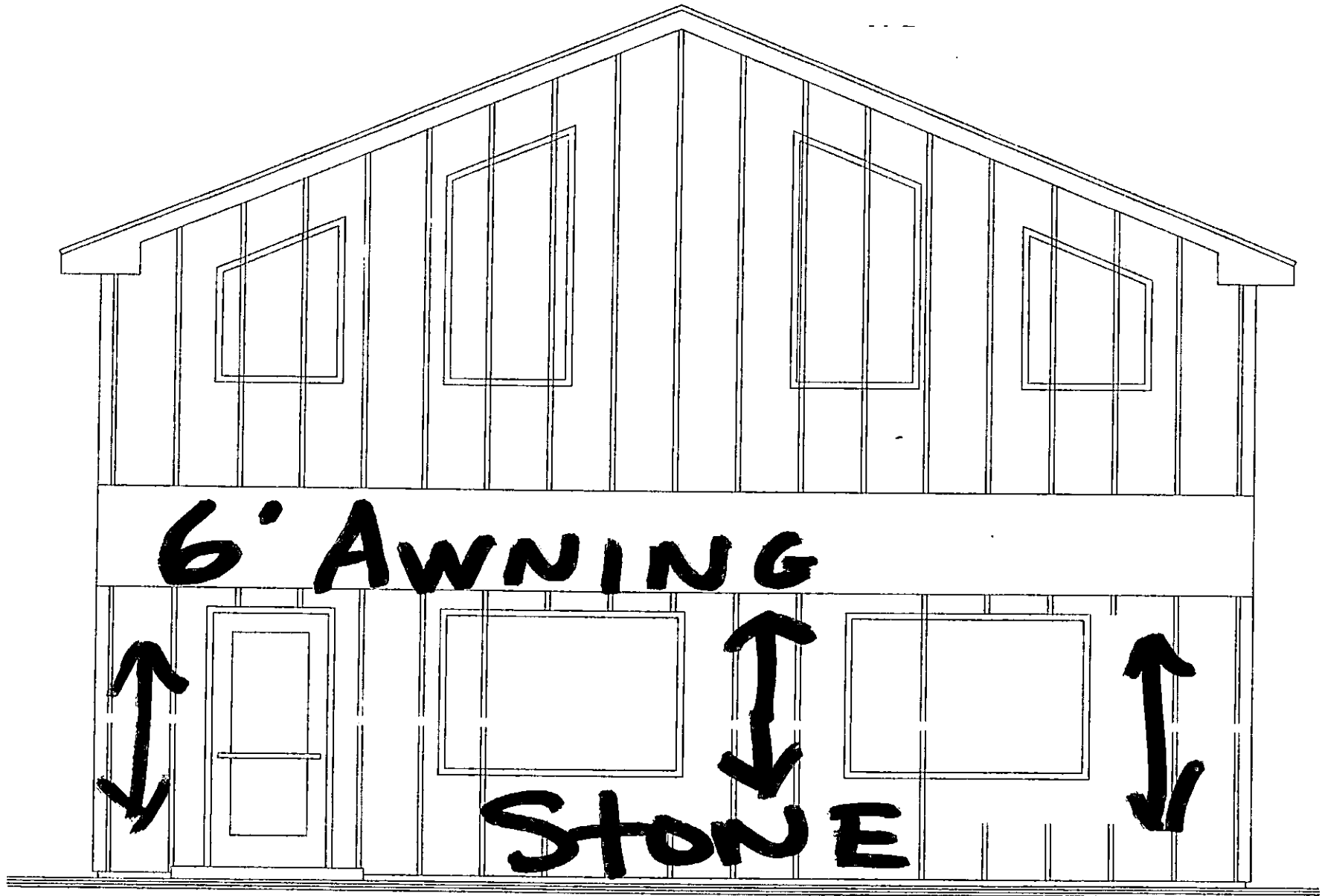
THIS SITE  
 IS LOCATED  
 IN A ZONE C  
 R1M AND F. UNDER CODES  
 W/0217, 1, 1960

1 of 1  
 SHEET NO.  
 DRAWN BY NEJ  
 CHECKED BY R.L.I.  
 SCALE 1"=20'  
 DATE 01/02/2007  
 REVISED  
 JOB NO. C12-190



SITE SURVEY FOR  
 GEORGE WINDELL - OWNER  
 SELLERSBURG, IN

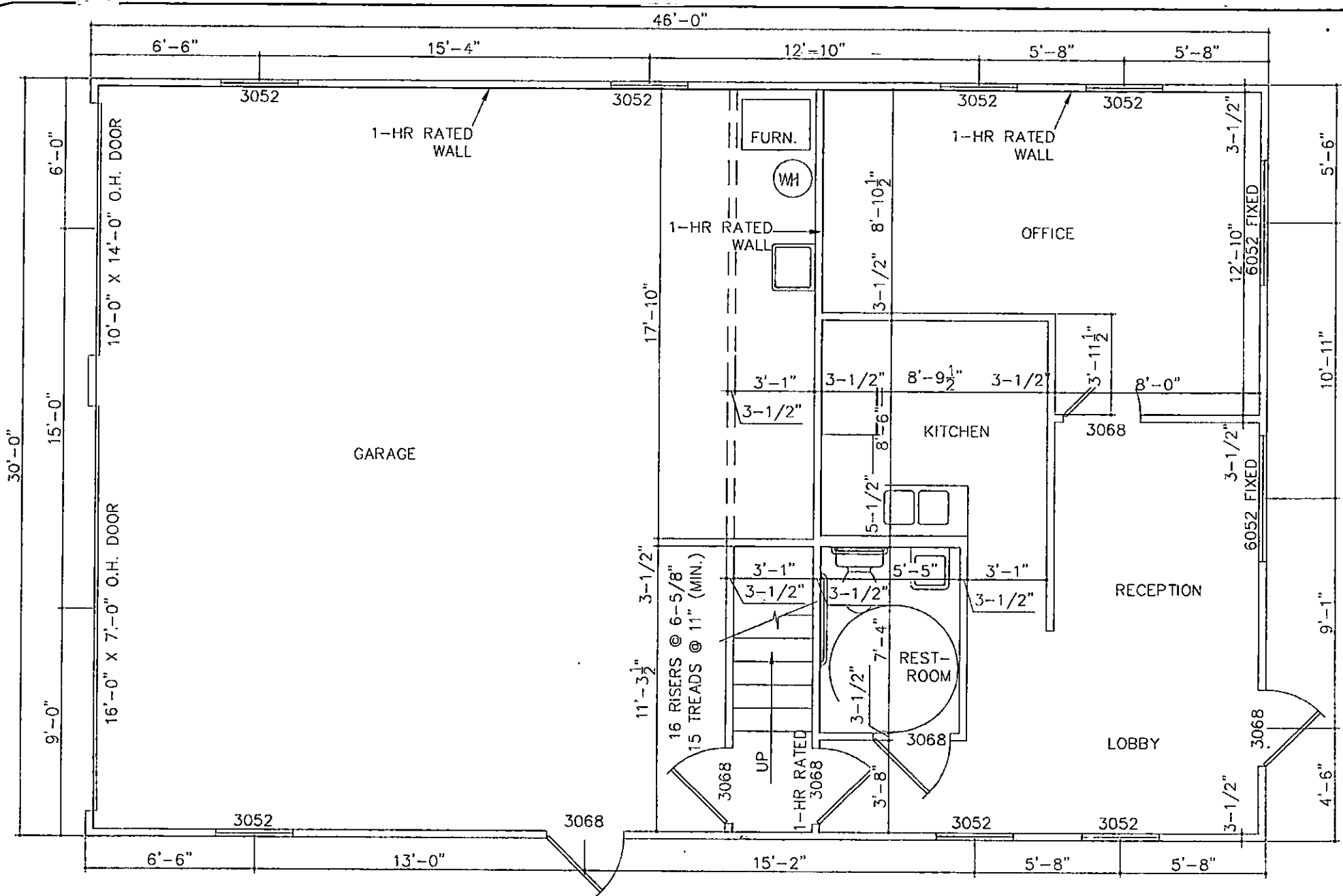
**BOB ISGRIGG & ASSOCIATES**  
 CIVIL ENGINEERS / LAND SURVEYORS  
 518 E. COURT AVENUE JEFFERSONVILLE, IN 47130  
 (812) 285-1011 Phone | (812) 285-1012 Fax  
 http://www.INkLandSurvey.com



FRONT ELEVATION

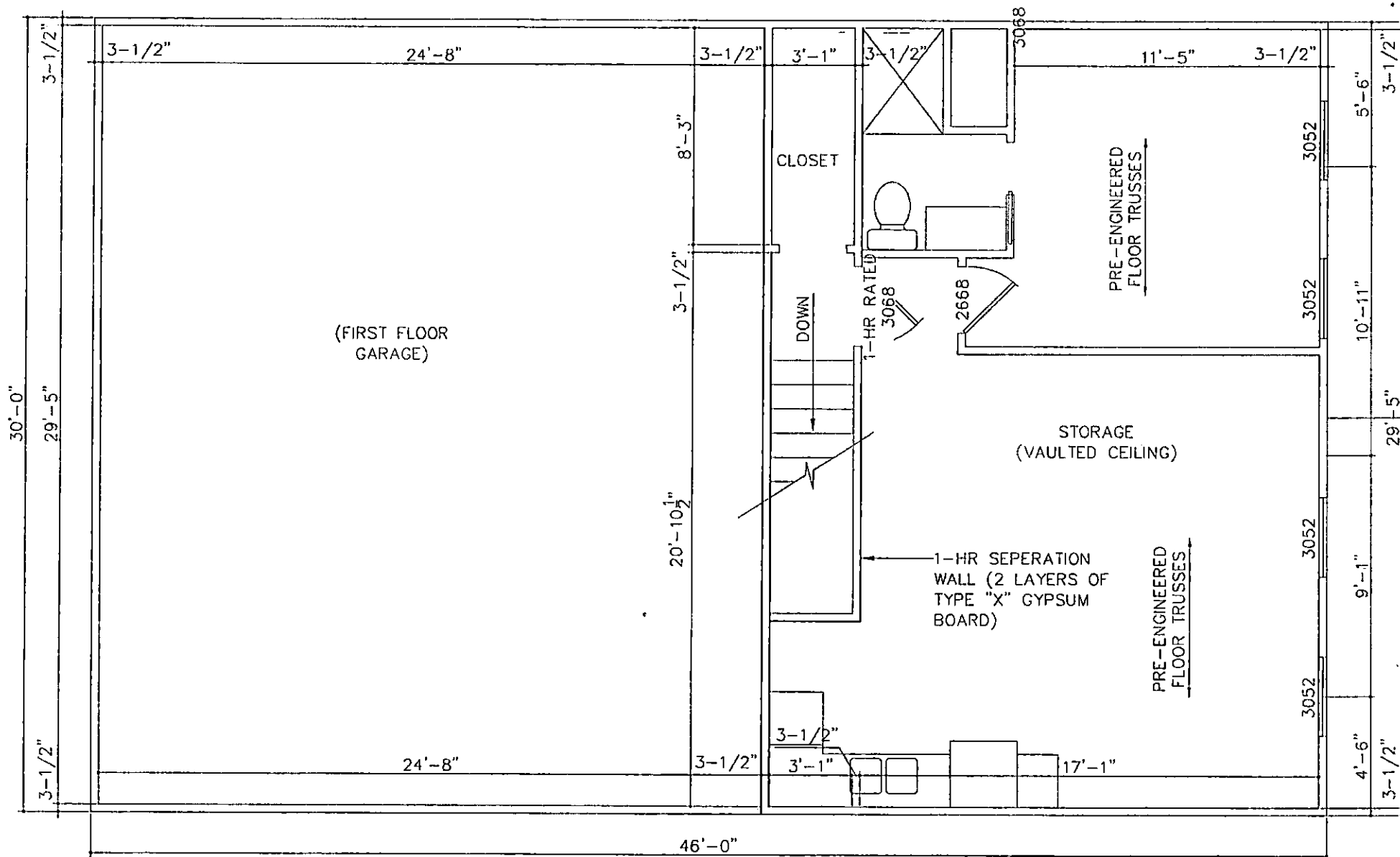
SCALE: 1/4" = 1'-0"





**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

Bob Isgrigg & Assoc.  
 518 E. Court Avenue  
 Jeffersonville, IN 47130  
 (812) 285-1011 phone  
 (812) 285-1012 fax

# Invoice

DATE	INVOICE #
12/18/2006	610631

BILL TO
George R. Windell 2107 Forestry Drive Henryville IN 47126

		TERMS	PROJECT
		Due upon receipt	
QUANTITY/HOURS	DESCRIPTION	RATE	AMOUNT
	ENGINEERING & SURVEYING SERVICES		
	RE: 124 Indiana Avenue Sellersburg, Indiana Clark County		
	Building Plans	2,000.00	2,000.00
	Surveying Services Topo	1,100.00	1,100.00
Thank you. We appreciate your business.		<b>Total</b>	\$3,100.00

Bob Isgrigg & Assoc.  
 518 E. Court Avenue  
 Jeffersonville, IN 47130  
 (812) 285-1011 phone  
 (812) 285-1012 fax

# Invoice

DATE	INVOICE #
11/20/2007	710628

BILL TO
George R. Windell 2107 Forestry Drive Henryville IN 47126

		TERMS	PROJECT
		Due upon receipt	
QUANTITY/HOURS	DESCRIPTION	RATE	AMOUNT
	ENGINEERING SERVICES		
	RE: 124 Indiana Avenue Sellersburg, Indiana Clark County		
	Site Design - JML	1,200.00	1,200.00
Thank you. We appreciate your business.		<b>Total</b>	\$1,200.00



# CONSTRUCTION DESIGN RELEASE

State Form 41191 (R9/5-98)

Report Printed on: February 13, 2007

Indiana Department of Homeland Security  
 DIVISION OF FIRE SAFETY / PLAN REVIEW  
 402 W. Washington St., Room E245  
 Indianapolis, IN 46204



Available At Your Local Licence Branch  
**SUPPORT HOOSIER SAFETY**

To: Owner / Architect / Engineer  
 bob Isgigg and Assoc  
 Robert L Isgrigg 16346  
 518 E Court Ave  
 Jeffersonville IN 47130

Fax & e-mail: 8122851012, isgrigg@aye.net

Project number		Release date
323221		02/13/07
Construction type	Occupancy classification	
V-A	B, R-3, S-1	
Scope of release		
ARCH ELEC FDN MECH PLUM STR		
Type of release		
Standard		
Project name		
Windell Building		
Street address		
124 Indiana Ave		
City	County	
SELLERSBURG	CLARK	

The plans, specifications and application submitted for the above referenced project have been reviewed for compliance with the applicable rules of the Fire Prevention and Building Safety Commission. The project is released for construction subject to, but not necessarily limited to, the conditions listed below. THIS IS NOT A BUILDING PERMIT. All required local permits and licenses must be obtained prior to beginning construction work. All construction work must be in full compliance with all applicable State rules. Any changes in the released plans and/or specifications must be filed with and released by this Office before any work is altered. This release may be suspended or revoked if it is determined to be issued in error, in violation of any rules of the Commission or if it is based on incorrect or insufficient information. This release shall expire by limitation, and become null and void, if the work authorized is not commenced within one (1) year from the above date.

**CONDITIONS:**

Note :(A1A & A1B): In accordance with the affidavit sworn under penalties of perjury in the application for construction design release the plans and specifications filed in conjunction with this project shall comply with all of the applicable rules and laws of Fire Prevention and Building Safety Commission. Providing false information constitutes an act of perjury, which is a Class D felony punishable by a prison term and a fine up to \$10,000.

In accordance with Section 19 of the General Administrative Rules (675 IAC 12-6-19) a complete set of plans and specifications that conform exactly to the design that was released by the office of the state building commissioner shall be maintained on the construction jobsite as well as a copy of the design release.

- 3B0602A The minimum type of construction permitted for this building is type V-A. Building elements shall be designed as specified in Chapters 5, 6, and Table 601, IBC (675 IAC 13-2.4).
- 3B0704A Exterior walls shall be fire-resistance rated as specified in Tables 601 and 602 in accordance with Section 704.5, IBC (675 IAC 13-2.4).
- 3B0704B Opening protection in exterior walls which are required to be of fire-resistive construction shall be in accordance with Section 704.8 and Table 714.2, IBC (675 IAC 13-2.4)
- 3B0907G Smoke detectors shall be provided and installed in Groups R-2, R-3, R-4, and I-1 in accordance with Section 907.2.10.1.2, IBC (675 IAC 13-2.4).
- 3B1606A Buildings shall be designed and constructed to sustain all dead load, live load and environmental loads in accordance with Sections 1606.1 and 1607.1, IBC (675 IAC 13-2.4).
- 3B1208B A 20-inch by 40-inch attic access opening shall be provided in accordance with Section 1208.2, IBC (675 IAC 13-2.4).
- 3B1114A The size and spacing of grab bars shall be in accordance with Section 4.26.2, Part 1, Chapter 11, IBC (675 IAC 13-2.4).
- 3M920A Suspended-type unit heaters shall be installed and supported in accordance with Section 920, IMC (675 IAC 18-1.4).
- 4G0623A Storage of some commodities at a height of six feet or more may be high-piled storage as defined in 675 IAC 22-2.3, Section 202. Improper use of this structure for high-piled storage will subject the project design release to revocation in accordance with 675 IAC 12-6-23.



**APPLICATION FOR CONSTRUCTION  
DESIGN RELEASE**  
 STANDARD /  PARTIAL  
**FOUNDATION REQUEST**

State Form 37318 (R13 / 8-99)  
 Approved by State Board Of Accounts 1999

Return to: INDIANA DEPARTMENT OF FIRE AND BUILDING SERVICES  
 PLAN REVIEW DIVISION  
 OFFICE OF THE STATE BUILDING COMMISSIONER  
 INDIANA GOVERNMENT CENTER SOUTH  
 402 W WASHINGTON ST RM E245  
 INDIANAPOLIS IN 46204-2739  
[www.ai.org/sema/osbc.html](http://www.ai.org/sema/osbc.html)

**PLEASE PRINT CLEARLY**

**PROJECT LOCATION (Must Be Complete and Accurate)**

Name of Project <b>WINDELL BUILDING</b>		Closest intersecting street or road <b>HIGH STREET</b>	
Address (site location, number and street) <b>124 INDIANA AVE.</b>		Suite or Floor	Direction FROM intersection TO project <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input checked="" type="checkbox"/> West
City <b>SELIERSBURG</b>	County <b>CLARK</b>	Is project within city limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is building State owned <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**OWNER'S CERTIFICATE (Must Be Executed)**

As owner of the project for which this application is being filed, I hereby certify:

- The description of use and information contained on this application are correct;
- The project will be constructed in accordance with the released documents and applicable rules of the Fire Prevention and Building Safety Commission;
- Any changes to the released documents will be filed with the Office of the State Building Commissioner.

Authorized signature <i>George R. Windell</i>		Name of owner or business <b>GEORGE R. WINDELL, II</b>	
Name (typed or printed) <b>GEORGE "BOBBY" WINDELL</b>		Address (number, street, PO Box if applicable) <b>2107 FORESTRY DR.</b>	
Title <b>OWNER</b>		City, State, Zip Code <b>HENRYVILLE, IN 47126</b>	
Telephone Number: <b>812-207-3554</b>	Fax Number:	E-Mail:	Facility use: <b>OFFICE</b>

I agree to take full responsibility for removing and replacing any construction found by plan examination or by inspection, to be in violation of the building codes. I further agree not to proceed with above grade construction until the complete building plans and specifications have been reviewed and released by the Indiana Department of Fire and Building Services.

**DESIGN PROFESSIONAL CERTIFICATE**

(Must Be Executed for all new buildings or additions exceeding 30,000 Gross Cubic feet or any alteration affecting Structural Safety)

As the design professional for the project for which this application and plans are being filed, I hereby certify:

- I am qualified and competent to design such buildings, structures, and systems;
- the plans filed in conjunction with this application were created by me and / or by persons under my immediate personal supervision and will comply with all applicable building laws and rules of the Commission;
- the project data contained on this application is correct and corresponds with the plans that are being filed in conjunction with this application;
- the design professional identified below or a designee will inspect the construction covered by this application at appropriate intervals to determine general compliance with the released documents and applicable rules of the Commission and will cause all noted deviations from released documents and code violations to be corrected or notify the owner and authorities having jurisdiction of all specific deviations and code violations; and
- I affirm under penalty of perjury that the representations contained herein are true and I further understand that providing false information constitutes an act of perjury, which is a Class D felony punishable by a prison term and a fine of up to \$10,000.

Responsibility is for the following systems:  Site  Foundation  Structural  Architectural  Mechanical

Plumbing  Electrical  Fire Suppression  All Above  Other (specify)

Signature <i>Robert L. Isgrigg</i>		Name of firm (if applicable) <b>BOB ISGRIGG &amp; ASSOC.</b>	
Name (typed or printed) <b>ROBERT L. ISGRIGG</b>		Address (number, street, PO Box if applicable) <b>518 E. COURT AVE.</b>	
Indiana Registration Number: <b>16340</b>		City, State, Zip Code <b>JEFFERSONVILLE, IN 47130</b>	
Telephone Number: <b>(812) 285-1011</b>	E-Mail: <b>isgrigg@ave.net</b>	Fax Number: <b>(812) 285-1012</b>	
Designated Inspecting Design Professional:		Indiana Registration Number:	Telephone Number:

STANDARD FILING FEE	PROCESSING	PARTIAL	FOUNDATION	INSPECTION	LATE FILING	TOTAL
<b>5.00</b>	<b>99.76</b>					<b>174.76</b>

**IF MULTIPLE DESIGN PROFESSIONALS ARE INVOLVED IN THE CERTIFICATION PROCESS, SUBMIT AN ADDITIONAL PAGE 1 WITH THE APPROPRIATE INFORMATION.**

## 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 PLAN COMMISSION

(A.K.A. Sellersburg Planning and Zoning Board)

January 15, 2007

The Sellersburg Planning and Zoning Commission met January 15, 2007 at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Thomas L. Schuster at 6:40 P.M.

Members present were, President Thomas L. Schuster, Vice President William K Voyles, Member Franklin T. Boggess, Member Michael J. Hostetler, Member James L. Hudgins, Member Louis R. Imhof, Jr., Member Michael N. Lockhart, Building Commissioner Jonas "Jay" Tanner and David L. Kinder, Secretary.

**Scott Thomas**, representing the Robert Lynn Company requests approval for the final plat of the new Silver Way subdivision.

Michael N. Lockhart makes a motion to approve the final plat for Silver Way subdivision, seconded by Louis R. Imhof, Jr. 7-aye, 0-nay, motion approved.

**George R. Windell** requests a permanent address to the lot adjacent to 124 North Indiana Avenue. He proposes the address be 120 North Indiana Avenue.

James L. Hudgins makes a motion to approve 120 North Indiana Avenue as the address for this lot, seconded by Louis R. Imhof, Jr. 7-aye, 0-nay, motion approved.

**Jonas "Jay" Tanner** requests a permanent address of 1907 for the lift-station on Angel Run in the Villas of Greenwood.

Louis R. Imhof, Jr. makes a motion to approve the address of 1907 Angel Run, seconded by Franklin T. Boggess. 7-aye, 0-nay, motion approved.

**Ron and Cynthia Hess** of 9220 Highway 60, reference rezoning property from Agriculture to General Business (B-3).

It was brought to the attention of the Plan Commission that no notice was posted for this meeting so Attorneys David Nachand and C. Greg Fifer agreed that this is a no meeting since requirements were not met.



**SELLERSBURG BOARD OF ZONING APPEALS**

**AGENDA**

September 20, 2010

1. Roll Call.
2. Ms. Rachel Dreyer of 506 Cherokee Drive, New Albany, In. requests a variance from the required twenty foot rear setback to seventeen feet at lot seventeen in the Adams Creek subdivision.
3. Ms. Sherri Hendrick of 2517 Coopers Lane, Sellersburg, In. requests a special exception to allow a bar with live entertainment at 624 S. Indiana Avenue (zoned B-3).
4. Approve the minutes from the August 16, 2010 meeting.
5. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner".

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

## SELLERSBURG BOARD OF ZONING APPEALS

September 20, 2010

The Sellersburg Board of Zoning Appeals met on September 20, 2010 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, Vice President Francis A. Conroy, Member Charles E. Popp, Member Randall W. Mobley, Member Floyd M. Combs, Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

First order of business is Rachel Dreyer, 506 Cherokee Drive, New Albany, Indiana requests a variance from the required twenty foot rear setback to seventeen feet at lot seventeen in the Adams Creek subdivision.

**MATT TOOLE, Renaissance Design Build, Inc,** represents Ms. Dreyer and presents application for the 17 foot setback along with Plot Plan.

**KEVIN STATON, developer of Adams Creek sub division,** agrees with the setback as long as the property meets all the sub division requirements.

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

**Ms. Sherri Hendrick** request for special exception will be considered at the next meeting as she did not meet the sign requirements on the property.



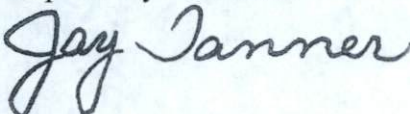
**SELLERSBURG ZONING APPEALS BOARD**

AGENDA

October 18, 2010

1. Roll Call.
2. Ms. Sherri Hendrick of 2517 Coopers Lane, Sellersburg, In. requests a special exception to allow a bar with live entertainmient at 624 S. Indiana Avenue (zoned B-3).
3. Approve the minutes from the September 20, 2010 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner". The signature is written in black ink and is positioned above the printed name and title.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

## SELLERSBURG BOARD OF ZONING APPEALS

October 18, 2010

The Sellersburg Board of Zoning Appeals met on October 18, 2010, 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, Vice President Francis A. Conroy, Member Charles E. Popp, Member Randall W. Mobley, Member Floyd M. Combs, Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

Ms. Sherri Hendrick was not present for request of special exception for live entertainment at 624 South Indiana Avenue.

After extensive discussion about signage and publication of the request for special exception **FRANCIS A. CONROY** makes a motion to have the Plan Commission investigate the request for special exception, seconded by Charles E. Popp. 5-aye, 0-nay motion is approved.

**FLOYD M. COMBS** makes a motion to approve the minutes of the September 20, 2010 meeting.

**FRANCIS A. CONROY** states there is an error in the minutes, that David L. Kinder, Secretary was present during the meeting and not Michelle D. Eve as written in the minutes.

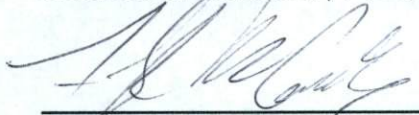
**FRANCIS A. CONROY** makes a motion to correct the minutes of the September 20, 2010 meeting, seconded by Randall W. Mobley. 5-aye, 0-nay motion is approved.

**Sellersburg Board of Zoning Appeals**  
**October 18, 2010**  
**Page 2 of 2 pages**

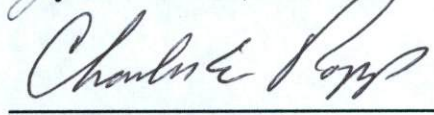
**FLOYD M. COMBS** makes a motion to approve the minutes of the September 20, 2010 meeting as corrected, seconded by Charles E. Popp. 5-aye, 0-nay motion is approved.

**FLOYD M. COMBS** makes a motion to adjourn the meeting, seconded by Francis A. Conroy. 5-aye, 0-nay motion is approved and meeting adjourned at 6:21 P.M.

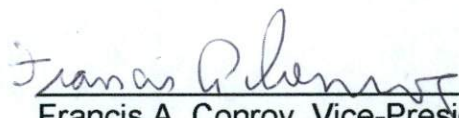
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Charles J. Ridenour, President



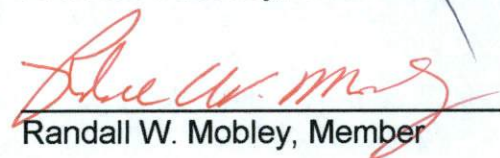
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Floyd M. Combs, Member



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Charles E. Popp, Member



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Francis A. Conroy, Vice-President



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Randall W. Mobley, Member



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David L. Kinder, Secretary

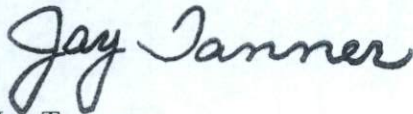
**SELLERSBURG BOARD OF ZONING APPEALS**

**AGENDA**

November 15, 2010

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the October 18, 2010 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in cursive script that reads "Jay Tanner". The signature is written in black ink and is positioned above the printed name and title.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

## SELLERSBURG BOARD OF ZONING APPEALS

November 15, 2010

The Sellersburg Board of Zoning Appeals met on November 15, 2010, at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by Vice-President Francis A. Conroy at 6:00 P.M.

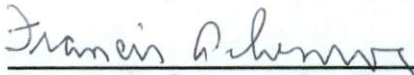
Present were Vice President Francis A. Conroy, Member Charles E. Popp, Member Randall W. Mobley, Member Floyd M. Combs, Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

President Charles J. Ridenour was absent.


**CHARLES E. POOPP** makes a motion to approve the minutes of the October 18, 2010 meeting as written, seconded by Randall W. Mobley. 4-aye, 0-nay, motion is approved.

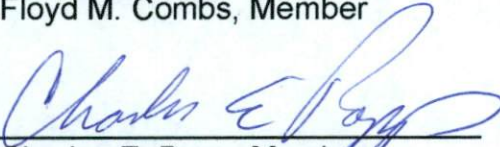
**FLOYD M. COMBS** makes a motion to adjourn the meeting, seconded by Randall W. Mobley. 4-aye, 0-nay motion is approved and meeting adjourned at 6:03 P.M.

ABSENT  
Charles J. Ridenour, President

  
Francis A. Conroy, Vice-President

Floyd M. Combs, Member

  
Randall W. Mobley, Member

  
Charles E. Popp, Member

  
David L. Kinder, Secretary



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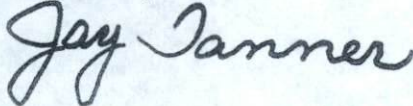
**SELLERSBURG BOARD OF ZONING APPEALS**

**AGENDA**

December 20, 2010

1. Roll Call.
2. There are no items for review this month.
3. Approve the minutes from the November 15, 2010 meeting.
4. Adjourn.

Respectfully Submitted

A handwritten signature in black ink that reads "Jay Tanner". The signature is written in a cursive, flowing style.

Jay Tanner  
Building Commissioner,  
Town of Sellersburg

# SELLERSBURG BOARD OF ZONING APPEALS

December 20, 2010

The minutes as written are not verbatim from the meeting.

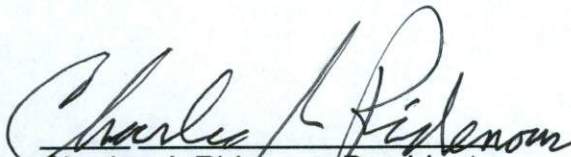
The Sellersburg Board of Zoning Appeals met on December 20, 2010, at the Sellersburg Town Hall, 316 East Utica Street. The meeting was called to order by President Charles J. Ridenour at 6:00 P.M.

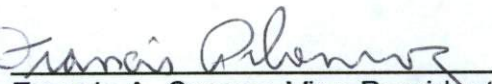
Present were President Charles J. Ridenour, Vice President Francis A. Conroy, Member Charles E. Popp, Member Randall W. Mobley, Jonas "Jay" Tanner, Building Commissioner and David L. Kinder, Secretary.

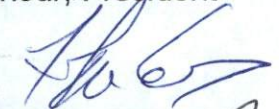
Member Floyd M. Combs was absent.


**RANDALL W. MOBLEY** makes a motion to approve the minutes of the November 15, 2010 meeting as written, seconded by Francis A. Conroy. 4-aye, 0-nay, motion is approved.

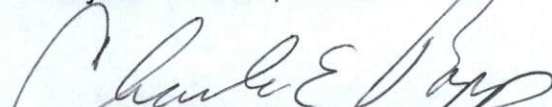
**CHARLES E. POPP** makes a motion to adjourn the meeting, seconded by Randall W. Mobley. 4-aye, 0-nay motion is approved and meeting adjourned at 6:02 P.M.


  
Charles J. Ridenour, President

  
Francis A. Conroy, Vice-President

ABSENT  
  
Floyd M. Combs, Member

  
Randall W. Mobley, Member

  
Charles E. Popp, Member

  
David L. Kinder, Secretary