

**SELLERSBURG ZONING APPEALS BOARD
AGENDA**

January 20, 2014

1. Roll Call
2. Election of Officers
3. Approve the minutes from the December 16, 2013 meeting.
4. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS
March 17, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

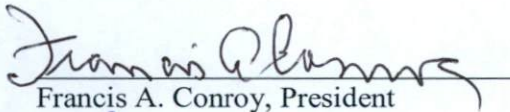
President Francis A. Conroy called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 P.M. at the Sellersburg Town Hall, 316 East Utica Street on March 17, 2014.

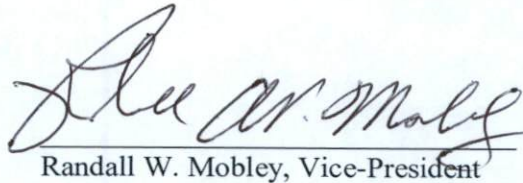
ROLL:

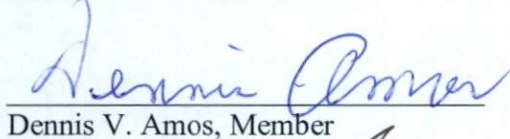
President Francis A. Conroy, Vice President Randall W. Mobley, Member Dennis V. Amos, Member Charles E. Popp, Member Vincent C. Thacker, Jr., Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

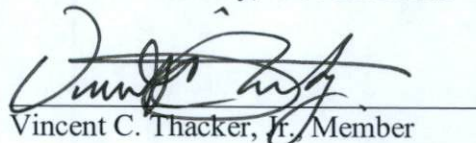
VINCENT C. THACKER, Jr. moved, seconded by Charles E. Popp, to approve, as written, the minutes of the February 17, 2014 meeting. 5-aye, 0-nay, motion is approved.

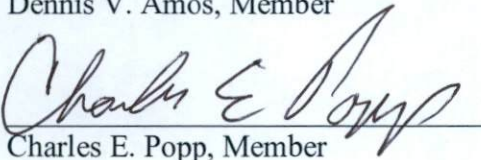
There being no further business to come before the Board, Randall W. Mobley moved, seconded by Vincent C. Thacker, Jr., to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:01 P.M.


Francis A. Conroy, President


Randall W. Mobley, Vice-President


Dennis V. Amos, Member


Vincent C. Thacker, Jr., Member


Charles E. Popp, Member


David L. Kinder, Secretary

SELLERSBURG ZONING APPEALS BOARD
AGENDA

April 21, 2014

1. Roll Call
2. Jeff Parrish representing Lillian Leitner, Virtie Middleton and Donald Garret for variance to required property width and property square footage. The Zoning Ordinance requires;

2.2.3 - Area

Every lot upon which a structure is hereafter erected shall front onto a dedicated street or public right-of-way and shall conform to the following minimum lot area and width requirements.

(1) Residential Use

(a) The lot area for residential uses shall be a minimum of seven thousand two hundred (7,200) square feet with a minimum width of sixty (60) feet; and there shall not be less than 7,200 square feet of lot area per dwelling unit (i.e., a maximum density of 6.05 dwelling units per acre of lot area).

(2)

3. Approve the minutes from the March 17, 2014 meeting.
4. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS

April 21, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Francis A. Conroy called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:04 P.M. at the Sellersburg Town Hall, 316 East Utica Street on April 21, 2014.

ROLL:

President Francis A. Conroy, Vice President Randall W. Mobley, Member Dennis V. Amos, Member Charles E. Popp, Member Vincent C. Thacker, Jr., Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

JEFF PARRISH, representing Lillian Leitner, Virtie Middleton and Donald Garret, requests variance to required property width at 137 South Fern Street..

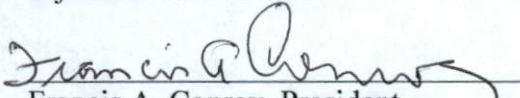
TONY GRIDER, 151 South Fern Street, inquires about it being a single residence being built and how the driveway will be arranged. After explanation Mr. Grider says he has no objection to the variance.

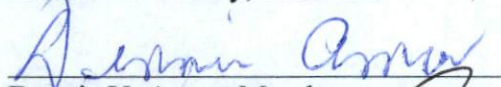
RIA DeGRAT, 145 South Fern, requests the property be surveyed to make certain that it does not impose on her property.

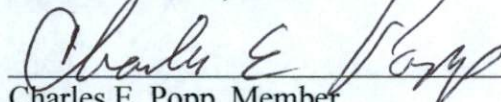
VINCENT C. THACKER Jr. moved, seconded by Charles E. Popp, to grant the variance to the 60 foot requirement to build the single family home subject to proper survey being provided. 5-aye, 0-nay, motion is approved.

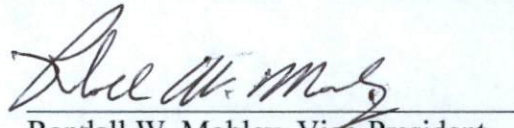
RANDALL W. MOBLEY moved, seconded by Dennis V. Amos, to approve the minutes, as written, of the March 17, 2014 meeting. 5-aye, 0-nay, motion is approved.

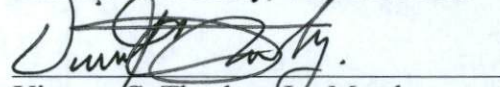
There being no further business to come before the Board, Charles E. Popp moved, seconded by Randall W. Mobley, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:21 P.M.

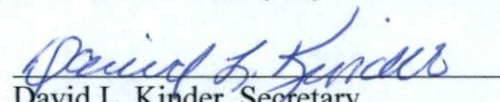

Francis A. Conroy, President


Dennis V. Amos, Member


Charles E. Popp, Member


Randall W. Mobley, Vice-President


Vincent C. Thacker, Jr., Member


David L. Kinder, Secretary

SELLERSBURG ZONING APPEALS BOARD
AGENDA

May 19, 2014

1. Roll Call
2. Approve the minutes from the April 21, 2014 meeting.
3. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS

May 19, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

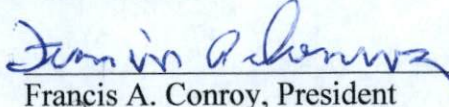
President Francis A. Conroy called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 P.M. at the Sellersburg Town Hall, 316 East Utica Street on May 19, 2014.

ROLL:

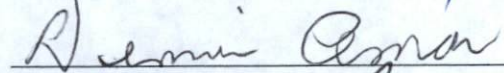
President Francis A. Conroy, Vice President Randall W. Mobley, Member Dennis V. Amos, Member Charles E. Popp, Member Vincent C. Thacker, Jr., Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

VINCENT C. THACKER, jr. moved, seconded by Randall W. Mobley, to approve the minutes, as written, of the April 21, 2014 meeting. 5-aye, 0-nay, motion is approved.

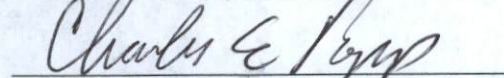
There being no further business to come before the Board, Charles E. Popp moved, seconded by Randall W. Mobley, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:01 P.M.



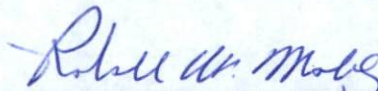
Francis A. Conroy, President



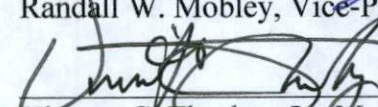
Dennis V. Amos, Member



Charles E. Popp, Member



Randall W. Mobley, Vice-President



Vincent C. Thacker, Jr. Member

David L. Kinder, Secretary

SELLERSBURG ZONING APPEALS BOARD
AGENDA

June 16, 2014

1. Roll Call
2. Jeff Parrish requesting a variance from the 60' required lot width to build new Single Family residences where existing residences have been or will be demolished at 704 North Indiana Avenue and 378 Popp Avenue.
2. Approve the minutes from the May 19, 2014 meeting.
3. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

Sellersburg Board of Zoning Appeals Petition
(Application Form)

We, JEFF PARVISH do hereby formally petition the Sellersburg
(Property Owners Name(s))
Board of Zoning Appeals to NOT 60 FT WIDE
(Action Requested)
for the property located at 378 POPP

Petition to be presented to the Sellersburg Board of Zoning Appeals for action on:
6/16/2014 at 6:00 P.M.
(Meeting Date)

JEFF PARVISH
Property Owner Signature

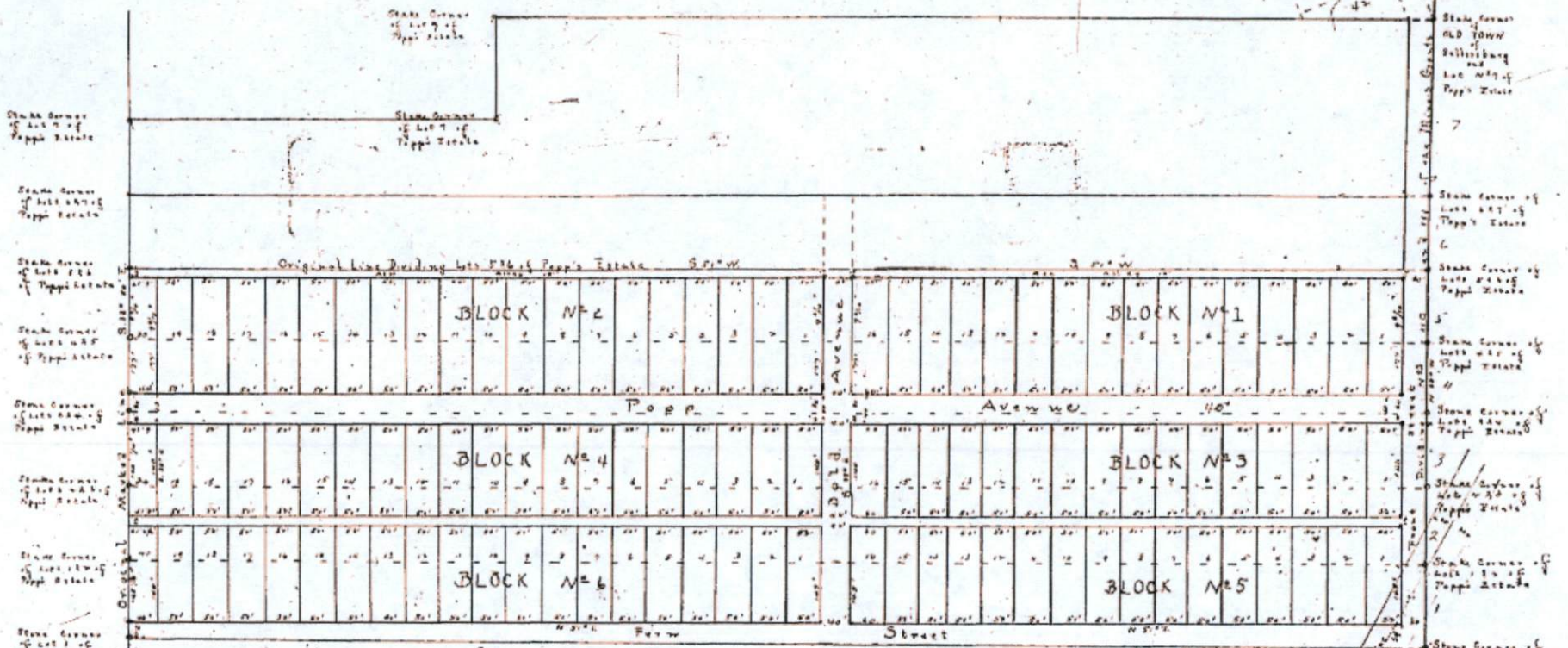
Property Owner Signature (If Applicable)

4818 UPPER RIVER RD
Property Owner's Address

UTICA IND. 47130

1-812-280-7986
Property Owner's Phone Number

5/16/14
Date



AS ALL points marked on this plat have been set and marked

Original Marked Lines Dividing Popp's Estate and Eisman's Land

Plat of Edward Hold and Magdalena Popp's Addition to the Town of Sellersburg Being Lots Nos. 1, 2, 3, 4 and 5 of Joseph Popp's Estate Located in No. 110 of the Illinois Grant Clark Co. Indiana. Surveyed and Marked June 1888 by Victor W. Lyon C. S. C.

Blocks 1 & 2 owned by Magdalena Popp
 Blocks 3, 4, 5, & 6 owned by Edward Hold

I do hereby each severally acknowledge the above plat as much thereof as is laid upon the lands of each to be our own act and deed for the purpose of Streets, Alley, and Lots designated on said Plat June 18th 1888

Witness Victor W. Lyon Edward Hold *(seal)*
 Witness Victor W. Lyon Magdalena Popp *(seal)*

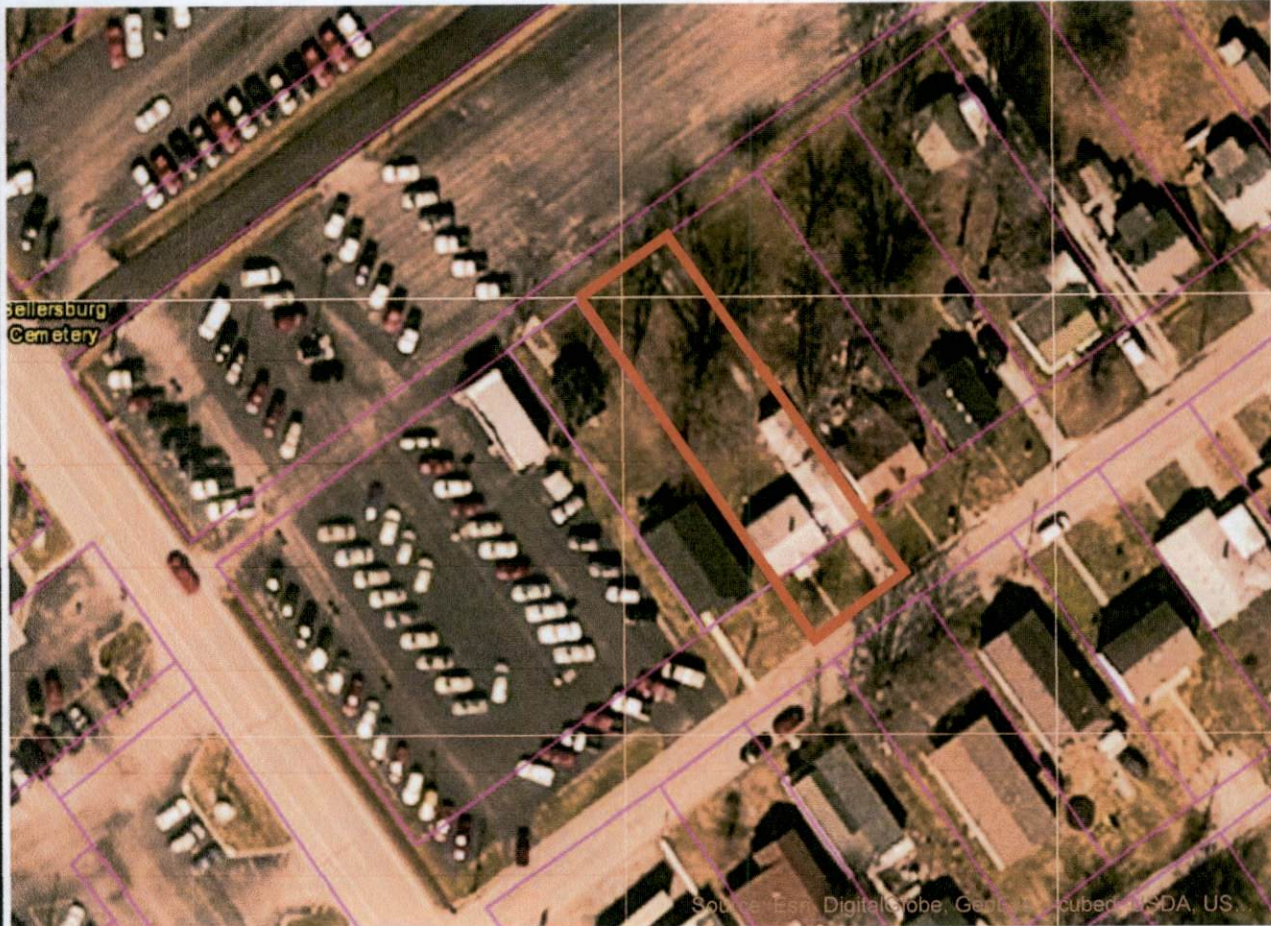
State of Indiana }
 Clark County }
 Before me Victor W. Lyon Surveyor in and for said County this 18th day of June 1888 personally came Edward Hold and Magdalena Popp and severally acknowledged the execution of the above plat as much thereof as is laid upon the lands of each to be their own act and deed for the purpose of Streets, Alley, and Lots.

Witness my hand and official seal this 18th day of June 1888

Victor W. Lyon C. S. C.



Clark County, IN
 Property Assessment Detail Report
 Parcel Number: 10-17-11-000-199.000-031
 39°North- 855.GIS.3939



Parcel Information		Taxing District	
Parcel Number:	10-17-11-000-199.000-031	Township:	SILVER CREEK TOWNSHIP
Alt Parcel Number:	17-00011-026-0	Corporation:	WEST CLARK COMMUNITY
Property Address:	378 POPP AVENUE	Land Description	
Neighborhood:	silver creek # 10	Land Type	Acreage Dimensions
Property Class:	1 Family Dwell - Platted Lot	F	40x178
Legal Description:	DOLD-POPP ADD. LOT PT OF 17 .163 AC REM		
Owner Name:	Parrish Jeffrey E & Lobb Debbie F		
Owner Address:	378 Popp Street Sellersburg, IN 47172		

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
07-30-2013	Parrish Jeffrey E		201316174	Quit Claim Deed	
10-08-2009	Parrish Jeff		10/8/08		

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
12-27-2007	Pryor Nora				
01-18-2007	Hawkins Earl & Elnora/Revoc Trust				
08-09-2000	Hawkins Earl & Elnora		32 - 13795		
10-02-1998	Burres Richard E		30 - 21220		
03-01-1995	Conversion Record		04 - 10418		

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
06-03-2014	ANNUAL ADJUSTMENT	9000	53400	62400
07-13-2013	ANNUAL ADJUSTMENT	9000	47300	56300
09-06-2012	GENERAL REVALUATION	9000	47800	56800
07-01-2011	ANNUAL ADJUSTMENT	9000	49400	58400
07-01-2010	ANNUAL ADJUSTMENT	9000	49400	58400
10-06-2009	ANNUAL ADJUSTMENT	9000	49400	58400
03-29-2009	ANNUAL ADJUSTMENT	18900	47900	66800
03-24-2009	ANNUAL ADJUSTMENT	18900	47900	66800
01-14-2009	ANNUAL ADJUSTMENT	18900	47900	66800
07-02-2008	ANNUAL ADJUSTMENT	18900	49700	68600
07-27-2007	ANNUAL ADJUSTMENT	15900	53900	69800
03-01-2002	GENERAL REVALUATION	10400	35300	45700
03-16-2001	GENERAL REVALUATION	6200	14200	20400
10-02-1998	GENERAL REVALUATION	6200	14200	20400
03-01-1995	GENERAL REVALUATION	6200	14200	20400
01-01-1989	MISCELLANEOUS	4600	10900	15500

Public Utilities

Water: N
 Sewer: N
 Gas: N
 Electricity: N
 All: Y

Exterior Features

Exterior Feature	Size/Area
Porch, Open Frame	70

Special Features

Description	Size/Area

Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
SINGLE-FAMILY RESIDENCE	D+2	A	1926	1926	1074

Residential Dwelling Information

SINGLE-FAMILY RESIDENCE

Accommodations

BedRooms: 3
 Finished Rooms: 6

Plumbing

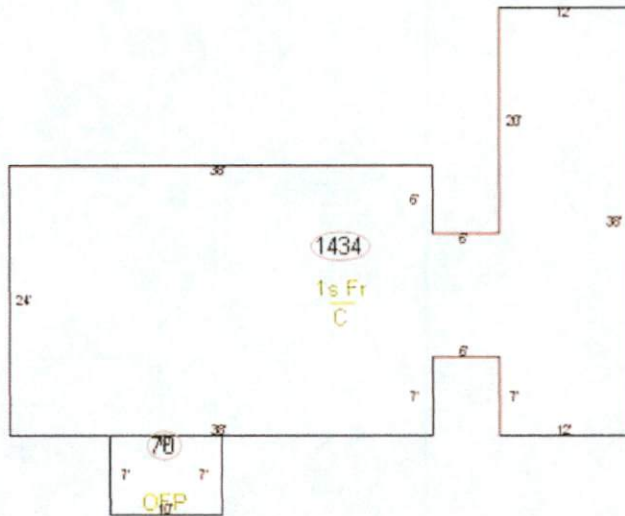
Full Baths: 1
 Full Baths Fixtures: 3
 Kitchen Sinks: 1

Other

Heat Type: Central Warm Air
 Attached Garages: 168

Floors				
Floor	Construction	Base	Finished	
C		1074	0	
1	Wood Frame	1074	1074	

Photos and Sketches





SELLERSBURG ZONING APPEALS BOARD
AGENDA

July 21, 2014

1. Roll Call
2. Chris O'Neal requesting to renew the variances on the signs mounted on the sides of the semi-trailers located on South New Albany Street and Broadway Street.
3. Jaipreet Investments requesting a variance from the requires 20 foot rear setback to require only a 6 foot rear setback.
4. Approve the minutes from the June 16, 2014 meeting.
5. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS

July 21, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Francis A. Conroy called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 P.M. at the Sellersburg Town Hall, 316 East Utica Street on July 21, 2014.

ROLL:

President Francis A. Conroy, Vice President Randall W. Mobley, Member Dennis V. Amos, Member Charles E. Popp, Member Vincent C. Thacker, Jr., Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

Request from Chris O'Neal to renew the variances on the signs mounted on the sides of the semi-trailers located on South New Albany Street and Broadway Street.

RANDY W. MOBLEY moved, seconded by Dennis V. Amos, to table this request until next month (as neither Mr. O'Neal nor a representative is not present). 5-aye, 0-nay, motion approved.

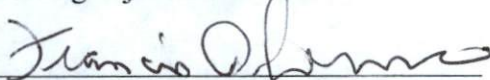
JERRY WIGGINS, 19 North Middle Street, Greenwood, Indiana, representing Jaipreet Investmensts requesting a variance from the required 20 foot rear setback to require only a 6 foot rear setback for the property at 254 South Indiana Avenue.

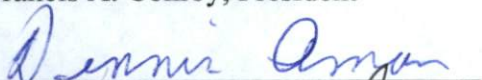
After discussion it was noted that there also needs to be a side variance of 3.92 feet.

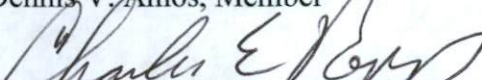
VINCENT C. THACKER, Jr. moved, seconded by Charles E. Popp, to approve the application for the back variance and to include a side variance of 3.92 feet. 5-aye, 0-nay, motion is approved.


RANDALL W. MOBLEY moved, seconded by Dennis V. Amos, to approve the minutes, as written, of the June 16, 2014 meeting. 5-aye, 0-nay, motion is approved.

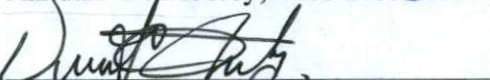
There being no further business to come before the Board, Vincent C. Thacker, Jr. moved, seconded by Randall W. Mobley, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:36 P.M.

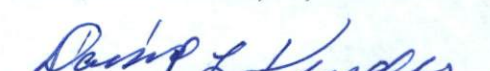

Francis A. Conroy, President


Dennis V. Amos, Member


Charles E. Popp, Member


Randall W. Mobley, Vice-President


Vincent C. Thacker, Jr., Member


David L. Kinder, Secretary

Sellersburg Board of Zoning Appeals Petition
(Application Form)

We, Jim O'Neal Ford do hereby formally petition the Sellersburg
(Property Owners Name(s))

Board of Zoning Appeals to renew sign permits

for the property located at New Albany st / 1-65 10-17-11-000-340-000-031
Brooklyn (Used Car lot) 10-17-11-000-108-000-031

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

7/21/2014

at 6:00 P.M.

(Meeting Date)

Chris O'Neal

Property Owner Signature

Property Owner Signature (If Applicable)

516 S. Ino Ave

Property Owner's Address

Sellersburg

812-246-4441 office

502-551-1143 mobile

Property Owner's Phone Number

7-6-12-2014

Date







Pan
X: 201,404.818
Y: 1,145,178.888

10-17-11-000-340-000-031
O'NEAL, JAMES L & CHRISTOPHER G
HIGHWAY 31

eGIS
39° north



Pan
X: 302,800.51 ft
Y: 1,145,723.94 ft

100m
500ft

fronting on only one public street.

- xi) The maximum area of each face of a freestanding sign as calculated above may be increased by twenty percent (20%) if the sign is located on a lot with more than three hundred (300) feet of frontage on a public street, by thirty five percent (35%) if the sign is located on a lot with more than four hundred fifty (450) feet of frontage on a public street and by fifty percent (50%) if the sign is located on a lot with more than six hundred (600) feet of frontage on a public street. In the alternative, a lot with more than four hundred fifty (450) feet of public street frontage shall be allowed to have one additional freestanding sign, but if such additional sign is placed on the lot the maximum area of the combination of both freestanding signs shall be calculated above for a single freestanding sign and the maximum area of each such sign shall not be embellished by the foregoing sentence.
- xii) An outdoor advertising sign shall not be counted in determining compliance with the above.
- xiii) No lot shall have a freestanding sign unless the building situated on that lot is set back at least ten (10) feet from the front and street side property line.

(c) Freestanding Directional Signs

Freestanding directional signs, i.e., signs used primarily to direct on premise vehicular or pedestrian circulation or traffic, are allowed to a maximum height of three (3) feet, with a maximum area of five (5) square feet. Such signs shall not be counted toward the number of freestanding signs allowed on a lot. One single faced "Menu Board" type sign is allowed for a "drive through" facility and shall not be counted toward the number of freestanding signs allowed, provided such sign is no larger than sixteen (16) square feet.

(d) Projecting Signs

Buildings on lots which contain no freestanding sign (other than a freestanding directional sign) may not have more than one sign which projects perpendicularly from the facade (but not the roof) of the building providing that the sign does not exceed thirty-two (32) square feet in area, does not extend below nine (9) feet above the ground or sidewalk, or more than seven (7) feet from the facade of the building, or closer than two (2) feet to the abutting roadway.

2.15.5 - Outdoor Advertising Signs

- (1) Outdoor advertising signs shall be allowed in the I-1 and I-2 district.
- (2) Outdoor advertising signs shall be separated by one thousand (1,000) feet in all directions, and pertaining to the Interstate and limited access highways, no outdoor advertising sign may be located adjacent to or within five hundred (500) feet of an interchange, at-grade intersection, or rest area, said five hundred (500) feet shall be measured from the right-of-way line.
- (3) No outdoor advertising sign shall be permitted if it is located within three hundred (300) feet of land that has been platted for residential use or is zoned R-1, R-2, R-3, RPO, GO, B-1, or B-2.

- (4) No outdoor advertising sign structure shall contain more than two facings and no facings shall display more than two (2) signs.
- (5) The maximum area for any one sign shall be 1,000 square feet and the maximum width 25 feet and maximum length of 60 feet, exclusive of any border, trim, ornamental base, apron, supports, embellishments, and other structural members, if the exclusions do not exceed 20 percent of the sign area. The area shall be measured by the smallest square, rectangle, triangle, circle, or combination thereof which will encompass the area affected.


2.15.6 - Portable Signs

- (1) All signs are to be considered portable or movable, either lighted or non lighted, if they are capable of being moved either by vehicle, on a vehicle, or such sign does contain its own wheels and axle, or is not permanently affixed to a permanent structural device. Further, signs that are permanent in nature are exempt from this subsection provided that such signs meet all regulations of the pertinent subsections relating to permanent signs, and is approved and permit fees are paid in the Building Commissioner's office.
- (2) Any signs illuminated shall not flash, be intermittent in light source which exhibits changing effects by means of animation, or be externally-mounted intermittent light source; such as direction arrow, which are also defined as flashing signs. Permanent automatic changing signs such as time, temperature, date, or electronically controlled message counters are classified as "Changing Signs", not "Flashing Signs".
- (3) No sign or sign structure shall be erected at any location so as to interfere or obstruct traffic view at intersections of either public or private drive intersecting with a public right-of-way. Setback of said signs shall be a minimum of 20'-0" from curb at all intersections and shall not be placed in a public right-of-way.
- (4) No sign shall be confused with any authorized traffic sign, signal, or device. No rotating beam, beacon, or flashing illumination resembling any emergency lights shall be used in connection with any sign display, nor shall any sign make use of the words "STOP", "LOOK", or "DANGER", or any other word, phrase, symbol or character in such a manner as to interfere with, mislead, or confuse traffic.
- (5) Signs shall be allowed in size up to a maximum of 64 square feet of advertising space for double faced signs. Sign shall be permitted by purchasing a sign permit in the Building Commissioner's office. A permitted sign shall be allowed at one location or address for a period of thirty (30) days from the issue of said permit. Sign shall be removed on the thirty-first (31st) day, and a sign shall not be located at the same location or address for a period of one hundred eighty (180) days at which time another permit may be obtained for an equal period of thirty (30) days.
- (6) Any person, business, or applicant allowing said sign to remain beyond the thirty (30) day period shall be subject to a fine not exceeding \$2,500.00 for each offense. Each subsequent day which such sign shall remain in place shall constitute a separate offense. The Town of Sellersburg may prosecute any such offense in the Sellersburg Town Court, or any other Court in Clark County of equal or greater civil jurisdiction.
- (7) Illuminated signs or signs that are electrified in nature shall be connected by an outdoor cord not to exceed 12'-0" in length from power source of the appropriate wire size pursuant to National Electric Code (Table 310) and shall be connected to a ground fault

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

We, JAIPREET INVESTMENT do hereby formally petition the Sellersburg
(Property Owners Name(s))
Board of Zoning Appeals to REDUCE REAR YARD SET BACK TO SIX(6) FEET
(Action Requested)
for the property located at 254 S. INDIANA

Petition to be presented to the Sellersburg Board of Zoning Appeals for action on:
7/21/2014 at 6:00 P.M.
(Meeting Date)



Property Owner Signature

Property Owner Signature (If Applicable)

6640 SILVERTHORNE WAY

Property Owner's Address

INDIANAPOLIS, IN. 46259

(812) 344-4870

Property Owner's Phone Number

7/8/2014

Date

	Use Permitted	A	R-1	R-2	R-3	RPO	GO	MHP	B-1	B-2	B-3	IB-1	I-1	I-2	OPS
19	Farm Products (i.e., Produce)	•							•	•	•				
20	Florist Shops										•				
21	Furniture and Large Appliances									•	•				
22	Gift Shops									•	•				
23	Golf Driving Ranges										•	•			
24	Grocery & Meats								•	•	•				
25	Hardware								•	•	•				
26	Jewelry								•	•	•				
27	Liquor Store								•	•	•				
28	Marine Sales										•		•	•	
29	Mobile Home Sales							•					•	•	
30	Motorcycle Sales										•		•	•	
31	Pet Shops (Domestic)								•	•	•				
32	Seasonal Hunting & Fishing Lodge														
33	Sporting Goods								•	•	•				
34	Truck Sales												•	•	
35	Used Merchandise										•				
36	Viriety Store(20,000 sq ft Max.)										•				
B.	Commercial Trade														
1	Amusement, Outdoor										S				
2	Amusement, Indoor								•		•				
3	Appliance Repair (Small)								•	•	•				
4	Auto Parking						S		S	S	•	•	•		
5	Auto Repairs										•	•	•	•	
6	Auto Storage Yard												•	•	
7	Banks (Main)						•			•	•				
8	Banks (Branch) w/Drive In						•				•				
9	Bars or Taverns w/o Live Entertainment								•	•	•	•	•	•	
10	Bars or Taverns w/ Live Entertainment											•	•	•	
11	Bars or Taverns w/ Adult Entertainment													•	
12	Business Services						•		•	•	•				
13	Bus Terminal (Passenger)										•	•	•	•	
14	Candy, Confectionery								•	•	•				
15	Dog Kennel										•		•	•	
16	Furniture Repair												•	•	
17	Funeral Homes/Parlors			C	C	C	C			•	•				
18	Gasoline Service Stations/Convenience Stores						•				•	•	•	•	
19	Gun Club/Skeet Range										C	C	C	C	
20	Home Improvement Stores									•					
21	Hotel/Motel						•					•			
22	Laundry and Dry Cleaning								•	•	•				

Zone	Minimum Lot Size	Minimum lot area per dwelling unit	Maximum Height	Maximum Lot Width	Front Minimum	Side Minimum	Rear Minimum	Floor Area Ratio	Maximum Lot Coverage
GO									
Office or other Non Residential	10,000 sq ft	n/a	35 ft	100 ft	20 % of lot depth but not less than 25 ft	20 ft	20 ft	.5	25 %
B-1 Business	10,000 sq ft	n/a	35 ft	50 ft	15 ft	5 ft	15 ft	.5	50 %
B-2									
Residential	6,000 sq ft	3,630 sq ft	35 ft	60 ft	10 ft	0 lot line	5 ft	Note A	95%
Business	2,500 sq ft	3,630 sq ft	35 ft	25 ft	10 ft	0 lot line	5 ft	.5	95%
B-3 Business	10,000 sq ft	n/a	35 ft	100 ft	25 ft	20 ft	20 ft	.5	50%
IB-1									
Interstate Business	10,000 sq ft	n/a	50 ft	100 ft	25 ft	10 ft	20 ft	1.0	50%
I-1 Industrial	10,000 sq ft	n/a	125 ft	100 ft	25 ft	10 ft	20 ft	1.0	50%
I-2 Industrial	10,000 sq ft	n/a	NONE	100 ft	25 ft	10 ft	30 ft	1.0	50%

Note: A) Minimum Floor Area

Single family detached dwelling	1,200 sq ft
Single family attached dwelling (duplex, row house, townhouse)	1,200 sq ft
Multi family dwelling	
One bedroom	768 sq ft
two bedroom	900 sq ft
three or more bedrooms	1,000 sq ft

ZONING MAP

The Zoning Map is found in the envelope in the back of the document and is hereby incorporated by reference into this ordinance.

254 South Indiana Avenue
Sellersburg, Indiana

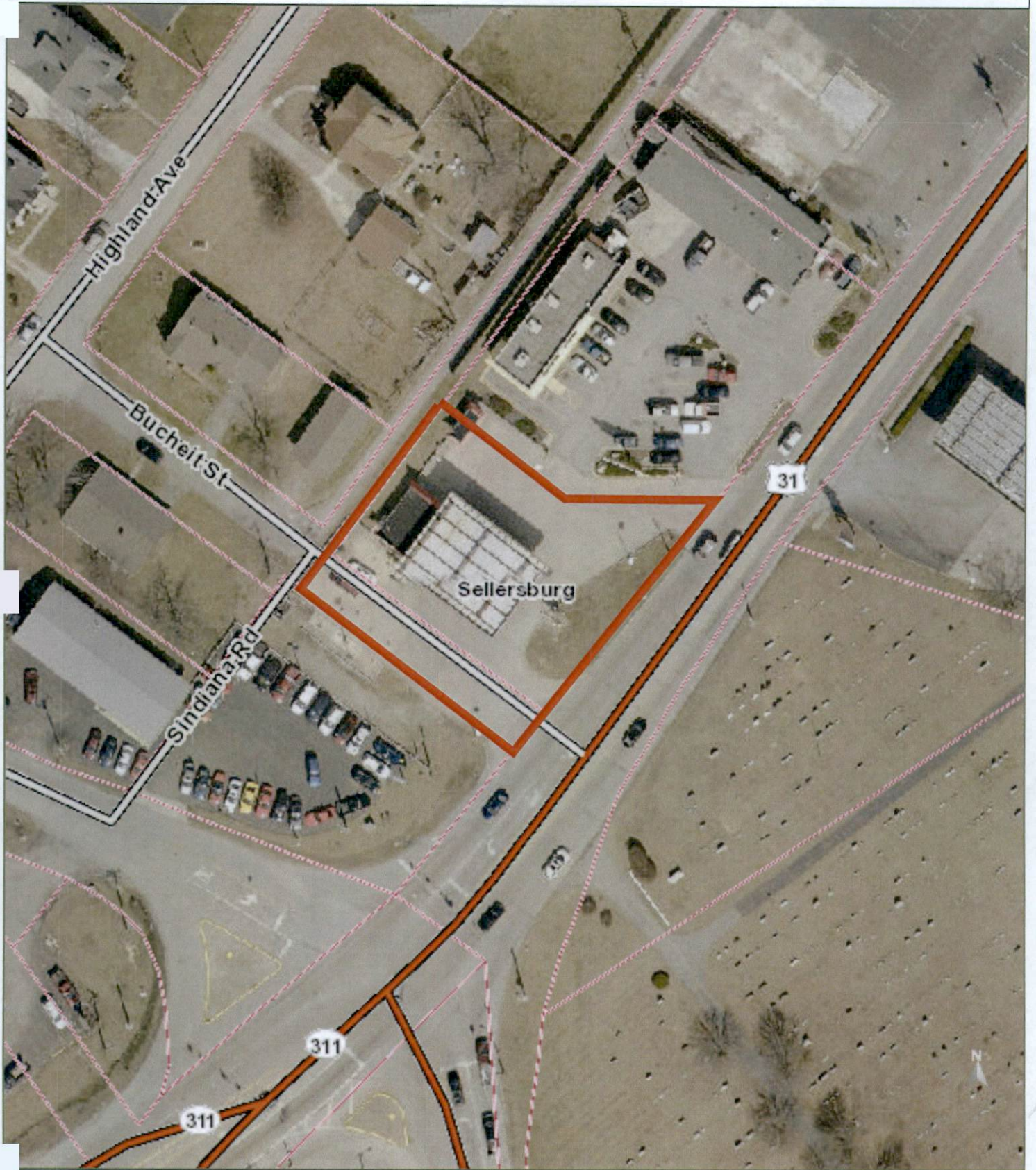


EXHIBIT A

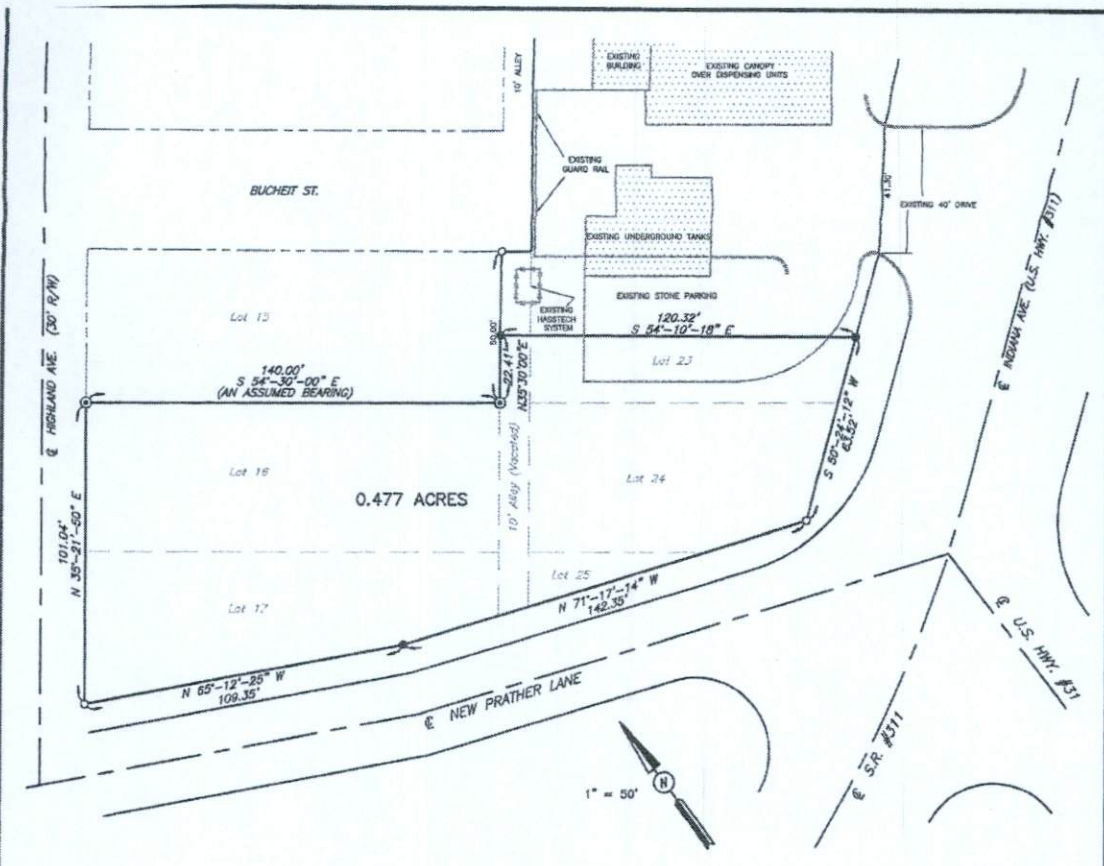
Legal Description

Legal Description: BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF HIGHWAY U.S. 31 (NEW ALBANY STREET) AND THE NORTHERLY LINE OF BUCHETT STREET; THENCE ALONG THE WESTERLY LINE OF HIGHWAY U.S. 31 IN A NORTHERLY DIRECTION A DISTANCE OF ONE HUNDRED THIRTY-TWO (132) FEET TO A POINT; THENCE IN A SOUTHWESTERLY DIRECTION A DISTANCE OF SEVENTY-ONE (71) FEET TO A POINT; THENCE IN A WESTERLY DIRECTION A DISTANCE OF EIGHTY-FIVE (85) FEET TO THE EASTERLY LINE OF A PUBLIC ALLEY; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY LINE OF SAID ALLEY A DISTANCE OF NINETY (90) FEET TO A POINT IN THE NORTHERLY LINE OF BUCHETT STREET; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY LINE OF BUCHETT STREET A DISTANCE OF ONE HUNDRED SEVENTEEN (117) FEET TO THE POINT OF BEGINNING.

ALSO, THAT PORTION OF BUCHETT AVENUE VACATED BY ORDINANCE 94-592 DESCRIBED AS FOLLOWS, TO-WIT: A PART OF BUCHETT AVENUE NORTH OF STATE ROAD 311 AND ADJACENT TO SCHELLER'S 2ND ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIPE AT THE INTERSECTION OF THE NORTHWEST LINE OF STATE ROAD 311 AND THE SOUTHWEST LINE OF BUCHETT AVENUE, THENCE THE FOLLOWING COURSES: NORTH 50 DEGREES 24 MINUTES 12 SECONDS EAST, 15.53 FEET WITH THE NORTHWEST LINE OF STATE ROAD 311 TO THE CENTERLINE OF BUCHETT AVENUE; THENCE THE FOLLOWING COURSES OF THE BOUNDARY: NORTH 54 DEGREES 30 MINUTES 00 SECONDS WEST, 121.73 FEET WITH THE CENTERLINE OF BUCHETT AVENUE; NORTH 35 DEGREES 30 MINUTES 00 SECONDS EAST, 15.00 FEET TO THE NORTHEAST LINE OF BUCHETT AVENUE; SOUTH 54 DEGREES 30 MINUTES 00 SECONDS EAST, 125.74 FEET WITH THE NORTHEAST LINE OF BUCHETT AVENUE TO THE NORTHWEST LINE OF STATE ROAD 311; SOUTH 50 DEGREES 24 MINUTES 12 SECONDS WEST, 15.53 FEET WITH THE NORTHWEST LINE OF STATE ROAD 311 TO THE TRUE PLACE OF BEGINNING AND CONTAINING 0.043 ACRE OF LAND, MORE OR LESS.

Sellersburg



DESCRIPTION — Sellersburg, Indiana Site

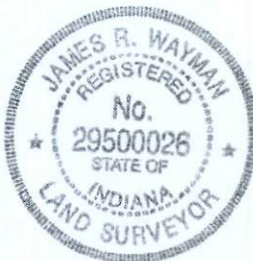
Lot 16 and part of Lot 17, Highland Park Addition and part of Lots 23, 24, and 25 in Scheller's 2nd Addition and part of a vacated 10 foot wide alley all in the Town of Sellersburg, Clark County, Indiana more particularly described as follows:

Beginning at a found iron pipe at the North corner of said Lot 16, said pipe being on the Southeast right-of-way of Highland Avenue; thence along the Northeast line of said Lot 16, South 54 degrees 30 minutes 00 seconds East (an assumed bearing) 140.00 feet to a found iron pipe at the East corner of said Lot 16; thence along the West line of said vacated alley, North 35 degrees 30 minutes 00 seconds East 22.41 feet to a set iron pin; thence South 54 degrees 18 minutes 18 seconds East 120.32 feet to a set iron pin on the Northwest right-of-way of State Road 311 (Indiana Avenue); thence along said Northwest right-of-way, South 50 degrees 24 minutes 12 seconds West 63.52 feet to a found iron pin at the intersection of the Northeast right-of-way of New Prather Lane; thence along said Northeast right-of-way, North 71 degrees 17 minutes 14 seconds West 142.35 feet to a set iron pin; thence continuing along said Northeast right-of-way, North 65 degrees 12 minutes 25 seconds West 109.35 feet to a found iron pin at the intersection of the Southeast right-of-way of said Highland Avenue; thence along said Southeast right-of-way, North 35 degrees 21 minutes 50 seconds East 101.04 feet to the point of beginning, containing 0.477 acres, more or less, subject to all legally established rights-of-way and easements.

In Accordance with 865 I.A.C. 1-12, Sections 1 through 29 of the Indiana Administrative Code, the following observations and opinions are submitted. The theoretical uncertainty (due to random errors in measurement) of the corners of the subject tract established in this survey is within the specification for a CLASS "C" survey (0.50 feet) as defined I.A.C. 865.

Surveyor's Notes.

1. The Northeastern 120.32 foot line was established per instruction from owner.
2. All other lines were established using monumentation found or reset from previous survey by others.



James R. Wayman
 JAMES R. WAYMAN
 R.L.S. # 29500026

- LEGEND**
- ⊙ DENOTES FOUND PIPE
 - DENOTES SET IRON PIN
 - DENOTES FOUND IRON PIN

BATEMAN ENGINEERING COMPANY, INC.					
1543 WEST TIPTON STREET, SEYMOUR, INDIANA 47274					
TELEPHONE: (812) 522-8707					
SWIFTY OIL CO., INC.					
OUTLET PARCEL					
SELLERSBURG, IN.					
REVISIONS	DRAWN BY	CHECKED	FIELD BOOK	DATE	JOB NO.
2-25-97	T.N. BLD JT	C.P.		5-20-96	93-4

SELLERSBURG ZONING APPEALS BOARD
AGENDA

August 18, 2014

1. Roll Call
2. Chris O'Neal requesting to renew the variances on the signs mounted on the sides of the semi-trailers located on South New Albany Street and Broadway Street. (Tabled form July 21, 2014 meeting)
3. Jeff Parish representing Mary Pickerill requesting a variance from the required 60 foot lot width to allow for a 50 foot lot width and the minimum lot square footage from 7200 square foot to 7000 square foot. The existing house will be demolished to allow a new one to be built on the lot. *215 POPP AVE*
4. Approve the minutes from the July 21, 2014 meeting.
5. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS

August 18, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Francis A. Conroy called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 P.M. at the Sellersburg Town Hall, 316 East Utica Street on August 18, 2014.

ROLL:

President Francis A. Conroy, Vice President Randall W. Mobley, Member Dennis V. Amos, Member Charles E. Popp, Member Vincent C. Thacker, Jr., Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

Request from Chris O'Neal, O'Neal Ford, Inc., represented by Todd Beyl, to renew the variances on the signs mounted on the sides of the semi-trailers located on South New Albany Street and Broadway Street.

RANDY W. MOBLEY moved, seconded by Dennis V. Amos, to approve the request and that the sign on Broadway be moved back to the paved parking lot. 5-aye, 0-nay, motion is approved.

JEFF PARISH, representing Mary Pickerill, requesting variance from the required 60 foot lot width to allow for a 50 foot lot width and the minimum lot square footage from 7200 square feet to 7000 square feet at 215 Popp Avenue.

Mr. Parrish requests that the lot next door also be granted the same variance as he is going to build a house on each lot.

VINCENT C. THACKER, Jr. moved, seconded by Charles E. Popp, to grant the variances for lot 11 and lot 12. 5-aye, 0-nay, motion is approved.

CHRALES E. POPP moved, seconded by Dennis V. Amos, to approve, as written, the minutes of the July 21, 2014 meeting. 5-aye, 0-nay, motion is approved.

There being no further business to come before the Board, Randall W. Mobley moved, seconded by Vincent C. Thacker, Jr., to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:18 P.M.

Francis A. Conroy, President

Randall W. Mobley, Vice-President

Dennis V. Amos, Member

Vincent C. Thacker, Jr., Member

Charles E. Popp, Member

David L. Kinder, Secretary

**SELLERSBURG ZONING APPEALS BOARD
AGENDA**

September 15, 2014

1. Roll Call
2. Robert and Shannon Crane requesting variances from the required street frontage and front, side and rear yard requirements to allow the residence at 2210 Poindexter to have 20 foot of street frontage and be placed at an approximate 45 degree angle on the lot as shown in site plan.
3. Approve the minutes from the August 18, 2014 meeting.
4. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS

September 15, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Francis A. Conroy called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 P.M. at the Sellersburg Town Hall, 316 East Utica Street on September 15, 2014.

ROLL:

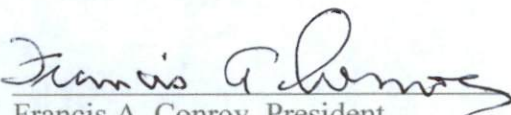
President Francis A. Conroy, Vice President Randall W. Mobley, Member Dennis V. Amos, Member Charles E. Popp, Member Vincent C. Thacker, Jr., Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

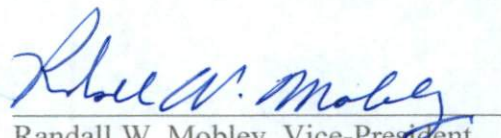
Robert and Shannon Crane requesting variances from the required street frontage and front, side and rear yard requirements to allow the residence at 2210 Poindexter to have 20 foot of street frontage and be placed at an approximately 45 degree angle on the lot.

CHARLES E. POPP moved, seconded by Randall W. Mobley, to grant the variances. 5-aye, 0-nay, motion is approved.

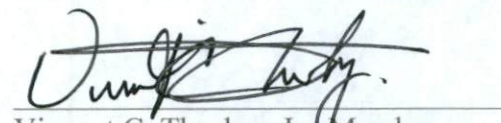
VINCENT C. THACKER, Jr. moved, seconded by Randall W. Mobley, to approve the minutes of the August 18, 2014 meeting with correction to the spelling of Charles, in Charles E. Popp's name. 5-aye, 0-nay, motion is approved.

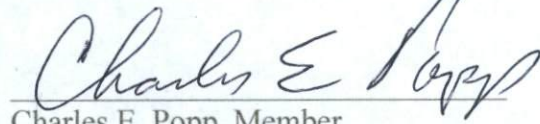
There being no further business to come before the Board, Vincent C. Thacker, Jr. moved, seconded by Dennis V. Amos, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:17 P.M.

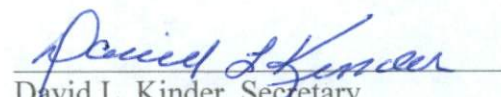

Francis A. Conroy, President


Randall W. Mobley, Vice-President

Dennis V. Amos, Member


Vincent C. Thacker, Jr., Member


Charles E. Popp, Member


David L. Kinder, Secretary

SELLERSBURG ZONING APPEALS BOARD
AGENDA

November 17, 2014

1. Roll Call
2. Approve the minutes from the October 20, 2014 meeting.
3. Unfinished Business –

NONE

4. New Business –

NONE

5. Adjourn.

Respectfully Submitted

J. Greg Dietz
Building Commissioner,
Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS
October 20, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Francis A. Conroy called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 P.M. at the Sellersburg Town Hall, 316 East Utica Street on October 20, 2014.

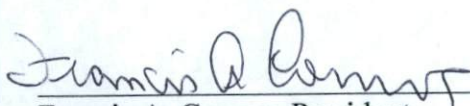
ROLL:

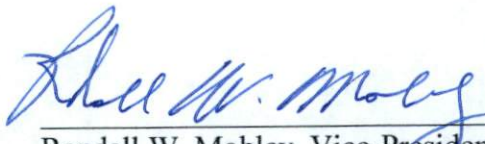
President Francis A. Conroy, Vice President Randall W. Mobley, Member Charles E. Popp, Member Vincent C. Thacker, Jr., Building Commissioner J. Greg Dietz and Secretary David L. Kinder.

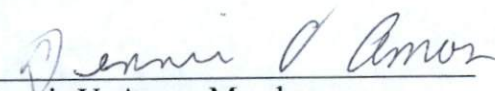
Member Dennis V. Amos was absent.

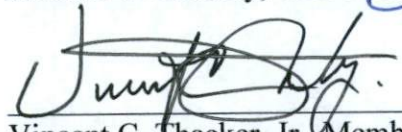
VINCENT C. THACKER, Jr. moved, seconded by Charles E. Popp, to approve the minutes, as written, of the September 15, 2014 meeting. 4-aye, 0-nay, motion is approved.

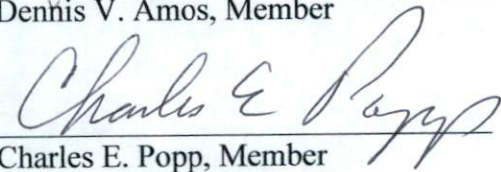
There being no further business to come before the Board, Randall W. Mobley moved, seconded by Vincent C. Thacker, Jr., to adjourn the meeting. 4-aye, 0-nay, motion is approved and meeting adjourned at 6:02 P.M.

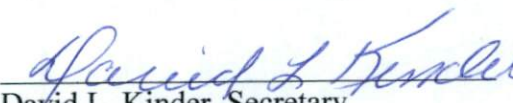

Francis A. Conroy, President


Randall W. Mobley, Vice-President


Dennis V. Amos, Member


Vincent C. Thacker, Jr., Member


Charles E. Popp, Member


David L. Kinder, Secretary

SELLERSBURG BOARD OF ZONING APPEALS
December 15, 2014

The minutes as written are not verbatim from the meeting.

CALL TO ORDER:

President Francis A. Conroy called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 P.M. at the Sellersburg Town Hall, 316 East Utica Street on December 15, 2014.

ROLL:

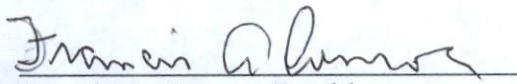
President Francis A. Conroy, Vice President Randall W. Mobley, Member Dennis V. Amos, Member Charles E. Popp, Member Vincent C. Thacker, Jr., Building Commissioner J. Greg Dietz and Secretary Michelle D. Miller.

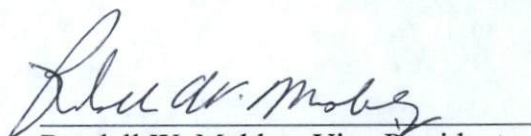
APPROVAL OF MINUTES:

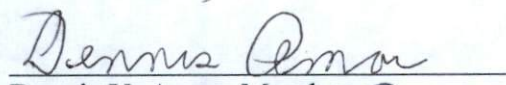
Charles E. Popp moved, seconded by, Vincent C. Thacker, Jr. to approve, as written, the minutes of the November 17, 2014 meeting. 5-aye, 0-nay, motion is approved.

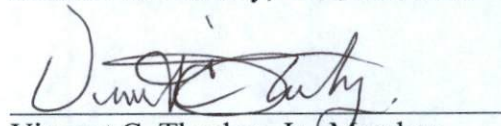
ADJOURNMENT:

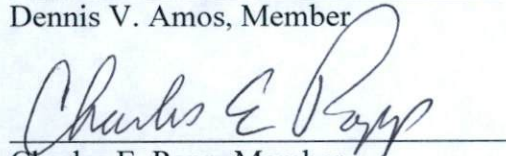
There being no further business to come before the Board, Randall W. Mobley moved, seconded by Dennis V. Amos, to adjourn the meeting. 5-aye, 0-nay, motion is approved and meeting adjourned at 6:01 P.M.

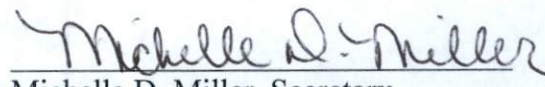

Francis A. Conroy, President


Randall W. Mobley, Vice President


Dennis V. Amos, Member


Vincent C. Thacker, Jr., Member


Charles E. Popp, Member


Michelle D. Miller, Secretary