

**SELLERSBURG ZONING APPEALS BOARD
AGENDA**

January 18, 2016

1. Roll Call
2. Approve the minutes from the December 21, 2015 meeting.
3. Unfinished Business –

NONE
4. New Business –
 - 1) Election of Officers
 - 2) Attorney Contract
5. Adjourn.

Respectfully Submitted
J. Greg Dietz
Building Commissioner, Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS

January 18, 2016

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 PM at Sellersburg Town Hall, 316 East Utica Street on January 18, 2016.

ROLL CALL:

Members Present: President, Francis A. Conroy, Vice-President, Randall W. Mobley, Members, Dennis V. Amos, Charles E. Popp, Vincent C. Thacker, Jr. Also Present Building Commissioner, J. Greg Dietz and Attorney Jacob C. Elder.

APPROVAL OF MINUTES:

The Board members made the following corrections to the minutes of the December 21, 2015 meeting: The date the meeting was called to order was changed from September 21, 2015 to December 21, 2015. The date on the motion to approve the minutes of the previous meeting was changed from October 19, 2015 to November 16, 2015. Randall W. Mobley moved to approve the minutes of the December 18, 2015 meeting as corrected. Seconded by Charles E. Popp. 5-aye, 0-nay Motion approved.

UNFINISHED BUSINESS:

NONE

NEW BUSINESS:

- 1) Election of Officers

President Francis A. Conroy opened nominations for President

Charles E. Popp nominated Francis A. Conroy

Francis A. Conroy declined the nomination

Vincent C. Thacker Jr. was nominated by Francis A. Conroy Seconded by Charles E. Popp. Vincent C. Thacker accepted the nomination for President.

Charles E. Popp moved to close nominations for President. Seconded by Randall W. Mobley. 5-aye 0-nay. Nominations for President were closed.

Vincent C. Thacker was unopposed for President of the Board of Zoning Appeals for 2016.

President Francis A. Conroy opened nominations for Vice President

Randall W. Mobley nominated Francis A. Conroy. Seconded by Charles E. Popp. Francis A. Conroy accepted the nomination.

Randall W. Mobley moved to close nominations for Vice President. Second by Dennis V. Amos. 5-aye 0-nay. Nominations for Vice President were closed.

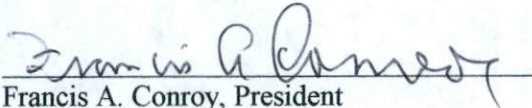
Francis A. Conroy was unopposed for Vice President of the Board of Zoning Appeals for 2016.

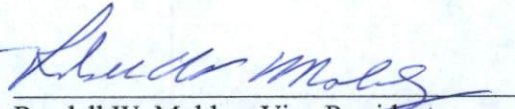
2) Contract with Attorney Jake Elder for Board of Zoning Appeals legal services.


Randall W. Mobley moved to extend the current contract with Attorney Jake Elder for Board of Zoning Appeals legal services for 12 months. Second by Charles E. Popp. 5-aye 0-nay Motion approved.

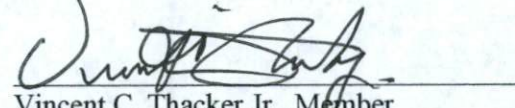
ADJOURN:

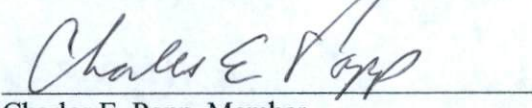
Randall W. Mobley moved to adjourn the meeting seconded by Vincent C. Thacker Jr.. 5-aye 0-nay Motion approved. Meeting adjourned at 6:14 PM.

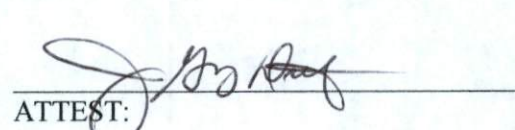

Francis A. Conroy, President


Randall W. Mobley, Vice-President


Dennis V. Amos, Member


Vincent C. Thacker Jr., Member


Charles E. Popp, Member


ATTEST:

**SELLERSBURG ZONING APPEALS BOARD
AGENDA**

February 15, 2016

1. Roll Call
2. Approve the minutes from the January 18, 2015 meeting.
3. Unfinished Business –
NONE
4. New Business –
 - 1) Board of Zoning Appeals Secretary Position
 - 2) Attorney Jake Elder discussion of attorney contract with Board of Zoning Appeals and possible changes to the contract.
5. Adjourn.

Respectfully Submitted
J. Greg Dietz
Building Commissioner, Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS

February 15, 2016

The minutes as written are not verbatim from the meeting

CALL TO ORDER:

President Vincent C. Thacker Jr. called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:01 PM at Sellersburg Town Hall, 316 East Utica Street on February 15, 2016.

ROLL CALL:

Members Present: President Vincent C. Thacker Jr, Vice-President, Francis A. Conroy, Members, Dennis V. Amos, Randall W. Mobley, Charles E. Popp. Also present were Building Commissioner, J. Greg Dietz and Attorney Jacob C. Elder.

APPROVAL OF MINUTES:

Francis A. Conroy moved to approve the minutes of the January 18, 2016 meeting as presented. Seconded by Charles E. Popp. 5-aye, 0-nay Motion approved.

UNFINISHED BUSINESS:

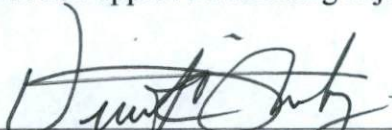
NONE

NEW BUSINESS:

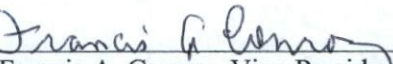
- 1) Board of Zoning Appeals Secretary Position: Randall W. Mobley moved to table until March 21, 2016 meeting. Seconded by Francis A. Conroy. 5-aye, 0-nay. Motion Approved
- 2) Jake Elder addressed the board to resign his position as the Board of Zoning Appeals attorney. President Vincent C. Thacker Jr. requests that the vacant attorney position be placed on the agenda for the March 21, 2015 agenda.

ADJOURN:

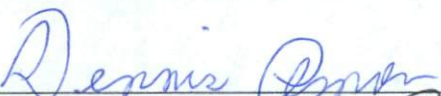
Francis A. Conroy moved to adjourn the meeting seconded by Randall W. Mobley. 5-aye 0-nay Motion approved. Meeting adjourned at 6:21 PM.



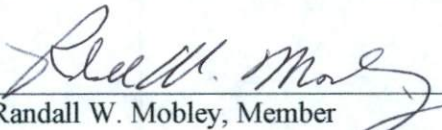
Vincent C. Thacker, Jr., President



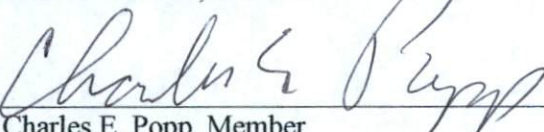
Francis A. Conroy, Vice-President



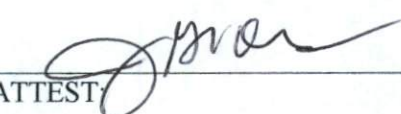
Dennis V. Amos, Member



Randall W. Mobley, Member



Charles E. Popp, Member



ATTEST

**SELLERSBURG ZONING APPEALS BOARD
AGENDA**

March 21, 2016

1. Roll Call
2. Approve the minutes from the February 15, 2015 meeting.
3. Unfinished Business –
 - 1) Board of Zoning Appeals Secretary Position
 - 2) Board of Zoning Appeals Attorney Position.
4. New Business –

NONE
5. Adjourn.

Respectfully Submitted
J. Greg Dietz
Building Commissioner, Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS

March 21, 2016

The minutes as written are not verbatim from the meeting

CALL TO ORDER:

President Vincent C. Thacker Jr. called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 PM at Sellersburg Town Hall, 316 East Utica Street on March 21, 2016.

ROLL CALL:

Members Present: President Vincent C. Thacker Jr., Vice-President, Francis A. Conroy, Members, Dennis V. Amos, Randall W. Mobley, Charles E. Popp. Also present was Building Commissioner, J. Greg Dietz.

APPROVAL OF MINUTES:

Francis A. Conroy moved to approve the minutes of the February 15, 2016 meeting as presented. Seconded by Randall W. Mobley. 5-aye, 0-nay Motion approved.

UNFINISHED BUSINESS:

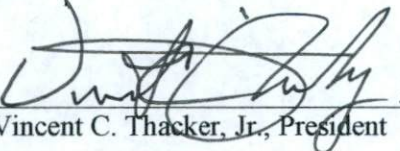
- 1) Board of Zoning Appeals Secretary Position: President Vincent C. Thacker Jr. requested this item be removed from the agenda under unfinished business for future meetings. There were no objections from Board members.
- 2) Board of Zoning Appeals attorney: Francis A. Conroy moved to table until next meeting, seconded by Randall W. Mobley. 5 aye 0 nay Motion approved.

NEW BUSINESS:

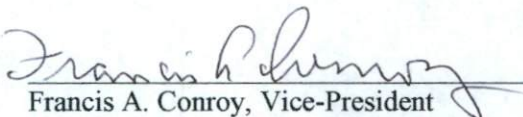
NONE

ADJOURN:

Charles E. Popp moved to adjourn the meeting seconded by Francis A. Conroy. 5-aye 0-nay Motion approved. Meeting adjourned at 6:10 PM.

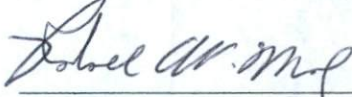


Vincent C. Thacker, Jr., President



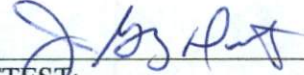
Francis A. Conroy, Vice-President

Dennis V. Amos, Member



Randall W. Mobley, Member

Charles E. Popp, Member



ATTEST:

SELLERSBURG ZONING APPEALS BOARD
AGENDA

April 18, 2016

1. Roll Call
2. Approve the minutes from the March 21, 2015 meeting.
3. Unfinished Business –
 - 1) Board of Zoning Appeals Attorney Position (tabled form March 21, 2016 meeting)
4. New Business –
 - 1) Thomas A. and Barbara P. Hardy 12507 Hummingbird Way wishing to speak about compliance with the following section of the Indiana Residential Code.

Indiana Residential Code

R311.5.6.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.5.6.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 ½ inch (38 mm) between the wall and the handrails.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at the turn.

5. Adjourn.

Respectfully Submitted
J. Greg Dietz
Building Commissioner, Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS

April 18, 2016

The minutes as written are not verbatim from the meeting

CALL TO ORDER:

President Vincent C. Thacker Jr. called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 PM at Sellersburg Town Hall, 316 East Utica Street on April 18, 2016.

ROLL CALL:

Members Present: President Vincent C. Thacker Jr., Vice-President, Francis A. Conroy, and Member Randall W. Mobley. Also present was Building Commissioner, J. Greg Dietz.

APPROVAL OF MINUTES:

Francis A. Conroy moved to approve the minutes of the March 21, 2016 meeting as presented. Seconded by Randall W. Mobley. 3-aye, 0-nay Motion approved.

UNFINISHED BUSINESS:

- 1) Board of Zoning Appeals attorney: Jake Elder will be posting the job opening. Randall W. Mobley moved to table until next meeting, seconded by Francis A. Conroy. 3 aye 0 nay Motion approved.

NEW BUSINESS:

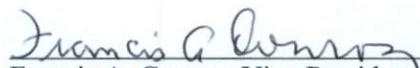
- 1) A. Thomas Hardy of 12507 Hummingbird Way spoke to the board about obtaining a variance from the requirements of Indiana Residential Code R311.5.6.2. President Vincent C. Thacker Jr. referred him to the State of Indiana Fire Prevention & Building Safety Commission as the Sellersburg Board of Zoning Appeals does not have authority to hear variance petitions for State Codes.

ADJOURN:

Francis A. Conroy moved to adjourn the meeting seconded by Randall W. Mobley. ³~~5~~-aye 0-nay Motion approved. Meeting adjourned at 6:19 PM.

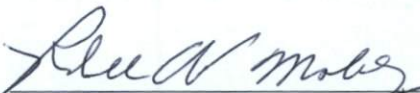


Vincent C. Thacker, Jr., President



Francis A. Conroy, Vice-President

Dennis V. Amos, Member



Randall W. Mobley, Member

Charles E. Popp, Member

ATTEST:

SELLERSBURG ZONING APPEALS BOARD

AGENDA

May 16, 2016

1. Roll Call
2. Approve the minutes from the April 18, 2015 meeting.
3. Unfinished Business –
 - 1) Board of Zoning Appeals Attorney Position (tabled from April 18, 2016 meeting)
4. New Business –

NONE
5. Adjourn.

Respectfully Submitted

J. Greg Dietz

Building Commissioner, Town of Sellersburg

SELLERSBURG BOARD OF ZONING APPEALS

May 16, 2016

The minutes as written are not verbatim from the meeting

CALL TO ORDER:

President Vincent C. Thacker Jr. called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 PM at Sellersburg Town Hall, 316 East Utica Street on May 16, 2016.

ROLL CALL:

Members Present: President Vincent C. Thacker Jr., Vice-President, Francis A. Conroy, Members, Dennis V. Amos, Randall W. Mobley, Charles E. Popp. Also present was Planning Commission Member Martina Webster who took these minutes.

APPROVAL OF MINUTES:

Francis A. Conroy requested a correction to the April 18, 2016 minutes related to the Adjournment motion. There were only 3 Board members present as members Dennis V. Amos and Charles E. Popp were absent. The vote should read 3-aye 0-nay. Francis A. Conroy then moved that the April 18, 2016 minutes be approved as amended. Seconded by Randall W. Mobley. 3-aye, 0-nay 2-abstentions (Amos and Popp) motion approved.

UNFINISHED BUSINESS:

- 1) Board of Zoning Appeals Attorney Position: President Vincent C. Thacker Jr. reported there were 4 applications had been received for consideration. The applicants were Dan Moore, William McCall, Brock Dawson and Justin Endris. There was general discussion about how to consider the applications. The general consensus was that a Hiring Committee be created containing 2 members appointed by the Board of Zoning Appeals and 2 members appointed by the Planning Commission. The committee would develop the review and interview process, conduct the necessary interviews and report back to the Board of Zoning Appeals at the next meeting with a recommendation. President Vincent C. Thacker Jr. appointed himself and Randal W. Mobley as members of the Interview Committee. Randall W. Mobley then moved to table further consideration of the Board of zoning Appeals Attorney Position until the next meeting, seconded by Charles E. Popp 5 aye 0 nay Motion approved.

NEW BUSINESS:

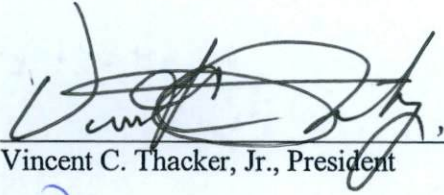
NONE

ADJOURN:

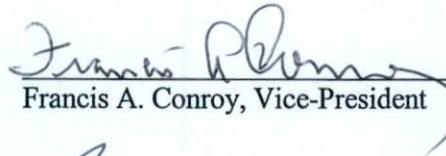
Francis A. Conroy moved to adjourn the meeting. Seconded by Dennis V. Amos. 5-aye 0-nay motion approved. Meeting adjourned at 6:14 PM.

SELLERSBURG BOARD OF ZONING APPEALS

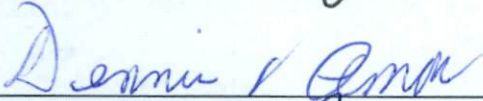
Page 2



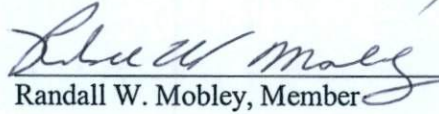
Vincent C. Thacker, Jr., President



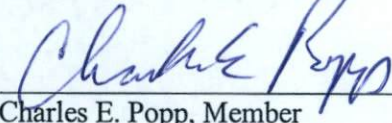
Francis A. Conroy, Vice-President



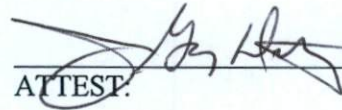
Dennis V. Amos, Member



Randall W. Mobley, Member



Charles E. Popp, Member



ATTEST.

Sellersburg Zoning Appeals Board
316 East Utica Street
Sellersburg, Indiana 47172

Petition # 616-001

By Petitioner(s) John Schmitt

Concerning the variance at the address of 329 S. FERN

Number Number Number
Yea Nay Obstain Pass

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community; and R

Yea Nay Obstain Pass

2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, and

Yea Nay Obstain Pass

3) The need for the variance arises from some condition peculiar to the property involved, such condition not being found in common with other properties in the vicinity that are in the same zoning district and such condition not having been created by the applicant for the variance; and such condition will result in practical difficulties;

In addition to the three determinations above, the following additional requirements have been met if a variance in use will be granted:

Yea Nay Obstain Pass

4) The strict application of the terms of the Zoning Ordinance will constitute an unnecessary economic hardship if applied to the property for which the variance is sought; and

Yea Nay Obstain Pass

5) The variance shall be the minimum necessary to permit the proposed development such that the substantial intent and purpose of the ordinance shall be preserved.

The descesion of the Sellersburg Zoning Appeals Board concerning Petition# _____

Approved

Special conditions: _____

Denied

Signed this 20 day of June 2016
~~2015~~

[Signature]
Name

President, B211
Title

6TH OR MAY

MEETING
20TH JUNE



PETITION#: 616-001
FEE: \$100.00
RECIPT# _____

PETITION

PLEASE PRINT LEGIBLY

SELLERSBURG, INDIANA

PETITION FOR: BOARD OF ZONING APPEALS PLANNING COMMISSION

Name of Applicant: JOHN SCHMITT

Applicant's Address: 609 E ST JOE RD

Email Address: UNKNOWN

Telephone Number: (H) 812-246-4563 Fax Number: (C) 502-724-9122

Date of Application: 5-1-16 Township: SILVERCREEK

Address or Property Subject to This Petition: LOTS 7-8 EDGE LAND ADD PLAT BOOK 17
EAST Side of 329 S Fern page 12

Grant: _____ or Section: _____ Congressional Township: _____ Range: _____

Municipal Township: _____ Zoning Classification: _____ Subdivision (if applicable): _____

Please Check the Applicable Box:

Amendment to the Official Zoning Maps of Sellersburg	Variance to the Zoning Ordinance of Sellersburg	Special Exception as Required by the Zoning Ordinance of Sellersburg	Other
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Describe Detailed Use: VACANT LAND NOW GOING TO BUILD SINGLE FAMILY HOME (3) BR (2) BATH (1) GARAGE

(ATTACH MORE SHEETS IF NECESSARY)

Specific Reason for Requesting:



A Rezoning from _____ to _____

A Variance to the Zoning Ordinance of Sellersburg

A Subdivision Plat as required by the Zoning Ordinance of Sellersburg

Special Exception as required by the Zoning Ordinance of Sellersburg

Please Explain (BE SPECIFIC AND INCLUDE DETAILS):

Property NOT 60 FT wide (street)
AND NOT 7200 SF

LOT SIZE NOW
50 X 125

Dated and signed by petitioner(s) in the county of Clark, State of Indiana, this 1 day of MAY, 2016

JEFF PARRISH
Petition Prepared By (Signature)

JOHN SCHMITT
All Legal Owners (Named on Deed) Must Sign

FOR OFFICE USE ONLY
 FOR **RECOMMENDATION** BY PLAN COMM TO COUNCIL
 FOR **FINAL DECISION** BY PLAN COMMISSION
 FOR **FINAL DECISION** BY BOARD OF ZONING APPEALS

DRAWING ATTACHED OR UNDER SEPARATE COVER
REQUIRED



Please Provide the Following:

1. Attach the legal description of the property.
2. Attach a development plan depicting all information required and information the applicant believes necessary for review by the Board or Commission; including, as applicable: parcel dimensions, locations of streets, driveways, location and number of parking spaces, sewer and water lines, and other appropriate information.
3. Proof of Zoning (1993 zoning map will apply without recorded proof of zoning)
4. Include any additional evidence necessary to support the petition.

I affirm, under the penalties of perjury that the foregoing representations are true.

Applicant's Signature:

Jeff Parrish

Date:

5-1-16

Applicant's Name (printed):

JEFF PARRISH

Please complete and attach the Findings of Fact worksheets of this Petition before submitting to the Commission of Buildings and Code Enforcement, as well as the Affidavit of Notice of Public Hearing found within this Petition application. Please note the following requirements regarding time-sensitive notices, required by IC 36-7-4-604 and IC 5-3-2, and read in the Sellersburg Zoning Ordinance as follows:

1. The petitioner must mail a notice of hearings by certified mail, return receipt to each of the abutting property owners no less than ten (10) days prior to the hearing.
2. Notice of public hearing shall be published one time at least ten (10) days before the date of the hearing.
3. A sign depicting the Notice of a Public Hearing must be posted in a conspicuous space on the subject property, along all road frontage of the subject property, at least ten (10) days prior to the hearing.

Please submit proof of mailings and proof of publication from the newspaper to the Commission of Buildings and Code Enforcement 7 days prior to the hearing of the Petition.

Please use the Public Notice templates within this Petition application for the mailings and publication. DO NOT ALTER ANY WORDING IN THIS TEMPLATE, ONLY FILL IN THE BLANKS WITH THE APPROPRIATE INFORMATION.

**Affidavit of Notice of Public Hearing
Sellersburg, Indiana**



I [we] JEFF PARRISIT certify that notice of public hearing to consider
 Petition # _____ pertaining to the _____ was sent by certified first class
 mail the last known address, as determined by records of the Clark County Auditors, to each of the following
 persons.

OWNER'S NAME	MAILING ADDRESS
<u>JOHN SCHMITT</u>	<u>609 E ST SE SELLERSBURG IND 47172</u>

Attach additional sheets if needed

And that such notice were mailed on the _____ day of _____, 20__ being at least 10 days prior to the
 scheduled public hearing and that timely proof of such first certified first class mailing[s] are attached hereto.

JEFF PARRISIT

Applicant, Attorney, or Authorized Signature

5-1-16

Date

JEFF PARRISIT

Printed name.

4818 UPPER RIVER RD
 UTICA IND 47130
 JEEP CONSTRUCTION INC

State of Indiana)

County of Clark)

Subscribed and sworn to before me this _____ day of _____, 20__

 Notary Public Resident of Clark County, Indiana

My commission expires: _____

PLAT BOOK 17
PAGE 12

7-0 LOTS

EDAFELAND
ADDITION

Box 125

5-1-16

I John Schmitt
GIVE JEFF PARRISH
RIGHT TO REP. TO GO
BEFORE THE BOARD
FOR VARIANCES.

John Schmitt
8122464563

CELL 5027849122

609 E SAINT JOE
Rd.

5-1-16



Clark County, IN

Property Assessment Detail Report
 Parcel Number: 10-17-11-000-243.000-031
 39°North- 855.GIS.3939



Parcel Information

Parcel Number: 10-17-11-000-243.000-031
Alt Parcel Number: 17-00012-013-0
Property Address: 309 FERN STREET
Neighborhood: silver creek # 10
Property Class: Vacant - Platted Lot
Legal Description: EDGELAND ADD LOTS 7 & 8
Owner Name: SCHMITT JOHN JR & SANDRA K
Owner Address: 609 ST JOE RD E
 SELLERSBURG, IN 47172

Taxing District

Township: SILVER CREEK TOWNSHIP
Corporation: WEST CLARK COMMUNITY

Land Description

Land Type	Acreage	Dimensions
F		25x125
F		25x125

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
03-01-1995	Conversion Record		18 - 3548		

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
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Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
05-26-2015	GENERAL REVALUATION	9700	0	9700
06-03-2014	ANNUAL ADJUSTMENT	9700	0	9700
07-13-2013	ANNUAL ADJUSTMENT	9700	0	9700
09-06-2012	GENERAL REVALUATION	9700	0	9700
07-01-2011	ANNUAL ADJUSTMENT	9700	0	9700
07-01-2010	ANNUAL ADJUSTMENT	9700	0	9700
10-06-2009	ANNUAL ADJUSTMENT	9700	0	9700
03-29-2009	ANNUAL ADJUSTMENT	9700	0	9700
03-24-2009	ANNUAL ADJUSTMENT	9700	0	9700
01-14-2009	ANNUAL ADJUSTMENT	9700	0	9700
07-02-2008	ANNUAL ADJUSTMENT	9700	0	9700
07-27-2007	ANNUAL ADJUSTMENT	8300	0	8300
03-01-2002	GENERAL REVALUATION	5400	0	5400
03-16-2001	GENERAL REVALUATION	2100	0	2100
03-01-1995	GENERAL REVALUATION	2100	0	2100
01-01-1989	MISCELLANEOUS	1100	0	1100

Public Utilities

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

Exterior Features

Exterior Feature Size/Area

Special Features

Description Size/Area

Summary Of Improvements

Buildings Grade Condition Construction Year Effective Year Area

**Proof of
Publication**

Public Notice
Sellersburg, Indiana
Board of Zoning Appeals/
Plan Commission

The Board of Zoning Appeals/Plan Commission will meet on 20th day of June, 2016 at 6 p.m. at 316 East Utica Street Sellersburg, Indiana 47172 for the purpose of holding a public hearing and acting on the following:

Requested Action: The applicant is requesting a VARIANCE to LOT WITH NOT 60 FT. AND LOT SIZE NOT 7200

At the following commonly known address: WEST OF HOUSE RIGHT SIDE OF 309 S. FERN ST LOT - 7- 8 EDGELAND ADDITION

The petition is available for public review at the Commission of Buildings and Code Enforcement 103 South New Albany Street Sellersburg, Indiana 47172 between the hours 9 a.m. to 4 pm. 10 days prior to the meeting.

Interested persons desiring to present comments either in writing or verbally will be given the opportunity to be heard at the aforementioned time and place. Written comments to the proposal that are filed with the Building Commissioner before the hearing will be considered. The hearing may be continued from time to time, as may be found necessary. hspaxlp

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

Ginger Baxter on oath says that she is the bookkeeper of NEWS AND TRIBUNE and in the employ of the publisher of

NEWS AND TRIBUNE,

a daily newspaper of general circulation printed and published in the city of Jeffersonville, Clark County, State of Indiana, and further says that the annexed advertisement was published in said paper for #(1) time(s) to-wit: In issue of said NEWS AND TRIBUNE
Dated: 06-07 2016

(X) Ginger Baxter

**STATE OF INDIANA
COUNTY OF CLARK**

Subscribed and sworn to before me this

7TH day of June 2016

(X) Joann Galligan
Joann Galligan

Notary Public, Clark County, Indiana
(My Commission Expires August 27, 2022)



Publication
Fee \$ 103.23

1199684

JEFF PRARISH

Sellersburg Zoning Appeals Board
316 East Utica Street
Sellersburg, Indiana 47172

Petition # 616-002

By Petitioner(s) CUSTOM SIGN & ENGINEERING / SCOTT ELPERS

Concerning the variance at the address of 8005 HWY 311

Number Number Number ☒
Yea 5 Nay 0 Obstain 0 Pass

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community; and

Yea 6 Nay 0 Obstain 0 Pass

2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, and

Yea 4 Nay 0 Obstain 1 Pass

3) The need for the variance arises from some condition peculiar to the property involved, such condition not being found in common with other properties in the vicinity that are in the same zoning district and such condition not having been created by the applicant for the variance; and such condition will result in practical difficulties;

In addition to the three determinations above, the following additional requirements have been met if a variance in use will be granted:

Yea Nay Obstain Pass

4) The strict application of the terms of the Zoning Ordinance will constitute an unnecessary economic hardship if applied to the property for which the variance is sought; and

Yea Nay Obstain Pass

5) The variance shall be the minimum necessary to permit the proposed development such that the substantial intent and purpose of the ordinance shall be preserved.

The descesion of the Sellersburg Zoning Appeals Board concerning Petition# _____

Approved

Special conditions: _____

Denied

Signed this 20 day of June 2016

[Signature]

Name

President, BZA

Title



PETITION#: 616-002
 FEE: \$100.00
 RECEIPT# _____

PETITION

PLEASE PRINT LEGIBLY

SELLERSBURG, INDIANA

PETITION FOR: BOARD OF ZONING APPEALS PLANNING COMMISSION

Name of Applicant: Custom Sign & Engineering, Inc / Scott Elpers

Applicant's Address: 5344 Vann Rd. Newburgh, IN 47630

Email Address: selpers@customsign.bz

Telephone Number: 812-401-1550 Fax Number: 812-401-1554

Date of Application: 4/18/16 Township: Silver Creek

Address or Property Subject to This Petition: 8005 Hwy 311

Grant: _____ or Section: _____ Congressional Township: _____ Range: _____

Municipal Township: _____ Zoning Classification: _____ Subdivision (if applicable): _____

Please Check the Applicable Box:

**Amendment to the Official
Zoning Maps of Sellersburg**

**Variance to the Zoning
Ordinance of Sellersburg**

**Special Exception as Required by the
Zoning Ordinance of Sellersburg**

Other

Describe Detailed Use: Full Service Banking Facility with teller line and Drive up banking.

The location also has a after Hours Drive up ATM

(ATTACH MORE SHEETS IF NECESSARY)

Specific Reason for Requesting:

A Rezoning from _____ to _____

A Variance to the Zoning Ordinance of Sellersburg

A Subdivision Plat as required by the Zoning Ordinance of Sellersburg

Special Exception as required by the Zoning Ordinance of Sellersburg



Please Explain (BE SPECIFIC AND INCLUDE DETAILS):

German American, which has recently aquired the Former River Valley Financial Bank, has a common brand itenty that covers 51 locations. Their brand standards consist of monumnet type signs that conceal the support poles. When you look at the sign, the only portion of the sign that lights up is the shield, lettering, the red bands that run the sides, and the EMU sign. The rest of the sign is aluminum and does not light up. With the name and the message center squared off the square footage of the sign is only 134 Sq. ft. The only difference is the area of the sign that conceals the poles.

Dated and signed by petitioner(s) in the county of Clark, State of Indiana, this 4 day of May, 2016

Petition Prepared By (Signature)

All Legal Owners (Named on Deed) Must Sign

FOR OFFICE USE ONLY

- FOR RECOMMENDATION BY PLAN COMMISSION TO COUNCIL
- FOR FINAL DECISION BY PLAN COMMISSION
- FOR FINAL DECISION BY BOARD OF ZONING APPEALS

DRAWING ATTACHED OR UNDER SEPARATE COVER
REQUIRED



Please Provide the Following:

1. Attach the legal description of the property.
2. Attach a development plan depicting all information required and information the applicant believes necessary for review by the Board or Commission; including, as applicable: parcel dimensions, locations of streets, driveways, location and number of parking spaces, sewer and water lines, and other appropriate information.
3. Proof of Zoning (1993 zoning map will apply without recorded proof of zoning)
4. Include any additional evidence necessary to support the petition.

I affirm, under the penalties of perjury that the foregoing representations are true.

Applicant's Signature: _____

Date: _____

18-April-2016

Applicant's Name (printed): _____

Scott B. Elpers

Please complete and attach the Findings of Fact worksheets of this Petition before submitting to the Commission of Buildings and Code Enforcement, as well as the Affidavit of Notice of Public Hearing found within this Petition application. Please note the following requirements regarding time-sensitive notices, required by IC 36-7-4-604 and IC 5-3-2, and read in the Sellersburg Zoning Ordinance as follows:

1. The petitioner must mail a notice of hearings by certified mail, return receipt to each of the abutting property owners no less than ten (10) days prior to the hearing.
2. Notice of public hearing shall be published one time at least ten (10) days before the date of the hearing.
3. A sign depicting the Notice of a Public Hearing must be posted in a conspicuous space on the subject property, along all road frontage of the subject property, at least ten (10) days prior to the hearing.

Please submit proof of mailings and proof of publication from the newspaper to the Commission of Buildings and Code Enforcement 7 days prior to the hearing of the Petition.

Please use the Public Notice templates within this Petition application for the mailings and publication. DO NOT ALTER ANY WORDING IN THIS TEMPLATE, ONLY FILL IN THE BLANKS WITH THE APPROPRIATE INFORMATION.

Affidavit of Notice of Public Hearing
Sellersburg, Indiana



I [we] Scott B. Elpers certify that notice of public hearing to consider
Petition # _____ pertaining to the 8005 Hwy 311 was sent by certified first class
mail the last known address, as determined by records of the Clark County Auditors, to each of the following
persons.

OWNER'S NAME	MAILING ADDRESS
See attached sheet	

Attach additional sheets if needed

And that such notice were mailed on the _____ day of _____, 20__ being at least 10 days prior to the
scheduled public hearing and that timely proof of such first certified first class mailing[s] are attached hereto.

Scott B. Elpers
Applicant, Attorney, or Authorized Signature

5/4/16
Date

Scott B. Elpers
Printed name.

State of Indiana)

County of Clark)

Subscribed and sworn to before me this 5th day of May, 2016

Parula E. Ahmenig
Notary Public Resident of Clark County, Indiana

My commission expires: June 28, 2023

May 5, 2016

Abutting Properties for: 8005 Hwy 311

Custom Sign & Engineering, INC

owner1	OWNER STREET	PARCEL ID
Richard Joseph C Jr & Karen S	11550 Southfork Apt 317 Baton Rouge, LA 70816	10-17-10-800-430.000-031
J J Craig Co LLC	P.O. Box 177 Sellersburg, IN 47172	10-17-10-800-435.000-031
Love Jeanne A & Love Linda J	8614 Hwy 60 Sellersburg, IN 47172	10-17-10-800-434.000-031
Storage Express Holdings LLC	P.O. Box 70 Bloomington, IN 47402-0070	10-17-10-800-002.000-031
McDonner Nicholas J & Hardy McDonner Heather S	PO Box 282 Charlestown, IN 47111	10-17-10-800-006.000-031
Winter Song LLC	3400 Woodside Rd Louisville, KY 40222	10-17-10-800-005.000-031
The Home Renters LLC	2968 Georgetown Greenville Rd Georgetown, IN 47122	10-09-10-800-612.000-030
ADAMS ROBERT WM & EMMA LOU	7904 HWY 311 SELLERSBURG, IN 47172	10-09-10-800-611.000-030
GILLENWATER CONNIE & NAN	3737 S STATE RD 3 SCOTTSBURG, IN 47170	10-17-10-800-415.000-031

29' Pylon
4'x8' EMU





Sellersburg

Clark County, IN

Property Assessment Detail Report
 Parcel Number: 10-17-10-800-001.000-031
 39°North- 855.GIS.3939



Parcel Information		Taxing District	
Parcel Number:	10-17-10-800-001.000-031	Township:	SILVER CREEK TOWNSHIP
Alt Parcel Number:	17-00078-001-0	Corporation:	WEST CLARK COMMUNITY
Property Address:	8005 HIGHWAY 311 SELLERSBURG, IN 47172	Land Description	
Neighborhood:	sc hardy bsn center phase 1 & 2	Land Type	Acreage Dimensions
Property Class:	Full Service Bank	11	0.5400
Legal Description:	HARDY BUISNESS CENTRE LOT 1	12	0.5400
Owner Name:	River Valley Financial Bank		
Owner Address:	430 Clifty Drive Madison, IN 47250		

Transfer Of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
11-08-2004	River Valley Financial Bank				

Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
05-26-2015	GENERAL REVALUATION	79400	1645100	1724500
06-03-2014	ANNUAL ADJUSTMENT	79400	1661800	1741200
07-13-2013	ANNUAL ADJUSTMENT	79400	1607700	1687100
09-06-2012	GENERAL REVALUATION	79400	1614300	1693700
07-01-2011	ANNUAL ADJUSTMENT	79400	1782900	1862300
07-01-2010	ANNUAL ADJUSTMENT	79400	1782900	1862300
10-06-2009	ANNUAL ADJUSTMENT	79400	1877500	1956900
03-29-2009	ANNUAL ADJUSTMENT	79400	1833300	1912700
03-24-2009	ANNUAL ADJUSTMENT	79400	1833300	1912700
01-14-2009	ANNUAL ADJUSTMENT	79400	1833300	1912700
07-02-2008	ANNUAL ADJUSTMENT	79400	1717400	1796800
07-27-2007	ANNUAL ADJUSTMENT	79400	1622800	1702200
08-21-2006	CORRECT	22100	1382900	1405000
09-27-2005	SPLIT	1200	0	1200

Public Utilities

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

Exterior Features

Exterior Feature Size/Area

Special Features

Description	Size/Area
Banking Feature, ATM Enclosure	64
Banking Feature, AutoTeller	
Banking Feature, Drive/Walk Up Teller Window	
Banking Feature, Money Vault/Doors	100
Banking Feature, Money Vault/Doors	40
Banking Feature, Night Depository	
Banking Feature, Record Storage/Doors	154
Banking Feature, Vision Window	
Canopies, Commercial Type	1350
Freight Elevators, Hydraulic	
Passenger Elevators, Hydraulic	

Summary Of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Paving, Asphalt1	C	A	2006	2006	25396
Paving, Concrete1	C	A	2006	2006	1350
C/I Building 1	B+1	A	2006	2006	12982

Commercial and Industrial Buildings

C/I Building 1

Floor	Wall Types				
	Wall Type 0	Wall Type 1	Wall Type 2	Wall Type 3	Wall Type 4
0	0	0	274	0	0
1	0	0	298	0	0
2	0	0	298	0	0

Floor Uses

Floor	Description	Area In Use	Area Not In Use	Area AC	Area Heat	Area Sprinkled
0	Utility / Storage	4102	0	4102	4102	0
1	Bank	4440	0	3465	4440	0
2	General Office	4440	0	4440	4440	0

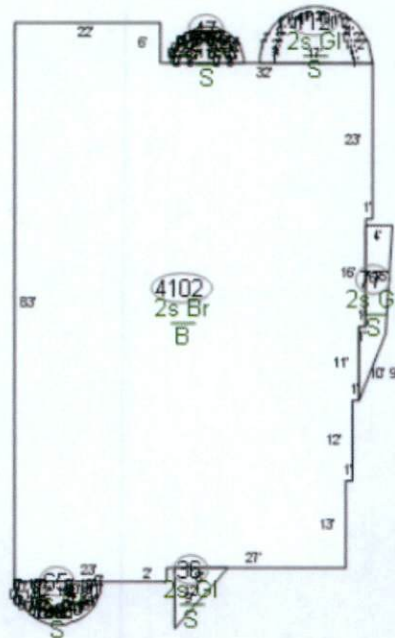
Plumbing

CommFixtures:	18
CommExtraFixtures:	18

Photos and Sketches

wing, Asphalt1

wing, Concrete1



**Proof of
Publication**

**Public Notice
Sellersburg, Indiana
Board of Zoning
Appeals/Plan Commission**

The Board of Zoning Appeals/Plan Commission will meet **June 20, 2016 at 6:00 p.m.** at 316 East Utica Street Sellersburg, Indiana 47172 for the purpose of holding a public hearing and acting on the following: Requested Action **New pylon sign**. At the following commonly known address: **8005 Hwy. 311, Sellersburg, IN 47172**. The petition is available for public review at the Commission of Buildings and Code Enforcement 103 South New Albany Street Sellersburg, Indiana 47172 between the hours 9 a.m. to 4 p.m. 10 days prior to the meeting. Interested persons desiring to present comments either in writing or verbally will be given the opportunity to be heard at the aforementioned time and place. Written comments to the proposal that are filed with the Building commissioner before the hearing will be considered. The hearing may be continued from time to time, as may be found necessary. hspaxlp

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

Ginger Baxter on oath says that she is the bookkeeper of NEWS AND TRIBUNE and in the employ of the publisher of

NEWS AND TRIBUNE,

a daily newspaper of general circulation printed and published in the city of Jeffersonville, Clark County, State of Indiana, and further says that the annexed advertisement was published in said paper for #(1) time(s) to-wit: In issue of said NEWS AND TRIBUNE
Dated: 05-25 2016

(X) Ginger Baxter

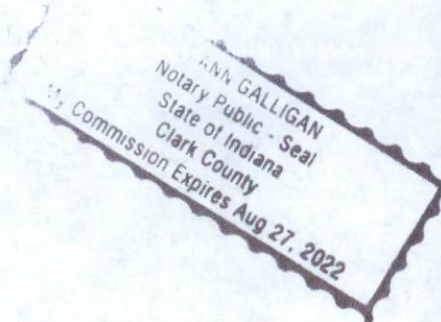
**STATE OF INDIANA
COUNTY OF CLARK**

Subscribed and sworn to before me this

25TH day of May 2016

(X) Joann Galligan
Joann Galligan

Notary Public, Clark County, Indiana
(My Commission Expires August 27, 2022)



Publication
Fee \$ 86.49

1194368

INDIANA MEDIA GROUP
PO BOX 607
GREENSBURG IN 47240-0607
(877)253-7755

ORDER CONFIRMATION

Salesperson: GINGER BAXTER

Printed at 05/23/16 13:22 by gbaxt

Acct #: 216958

Ad #: 1194368

Status: N

CUSTOM SIGN & ENGINEERING, INC.
5344 VANN RD.
NEWBURGH IN 47630

Start: 05/25/2016 Stop: 05/25/2016
Times Ord: 1 Times Run: ***
LEG 1.00 X 31.00 Words: 157
Total LEG 31.00
Class: 105 PUBLIC NOTICES
Rate: LMIS1 Cost: 86.49
Affidavits: 1

Contact:

Phone: (812)401-1550

Fax#:

Email: aelpers@customsign.bz

Agency:

Ad Descrpt: BZA MEETING 6/20

Given by: *

Created: gbaxt 05/23/16 13:11

Last Changed: gbaxt 05/23/16 13:21

PUB	ZONE	EDT	TP	START	INS	STOP	SMTWTFS
JEFF	JEF	95	S	05/25			
JNOL	JEF	95	S	05/25			

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Allison A. Elpers
Name (print or type)

Allison A. Elpers
Name (signature)

**Public Notice
Sellersburg, Indiana
Board of Zoning
Appeals/Plan Commission**

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SELLERSBURG BOARD OF ZONING APPEALS

June 20, 2016

The minutes as written are not verbatim from the meeting

CALL TO ORDER:

President Vincent C. Thacker Jr. called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 PM at Sellersburg Town Hall, 316 East Utica Street on June 20, 2016.

ROLL CALL:

Members Present: President Vincent C. Thacker Jr., Vice-President, Francis A. Conroy, Members, Dennis V. Amos, Randall W. Mobley, Charles E. Popp. Also present was Building Commissioner J. Greg Dietz

APPROVAL OF MINUTES:

Francis A. Conroy moved that the May 16, 2016 minutes be approved as presented. Seconded by Randall W. Mobley. 5-aye, 0-nay. Motion approved.

UNFINISHED BUSINESS:

- 1) Board of Zoning Appeals Attorney Position: Brock Dawson was recommended for the position from the interview committee. Charles E. Popp moved to hire Brock Dawson as the attorney for the Board of Zoning Appeals and Plan Commission upon approval of the Sellersburg Town Council. Seconded by Dennis V. Amos. 5-aye, 0 nay. Motion approved.

2) NEW BUSINESS:

- 1) Petition 616-001 Jeff Parish representing John Schmitt for variances from the minimum lot width of 60' and minimum lot square footage of 7200 square feet to build a single family residence.
Francis A. Conroy moved to close the regular meeting. Seconded by Charles E. Popp. 5-aye, 0-nay. Motion approved. Meeting closed at 6:13 PM.
Randall W. Mobley moved to open a public hearing for Petition #616-001. Seconded by Francis A. Conroy. 5-aye, 0-nay. Motion approved. Public hearing opened 6:13 PM.
Jeff Parish spoke on behalf of John Schmitt
Randall W. Mobley moved to close the public hearing for Petition #616-001. Seconded by Charles E. Popp. 5-aye, 0-nay. Motion approved at 6:20 PM
Francis A. Conroy moved to reopen the regular meeting. Seconded by Randall W. Mobley. 5-aye, 0-nay. Motion approved and meeting reopened at 6:20 PM
Randall W. Mobley moved for the approval petition #616-001 that it will not be injurious to the public health, safety, morals, and general welfare of the community. Seconded by Charles E. Popp. 5-aye, nay. Motion approved. Francis A. Conroy moved for approval of Petition #616-001 that the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Seconded by Charles E. Popp. 5-aye, 0-nay. Motion approved. Charles E. Popp moved for approval of Petition #616-001 that the need for the variance arises from some condition

peculiar to the property involved, such condition not being found in common with other properties in the vicinity that are in the same zoning district and such condition not having been created by the applicant for the variance; and such condition will result in practical difficulties. Seconded by Randall W. Mobley 5-aye, 0-nay. Motion approved. Having met the requirements of the Sellersburg Zoning Ordinance section 4.3.1 Petition #616-001 is approved and written approval was signed by President Vincent C. Thacker Jr.

- 2) Petition 616-002 Custom Sign & Engineering, Inc. requesting a variance from the 12' maximum freestanding sign height requirement to install a 29' freestanding sign at 8005 County Road 311 which is located in the PUD.

Randall W. Mobley moved to close the regular meeting. Seconded by Charles E. Popp. 5-aye, 0-nay. Motion approved. Meeting closed at 6:24 PM.

Randall W. Mobley moved to open a public hearing for Petition #616-002. Seconded by Francis A. Conroy. 5-aye, 0-nay. Motion approved. Public hearing opened 6:24 PM.

Scott Elpers spoke on behalf of Custom Sign & Engineering, Inc.

Francis A. Conroy moved to close the public hearing for Petition #616-002. Seconded by Charles E. Popp. 5-aye, 0-nay. Motion approved at 6:44 PM

Randall W. Mobley moved to reopen the regular meeting. Seconded by Francis A. Conroy. 5-aye, 0-nay. Motion approved and meeting reopened at 6:44 PM

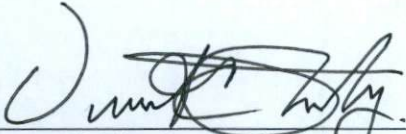
Charles E. Popp moved that the approval petition #616-002 will not be injurious to the public health, safety, morals, and general welfare of the community. Seconded by Francis A. Conroy. 5-aye, nay. Motion approved. Francis A. Conroy moved for approval of Petition #616-002 that the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. Seconded by Charles E. Popp. 5-aye, 0-nay. Motion approved. Francis A. Conroy moved for approval of Petition #616-002 that the need for the variance arises from some condition peculiar to the property involved, such condition not being found in common with other properties in the vicinity that are in the same zoning district and such condition not having been created by the applicant for the variance; and such condition will result in practical difficulties. Seconded by Charles E. Popp 4-aye, 0-nay, 1 abstain. Motion approved. Having met the requirements of the Sellersburg Zoning Ordinance section 4.3.1 Petition #616-002 is approved and written approval was signed by President Vincent C. Thacker Jr.

ADJOURN:

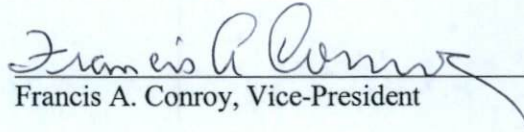
Charles E. Popp moved to adjourn the meeting. Seconded by Francis A. Conroy. 5-aye 0-nay motion approved. Meeting adjourned at 6:51 PM.

SELLERSBURG BOARD OF ZONING APPEALS 6-20-2016

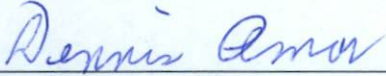
Page 3



Vincent C. Thacker, Jr., President

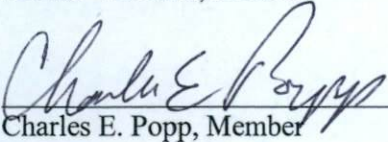


Francis A. Conroy, Vice-President



Dennis V. Amos, Member

Randall W. Mobley, Member



Charles E. Popp, Member

ATTEST:



PETITION#: 716-002
 FEE: \$100.00
 RECEIPT# _____

PETITION

PLEASE PRINT LEGIBLY

SELLERSBURG, INDIANA

PETITION FOR: BOARD OF ZONING APPEALS PLANNING COMMISSION

Name of Applicant: Rickey Mullins

Applicant's Address: 6303 High Jackson Rd. Charlestown, In 47111

Email Address: rickeymullins61@hotmail.com

Telephone Number: (812) 786-4278 Fax Number: _____

Date of Application: 5-27-16 Township: Clark

Address or Property Subject to This Petition: 372 Popp Ave. Sellersburg, In 47172

Grant: _____ or Section: _____ Congressional Township: _____ Range: _____

Municipal Township: _____ Zoning Classification: _____ Subdivision (if applicable): _____

Please Check the Applicable Box:

Amendment to the Official Zoning Maps of Sellersburg	Variance to the Zoning Ordinance of Sellersburg	Special Exception as Required by the Zoning Ordinance of Sellersburg	Other
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Describe Detailed Use: I am wanting to have a carport for personal use to keep the weather off of my vehicle.

(ATTACH MORE SHEETS IF NECESSARY)

Specific Reason for Requesting:

A Rezoning from _____ to _____

A Variance to the Zoning Ordinance of Sellersburg

A Subdivision Plat as required by the Zoning Ordinance of Sellersburg

Special Exception as required by the Zoning Ordinance of Sellersburg



Please Explain (BE SPECIFIC AND INCLUDE DETAILS):

I would like to build a carport off of the side of my home. The structure would be built over my driveway and will have all building inspectors regulations.

I have spoken to Greg Dietz, and I am willing to do whatever it takes to make the structure possible.

2 feet from property line

Dated and signed by petitioner(s) in the county of Clark, State of Indiana, this 27 day of June, 2016

Ricky Mott
Petition Prepared By (Signature)

Ricky Mott
All Legal Owners (Named on Deed) Must Sign

- FOR OFFICE USE ONLY
- FOR **RECOMMENDATION** BY PLAN COMM TO COUNCIL
 - FOR **FINAL DECISION** BY PLAN COMMISSION
 - FOR **FINAL DECISION** BY BOARD OF ZONING APPEALS

DRAWING ATTACHED OR UNDER SEPARATE COVER
REQUIRED



Please Provide the Following:

1. Attach the legal description of the property.
2. Attach a development plan depicting all information required and information the applicant believes necessary for review by the Board or Commission; including, as applicable: parcel dimensions, locations of streets, driveways, location and number of parking spaces, sewer and water lines, and other appropriate information.
3. Proof of Zoning (1993 zoning map will apply without recorded proof of zoning)
4. Include any additional evidence necessary to support the petition.

I affirm, under the penalties of perjury that the foregoing representations are true.

Applicant's Signature: Rickey Mullins Date: 5-27-16

Applicant's Name (printed): Rickey Mullins

Please complete and attach the Findings of Fact worksheets of this Petition before submitting to the Commission of Buildings and Code Enforcement, as well as the Affidavit of Notice of Public Hearing found within this Petition application. Please note the following requirements regarding time-sensitive notices, required by IC 36-7-4-604 and IC 5-3-2, and read in the Sellersburg Zoning Ordinance as follows:

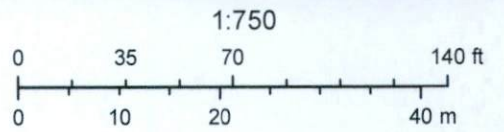
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2. Notice of public hearing shall be published one time at least ten (10) days before the date of the hearing.
3. A sign depicting the Notice of a Public Hearing must be posted in a conspicuous space on the subject property, along all road frontage of the subject property, at least ten (10) days prior to the hearing.

Please submit proof of mailings and proof of publication from the newspaper to the Commission of Buildings and Code Enforcement 7 days prior to the hearing of the Petition.

Please use the Public Notice templates within this Petition application for the mailings and publication. DO NOT ALTER ANY WORDING IN THIS TEMPLATE, ONLY FILL IN THE BLANKS WITH THE APPROPRIATE INFORMATION.



July 11, 2016



**Proof of
Publication**

**Public Notice
Sellersburg, Indiana
Board of Zoning
Appeals/Plan Commission**

The Board of Zoning Appeals/Plan Commission will meet July 18, 2016 at 6:00 p.m. at 316 East Utica Street Sellersburg, Indiana 47172 for the purpose of holding a public hearing and acting on the following: Requested Action For a Variance. At the following commonly known address: 372 Popp Ave., Sellersburg, IN 47172. The petition is available for public review at the Commission of Buildings and Code Enforcement 103 South New Albany Street Sellersburg, Indiana 47172 between the hours 9 a.m. to 4 p.m. 10 days prior to the meeting. Interested persons desiring to present comments either in writing or verbally will be given the opportunity to be heard at the aforementioned time and place. Written comments to the proposal that are filed with the Building commissioner before the hearing will be considered. The hearing may be continued from time to time, as may be found necessary. hspaxlp

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

Ginger Baxter on oath says that she is the bookkeeper of NEWS AND TRIBUNE and in the employ of the publisher of

NEWS AND TRIBUNE,

a daily newspaper of general circulation printed and published in the city of Jeffersonville, Clark County, State of Indiana, and further says that the annexed advertisement was published in said paper for #(1) time(s) to-wit: In issue of said NEWS AND TRIBUNE

Dated: 06-28 2016

(X) Ginger Baxter

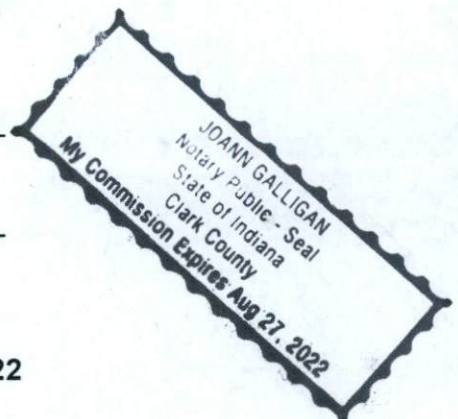
**STATE OF INDIANA
COUNTY OF CLARK**

Subscribed and sworn to before me this

28TH day of June 2016

(X) Joann Galligan
Joann Galligan

Notary Public, Clark County, Indiana
(My Commission Expires August 27, 2022)



**Publication
Fee \$ 86.49**

1207953

MI Commission Expires Aug 31 2025
Clerk County
Michigan
259
Clerk of Court
3305

Handwritten signature

COUNTY OF ...

Notary Public
My Commission Expires ...

Sellersburg Zoning Appeals Board
316 East Utica Street
Sellersburg, Indiana 47172

Petition # 716-002

By Petitioner(s) Rickey Mullins

Concerning the variance at the address of 372 Popp Ave. Sellersburg IN 47172

Number Number Number
Yea 4 Nay 0 Obstain Pass

1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community; and

Yea 4 Nay 0 Obstain Pass

2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner, and

Yea 4 Nay 0 Obstain Pass

3) The need for the variance arises from some condition peculiar to the property involved, such condition not being found in common with other properties in the vicinity that are in the same zoning district and such condition not having been created by the applicant for the variance; and such condition will result in practical difficulties;

In addition to the three determinations above, the following additional requirements have been met if a variance in use will be granted:

Yea Nay Obstain Pass

4) The strict application of the terms of the Zoning Ordinance will constitute an unnecessary economic hardship if applied to the property for which the variance is sought; and

Yea Nay Obstain Pass

5) The variance shall be the minimum necessary to permit the proposed development such that the substantial intent and purpose of the ordinance shall be preserved.

The descesion of the Sellersburg Zoning Appeals Board concerning Petition# 716-002

Approved

Special conditions: _____

Denied

Signed this 18 day of July 2016

[Signature]
Name

President, Board of Zoning Appeals
Title

SELLERSBURG ZONING APPEALS BOARD
AGENDA

July 18, 2016

1. Roll Call
2. Approve the minutes from the June 20, 2016 meeting.
3. Unfinished Business –
 - 1) Board of Zoning Appeals Attorney Position
4. New Business –
 - 1) Petition #716-002 Rickey Mullins requesting a variance from the required 5 foot side yard from the side property line to 2 foot from the property line to build a carport.

Every lot used for a single-family dwelling shall have a side yard on each side, each of which shall be at least five feet. In the case of a corner lot, the front yard setback shall be observed for any side yard facing a street.

"BUILDABLE AREA." The portion of the lot remaining after required yards, set back lines, or visibility requirements on corner lots, have been provided.

5. Adjourn.

Respectfully Submitted
J. Greg Dietz
Building Commissioner, Town of Sellersburg

SELLERSBURG BOARD OF ZONING A

July 18, 2016

The minutes as written are not verbatim from the meeting

CALL TO ORDER:

President Vincent C. Thacker Jr. called the meeting of the Sellersburg Board at 6:00 PM at Sellersburg Town Hall, 316 East Utica Street on July 18, 2016

ROLL CALL:

Members Present: President Vincent C. Thacker Jr., Vice-President, Francis A. Conroy, Dennis V. Amos, Charles E. Popp. Also present was Building Commissioner attorney Brock Dawson

APPROVAL OF MINUTES:

Francis A. Conroy moved that the June 20, 2016 meeting minutes be approved by Charles E. Popp. 4-aye, 0-nay. Motion approved.

UNFINISHED BUSINESS:

- 1) Board of Zoning Appeals Attorney Position: Charles E. Popp moved with Brock Dawson for legal services for the Board of Zoning Appeals. Seconded by Dennis V. Amos. 4-aye, 0 nay. Motion approved. The board members present at the meeting, Mr. Dawson and was witness

2) NEW BUSINESS:

Petition #716-002 Rickey Mullins requesting a variance from the rear the side property line to 2 foot from the property line to build a carport

Francis A. Conroy moved to close the regular meeting. Seconded by Charles E. Popp. 4-aye, 0-nay. Motion approved. Meeting closed at 6:06 PM.

Francis A. Conroy moved to open a public hearing for Petition #716-002 Rickey Mullins. Seconded by Charles E. Popp. 4-aye, 0-nay. Motion approved. Public hearing opened

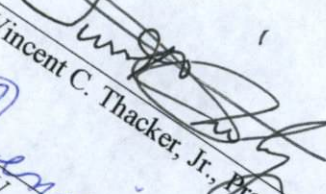
Rickey Mullins spoke.


Charles E. Popp moved to close the public hearing. Seconded by Francis A. Conroy. 4-aye, 0-nay. Motion approved.

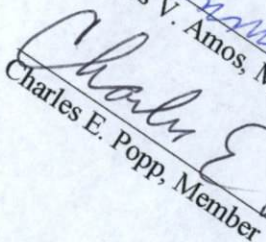
Francis A. Conroy moved to reopen the public hearing. Seconded by Charles E. Popp. 4-aye, 0-nay. Motion approved and meeting reopened

ADJOURN:

Francis A. Conroy moved that the meeting be adjourned. Meeting adjourned.


Vincent C. Thacker, Jr., President


Dennis V. Amos, Member


Charles E. Popp, Member

ATTE

MEMORANDUM FOR THE DIRECTOR

DATE: 10/15/54

TO: THE DIRECTOR

FROM: SAC, NEW YORK (100-100000)

SUBJECT: [Illegible]

Reference is made to the report of the New York Office dated 10/10/54, captioned as above. The report contains information regarding the activities of the [Illegible] in the New York area. It is noted that the [Illegible] has been active in the [Illegible] and has been in contact with [Illegible].

The information contained in the report is being disseminated to the [Illegible] for their information. It is suggested that the [Illegible] should continue to maintain contact with the [Illegible] and report any further developments to the New York Office.

Very truly yours,
[Illegible Signature]

Special Agent in Charge

Enclosure

100-100000

cc: [Illegible]

SELLERSBURG BOARD OF ZONING APPEALS

September 19, 2016

The minutes as written are not verbatim from the meeting

CALL TO ORDER:

President Vincent C. Thacker Jr. called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 PM at Sellersburg Town Hall, 316 East Utica Street on September 19, 2016.

ROLL CALL:

Members Present: President Vincent C. Thacker Jr., Vice-President, Francis A. Conroy, Members, Dennis V. Amos, Charles E. Popp and Randall W. Mobley. Also present was Building Commissioner J. Greg Dietz and board attorney Brock Dawson

APPROVAL OF MINUTES:

Charles E. Popp moved that the August 15, 2016 meeting minutes be approved as presented. Seconded by Francis A. Conroy. 5-aye, 0-nay. Motion approved.

UNFINISHED BUSINESS:

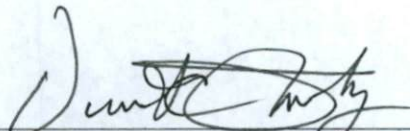
NONE

NEW BUSINESS:

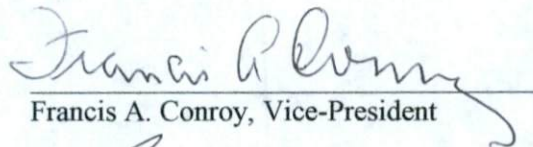
President Vincent C. Thacker Jr. spoke about possible changes to the zoning ordinance. No action taken.

ADJOURN:

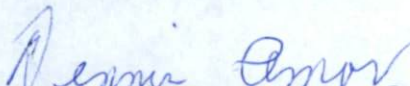
Randall W. Mobley moved to adjourn the meeting. Seconded by Charles E. Popp. 5-aye 0-nay motion approved. Meeting adjourned at 6:15 PM.



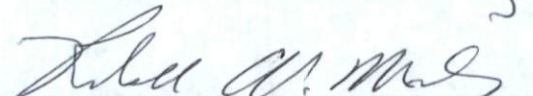
Vincent C. Thacker, Jr., President



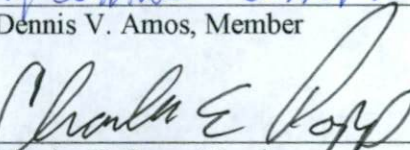
Francis A. Conroy, Vice-President



Dennis V. Amos, Member



Randall W. Mobley, Member



Charles E. Popp, Member



ATTEST:

SELLERSBURG BOARD OF ZONING APPEALS

October 17, 2016

The minutes as written are not verbatim from the meeting

CALL TO ORDER:

President Vincent C. Thacker Jr. called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 PM at Sellersburg Town Hall, 316 East Utica Street on October 17, 2016.

ROLL CALL:

Members Present: President Vincent C. Thacker Jr., Vice-President, Francis A. Conroy, Members, Dennis V. Amos, Charles E. Popp and Randall W. Mobley. Also present was Building Commissioner J. Greg Dietz and board attorney Brock Dawson

APPROVAL OF MINUTES:

Francis A. Conroy moved that the September 19, 2016 meeting minutes be approved as presented. Seconded by Charles E. Popp. 5-aye, 0-nay. Motion approved.

UNFINISHED BUSINESS:

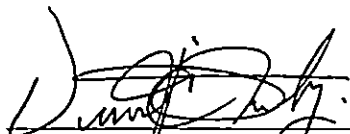
NONE

NEW BUSINESS:

NONE

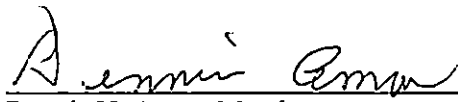
ADJOURN:

Randall W. Mobley moved to adjourn the meeting. Seconded by Francis A. Conroy. 5-aye 0-nay motion approved. Meeting adjourned at 6:02 PM.



Vincent C. Thacker, Jr., President

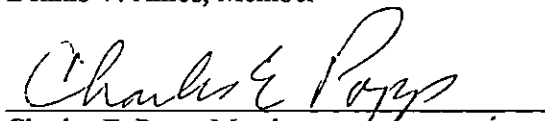
Francis A. Conroy, Vice-President



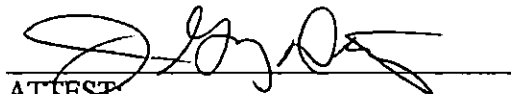
Dennis V. Amos, Member



Randall W. Mobley, Member



Charles E. Popp, Member



ATTEST:

SELLERSBURG BOARD OF ZONING APPEALS

November 21, 2016

The minutes as written are not verbatim from the meeting

CALL TO ORDER:

President Vincent C. Thacker Jr. called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 PM at Sellersburg Town Hall, 316 East Utica Street on November 21, 2016.

ROLL CALL:

Members Present: President Vincent C. Thacker Jr., Members, Dennis V. Amos, Charles E. Popp and Randall W. Mobley. Also present was Building Commissioner J. Greg Dietz and board attorney Brock Dawson.

APPROVAL OF MINUTES:

Charles E. Popp moved that the October 17, 2016 meeting minutes be approved as presented. Seconded by Randall W. Mobley. 4-aye, 0-nay. Motion approved.

UNFINISHED BUSINESS:

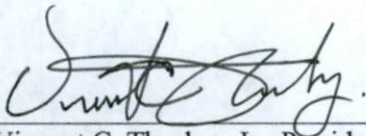
NONE

NEW BUSINESS:

NONE

ADJOURN:

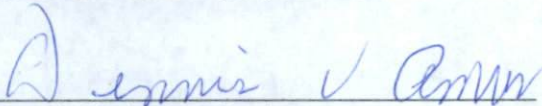
Randal W. Mobley moved to adjourn the meeting. Seconded by Dennis V. Amos. 4-aye 0-nay motion approved. Meeting adjourned at 6:03 PM.



Vincent C. Thacker, Jr., President



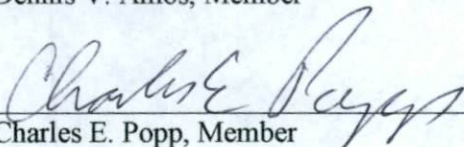
Francis A. Conroy, Vice-President



Dennis V. Amos, Member



Randall W. Mobley, Member



Charles E. Popp, Member



ATTEST:

SELLERSBURG BOARD OF ZONING APPEALS

December 19, 2016

The minutes as written are not verbatim from the meeting

CALL TO ORDER:

President Vincent C. Thacker Jr. called the meeting of the Sellersburg Board of Zoning Appeals to order at 6:00 PM at Sellersburg Town Hall, 316 East Utica Street on December 19, 2016.

ROLL CALL:

Members Present: President Vincent C. Thacker Jr., Vice-President, Francis A. Conroy, Members, Dennis V. Amos, Charles E. Popp and Randall W. Mobley. Also present was Building Commissioner J. Greg Dietz and board attorney Brock Dawson

APPROVAL OF MINUTES:

Charles E. Popp moved that the November 21, 2016 meeting minutes be approved as presented. Seconded by Francis A. Conroy. 5-aye, 0-nay. Motion approved.

UNFINISHED BUSINESS:

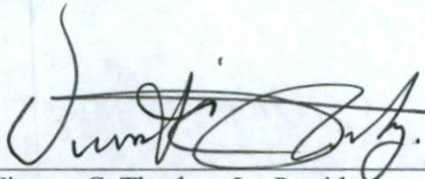
NONE

NEW BUSINESS:

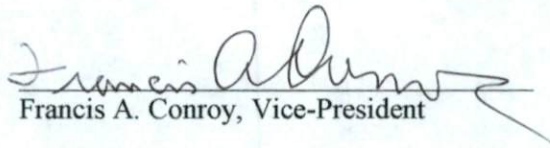
NONE

ADJOURN:

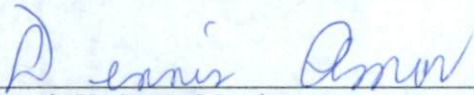
Randall W. Mobley moved to adjourn the meeting. Seconded by Dennis V. Amos. 5-aye 0-nay motion approved. Meeting adjourned at 6:03 PM.



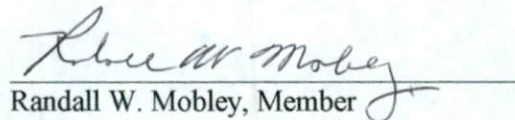
Vincent C. Thacker, Jr., President



Francis A. Conroy, Vice-President



Dennis V. Amos, Member



Randall W. Mobley, Member

Charles E. Popp, Member

ATTEST:

