

AGENDA

**POSEY COUNTY
BOARD OF ZONING APPEALS
REGULAR MEETING**

**THE HOVEY HOUSE
330 WALNUT STREET
MT. VERNON, IN 47620**

**DECEMBER 9, 2021
5:00 P.M.**

ROLL CALL ROLL CALL OF MEMBERS TO ESTABLISH A QUORUM PRESENT.

APPROVAL OF MINUTES APPROVAL OF THE MINUTES OF LAST REGULAR MEETING AND OCTOBER 14 MEETING, AS EMAILED.

SPECIAL USE – TABLED FROM NOVEMBER 18, 2021 MEETING:

DOCKET NO: 21-13-SU-BZA
APPLICANT: Kathy Heck, Husk Signs
OWNER: First Federal Savings Bank
PREMISES: Part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 6 South, Range 12 West, lying in Marrs Township, Posey County, Indiana. More commonly known as 11201 Upper Mt. Vernon Road, Evansville, Indiana. Containing .55 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Special Use to install an electronic message board, in a B-3 (Commercial High Intensity) Zoning District Section 153.166 (N) Use Unit 21 Business Signs and Outdoor Advertising of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

VARIANCE:

DOCKET NO: 21-77-V-BZA
APPLICANT: Ricky Winternheimer
OWNER: Ricky E. & Barbara J. Winternheimer
PREMISES: Part of the Northeast Quarter of the Northeast Quarter of Section 24, Township 6 South, Range 12 West, lying in Marrs Township, Posey County Indiana. More commonly known as 3039 Windy Way Lane, Evansville, Indiana. Containing 0.48 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Variance for the relaxation of street side yard setback from 25' to 10' for construction of an 24' x 32' garage in an R-1 (Residential) Zoning District under Section 153.043 (B) (1) (a) of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SPECIAL USE & VARIANCE:

DOCKET NO: 21-16-SU-BZA & 21-78-V-BZA
APPLICANT: Charles Seifert
OWNER: MSD of Mt. Vernon
PREMISES: Section 4, Township 7 South, Range 13 West, lying in Black Township, Posey County, Indiana, containing 10.59 acres more or less. More commonly known as 700 Harriett Street, Mt. Vernon, Indiana. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Special Use to build a 120'x140' indoor athletic facility building in an R-2 (Residential Two-Family) Zoning District Section 153.046 (B) (3) Use Unit 4 Community Services, 153.149 (B) (21) and Variance for relaxation of front yard setback from 25' to 10' Section 153.047 (B) (1) (b) and relaxation of height from 35' to 40' Section 153.047 (C) of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SPECIAL USE:

DOCKET NO: 21-15-SU-BZA
APPLICANT: United Way of Posey County
OWNER: Homeless Shelter of Mt. Vernon Inc.
PREMISES: Lot Number 84 in Kimball's Enlargement to the City of Mt. Vernon in Section 9, Township 7 South, Range 13 West, lying in Black Township, Posey County, Indiana. More commonly known as 215 S. Kimball Street, Mt. Vernon, Indiana. Containing .225 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Special Use for an office in a RM (Residential Multiple Family) Zoning District Section 153.048 (B) (5) Use Unit 11 Offices and Studios and Section 153.156 (B) (27) of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

VARIANCE:

DOCKET NO: 21-79-V-BZA
APPLICANT: Paul Watzlavik
OWNER: Watzlavik Properties LLC
PREMISES: Jones Lot 56 in Section 9, Township 7 South, Range 13 West, lying in Black Township, Posey County Indiana. More commonly known as 819 E. 4th Street, Mt. Vernon, Indiana. Containing .1600 acres more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Variance for relaxation of side yard setback from 10' to 2' in a CG (Commercial General) Zoning District, Section 153.087 (B) (2) (a) and relaxation of rear yard setback from 20' to 4', Section 153.087 (B) (3) (b) and reduce off street parking, Section 153.159 (D) and 153.180 of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

ADDITIONAL BUSINESS

CITIZEN CONCERNS

ADJOURNMENT