

AGENDA

POSEY COUNTY BOARD OF ZONING APPEALS REGULAR MEETING

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

**FEBRUARY 8, 2024
5:00 P.M.**

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

APPROVAL OF APPROVAL OF MINUTES FROM JANUARY 11, 2024 MEETING
MINUTES: AS EMAILED.

ELECTION OF OFFICERS 2024

SPECIAL USE:

DOCKET NO: 23-15-SU-BZA
APPLICANT: Stephen E. Utley
OWNER: Stephen E. & Mary E. Utley
PREMISES: Section 6, Township 7 South, Range 12 West in Marrs Township, Posey County, Indiana, containing 0.33 acres, more or less. More commonly known as Harbortown Lot 44, Mt. Vernon, Indiana. (Complete legal description on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Special Use to place a residential storage shed in an A (Agricultural) Zoning District per Section 153.032 (B)(2) Use Unit 2 Areawide Special Exception Uses, Section 153.147 (B) (14) Residential Storage Structure of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SPECIAL USE:

DOCKET NO: 24-01-SU-BZA
APPLICANT: Mersadys Mason
OWNER: Dalton K. Pollard
PREMISES: Lot Three Hundred Ninety (390), in Section "J" of the Charles E. Lawrence Subdivision, located in the Northwest Quarter of Section Five (5), Township Seven (7) South, Range Thirteen (13) West, in Black Township, Posey County, Indiana, containing 0.0000 acres, more or less. More commonly known as 421 Southwind Ave., 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 for a home occupation (photography studio) in a RS (Residential Single-Family) Zoning District Section 153.042 (B)(4) Use Unit 28 – Home Occupations Section 153.173 of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SPECIAL USE:

DOCKET NO: 24-02-SU-BZA
APPLICANT: Nancy Denning
OWNER: Wesley T. & Nancy D. Harris
PREMISES: Lot Number Forty-eight (48) in Country Club Estates, a subdivision located in Sections Six (6) and Seven (7), Township Seven (7) South, Range Thirteen (13) West in Black Township, Posey County, Indiana, containing 0.4570 acres, more or less. More commonly known as 1100 Tanglewood Drive, 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 for a home occupation (Food Catering) in a RS (Residential Single-Family) Zoning District Section 153.042 (B)(4) Use Unit 28 – Home Occupations Section 153.173 of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

VARIANCE:

DOCKET NO: 24-01-V-BZA
APPLICANT: Dempson Haney, Hafer Design
OWNER: Posey County Humane Society, Inc.
PREMISES: Part of the Northwest Quarter of the Southeast Quarter of Section 3, Township 7 South, Range 13 West, Black Township, Posey County, Indiana containing .875 acres, more or less. More commonly known as 6500 N Leonard Rd, Mt. Vernon, IN 47620 (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Variances for non-residential structures in Flood Fringe per Zoning Ordinance Sections 153.115 (A)(3), 153.115 (B)(1), and 153.115 (B)(3) and conditions for a variance Zoning Ordinance Section 153.116 (D) in a M-1 Manufacturing Light District zoning under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SPECIAL USE:

DOCKET NO: 24-03-SU-BZA
APPLICANT: Desiree Eichenberger
OWNER: St. Peter's On The Hill Inc.

PREMISES: Part of the Southwest Quarter of Section 13, Township 6 South, Range 12 West lying in Marrs Township, Posey County, Indiana. More commonly known as 2800 S. St. Philip Rd., Evansville, Indiana, containing 6.00 acres more or less and 3.20 acres more or less and .78 acres more or less (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Special Use to install an electronic message board in a B-2 (Commercial General) Zoning District Section 153.166 (N) of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

SPECIAL USE:

DOCKET NO: 24-04-SU-BZA

APPLICANT: Posey County Commissioners

OWNER: Jerry L. & Alice J. Lindauer

PREMISES: A part of the Southwest Quarter of Section 28, Township 4 South, Range 13 West, lying in Harmony Twp, Posey County Indiana, containing a 23 x 23 leased area more or less. More commonly known as 2235 Hwy 68, New Harmony, Indiana (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Special Use to erect a 911 cell tower in an (A) Agricultural Zoning District Section 153.032 (B)(3) for Use Unit 3 – Public Protection and Utility Facilities Section of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

VARIANCE:

DOCKET NO: 24-02-V-BZA

APPLICANT: Posey County Commissioners

OWNER: Jerry L. & Alice J. Lindauer

PREMISES: A part of the Southwest Quarter of Section 28, Township 4 South, Range 13 West, lying in Harmony Twp, Posey County Indiana, containing a 23 x 23 leased area more or less. More commonly known as 2235 Hwy 68, New Harmony, Indiana (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a height Variance to erect a cell tower in an (A) Agricultural Zoning District 153.148 (B)(9) of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

ADDITIONAL BUSINESS

CITIZEN CONCERN

ADJOURNMENT