



*Neighborhood Associations working together  
to preserve, enhance, and promote  
the Evansville neighborhoods*

# ***NEIGHBOR TO NEIGHBOR***

**A Publication of United Neighborhoods of Evansville**

**Volume 9 Issue 1**

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## **From the President .....**

It is difficult to believe that another year has passed and that 2009 is here! A new year gives each of us a chance to start over. The world's and our nation's situation right now makes the outlook dim. However, it should just be another challenge moving toward just another opportunity for neighborhood associations. This is a time for each of us to take a look at ourselves and make an evaluation of what is really important in our lives. Financially many persons are hurting and jobs may be scarce but we have the opportunity to look at our neighborhoods and get to meet our neighbors and see them in a different light. Asking ourselves, "What can I do to work with them to make both our lives better and in turn our neighborhood?"

As United Neighborhoods of Evansville our officers and Board of Directors and staff are ready and able to assist in any way we can. UNOE is really each of you working together to improve the lives of our neighbors and to make our neighborhoods safe and strong.

During our recent Board retreat several new initiatives were discussed. Many were organizational and the following were to implement in and with neighborhoods:

1. To build a relationship with the Master Gardeners Organization and the neighborhoods to expand gardening skills and gardens within downtown neighborhoods. This effort will include youth and adults within the neighborhoods working together. The Master Gardeners and the Purdue University Extension Services are now on board and ready to assist.
2. The financial institutions of Evansville and many service agencies, including UNOE, are involved in developing a program to be known as Bank On Evansville. This program will assist persons to have an increased understanding of their personal finances and how best to manage them.

There will be much more information with details on these initiatives in the weeks ahead. There will be programs for your meetings as time goes on based on these initiatives.

I want to continue to work on ideas to encourage more youth involvement within the neighborhoods. We have begun to work closer with other agencies and organizations this past year. We need to continue these efforts and to use their expertise in the neighborhoods. The response from the neighborhoods with the early childhood project was weak. This was and is still an opportunity to promote and assist with preparing the young preschool and early school age children in our neighborhoods to have a better preparation for school. We still have information for you to use this program. Just call the office and they can assist you.

This year is also the long legislative session in Indiana. A two year state budget will be developed, property tax adjustments to be made and many other very important decisions will be made that will effect us all. The Meet Your Legislature sessions are your opportunity to learn and to have your concerns expressed. UNOE continues to be a co-sponsor of this series and I encourage each of the neighborhoods to participate.

As usual the year will be full of new opportunities for our neighborhoods. Step forward and make your neighborhood the best it can be! UNOE is here to assist!

David Ballew, President  
United Neighborhoods of Evansville

## **WWW.UNOEVANSVILLE.ORG Website**

### **Community Resource Links**

- ❖ American Red Cross
- ❖ City of Evansville
- ❖ Courier & Press
- ❖ Disaster Resistant Community Corp (DRC)
- ❖ Evansville City Clerk
- ❖ Evansville Department of Metropolitan Development
- ❖ Evansville Parks and Recreation Department
- ❖ Evansville Geographic Information Systems (GIS)
- ❖ Evansville Vanderburgh Public Library
- ❖ Keep Evansville Beautiful
- ❖ Pigeon Creek Greenway Passage
- ❖ Step Ahead of Vanderburgh County

## **LOOK INSIDE FOR.....**

- ~ Zoning & Rezoning, Part VII
- ~ Meet Your Legislators
- ~ Recycling Days
- ~ Nominating Committee Report
- ~ Announcements

## ***Upcoming Dates.....***

- January 3rd — Recycle Day**
- January 13th — UNOE Finance Committee Meeting**
- January 17th — Recycle Day**
- January 21st — UNOE Board Meeting**
- January 22nd — UNOE General Membership Meeting**
- February 5th — UNOE Parks & Trees Meeting**

# ZONING AND REZONING, Part VII

by Fred Padget

This month we are going to look at some of the required permitting for improvements, non-confirming uses and a couple of other items.

As contained in the zoning code, no building or other structure shall be erected, moved, relocated, added to, or structurally altered nor shall any building, structure or land be established or changed in use without first obtaining an improvement location permit from the Area Plan Commission. (A couple of different terms are used within the subject of permitting, "improvement location permits" and "zoning use permits" but have the same meaning.) If you want to do any of these activities you must file an application with the Area Plan Commission containing the following information:

- A site plan for the existing and proposed principal and accessory structures and uses showing size, location on the lot and lot size.
- Except for one and two-family dwellings and accessory buildings, the site plan must also show the following: property lines, adjacent properties, entrances and exits to the properties, existing and proposed curb-cuts, proposed directions of traffic flow, location, dimensions and type of off-street parking, and loading facilities.
- The name and address of the person seeking approval.
- Any other plans or specifications which the Area Plan Commission deems necessary.

With a few exceptions this information is forwarded to the Site Review Committee for their approval or disapproval. If not approved, the committee must state in writing the reasons for not approving and the disapproval can be appealed to the Board of Zoning Appeals. Additionally, the Site Review Committee may allow exceptions from this section of the code if the general welfare of the community is not adversely affected and any member of the Committee may appeal decisions of the Committee concerning exceptions to the Board of Zoning Appeals.

Upon issuance of an Improvement Location Permit, it is to be displayed on the premises during any construction or alteration. An Improvement Location Permit may be revoked after ten days by written notice if the conditions of the zoning code requirements and/or the conditions of the permit are not met and it becomes void if construction has not been started or the use has not been established within six months of the date of issuance.

This introduces to this series of articles two new groups involved in the process. The Site Review Committee which includes the APC Director, the Executive Director of the Board of Public Works, a Traffic Engineer appointed by the Mayor, the City Engineer and one other person appointed by the President of the APC. The makeup of this committee is somewhat different for the county. We'll learn more about the Board of Zoning Appeals in a subsequent article. Further, it must be pointed out that the Building Commission also has requirements that must be met in making improvements or construction. None of this replaces their requirements.

Although the code addressing non-confirming uses is quite detailed, the following pretty well summarizes it. There are uses and structures which lawfully existed at the time this ordinance was approved but would be prohibited, regulated, or restricted under the terms of this ordinance or future amendments. The intent is to permit these non-confirming uses to continue until they are removed, but not to encourage their survival. We often use the term "grandfathered in" to explain this situation. Further, current non-confirming uses shall not be enlarged upon, expanded, or extended, nor be used as grounds for adding other uses or structures which are prohibited elsewhere in the same zoning district. Illegal uses existing at the time this ordinance was approved remain illegal uses. If a non-confirming use is replaced by a permitted use, it cannot revert back to a non-confirming use. And, if a non-confirming use is discontinued or abandoned for more than 6 months any future use must comply with the current zoning code. Work can be done in any period of twelve consecutive months on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, to the extent not exceeding double the assessed value of the nonconforming structure or nonconforming portion of the structure, whichever the case may be. The floor area existing when it became nonconforming shall not be increased. Strengthening or restoring the facility to a safe condition is permitted if declared unsafe and ordered by any official charged with protecting the public safety.

A couple of other unrelated items:

- Recreational vehicles, trailers, mobile homes and manufactured homes with an inside area of less than 720 square feet may not be used as living or sleeping quarters within the City except when within the confines of an approved mobile home court.
- A garage or yard sale may be conducted two times in a calendar year on residential and some other properties for no more than three consecutive days each. All personal property exhibited for sale outside during the sale must be removed and placed within a structure immediately following the last day of such sale. All signs erected for such garage or yard sale must also be immediately removed.

This series of articles are not intended to be a definitive study of the code but rather create an awareness on the part of the reader that these subjects are covered in great detail in the zoning code and to seek advice from the APC or other professionals if involved in any of these or other areas of zoning.

We'll continue this series next month and if you have any aspect of the rezoning process you would like me to address, please let me know at fcpadget@aol.com or 428-2529.

# 2009 RECYCLE DAYS

8:00 am – 12:00 noon

January 3	- Civic Center
January 17	- 4-H Center Fairgrounds
February 7	- old Wal-Mart west
February 21	- Evansville Day School
March 7	- old Wal-Mart west
March 21	- 4-H Center Fairgrounds
April 4	- old Wal-Mart west
April 18	- Evansville Day School
May 2	- old Wal-Mart west
May 16	- 4-H Center Fairgrounds
June 6	- old Wal-Mart west
June 20	- Evansville Day School
July 11	- old Wal-Mart west
August 1	- old Wal-Mart west
August 22	- 4-H Center Fairgrounds
September 12	- old Wal-Mart west
September 19	- Evansville Day School
October 3	- old Wal-Mart west
October 17	- 4-H Center Fairgrounds
November 7	- old Wal-Mart west
November 21	- Evansville Day School
December 5	- old Wal-Mart west

## ITEMS TO BRING:

(Please be sure items are clean and sorted.)

Aluminum cans	Metal food cans	Glass containers
Cardboard	Catalogs/magazines	Newspaper
Mixed paper	#1 & #2 plastic bottles	

Vanderburgh County Residents Only

FOR INFORMATION CALL THE SOLID WASTE DISTRICT @ 436-7800

[www.vanderburghgov.org](http://www.vanderburghgov.org)

exercise your rights as a citizen of Indiana

# Meet *your* **Legislators**



• *January 17 • February 21 •*  
• *March 21 • April 18 •*

**9:30 AM**

doors open at 9:00 AM

**Browsing Rooms**

**Central Library**

Walnut & ML King  
Downtown Evansville

**4 chances to  
influence your  
state officials!**

# Announcements

- **Recycle Day**—Saturday, January 3rd, 8 a.m.—12 p.m. at the Civic Center. For more information, call the Solid Waste District at 436-7800.
- **UNOE Finance Committee Meeting**—Tuesday, January 13th, 9:30am at the UNOE office.
- **West Sector Citizens Meeting**—Thursday, January 15th, 6:00pm located at St. Lucas UCC, 33 W. Virginia Street. For more information, call West Sector at 435-6135.
- **Meet Your Legislators**— Saturday, January 17th, 9:30am in the Browning Room at Central Library.
- **Recycle Day** — Saturday, January 17th, 8a.m.—12 p.m. at the 4-H Center Fairgrounds. For more information, call the Solid Waste District at 436-7800.
- **East Sector Citizens Meeting**—Tuesday, January 20th at 6:00pm located at 4900 Shamrock Drive, Suite 105. For more information, call East Sector at 485-3055.
- **UNOE Board Meeting**—Wednesday, January 21st, 4:00pm at the UNOE office.
- **UNOE General Membership Meeting**—Thursday, January 22nd from 6:30—8:00 p.m. The meeting will be at the Red Cross Center on Stockwell Road.
- **UNOE Parks/Trees/Beautification Committee Meeting**—Thursday, February 5th, 4 p.m. at the UNOE office.
- **Recycle Day**— Saturday, February 7th, 8 a.m.—12 p.m. at the old Wal-Mart West. For more information, call the Solid Waste District at 436-7800.

## 2009 - 2010 Nominating Committee Report

*President Dave Ballew and President-Elect Chris Cooke are serving the second year of their two-year term.*

### Office (1 year term)

Vice-President:

Secretary:

Treasurer:

### Candidate

Robert Head, Sr.

Linda Jones

Dick Tredway

### Neighborhood Association

Helfrich

CHAIN

Alvord Boulevard

### At-Large (1 year term)

Nancy Currie

Barbara Boatright

Lucy Williams

Fred Cook

Marlin Beck

Akin Park Neighborhood Association

Ballard Neighborhood Association

Glenwood Neighborhood Association

Goosetown Neighborhood Association

Oak Hill Neighborhood Association

Nominations from the floor and final voting will take place at the January 22<sup>nd</sup>, 2009 General UNOE Meeting.

## Neighbor to Neighbor

UNOE Office  
20 N.W. 4th Street  
Suite 501  
Evansville, IN 47708

Non-Profit Org.  
POSTAGE  
PAID  
Evansville, IN  
PERMIT NO. 1087

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## Did U.N.O.E.?

### UNOE Officers and Board Members

President:	David Ballew	Culver Neighborhood
President-Elect:	Chris Cooke	Eastview Neighborhood
Vice-President:	Robert Head	Helfrich Neighborhood
Secretary:	Linda Jones	CHAIN Neighborhood
Treasurer:	Dick Tredway	Alvord Blvd. Neighborhood
Past-President:	Jayne Buthod	Westside Improvement

### At-Large Board Members

Barbara Boatright	Ballard Neighborhood
Fred Cook	Goosetown/C.O.I.N. Neighborhood
Rene McCormick	South Lincoln Park Dr.
Sam Wentzel	Western Terrace Neighborhood
Lucy Williams	Glenwood Neighborhood

### Committee Chairs

Jayne Buthod	By-Laws/Long Range Planning	Westside Improvement Neighborhood
Susan Harp	Parks/Trees/Beautification	Oak Hill Neighborhood
Delores Mason	Marketing	Lorraine Park Neighborhood
Dick McKasson	Personnel	North Country Club Neighborhood
Jim Morgan	Safe Neighborhoods	Jacobsville Neighborhood
Fred Padget	Finance	Westside Improvement Neighborhood
Carolyn Staggs	Education	Hilltop Neighborhood
Brenda White	Education	Lincoln/Bellemeade Neighborhood

### UNOE Staff:

Paul Farmer,  
**Neighborhood Services Coordinator**

Lori Gardner,  
**Operations Manager**

Janice Ricketts,  
**Office Manager**

Martha Sturm,  
**AARP Assistant**

### GENERAL MEMBERSHIP MEETING

January 22, 2009

Thursday 6:30-8:00 p.m.

Red Cross Building—29 S. Stockwell Road

Program: Karan Barnhill, Storm Water Coordinator  
from the Evansville City Engineer's Office

