

June 23, 2020

Dear Board of Zoning Appeals:

I am requesting four variances for my property at 9 & 11 North Miller Street. I will be opening a small boutique for plus size women and would like the boards approval to be able to make my dream a reality. During the last meeting concerns were brought up about the shared drive needing graveled, adequate parking, fencing for privacy, and signs to designate business parking areas. Since that meeting I have put gravel down and am working on getting estimates for the fences to add the privacy that the neighbors requested.

According to the **Parking Standards Table PK- A** there should be 1 parking space for every 300 sq. ft. of gross retail area. 11 North Miller Street is approximately 640 sq. ft., so 3 parking spaces would be needed. There is enough room in the back of the property to accommodate 8 spaces . The parking spaces will have signs displayed labeling the spaces utilized for the boutique, as well as, for the renter. In the front of the building there will be signs stating that parking for the business is in the back of the property. When advertising for the business on social media and other means, it will be stated that the parking for the shop is located in the back with a detailed map of how to access the property.

Polka Dot Plus will be a plus size clothing retail shop which will be open on Saturdays and Sundays from 10-7, First Fridays in the evenings depending on the event times set, and in the summer on Tuesdays and Thursdays from 12-5. The shop is not going to operate as a full time retail business. Online sales will also be a part of the business plan once the store front is open.

After speaking at length with Mr. & Mrs. John Ledford, and Mr. & Mrs. Mark Kennedy we have come to an agreement that with the addition of the above changes that they will be fine with the business opening. However, Mr. & Mrs. Chris Bright said they would have to discuss it further. They said that they would also want a privacy fence put up. Their property is located next door to my property at 404 W. Washington Street. They have a drive that she expressed concerns about getting blocked. I suggested that I put up a sign stating that it is a private drive to help eliminate that problem. I will continue to talk with them to see if there is anything else I can do.

I would like the board to consider granting the variances for this business, and if granted, schedule a meeting to reevaluated how things are going after the start up of the business (in about 6-12 months) to see if there are any problems that arise.

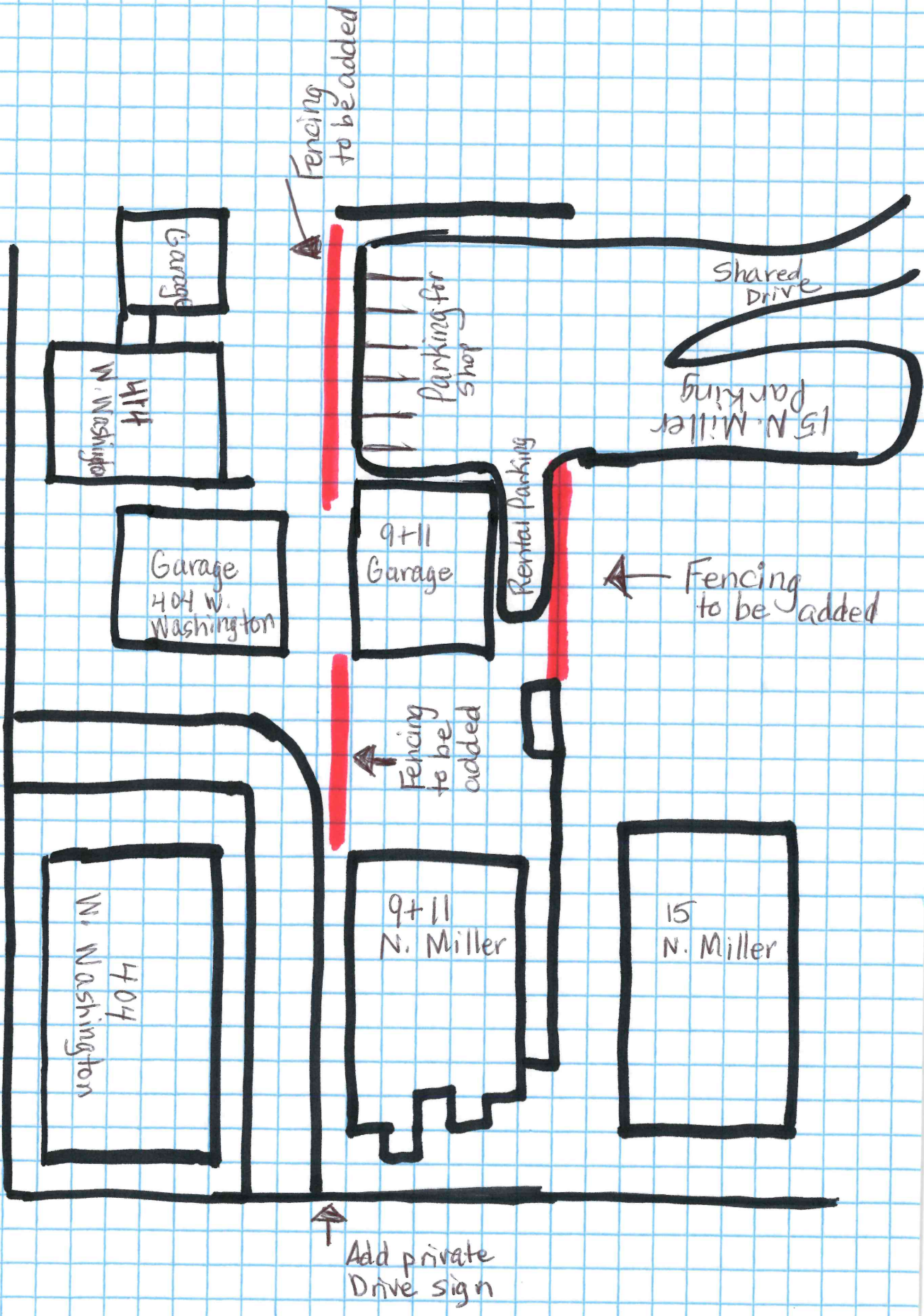
In closing, I am asking for the following variances to be granted so I can operate my business at 11 North Miller Street: Business Activities, Owner/Operator, Employees, and Business Area. I appreciate your time in this matter and if you have any additional question that I can answer, please don't hesitate to contact me at 317-364-3654.

Thank you for your thoughtful consideration of this request.

Sincerely,



Gina Karnes



Fencing to be added

Shared Drive

15 N. Miller Parking

Parking for shop

Rental Parking

Fencing to be added

Fencing to be added

Add private Drive sign

Garage

414 N. Washington

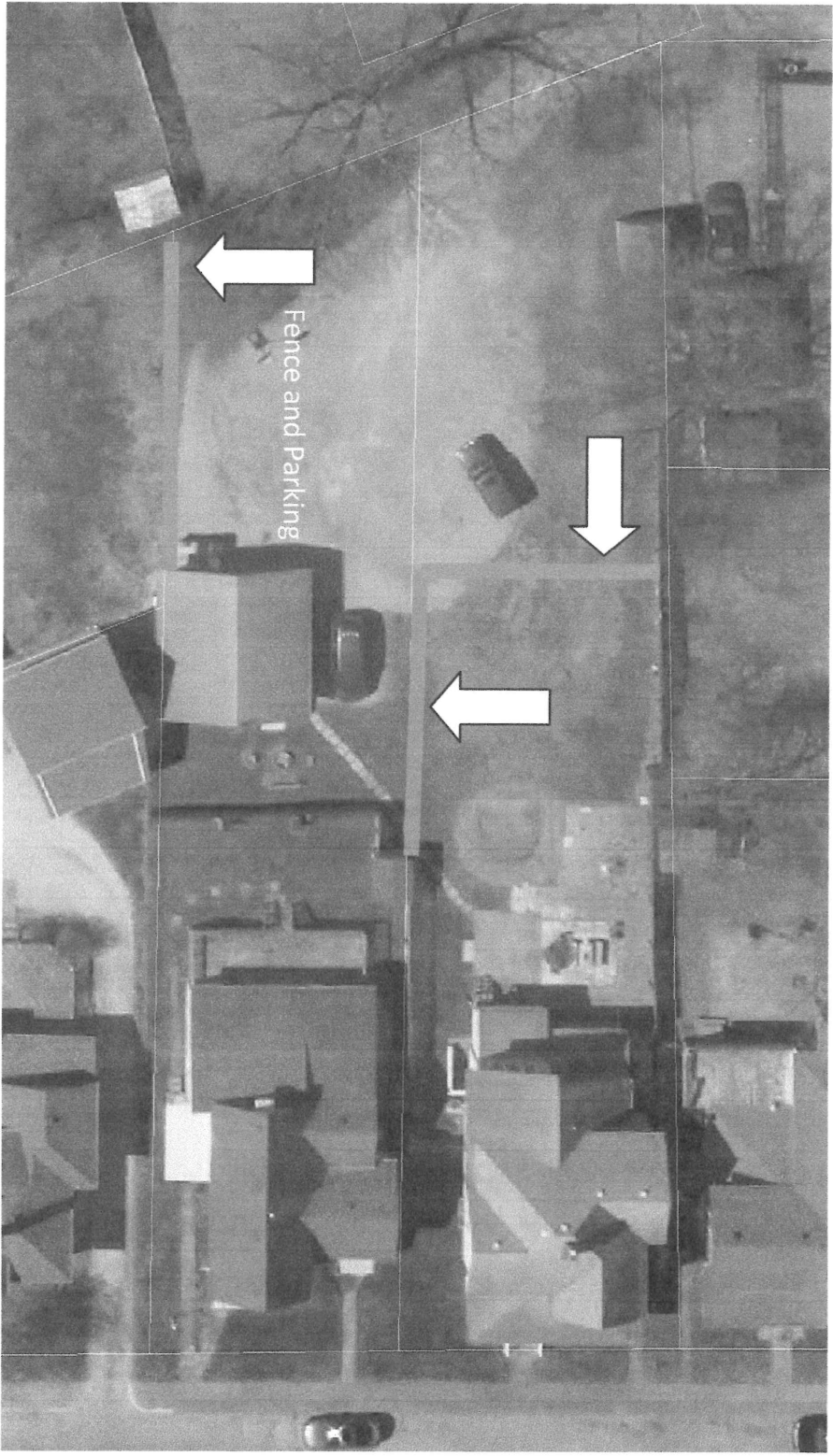
Garage 404 W. Washington

9+11 Garage

404 W. Washington

9+11 N. Miller

15 N. Miller



Fence and Parking



# Parking Standards (PK)

**Table PK-A: Minimum Number Of Parking Spaces Per Use**

Parking Types	
The following number of parking spaces are required...	...for every...
<b>Employees and Business Vehicles</b>	
-1 space	employee working on the largest shift (for multiple-shift operations ample parking spaces during shift changes shall be provided)
-1 space	business vehicle stored on-site
<b>Assembly Uses</b>	
-1 space	4 seats in a restaurant, auditorium, gymnasium, funeral home, grandstand, church (or other place of worship), or movie theater
-1 space	300 square feet of area in enclosed structures at a fairground
<b>Auto-Related Uses</b>	
-1 space	500 sq. ft. in all auto/boat/RV/or farm implement sales facility show rooms
-1 space	vehicle on display at an auto/boat/RV dealership (to be used for each display vehicle)
-1 space	200 sq. ft. in any car wash, repair, or modification center
<b>Retail and Personal Service Uses</b>	
-1 space	400 sq. ft. of gross retail area in all hardware, home improvement, furniture, and large appliance stores
-1 space	300 sq. ft. of gross retail area in all convenience stores, banks, grocery stores, department stores, and other retail facilities (excluding any warehouse or storage space)
-1 space	250 sq. ft. in a personal service business, beauty or barber shop, or dry cleaners
<b>Office Uses</b>	
-1 space	200 sq. ft. of gross floor area in all medical or dental offices or clinics
-1 space	250 sq. ft. in any administrative or professional business office, library, museum, or art gallery
<b>Recreation Uses</b>	
-1 space	200 sq. ft. of gross floor area in any fitness center, dance academy, health spa, private lodge or club, or entertainment center
-20 spaces	nine holes at any golf course
-1 space	100 square feet of recreational area at a swimming pool, skating rink, or public lake
-1.5 spaces	possible participant field or court at a sports or recreation facility (note additional requirements for any public assembly space associated with this use)
-4 space	lane at a bowling alley
-1 space	1/4 acre of area included at a public nature area
-1 space	1 camp site or cabin at a camp ground
<b>Educational Uses</b>	
-2 space	classroom in an elementary or middle schools
-1 space	4 students in a high school without an auditorium or gym
-1 space	20 students in a high school with an auditorium or gym (note: plus the required parking spaces for the largest assembly space in the school)
-1 space	4 students in a community college, business, vocational, trade, or other commuter-based school
-1 space	2 on-campus residents of a resident-student based college or university
-1 space	2 persons in a boarding, fraternity, sorority, or student cooperative house
<b>Miscellaneous Uses</b>	
-1 space	3 patient/resident beds at a hospital, nursing home, or assisted living facility
-1 space	275 sq. ft. of gross floor area in a flex-office or commercial strip center
-1 space	20 storage units at a self-storage facility
-1 space	5 hangars or tie-down spaces at an airport or heliport
-1 space	10 inmates for which a penal or correctional institution is designed
-1 space	6 persons of permitted capacity in any day care facility
-1 space	sleeping unit in a hotel, motel, or bed and breakfast
-1 space	dwelling unit located on upper floors

## Our 100% Support.

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From: John Ledford (jledford@callcarpenter.com)

To: ggkarnes@att.net

Date: Saturday, May 16, 2020, 12:39 PM EDT

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In regards to the business Gina would like to open up next door to us, me and my wife have spoken extensively to Gina about this. We are willing to support a trial period of this for six to twelve months. During the last meeting we discussed our concerns with the shared gravel driveway, which both sides have been completely redone now and Gina has compensated us for, which we greatly appreciate. Our second concern was a fence line to clearly separate the property lines. and indicate a clear divide to our residential property and the business property to any customers using the area. Gina has agreed to install the fence within a reasonable time frame before the business is operational. Our third concern was also some sort of signage designating the business parking area, to fully distinguish the two sides of the parking area. With all of the above fully in place, Gina has our 100% support.

John Ledford  
Associate Broker  
Carpenter Realtors  
317-395-8003

[www.callcarpenter/johnledford](http://www.callcarpenter/johnledford)

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June 22, 2020

Gina Karnes  
[ggkarnes@att.net](mailto:ggkarnes@att.net)

RE: Boutique located at 11 North Miller St.

To Whom It May Concern,

We reside at 414 West Washington Street, Shelbyville, Indiana. Our backyard is directly against the parking lot that Mrs. Karnes would like to use for parking for her boutique. This creates a congestion issue, a privacy issue, as well as, an issue with people parking in our yard. We have spoken with Mrs. Karnes and expressed our concerns. We are in support of Mrs. Karnes opening the boutique, as long as they pay for a privacy fence to go along the property line in the back of our house, which will separate the parking lot from our yard. The fence will connect the North East corner of our property to the North West corner of our property, which is approximately 85 feet. We have both been trying to get an estimate, but neither of us have been able to get anyone out to do this yet.

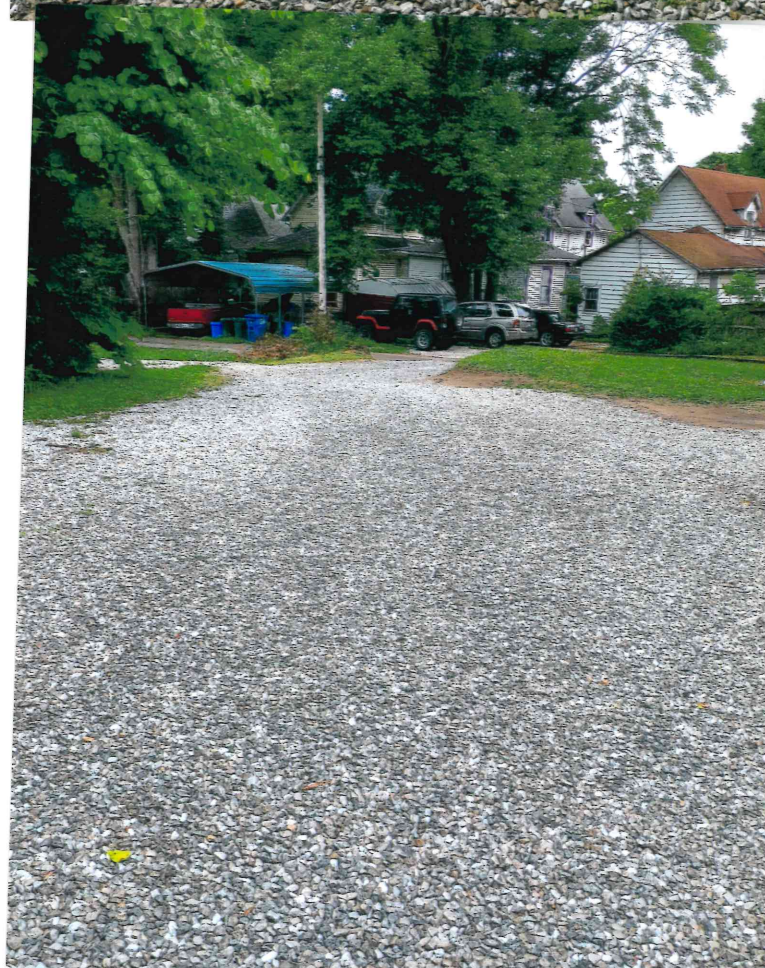
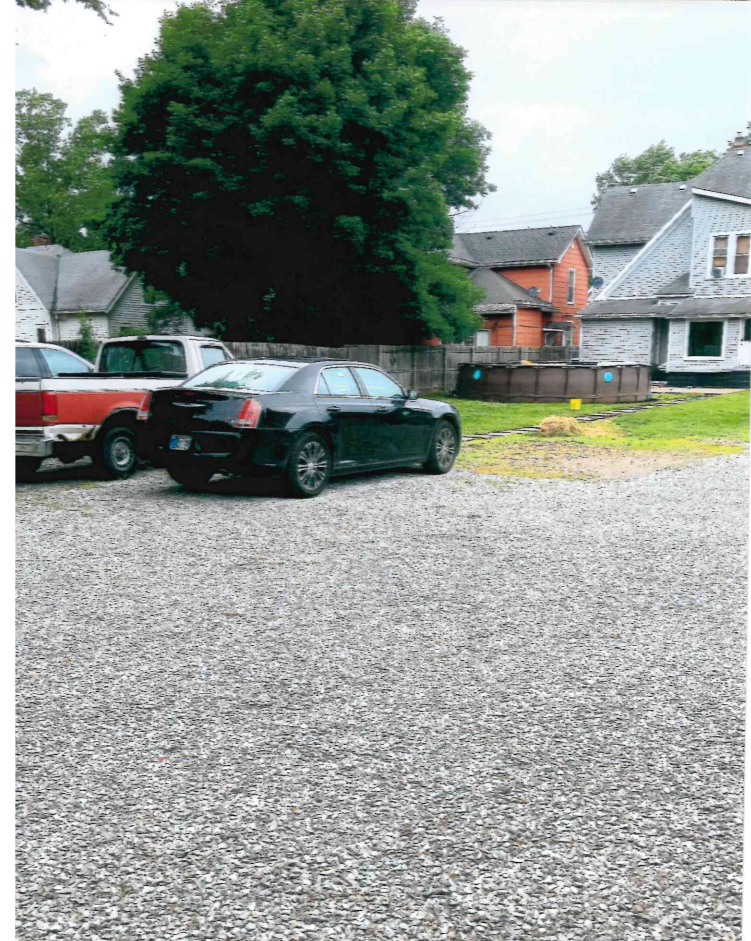
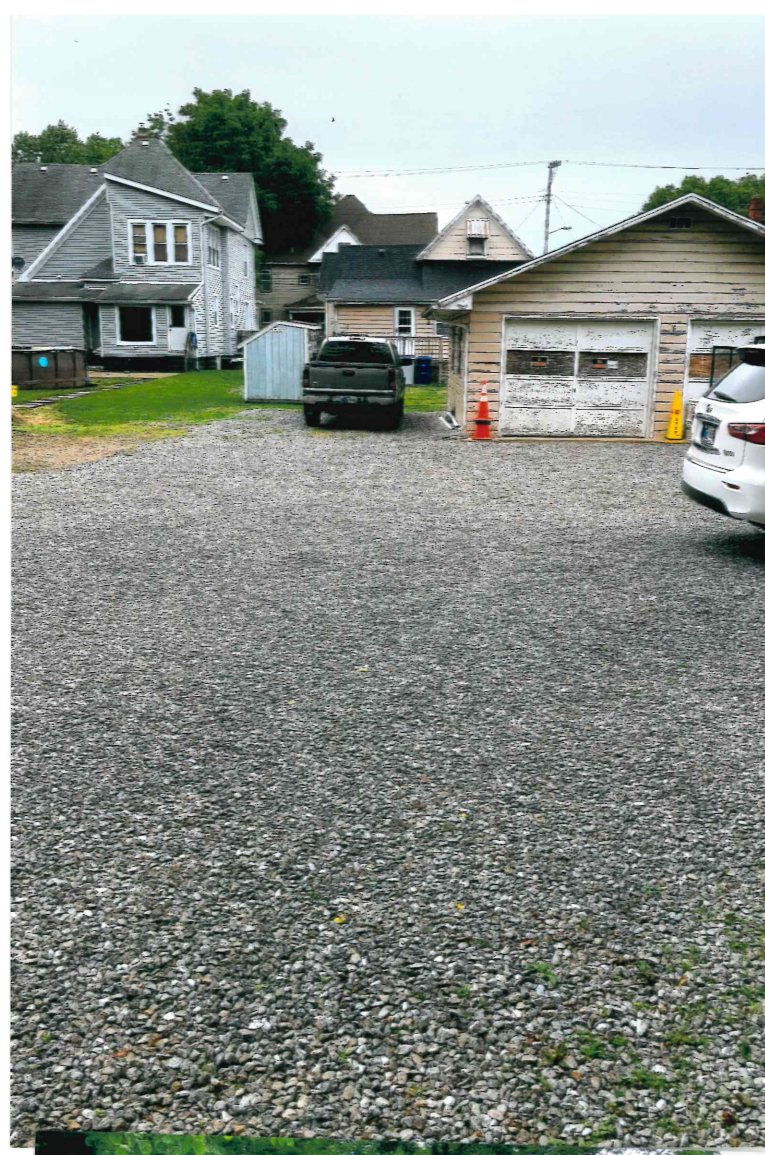
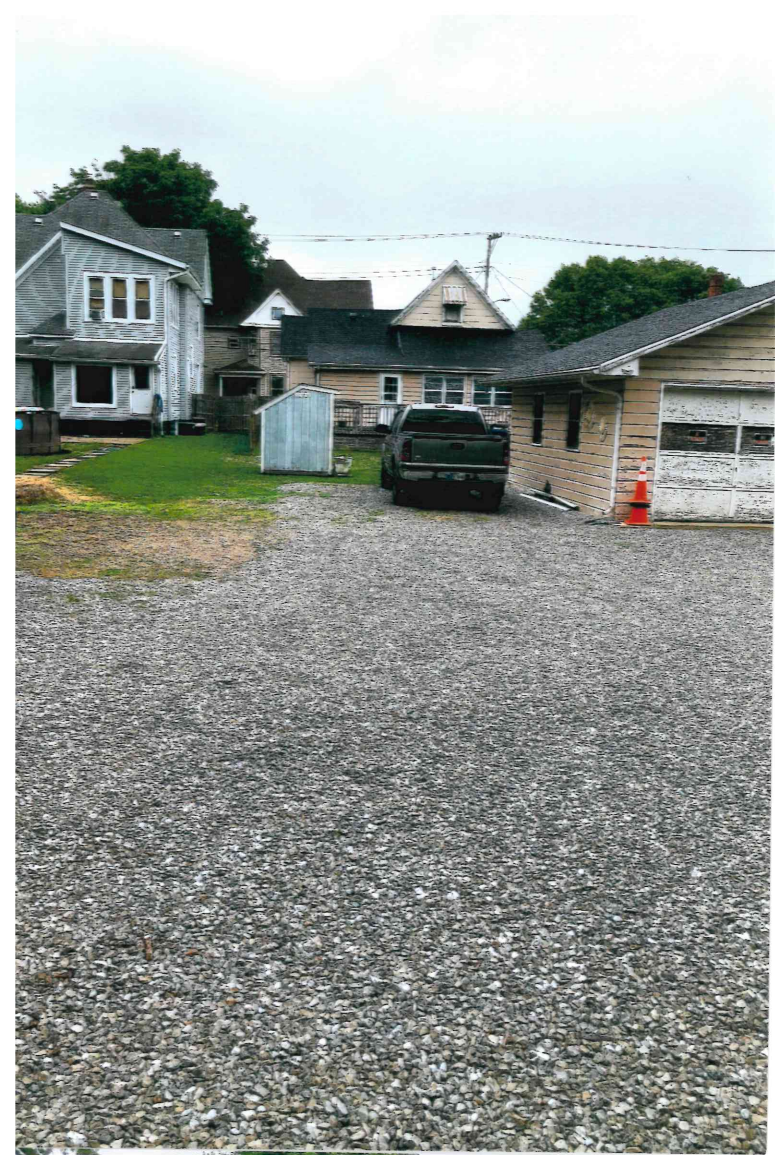
If you should have any questions or concerns, please feel free to contact us at the numbers listed below.

Thank you,

A handwritten signature in black ink that reads "Mark and Megan Kennedy". The signature is written in a cursive, flowing style.

Mark and Megan Kennedy  
414 West Washington Street  
Shelbyville, IN 46176  
940-808-2171  
317-447-4534













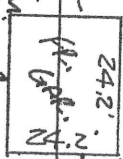
CONCRETE DR. & 10' EASEMENT D.R. 238 pa. 148

N. LINE CONCRETE SLAB

58' F.M.

5' DRIVE OR

208.5' F.M.



LOT

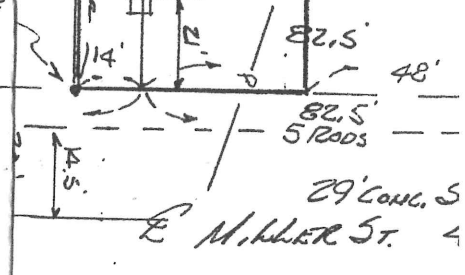
EXCEPT 4'-

SEE DWELLING DETAIL

WASHINGTON AVE. 10' ROOS.

1/4" DIA. DRILL

94'



29' CONT. S E MILLER ST.





## PACE ENGINEERING, INC.

Topographic & Land Surveying  
Building Design & Civil Engineering  
P.O. Box 806, Shelbyville, Indiana 46176  
Telephone 317-392-4444

### SURVEYOR LOCATION REPORT

THIS REPORT IS DESIGNED FOR USE BY A TITLE INSURANCE COMPANY WITH RESIDENTIAL LOAN POLICIES. NO CORNER MARKERS WERE SET AND THE LOCATION DATA HEREIN IS BASED ON LIMITED ACCURACY MEASUREMENTS. THEREFORE, NO LIABILITY WILL BE ASSUMED FOR ANY USE OF THIS DATA FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES.

PROPERTY ADDRESS: 9 N. Miller, Shelbyville, Indiana 46176

#### PROPERTY DESCRIPTION:

Fourteen feet in width, fronting on Miller Street, off of the entire North side of Lot 1 on the corner of Washington and Miller Streets in Montgomery's Second Addition to the City of Shelbyville.

Also, Lot 2 on Miller Street in Montgomery's Second Addition to the City of Shelbyville, except therefrom 48 feet off of the entire North side of said Lot 2, heretofore conveyed to Robert P. Morris & Myrtle V. Morris, husband and wife.

ALSO: Easement for private drive and right-of-way as set out in Deed Record 252, page 546 from Hazel R. Jones to Lyle Stephens and Julia Stephens, husband and wife.

ALSO: Easement for private drive and right-of-way as set out in Deed Record 238, page 148 from Bernice McLane to Lyle Stephens and Julia Stephens, husband and wife.

**FLOOD HAZARD STATEMENT:** THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. ALL X / PART \_\_\_\_\_ OF THE WITHIN DESCRIBED LAND DOES \_\_\_\_\_ / DOES NOT X LIE WITHIN THAT FLOOD HAZARD ZONE A AS SAID LAND PLOTS BY SCALE ON COMMUNITY-PANEL# 180236 0001B (MAPS DATED April 1, 1982 OF THE FLOOD INSURANCE RATE MAPS FOR Shelbyville). HOWEVER, THE RESIDENCE LOCATED ON SAID LAND WHEN PLOTTED BY SCALE ON SAID MAP, LIES IN ZONE C.

**TITLE CO.:**  
I HEREBY CERTIFY TO THE PARTIES NAMED ABOVE THAT THE REAL ESTATE DESCRIBED HEREIN WAS INSPECTED UNDER MY SUPERVISION ON THE DATE INDICATED AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS REPORT CONFORMS WITH THE REQUIREMENTS CONTAINED IN SECTION 42 THROUGH 44 OF 865 IAC 1.1-12 FOR A SURVEYOR LOCATION REPORT.

INSPECTION DATE: 03-06-00  
REPORT JOB NUMBER: 10680-00  
PROPOSED LENDER: Bank One  
SELLER / OCCUPANT: C. G. Ann Scott  
PROPOSED BUYER: Gina G. Shugert

SURVEYORS SIGNATURE John L Baas

