



SPECIAL EXCEPTION USE APPLICATION

Shelbyville Planning & Building Department
44 West Washington Street
Shelbyville, IN 46176
P: 317.392.5102

RECEIVED / FILED

OCT 27 2020

For Office Use Only:

Case #: BZA 2020-16

Hearing Date: 11.10.2020

Fees Paid: \$ _____

Final Decision:

Approved

Denied

1.

Applicant

Name: Builders Lumber + Hardware, INC

Address: 1309 Miller Ave

Shelbyville IN 46174

Phone Number: 317-398-9773

Fax Number: 317-398-9775

Email: BBaker@BLHsupply.com

Property Owners Information (if different than Applicant)

Name: BRIAN BAKER

Address: SAME

Phone Number: _____

Fax Number: _____

Email: _____

2.

Applicant's Attorney/Representative

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

Project Engineer

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

3. Project Information:

General Location of Property (and address is applicable): 1304 S. MILLER AVE.

Current Zoning: BG

Proposed Zoning: BGT

Existing Use of Property: _____

Proposed Use: EMC STG

4. Attachments

Affidavit and Consent of Property Owner (if applicable)

Proof of Ownership (copy of deed)

Letter of Intent

Vicinity Map

Application Fee

Findings of Fact

The undersigned states the above information is true and correct as s/he is informed and believes.

Applicant: Brian Baker Date: 10/26/20

State of Indiana
County of Shelby SS:

Subscribed and sworn to before me this 26th day of Oct, 2020

Matine Dellinger, Matine Dellinger
Notary Public Printed

Residing in Shelby County.

My Commission Expires: 11-18-2025



**SPECIAL EXCEPTION USE
FINDINGS OF FACT**

Petitioner's Name: Brian Baker - Builders Lumber + Hardware, Inc.

Location: 1309 Miller Ave. Shelbyville IN 46176

Special Exception for: AN Existing Pole Sign. Upgrade from Monochromeatic to Colorgraph Sign.

The Shelbyville Board of Zoning Appeals must determine that the following criteria have been met in order to approve an application for a Use Variance. Using the lines provided, please explain how your request meets each of these criteria.

1. **General Welfare:** Explain why granting the request for a use variance will not be harmful to the public health, safety and general welfare of the City of Shelbyville.

This is AN Existing Pole Sign at the same location for Approx 20 years
Due to operating Expenses, Age of sign and newer technology
we are asking for a variance to upgrade the sign

2. **Compatibility and Impact:** Explain why the special exception will be in harmony with the adjacent uses and will not substantially have an adverse impact on the adjacent properties and property values.

It is an Existing Sign. Upgrade will Look considerably
Better than Current one.

3. **Character:** Explain why the special exception will not adversely alter the character of the zoning district.

The Zoning District is RG

4. **Comprehensive Plan:** Explain why the special exception is consistent with the intent of the zoning district and the goals of the Comprehensive Plan. Use statements and future land use map from the Comprehensive Plan and Article 2 of the Unified Development Ordinance.

We know of no changes to this Area of the
City's Comprehensive plan

5. **Impact to Adjacent Area:** The use and property value of the area adjacent to the subject property seeking a Special Exception will not be affected in a substantially adverse manner.

The proposed Sign is more energy efficient, is
more informative and more Attractive.



LETTER OF INTENT
BOARD OF ZONING APPEALS

Please write a brief summary of the project and the variance(s) requested. You may submit on this form or on your own letterhead.

It is our request to upgrade our Reader Board sign. The sign code requires when you change from a monochromatic sign to a color graphic sign, we need to file for a special exception use.

The existing sign is approx. 20 years old and in need of maintenance and repair. Being approx. 20 years old, it is outdated technology and needs to be replaced.

Reader Board signs have progressed to show products in color and graphics.

The proposed sign would replace the existing sign at the same location. We would use existing pole for new sign.

We have included pictures of the new ^{proposed} sign as well as photos of the current sign in the existing location.

BUSINESS INFORMATION
CONNIE LAWSON
INDIANA SECRETARY OF STATE
10/20/2020 01:23 PM

Business Details

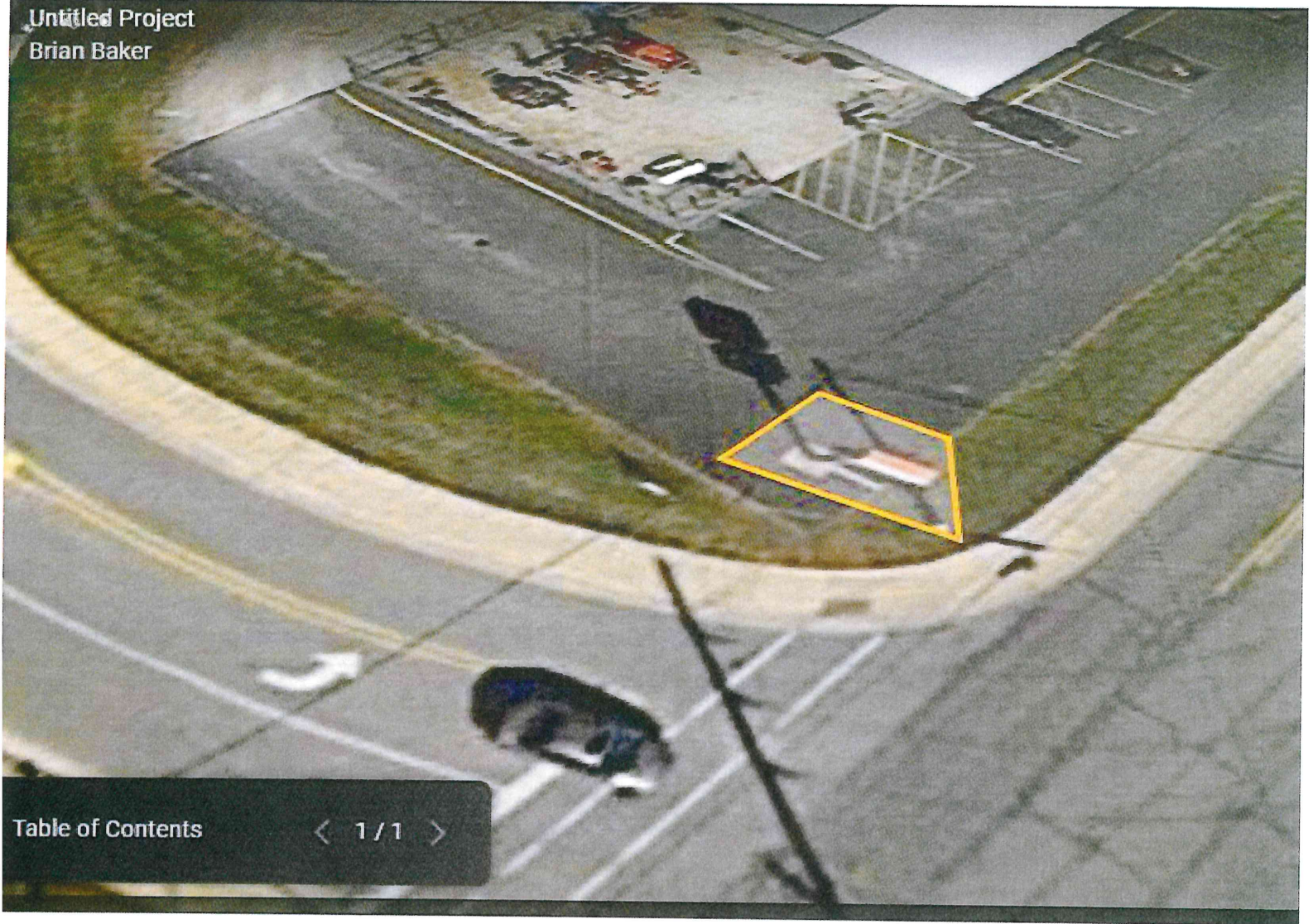
Business Name: **BUILDERS LUMBER & HARDWARE
INC.** Business ID: **1988030158**
Entity Type: **Domestic For-Profit Corporation** Business Status: **Active**
Creation Date: **02/25/1988** Inactive Date:
Principal Office Address: **1309 Miller Ave, Shelbyville, IN, 46176, USA** Expiration Date: **Perpetual**
Jurisdiction of Formation: **Indiana** Business Entity Report Due
Date: **02/28/2022**
Years Due:

Principal Information

Title	Name	Address
President	BRIAN BAKER	1309 MILLER AVE, SHELBYVILLE, IN, 46176, USA

Registered Agent Information

Type: **Individual**
Name: **BRIAN BAKER**
Address: **1309 Miller Ave, Shelbyville, IN, 46176 - 0000, USA**



ARIEL VIEW of Existing location
Sign will stay in Same location



Shelbyville, Indiana
Google
Street View

*Looking South view
Existing*

Image capture: Jul 2018 © 2020 Google



Shelbyville, Indiana



Street View

*Looking North view
Existing*

Image capture: Jul 2014 © 2020 Google

8' 3"



EWMS SPECIFICATIONS:
 53" x 8' 3" ELECTRONIC MESSAGE BOARD
 FULL COLOR
 16 MM LED
 4G WIRELESS WITH TIME AND TEMP

Proposed new graphic sign
 with current lighted BUILDERS ABOVE.
 will replace BULBS with LED BULBS



- DESIGN
- FABRICATION
- INSTALLATION
- LED CONVERSION

Client
 Builders Lumber

Address
 1309 Miller Ave.

City, State
 Shelbyville, IN 46176

Date
 9-17-20

Job Number
 20wh-11580

Sales Representative
 Bill Hutchison

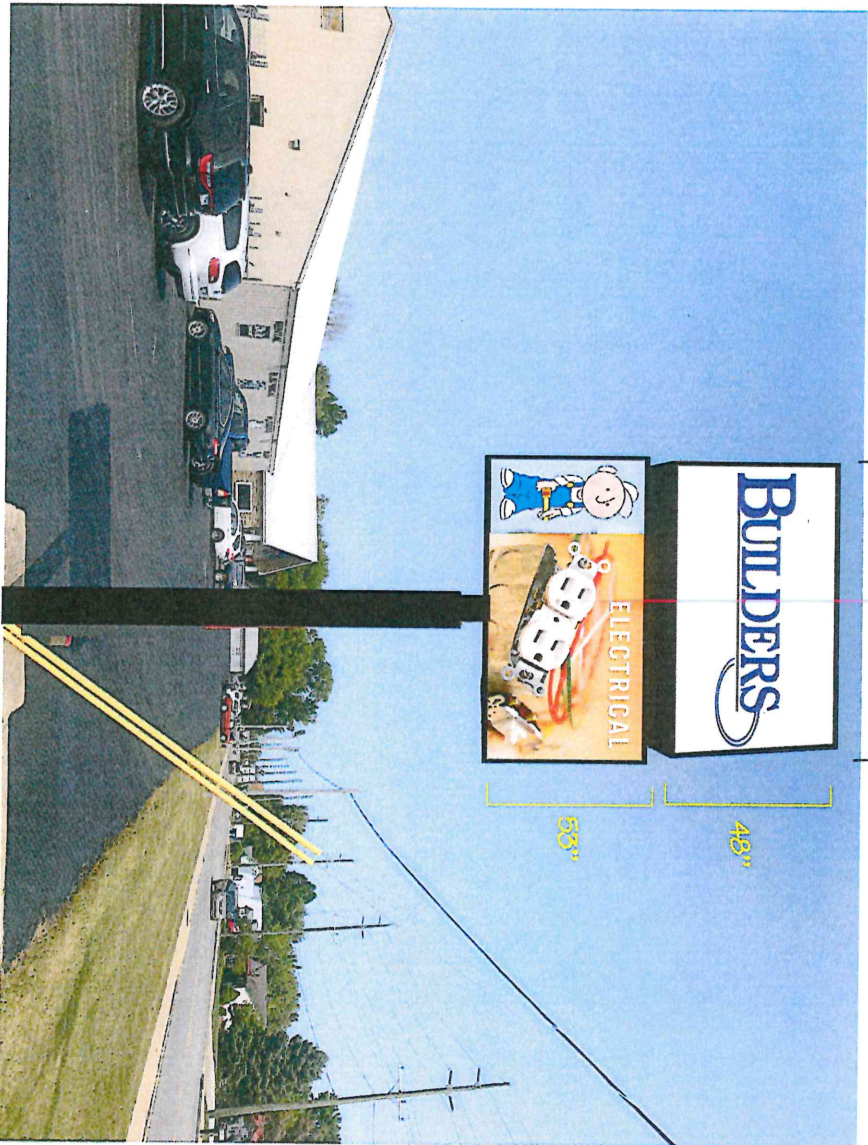
Scale
 1/4" = 1'

Graphic Artist
 wph II

Customer Approval

FACE SPECIFICATIONS:
 4' x 8' PAN FORMED WHITE LEXAN
 BACKPAVED COLOR & COPY

EVMS SPECIFICATIONS:
 53" x 8' 3" ELECTRONIC MESSAGE BOARD
 FULL COLOR
 16 MM LED
 4G WIRELESS WITH TIME AND TEMP



Proposed new graphic sign with possible new ^{lighted} Builders sign above. we havent decided if we are going to change the lighted Builders sign, Builders will be converted to LED either way.

UTCHISOI
 SIGN COMPAT
 215 SOUTH MUNISE STREET INDIANAPOLIS, IN 4
 317.894.8787

- DESIGN
- FABRICATION
- INSTALLATION
- LED CONVERSION

Client	Builders Lumber
Address	1309 Miller Ave.
City, State	Shelbyville, IN 46176
Date	10-15-20
Job Number	20wh-11580B
Sales Representative	Bill Hutchison
Scale	1/4" = 1'
Graphic Artist	wph II
Customer Approval	