

**SHELBYVILLE BOARD OF ZONING APPEALS**  
**MEETING MINUTES**  
**August 9, 2022**

Chris Clark: The August 9, 2022 Board of Zoning Appeals meeting will come to order. Mr. Secretary, would you please call the roll?

Adam Rude: Wade Lewis - here, Doug Cassidy - here, Chris Clark - here, Vince Bradburn - here.

Clark: So our first order is the approval of the meeting minutes of July 12th.

Doug Cassidy: Motion to approve.

Clark: I have a motion.

Vince Bradburn: Second.

Clark: All in favor, signify by saying, "Aye".

In Unison: Aye.

Clark: All opposed, same sign.

No reply.

Clark: The next is Old Business. Mr. Secretary, would you please bring us up to speed?

Rude: Under Old Business tonight is BZA....(inaudible)...Request tonight is approval from (?) variance to reduce the side yard setback from 5' to (?)....(inaudible)...

Clark: Would the petitioner please approach the podium and tell us about the request? Please state your name for the record.

Doug Beckner(?): That's Dough Beckner(?) with Davis Homes and basically what he said. We're wanting to reduce that to the 2-7 and your proper or the sorry, the Hamilton Major complex out here.

Clark: I will take questions from the board. Mr. Bradburn?

Bradburn: No questions just a couple of things to note.....(inaudible)...you guys. One is that I love, love, love the location and I'm convinced that your company's gonna bring a quality product to downtown and make it an even more attractive place to call home. So I look forward

to that. It seems as though that the variance will still allow to you know the both structures to fit within the same density model of the surrounding area. So I like that, I like that. The other thing that I will note is that so the last component for us with this type of variance is the practical difficulty. Tonight I'm convinced that the practical difficulty here is not self-imposed. To be honest, as I was first reading the rationale, I wanted a little bit more answer other than what it seemed to be is that it's gonna cost you more money, more time and delay to fulfill the existing ordinance. But after hearing a little bit more about the timeline of the project, I'm convinced that we arrived to this place in good faith.

Beckner: Okay.

Bradburn: And so like I said, I don't believe it's self-imposed, this practical difficulty so I'm satisfied with that and I'll be voting to affirm (?) at this point.

Beckner: Thank you very much.

Clark: Thank you. Mr. Lewis?

Wade Lewis: No questions.

Clark: Mr. Cassidy?

Cassidy: No questions, well one question. Did they pour....when did you find out this was not right? After? I mean you poured the garage floor but didn't you know it was off before you poured the garage floor?

Beckner: (?) thing is no. I wasn't part of that.

Cassidy: Okay.

Beckner: ....(inaudible)....they went ahead and poured it so lesson learned. I mean obviously double check everything and going forward, I don't think there'll be an issue at all. We know exactly what we're dealing with but and besides that, this is gonna be my region so and it's not that far from Pendleton so I can keep an eye on it.

Cassidy: Okay. That's the only thing I had.

Clark: I have no questions with this and seeing there is no one in the audience, close questions from the board and close questions from the public and I guess we're ready for a motion.

Lewis: Make a motion to approve the development standards variance from UDO 5.55 as presented to this body pursuant to the planning staff's Findings of Fact.

Cassidy: Second.

Clark: Motion and a second; please cast your ballot for BZA 2022-11.

Rude: Motion for approval on BZA 2022-11; Mr. Clark - yes, Mr. Bradburn - yes, Mr. Lewis - yes and Mr. Cassidy - yes. Motion is approved.

Clark: Good luck. I hope you don't run into any more of these.

Beckner: Well I don't either but we're gonna try to make you proud so we do appreciate it.

Bradburn: Thank you.

Beckner: Thank you. That list you were talking about as far as (?), where would I get that from?

Rude: Inaudible reply.

Beckner: Okay, do that. Thank you.

Clark: So anything for Discussion?

Rude: In the pre-meeting, we discussed .....(inaudible)....

Clark: Motion to adjourn?

Lewis: Adjourn.

Clark: Second?

Inaudible reply.

Meeting adjourned