



# DEVELOPMENT STANDARDS VARIANCE APPLICATION

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

**For Office Use Only:**

Case #: BZA 2024 - 02

Hearing Date: 02.13.24

Fees Paid: \$ 100.<sup>00</sup>

Final Decision:

Approved \_\_\_\_\_ Denied \_\_\_\_\_

**1.**

**Applicant**

Name: Deborah G Hatcher  
Address: 4543 S. Marietta Rd  
Shelbyville IN 46176  
Phone Number: 317 313 4483  
Fax Number: \_\_\_\_\_  
Email: angricorn@gmail.com

**Property Owners Information (if different than Applicant)**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
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): 53 EAST MECHANIC STREET

Current Zoning Classification: R-1 Existing Use: RESIDENTIAL

Number of Requested Variances: 1 Proposed Use: RESIDENTIAL

Section(s) of the Ordinance Requesting Variance(s) from; including Article, Section, Subsection, and Page Number:

UDO 5.44 (C) (3) GENERAL OUTDOOR STORAGE STANDARDS

**4. Attachments**

- Affidavit and Consent of Property Owner (if applicable)
- Proof of Ownership (copy of deed, recent property card)
- Letter of Intent
- Supporting Documents and Exhibits (Optional)
- Vicinity Map
- Findings of Fact
- Application Fee

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

Applicant: Deborah G Hatcher Date: 1-29-2023

State of Indiana

County of Shelby

Subscribed and sworn to before me this 30<sup>th</sup> day of January, 2024

LISA D. LOVELESS, LISA D. Loveless

COUNTY OF RES.: SHELBY

COMM. NO.: NP0723199

MY COMM. EXP.: 10-24-2027

Notary Public

Printed

Residing in Shelby County.

My Commission Expires: 10/24/27





**DEVELOPMENT STANDARDS VARIANCE**  
FINDINGS OF FACT

Petitioner's Name: Deborah G Hatcher  
Location: 4543 S. Marietta Rd Shelbyville IN 46174  
Variance for: S3 E Mechanic St Shelbyville IN 46174

The Shelbyville Board of Zoning Appeals must determine that the following criteria have been met in order to approve an application for a Development Standard 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 development standard variance will not be harmful to the public health, safety and general welfare of the City of Shelbyville.

My son's property already has a second sewer, water, electric hook up. Previous owner had an RV so already set up for it.

- 2. **Adjacent Property:** Explain why the development standard variance request will not affect the use and the value of adjacent properties.

Will not have a lasting impact it is a temporary will be removed once my house is finished.

- 3. **Practical Difficulty:** Please state the difficulties that will be faced if the project is not granted the requested development standard variance.

if work in Greenwood we are down to one vehicle my mom has lots of health issues that requires doctors appointments so my son and his wife could help get her to her appointments or if an emergency arises.

*Note: For petitions with multiple requested variances, please submit one completed "Findings of Fact" for each requested variance.*



**LETTER OF INTENT**  
**BOARD OF ZONING APPEALS**

Please write a brief summary the case you are presenting to the Board of Zoning Appeals. You may submit on this form or on your own letterhead.

On January 18, 2024 4:30 am we had a house fire and lost our house 2 sheds and 4 vehicles, 4 cats, 1 King Shepherd. We made out with the clothes on our backs NO shoes coats etc. IT is going to take about a year to rebuild on our property to get back in my address was 4543 S Marietta Rd 46176. My son took us in me my daughter and my mother. My insurance said that we could get an RV to stay in until our house was done my mother is disabled and has health problems my daughter is autistic and needs some privacy. My son has 4 kids 3 dogs 4 cats so can be hectic but would like to live close so that when I'm at work my mom and daughter could have someone to help them when needed. I work at the Greenwood BMW and we are down to one vehicle, and my daughter doesn't drive.

**AFFIDAVIT & CONSENT OF PROPERTY OWNER  
APPLICATION TO THE SHELBYVILLE BOARD OF ZONING APPEALS**

State of Indiana       )  
County of Shelby     ) SS:

I, Karl A. Hatcher, AFTER BEING DULY SWORN, DEPOSE AND SAY  
(Name of property owner)

THE FOLLOWING:

1. That I am the owner of real estate located at 53 E mechanic st 46176 ;  
(Address of affected property)
2. That I have read and examined the Application made to the Shelbyville Board of Zoning Appeals by: Deborah Hatcher  
(Name of applicant)
3. That I have no objections to and consent to the request(s) described in the Application made to the Shelbyville Board of Zoning Appeals.

Karl Hatcher  
Owner's Name (Please print)

[Signature]  
Owner's Signature

State of Indiana       )  
County of Shelby     ) SS:

Subscribed and sworn to before me this 15<sup>th</sup> day of February, 2024



Lisa D. Loveless  
COUNTY OF RES.: SHELBY     Notary Public  
COMM. NO.: NP0723199  
MY COMM. EXP.: 10-24-2027

Lisa D. Loveless  
Printed

Residing in Shelby County.

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