

Zoning Board of Appeals
Wednesday, April 6, 2022
6:00 PM Town Hall

Edinburgh Zoning Board of Appeals met on April 6, 2022, at 6:00 p.m., Edinburgh Town Hall.

Members Present: Ron Hamm
 Keith Sells
 Bill Jones
 Kami Ervin

Others Present: Wade Watson, Planning Director
 Dustin Huddleston, Huddleston & Huddleston

Chairman Ron Hamm opened the meeting with roll call with Keith Sells, Bill Jones, and Kami Ervin present. Also present was Town Attorney Dustin Huddleston and Planning Director Wade Watson.

Keith Sells made a motion to approve the minutes from March 2, 2022, and Bill Jones seconded. Motion carried.

Kami Ervin made a motion to grant continuance with no notification requirements to petitioner Philip Kelly for Case ZB 2022-01 V for Property Address: 297 S Eisenhower Drive, Edinburgh, IN 46124. Bill Jones seconded. Motion carried.

Wade Watson presented case ZB2020-04V: Jesus Colin Diaz, where the petitioner is requesting a variance from the requirements of Title XV; Chapter 156; Division 6, §156.210(3) of the Town of Edinburgh Zoning Ordinance to allow an existing, non-conforming roadside pole sign to be used to advertise a Mexican Fast-Food Restaurant. Edinburgh resident Barb Pierse was present to interpret on behalf of Diaz. Dale Bramhall of 620 Memorial Dr., Edinburgh, IN 46124 spoke on behalf of the petitioner and there were no remonstrators. Kami Ervin made a motion to deny the petition based on criteria's one and two and the motion did not carry. Bill Jones made a motion to approve the petition with staff recommendations and Keith Sells seconded. Motion carried with one opposed.

Wade Watson reported that the Request to Abate Common Nuisance at 100 N Blue River Drive has been abated.

Wade Watson presented case ZB 2022-2V: William Burton, where the petitioner is requesting a variance from Developmental Standards of Title XV, Division 2, Chapter 156.037 of the Town of Edinburgh Zoning Ordinance to construct a twenty-four (24') foot by forty-one (41') foot addition to the back of the house within an area less than the minimum rear yard setback requirements established in Table 2 Districts Standards on property known as 523 Memorial Dr., Edinburgh, IN 46124. Kami Ervin made a motion to approve the petition and Bill Jones seconded. Motion carried.

Finally, Wade Watson presented case ZB-2022-03 UV: Crystal Beach Properties, LLC, where petitioner is requesting a variance from Developmental Standards of Title XV, Division 2, Chapter 156.036 Table 2 of the Town of Edinburgh Zoning Ordinance to permit renovation for a change of use of a multi-use structure located on property known as 211 Perry St., Edinburgh, IN 46124, to convert space previously used a commercial occupancy into sleeping rooms to rent by the day or by the week. Wade Watson presented the board with Exhibit 1, which was a letter from William and Sara Bills of 400 Pleasant St., Edinburgh, IN 46124, objecting the petition.

Crystal Rickard of 1744 South Eagles View Dr., Martinsville, IN 46151 presented Exhibit A, an 11-page Power Point Presentation, on behalf of herself, the petitioner. Included in Exhibit A was a rough drawing of ten (10) sleeping rooms, one bathroom, and a laundry room. The petitioner later clarified that an additional bathroom and kitchen would be included as well as continuous onsite management, a legacy plan, and no visitors allowed. The petitioner stated that the sleeping

houses were an alternative use of the property since past requests to convert the property to a multi-family dwelling had been denied. Nancy Gosney of 406 S. Pleasant St., Edinburgh, IN 46124, Dean Aldridge of 403 S. Pleasant St., Edinburgh, IN 46124 and Town Manager Dan Cartwright, all remonstrated against the petition citing concerns of transient housing. During her rebuttal, Crystal Rickard asked to withdraw the petition so that she could enter a new petition to consider adding additional apartments to the property, verses sleeping rooms. Bill Jones made a motion to accept the withdrawal and Keith Sells seconded. Motion carried.

Keith Sells made a motion to adjourn. Kami Ervin seconded. Motion carried.

Ron Hamm, Chairman

Kami Ervin, Secretary