

Zoning Board of Appeals  
Wednesday, March 4, 2020  
6:00 PM Town Hall

Edinburgh Zoning Board of Appeals met on March 4, 2020 at 6:00 p.m., Edinburgh Town Hall.

Members Present: Keith Sells  
Ron Hoffman  
Richard Pile  
Lloyd Flory

Others Present: Kami Ervin, Zoning Board of Appeals Secretary  
Wade Watson, Building Commissioner  
Dustin Huddleston, Huddleston & Huddleston

Ron Hoffman opened the meeting with roll call. Ron Hamm was absent.

Richard Pile made a motion to approve the minutes from January 5, 2020 and Lloyd seconded. Motion carried.

Dustin Huddleston swore in Charles Blair and Haley Roberts, both there on behalf of Naylor-Blair Family Limited Partnership.

Wade Watson presented CASE ZB2020-02 UV. Charles Blair requests a use variance from the requirements of Division 2, Section 156.036 of the Town of Edinburgh Zoning Ordinance to allow the ground floor of a building in the Central Business District to be used as Residential Dwelling at 105 S. Holland St. Edinburgh. Based on the goals and objectives of the Comprehensive plan, Wade Watson recommends denial of the petition for a Use Variance. However, Wade Watson added that if the board granted the Use Variance, then he recommend it be done with the following conditions:

1. That this decision is only granted to the Petitioner, and the Use Variance is not transferable to any other property owner(s) not directly associated with the Petitioner, and
2. That this decision is null and void should the Petitioner fail to develop the subject parcel within one (1) year of the date of the BZA Findings of Fact, and
3. That all parking areas servicing the office building shall be paved with asphalt within one (1) year of the granting of this Use Variance, and
4. That the building be compliant with standards established in the Edinburgh Zoning Ordinances for development within Central Business District for which variances are not granted, and
5. That all aspects of this project development be compliant with all applicable Building Codes adopted by the State of Indiana, and the developmental requirements of the Edinburgh Zoning Ordinances
6. That appropriate renovation permits are issued for the project, and that prior to any occupancy of the new residential dwelling shall be inspected for Build Code compliance and a Certificate of Occupancy be issued by the Town of Edinburgh Building Commissioner.

Charles Blair discussed the issue he has had with renting or selling the building as a commercial store front. He indicated that he wished to turn the building into a two-bedroom apartment because more and more people are looking for rentals and the building had been sitting empty. Parking and entry would be in the back. Charles Blair also pointed out how he is a lifelong resident who

has purchased and renovated many houses and downtown buildings and pays nearly \$90,000 in taxes.

Ron Hoffman said that his biggest concern would be setting a precedent for other downtown business owners to want to turn their downstairs storefronts into apartments.

Keith Sells made a motion to approve the Use Variance with the recommendations of Wade Watson and Richard Pile seconded. Lloyd Flory asked that the stipulation of having only rear entry to the apartment be listed under #7 of the staff report. Keith Sells withdrew his motion and made a new motion with that addition. Richard Pile seconded. Motion carried.

Richard Pile made a motion to adjourn and Lloyd Flory seconded. Motion carried.

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Ron Hoffman, Chairman

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Kami Ervin, Secretary

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