

NOTICE OF PUBLIC HEARING
BY THE
SHELBYVILLE BOARD OF ZONING APPEALS

Notice is hereby given that the Shelbyville Board of Zoning Appeals will hold a Public Hearing on **Tuesday, August 12, 2025 at 7:00 PM** in the Common Council Chambers at Shelbyville City Hall, 44 W Washington Street, to consider four petition(s):

- **BZA 2025-13:** A petition by David Phares II for a Use Variance from the permitted uses at the property located at 1406 S. Miller Ave. The request is to allow indoor storage units. The subject property is currently zoned BG- Business General,. The BG zoning classification does not allow indoor storage units under its permitted uses.

- **BZA 2025-14** A petition by Stonefield Engineering on behalf of GMX Real Estate Group, LLC for six Development Standards Variances, at the property located at 825 E. St RD 44 Shelbyville, IN 46176.

The requested variances are from the following sections of the Unified Development Ordinance:

- UDO 5.15-A: *Non-residential Driveway Standards, Separation* (E. St Rd 44)
- UDO 5.15-A: *Non-residential Driveway Standards, Separation* (Amos Rd)
- UDO 5.55,SB-01, I-4,A *Setback Standards, Parking Lots* (E. St Rd 44)
- UDO 5.55,SB-01, I-4,A *Setback Standards, Parking Lots* (Amos Rd)
- UDO 5.35-LA-05,B: *Parking Lot Perimeter Requirements* (E. St Rd 44)
- UDO 5.32-LA-02, A1-a: *Foundation Plantings*

The application may be examined at the office of the Plan Commission of the City of Shelbyville, Indiana in City Hall located at 44 West Washington Street, Shelbyville, Indiana, 46176, Monday through Friday between the hours of 8:00 AM and 4:00 PM. We encourage residents to view project information through the "Agenda Portal" on the City's website at <https://www.shelbyville.in.gov/agendacenter>. City Staff will post documents to the website as they are completed and/or received.

Written comments in support of or in opposition to the petitions may be emailed to arude@cityofshelbyvillein.com or mailed to the Plan Commission Office (44 W. Washington Street, Shelbyville, IN, 46176) or filed with the Plan Commission Secretary at the Public Hearing and will be entered into public record and considered by the Board of Zoning Appeals at the hearing.

Public Hearings are open to the public and public comment will be heard at the meeting. The meeting will also be streamed via the City's Facebook page and via Zoom; a link to the City's Facebook page is available on the homepage of the City of Shelbyville's website and the Zoom link has been included below. Public Comment will be taken in person and virtually via zoom. Any member of the public that wishes to provide public comment on a

petition must contact the Plan Commission Secretary no later than 24 hours prior to the meeting pursuant to Board of Zoning Appeals Res. 2021-01. The request to participate electronically must be sent in writing to arude@cityofshelbyvillein.com and include:

- a. Names of all individuals who desire to participate via electronic communication;
- b. Email addresses for each individual identified above;
- c. Date and time of the meeting;
- d. Reason for participation (agenda item);
- e. Any materials the member of the public would like the Board of Zoning Appeals members to have at the meeting; and
- f. If the member of the public is also the Petitioner in front of the Board of Zoning Appeals, identify one person who will appear in person.

To attend/observe the public meeting use the following link: <https://zoom.us/j/99742203768>

To participate/comment please contact Adam Rude at 317-392-5102 or arude@cityofshelbyvillein.com

Pursuant to IC 5-14-9, the members of the Board of Zoning Appeals, their appointing authority, and terms of appointment are:

Name	Appointing Authority	Term of Appointment
Christopher Clark	City Council (IC 36-7-4-902-2)	1/1/2025 - 12/31/2028
Richard (Doug) Cassidy	City of Shelbyville Mayor (IC 36-7-4-902-1)	1/1/2023 - 1/4/2026
James (Vince) Bradburn	City of Shelbyville Mayor (IC 36-7-4-902-1)	1/24/2022 - 12/31/2025
Jeff Martin	City of Shelbyville Mayor (IC 36-7-4-902-1)	3/12/2025 - 12/31/2025
James Garrett III	Shelbyville Plan Commission (IC 36-7-4-902-3)	5/13/2024 - 1/31/2026
Winifred (Winnie) Soviar	Shelbyville Plan Commission (IC 36-7-4-903-a-2)	8/26/2024 - 8/26/2026