

Martinsville Board of Zoning Appeals

Meeting Agenda

Wednesday, June 24,
2025

6:00 PM - Council
Chambers

THE CITY OF
Martinsville
INDIANA



Call to Order

Roll Call

Presentation of Minutes from Last Meeting

Documents:

[MAY 28, 2025 BOARD OF ZONING APPEALS MEETING MINUTES.PDF](#)

New Business

- A.** Docket BZA No. 25015 - Variance of Use - 989 E Columbus - Wesley & Kylee Bolin

Documents:

[DOCKET BZA NO. 25015 - VARIANCE OF USE - 989 E COLUMBUS - WESLEY AND KYLEE BOLIN.PDF](#)

Next Regular Meeting

The next regularly scheduled meeting will be on Wednesday, July 22, 2025, at 6:00 PM in the Council Chambers.

Adjournment

Any individual who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a public meeting, program, service, or activity of the City of Martinsville, IN contact Ben Merida, ADA Coordinator, 995 Rogers Road, Martinsville, IN 46151, 765-342-6012, as soon as possible, but no later than 48 hours before the scheduled event.

MARTINSVILLE BOARD OF ZONING APPEALS

Wednesday, May 28, 2025

Chairman Dessen Miller called the meeting of the Martinsville Board of Zoning Appeals to order at 6:00 P.M., on Wednesday, May 28, 2025, in the Council Chambers of City Hall, Martinsville, IN.

ATTENDANCE:

Those members present were; Chairman Dessin Miller, Julie Jennings, Attorney Dale Coffey, Marianne Schell, Bob Strader, and Gary Oakes.

Secretary Marilyn Siderwicz was absent.

MINUTES: January 28, 2025:

Marianne Schell made a motion to approve the minutes of the April 22,2025 meeting. This motion was seconded by Julie Jennings and passed unanimously. 3-0

OLD BUSINESS:

Docket No. BZA #25005: Development Standards Variance-Reduce Side Yard Set Back from 10' to 6'2": Address: 1580 Josephine St; Legal Description: Lot 28 John E Miles Subdivision: Owner: CBO LLC

The contractor presented the project that was tabled from last meeting.

The Findings of Fact were read and found to be acceptable.

REMONSTRATORS: None.

MOTION: Julie Jennings made the motion to approve the request for Development Standards Variance-Reduce Side Yard Set Back from 10' to 6'2": Address: 1580 Josephine St; Legal Description: Lot 28 John E Miles Subdivision: Owner: CBO LLC. The motion was seconded by Marianne Schell and approved unanimously. 3-0

Docket No. BZA #25008; Land Use Variance-Allow a pavilion to rent in a Light Industrial Zoning; Address: North Blue Bluff Rd; Legal Description: S33 T12 R1E PT SE NW 12.48 Acres: Owner: Jeffrey Allan & Jeanne Martin

Elliott Burkett made the presentation for Martin's. Mr. Burkett came back with more information about the project. They are willing to work with the City of Martinsville to develop the land toward the ordinance and fire codes. Mr. Coffey said that only 1 pavilion and 5 rental cabins could be built, the applicants must construct a drain catch basin to collect water, such basin shall be constructed at the intersection of the private road leading to the property and Blue Bluff

Rd., and the private road leading from Blue Bluff all the way up to the area of the pavilion and cabins including a turning ratios must be constructed of asphalt pavement.

REMONSTRATORS: None

MOTION: Julie Jennings made the motion to approve the request Land Use Variance-Allow a pavilion to rent in a Light Industrial Zoning; Address: North Blue Bluff Rd; Legal Description: S33 T12 R1E PT SE NW 12.48 Acres: Owner: Jeffrey Allan & Jeanne Martin. The motion was seconded by Marianne Schell and approved unanimously with the stipulation from Mr. Coffey. 3-0

NEXT SCHEDULED MEETING: Tuesday, June 24,2025, at 6:00 P.M.

ADJOURNMENT: There being no further business, the meeting adjourned with a motion by Julie Jennings and seconded by Marianne Schell.

Dessen Miller, Chairman

Marilyn Siderwicz, Secretary (Absent)

Julie Jennings

Marianne Shell

**APPLICATION TO THE MARTINSVILLE BOARD OF ZONING
APPEALS FOR VARIANCE IN LAND USE, DEVELOPMENT
STANDARDS, SPECIAL EXCEPTION, OR FLOOD PROTECTION
STANDARDS, WITHIN THE PLANNING JURISDICTION OF THE CITY
OF MARTINSVILLE**

BZA
Docket No. 25015

Date of Filing: 5/27/25

Applicant: Wesley & Kylee Bolin

Address of Applicant: 989 E. Columbus St.
Martinsville, IN 46151

Phone: 765-346-1935 / 317-560-1204

Is Applicant the Landowner or owner's attorney? (Yes) (No) circle one. If no, written authorization of landowner is required before proceeding.

Request for: Land Use Variance Development Standards Variance
 Special Exception Appeals

Specify request (i.e.: change in front of building line from ?? feet to ?? feet; change in land use to allow for use as a ?????; a special exception for the purpose of ?????). Also, include any written commitments or restrictions that you believe are needed or desired. If additional space is needed, commitments or restrictions can be attached as an exhibit to this application:

Adding a 10X12 shed to the southside of our property for a dog grooming salon.

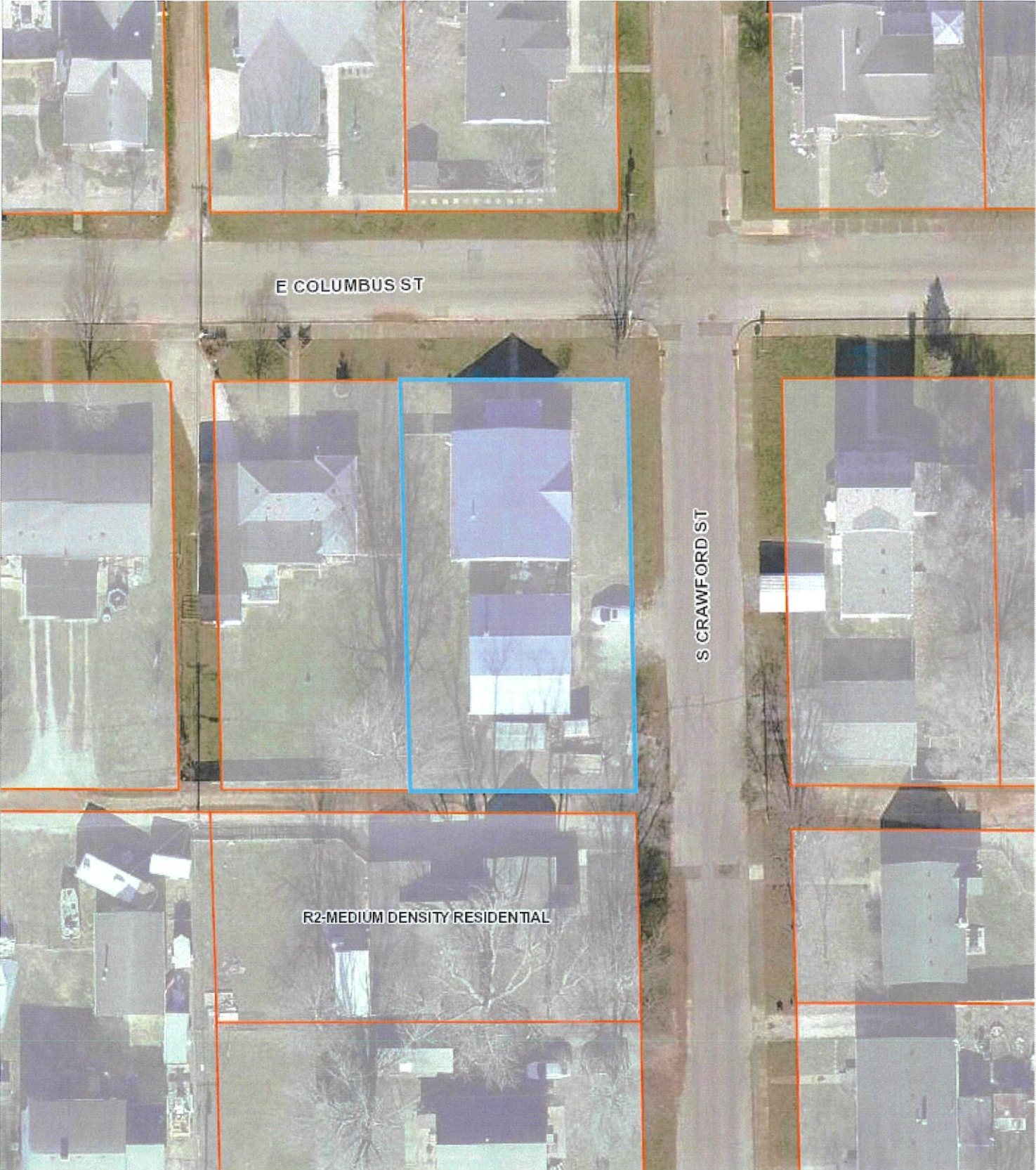
Legal Description: BLK 12 B N Postons 1st E 1/2 NE

Address of Property: 989 E Columbus St. Martinsville, IN
46151 Total Area Affected: 10X12

Current Zoning Classification: R1

Wesley & Kylee Bolin
Signature of Applicant or Agent

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E COLUMBUS ST

S CRAWFORD ST

R2-MEDIUM DENSITY RESIDENTIAL

CITY OF MARTINSVILLE BOARD OF ZONING APPEALS

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the City of Martinsville Board of Zoning Appeals, at City Hall, 59 South Jefferson Street, Martinsville, Indiana 46151 on Tuesday,

June 24, 2025

at 6:00 p.m. local time upon the application of Wesley & Kylee Bolin
for a Variance of property zoned as an
R7 property. Requesting to add a 10x12
shed that will be used as a dog grooming
salon.

on the property located at 989 E Columbus St. Martinsville
IN, 46151

being more particularly described as follows, to-wit:

adding a shed to our property to be used
for a business.

The complete application and file for this application is available for public inspection fifteen (15) days prior to hearing date, during regular working hours, at the Planning and Building Department, 110 West Morgan Street, Martinsville, Indiana 46151.

Interested persons appearing in favor of or in opposition to the application will be heard thereon by the Board.

This notice has been prepared by: Wesley, Kylee Bolin
Signature of Petitioner(s) or Agent

Dated: May, 19 2025

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MARTINSVILLE BOARD OF ZONING APPEALS
FINDINGS OF FACT
FOR VARIANCE OF USE

Pursuant to IC 36-7-4-918.4, the Martinsville Board of Zoning Appeals having heard the variance filed by Wesley & Kylee Bolin, requesting the following use,

_____, now makes the following Finding of Fact pursuant to IC 36-7-4-918.4:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community due to the following reasons:

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; for the following reasons:

3. The need for the variance arises from some condition peculiar to the property involved, namely:

4. The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought: namely:

5. The approval does not interfere substantially with the Comprehensive Plan adopted under the 500 series of this Chapter, namely because:

6. Stipulations to run with the variance:

See attachment

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1: The approval will not be injurious to the public health, safety, morals, and general welfare of the community due to the following reasons:

The approval of this dog grooming business will not be injurious to the public health, safety, morals, or general welfare of the community for several reasons. The services provided are non-hazardous, and all grooming activities will take place indoors, minimizing noise and disruption to neighboring properties. The business will adhere to all local and state health regulations regarding animal care, cleanliness, and sanitation, ensuring a safe and hygienic environment for both pets and people. There will be no sale or use of harmful chemicals, and waste will be properly managed and disposed of. The operation supports responsible pet ownership and enhances the well-being of local animals, which aligns with community values. Overall, the business will provide a needed service without negatively impacting the surrounding area.

2: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; for the following reasons:

The business will operate by appointment only, limiting customer overlap and minimizing traffic congestion. Additionally, the proposed location has ample parking space for customers, reducing any potential strain on neighboring roads.

There is no indication that this grooming business will have any adverse impact on adjacent property values.

3: The need for the variance arises from some peculiar conditions to the property involved, namely:

Due to the property currently zoned as residential the variance is needed to put a small structure on property to run a dog grooming business.

4: The strict application of the terms of the zoning ordinance will constitute unnecessary hardship if applied to the property for which the variance is sought: namely:

The structure (dog grooming business) will operate with minimal impact on the surrounding area. Strict adherence to the zoning ordinance would prevent the property from being used for this valuable service, without benefiting the community in any significant way. The variance will not result in any harmful effects on adjacent properties

5: The approval does not interfere substantially with the comprehensive plan adopted under the 500 series of this Chapter, namely because:

By allowing a dog grooming business in this location, the variance supports the city's goal of fostering local entrepreneurship and enhancing the area's appeal to pet owners.

6: Stipulations to run with the variance:

The approval of the variance will benefit future property owners to start their own business on the property.

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30 Feet

Shed/section

Parcel Information

Taxing District