

MARTINSVILLE BOARD OF ZONING APPEALS

Tuesday, March 25, 2025

Chairman Dessen Miller called the meeting of the Martinsville Board of Zoning Appeals to order at 6:00 P.M., on Tuesday, March 25, 2025, in the Council Chambers of City Hall, Martinsville, IN.

ATTENDANCE:

Those members present were: Chairman Dessen Miller, Lisa Hollett, Julie Jennings, Attorney Dale Coffey, Marianne Schell, Bob Strader, and Gary Oakes.

MINUTES: January 28, 2025:

Julie Jennings made a motion to approve the minutes of the January 28, 2025 meeting. This motion was seconded by Marianne Schell and passed unanimously.

NEW BUSINESS:

DOCKET NO. BZA25003: Variance for Land Use: Request to Allow the Retail Sale of Household Appliances within the I-1 Light Industrial Zoning Category; Address: 1007 Blue Bluff Rd; Legal Description: S33 T12 R1E SE NW 1.62 ac; Owner: US Mobariz Trucking LLC

The owner of the property made the presentation explaining he wants to open a Retail Shop so he can sell used and new household appliances. Dale Coffey asked about parking. Bob Strader explained parking will be on the south end of the property. The decision was made about when the appliance will be delivered and the size of the truck. The owner explained he will deliver the appliances when the store is closed, and he will use a box truck to deliver the appliances.

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

REMONSTRATORS: None.

MOTION: Marianne Schell made the motion to approve the request for Variance for Land Use to allow Retail Sales of household appliances within I-1 Light Industrial Zoning; Address: 1007 Blue Bluff Rd; Legal Description: S33 T12 R1E SE NW 1.62 ac; Owner: US Mobariz Trucking LLC. The motion was seconded by Julie Jennings and approved unanimously.

DOCKET NO. BZA25005: Development Standard Variance-Requesting to 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

Robert Rollins made a presentation explaining why they need a reduced side yard setback for the Doubles they are wanting to build. Julie Jennings asked if the area single family homes, the area is zoned R2. There was discussion about how close the property will be to the road.

REMONSTRATORS: Franklin Littell was asking about parking and if they parked on the road, it would block cars from looking around the corner.

MOTION: Dessin Miller motioned to table the decision to change the Development Standard Variance to Reduce the Side Yard Setback 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 Julie Jennings and approved unanimously.

NEXT SCHEDULED MEETING: Tuesday, April 22, 2025, at 6:00 P.M.

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

Dessen Miller, Chairman

Marilyn Siderwicz, Secretary (Absent)

Julie Jennings

Marianne Shell