

Adam M. Rude
DIRECTOR



Allan Henderson
DEPUTY DIRECTOR

PLAN COMMISSION

Meeting Date: June 27, 2022

Case Number and Name:	PC 2022-16 - Bartlett Rezone			
Petitioner's Name:	Evie Bartlett			
Owner's Name:	Harold and Loretta Meloy			
Petitioner's Representative:	Evie Bartlett			
Address of Subject Property:	118 E Hendricks Street			
Subject Property Zoning Classification:	Current: BG - Business General Proposed: R1 - Single-family Residential			
Comprehensive Plan Future Land Use:	Single-Family Residential			
	North	East	South	West
Surrounding Properties' Zoning Classification:	BG – Business General	RM – Multi-Family Residential	R1 – Single-Family Residential	BG – Business General
Surrounding Properties' Comprehensive Plan Future Land Use:	Central Business District	Central Business District	Single-Family Residential	Central Business District
History:	The subject property was built as a single-family home in a residential neighborhood. It was later converted into a law office. It is surrounded by residential and commercial development.			
Vicinity Map:				
Action Requested:	A formal request to rezone a property from BG - Business General to R1- Single-family Residential.			

1. This project involves rezoning the subject property from BG - Business General to R1 - Single-family Residential. The petitioner is purchasing the property, and this sale is contingent on approval of the rezone. The petitioner plans to renovate the structure and return it to a single-family home.
2. The Unified Development Ordinance (Section 9.10 (K)) requires the Plan Commission pay reasonable regard to the following decision criteria:

- a. Relation to the Comprehensive Plan;

The applicant provided the following response to the Relation of the Comprehensive Plan: "Proposing to switch property from its current commercial zoning status, back to its original zoning status which was residential. Everything south of this property is already residential"

The planning staff has determined that the proposed zoning classification of R1 - Single-family Residential is generally consistent with the City's Comprehensive Plan and the future land use map. The subject property is surrounded by R1- Single-family Residential and BG - Business General. The future land use map shows the areas for residential development and in the Central Business District. The rezone petition would allow the subject property to be converted back to its original use as a single family home. The petition is also aligned with the Comprehensive Plan's Built Environment Objectives including:

- i. BE Objective 2: Guide healthy development patterns using future land use mapping.
 - ii. BE Objective 3: Transform Shelbyville's current housing stock and neighborhoods.
 - iii. BE Objective 5: Promote development and redevelopment of existing sites and buildings.

- b. Current Conditions:

The applicant provided the following response to the Current Conditions: "This is a historic home previously used as a law office. The plan is to keep the historic character but modernize the interior adding necessities such as a kitchen, bathroom, and bedrooms for it to be used as a residential property instead of commercial."

The subject property sits on Hendricks Street, one house west of Pike Street. It currently sits vacant, after the law office that once inhabited it moved. The property is currently surrounded by residential and commercial development.

- c. Desired Use:

The applicant provided the following response to the Desired Use: "This property has been vacant for over a year. The plan is to update and modernize with intention of keeping the historic elements of the house. Ultimately returning house to its original residential zoning."

The City's Comprehensive Plan has identified this area for residential growth. The proposed rezone will allow the area to have one more residential housing unit. The lots to the south and east of the subject property are also slated for residential development. The requested rezone is consistent with residential growth within the surrounding neighborhood. After

reviewing the City's Comprehensive Plan and considering the existing site conditions, the most desirable use of Single-family Residential would be achieved through this proposed rezone.

d. Property Values:

The applicant provided the following response to the Property Values: "The plan is to renovate and bring the house up to current codes for residential use. The property will be sold for family use rather than remaining vacant."

The planning staff has determined that the proposed rezone would increase surrounding property values as it would be transforming a vacant building into a single-family home. The renovation of this house would increase the housing stock within the city, and provide a great housing option and help stabilize property values.

e. Responsible Growth:

The applicant provided the following response to the Responsible Growth: "This house does not require expansions since the roads and utilities are already in place."

The planning staff has determined that the public infrastructure is in place and has sufficient capacity for the rezone. The subject property is a responsible redevelopment, as it is converting an existing structure back into a house by renovating the inside. This will require no improvements to public infrastructure.

STAFF RECOMMENDATION: Favorable recommendation on the proposed rezoning from BG - Business General to R1- Single-family Residential.

**Rezone (Zoning Map Amendment): 2022-16, Bartlett Rezone
Findings Of Fact By The Shelbyville Plan Commission
Staff Prepared**

Suggested Motion:

(I) would like to make a motion to forward a favorable recommendation for the rezone petition presented before this body, rezoning from BG- Business General to R1- Single-family Residential, pursuant to the planning staff's report and Findings of Fact

- ☐ 1. The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is consistent with The City of Shelbyville Comprehensive Plan and all other applicable, adopted planning studies or reports.
- ☐ The Plan Commission has **not** paid reasonable regard to, and finds that the proposed rezone **is not consistent** with The City of Shelbyville Comprehensive Plan and all other applicable, adopted planning studies or reports.
- ☐ 2. The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is complementary to the current conditions and the character of current structures and uses in this zoning district.
- ☐ The Plan Commission has **not** paid reasonable regard to, and finds that the proposed rezone **is not complementary** to the current conditions and the character of current structures and uses in this zoning district.
- ☐ 3. The Plan Commission has paid reasonable regard to, and finds that the proposed rezone will allow for the most desirable use of the subject land, pursuant to the planning staff's report.
- ☐ The Plan Commission has **not** paid reasonable regard to, and finds that the proposed rezone **will not** allow for the most desirable use of the subject land, pursuant to the planning staff's report.
- ☐ 4. The Plan Commission has paid reasonable regard to, and finds that the proposed rezone will not have an adverse negative effect on the conservation of property values throughout the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.
- ☐ The Plan Commission has **not** paid reasonable regard to, and finds that the proposed rezone **will** have an adverse negative effect on the conservation of property values throughout the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.
- ☐ 5. The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is a responsible growth and development strategy for the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.
- ☐ The Plan Commission has **not** paid reasonable regard to, and finds that the proposed rezone **is not** a responsible growth and development strategy for the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.

Additional Conditions Imposed by the Shelbyville Plan Commission:

- 1.
- 2.

Shelbyville Plan Commission

By: _____
Chairperson

Attest: _____
Adam M. Rude, Secretary

JUN 02 2022



REZONING APPLICATION

Shelbyville Planning & Building Department
44 West Washington Street
Shelbyville, IN 46176
P: 317.392.5102

For Office Use Only:

Case #: PC 2022 - 16

Hearing Date: 06.27.22

Fees Paid: \$ 500.00

Final Decision:

Approved

Denied

1.

Applicant

Name: Evie Bartlett

Address: 8728 Hosta Way, Camby, IN 46113

Phone Number: [REDACTED]

Fax Number: _____

Email: eviebartlett3aol.com

Property Owners Information (if different than Applicant)

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

2.

Applicant's Attorney/Representative

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

Project Engineer

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

3. Project Information:

General Location of Property (and address is applicable): 118 E Hendricks St, Shelbyville, IN 46176

Current Zoning: BG

Proposed Zoning: R1

Existing Use of Property: Commercial

Proposed Use: Residential

4. Attachments

- ☐ Affidavit and Consent of Property Owner (if applicable)
- ☐ Proof of Ownership (copy of deed, recent property card)
- ☐ Letter of Intent
- ☐ Site Plan

- ☐ Vicinity Map
- ☐ Application Fee
- ☐ Legal Description
- ☐ Findings of Fact

The undersigned states the above information is true and correct as s/he is informed and believes.

Applicant: Evie Bartlett Evie Bartlett Date: 5/27/22 5/27/22

State of IN
County of Madison SS:

Subscribed and sworn to before me this 28 day of May, 2022

James W Lowe
Notary Public Printed

Residing in Johnson County.

My Commission Expires: 09-01-2029





ZONING MAP AMENDMENT ("REZONING") FINDINGS OF FACT

Petitioner's Name: Evie Bartlett

Location: 118 E Hendricks St, Shelbyville, IN 46176

Variance for: _____

The Shelbyville Board of Zoning Appeals must determine that the following criteria have been met in order to approve an application for a Development Standard Variance. Using the lines provided, please explain how your request meets each of these criteria.

1. **Comprehensive Plan:** The Comprehensive Plan and any other applicable adopted planning studies or reports.
Proposing to switch property from its current commercial zoning status, back to its original zoning status which was residential. Everything south of this property is already residential.

2. **Current Conditions:** The current conditions and the character of current structures and uses in each district.
This is a historic home previously used as a law office. The plan is to keep the historic character but modernize the interior adding necessities such as a kitchen, bathroom, and bedrooms for it to be used as a residential property instead of commercial.

3. **Desired Use:** The most desirable use for which the land in each district is adapted.
This property has been vacant for over a year. The plan is to update and modernize with intention of keeping the historic elements of the house. Ultimately returning house to its original residential zoning.

4. **Property Values:** The conservation of property values throughout the City of Shelbyville's planning jurisdiction.
The plan is to renovate and bring the house up to current codes for residential use. The property will be sold for family use rather than remaining vacant.

5. **Responsible Growth:** Responsible Growth and Development.
This house does not require expansions since the roads and utilities are already in place.

AFFIDAVIT & CONSENT OF PROPERTY OWNER
APPLICATION TO THE SHELBYVILLE PLAN COMMISSION

STATE OF INDIANA
COUNTY OF SHELBY) SS:

I, LORGETTA MCLOY ESTATE, AFTER BEING DULY SWORN, DEPOSE AND SAY THE
(Name of property owner)
FOLLOWING:

1. That I am the owner of real estate located at 118 E HENDRICKS ST SHELBYVILLE IN 46176
(Address of subject property)
2. That I have read and examined the Application made to the Shelbyville Plan Commission by:
EVIE BARTLETT
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the Shelbyville Plan Commission.

KRISTOFER K WILLIAMS PERS REP
Owner's Name (Please Print)

Kristof K Williams, Pers Rep
Owner's Signature

Subscribed and sworn to before me this 1st day of June, 2022

Hannah A. O'Neil, Hannah A. O'Neil
Notary Public Printed

Residing in Franklin County My Commission expires 06/08/2022



HANNAH A. O'NEIL
Notary Public, State of Ohio
My Commission Expires
June 8, 2022

Evie Bartlett
8728 Hosta Way
Camby, IN 46113
eviebartlett3@aol.com

6/1/2022

City of Shelbyville
Shelbyville Planning & Building Department
Plan Commission
44 W. Washington St
Shelbyville, IN 46176

Dear Board of Zoning Appeals Chair:

I am writing this letter to share my intent to rezone and purchase the property at 118 E. Hendricks St., Shelbyville, IN. I intend to have it rezoned from commercial to residential with plans to remodel and sell as a single family home.

The property is currently vacant and not in use. It has been sitting unoccupied for over one year. I intend to renovate and update the current structure to make it attractive to today's homeowner. I intend to keep existing charm and historic elements of the structure while adding necessities such as kitchen, bathrooms, and bedrooms. I will work with an engineer and licensed contractor to plan and complete these tasks.

This property was originally zoned for residential use, therefore the roads and utilities are already in place. It does not require any expansions. All properties south of it are currently zoned as residential.

I look forward to your timely response to this letter, and appreciate your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Evie Bartlett".

Evie Bartlett

Revival Real Estate, LLC

Warranty Deed

This Indenture Witnesseth, That CHARLES F. SULLIVAN and LAURA F. SULLIVAN, his wife,

4385

of Shelby County, in the State of Indiana
Convey and Warrant to HAROLD MELOY and LORETTA MELOY, husband and wife,

of Shelby County, in the State of Indiana, for and in consideration
of One Dollar (\$1.00) and other valuable considerations ~~XXXXXX~~
the receipt whereof is hereby acknowledged, the following described Real Estate in

Shelby County in the State of Indiana, to-wit:

Commencing at the southwest corner of lot number four (4) on Broadway Street, in the town of Shelbyville and running thence due south seven (7) rods, more or less, to the north line of Hendricks Street; thence east, along said Hendricks Street, four (4) rods; thence north seven (7) rods; more or less, to the south line of said lot number four (4) on Broadway Street; and thence west four (4) rods, along the south line of said lot number four (4) to the place of beginning, said piece of ground being known as lot number six (6) on Hendricks Street in Hamilton's First Addition to the city of

4376

Eileen L. Herrick, 1880.
Katherine Fisher 1881.

John S. DeWitt
Wilma L. DeWitt



RECEIVED FOR RECORD
This 29 day of Oct. 1960
11:20 A. M and recorded
Wend Record No. 224