



**AGENDA - REGULAR MEETING OF THE
BOARD OF ZONING
CITY CONCOURSE
1402 H STREET BEDFORD, IN. 47421
TUESDAY, October 28, 2025 @ 3PM**

LIVE STREAMING

VIA Facebook: www.facebook.com/bedford.in.gov

VIA YouTube: www.youtube.com/@CityofBedford-812/streams

BOARD OF ZONING:

MAYOR:

SAMUEL J CRAIG
ELECTED 4 YR. TERM

MEMBERS:

MAYOR

APPOINTMENT:

RONALD RILE
1/18/2022-1/2/2026

STEVE KIMBLEY
1/11/2022-1/2/2026

WILLIAM MCFADDEN
1/5/2022-1/2/2026

KEVIN JONES
1/4/2024-1/2/2028

COUNCIL

APPOINTMENT:

MATTHEW PARKER
1/2/2025-1/3/2029

HEATH HAWKINS
1/5/2024-1/2/2028

BRENDA CUMMINS
HEALTH OFFICER
EX-OFFICIO

Call to Order

Approval of Minutes for August 26, 2025

Old Business: None

New Business:

1. Public Hearing for a request from Sign Crafters, Inc on behalf of Wal-Mart Real Estate Business Trust. They are requesting a Variance from Developmental Standard for larger than allowed square footage for a sign. They are requesting a sign that will have a total of 153.53 square feet which is 53.53 square feet larger than allowed by ordinance. The sign is for the proposed fuel center Walmart is planning to build.
2. Public Hearing for Danny Baker who is requesting a Variance from Developmental Standard for less than required setbacks at 1903 8th St. Bedford, IN. A variance request for less than required setback on the east boundary line with 727 S St of 6 feet instead of 11 feet. Baker would like to place a prefab garage that is 24' x 24' between his house and the east property line.
3. Public Hearing for a request from Adam Chastain Properties, LLC for 628 I St. They are requesting a Variance from Developmental Standards for less than required lot size of 6000 square feet in a R3 zone. The lot is currently 13,500 square feet and they wish to subdivide the parcel into 3 parcels resulting in each parcel being 50' x 90', or 4500 square feet.
4. Public Hearing for Deckard Properties, LLC who is requesting a Variance from Developmental Standard for less than required setbacks off E St of 20 feet instead of 25 feet. A request for variance for less than required setbacks between structures of 10 feet instead of 15 feet. Variance request for less than required setback on the east boundary line with 415 15th St of 10 feet instead of 12.7 feet. Deckard Properties, LLC would like to build ten (10) duplex buildings on property they own at the E St. between 15th St and Foote St.

5. Public Hearing for a request from It's Always Something, LLC. They are requesting a Variance from Developmental Standards for less than required lot size of 6000 square feet in a PR zone at 2220 P St. They are requesting to subdivide parcels which would result in Lots 2 and 2A being 6500 sq. feet, but Lot 2B will only be 5590 sq. feet.
6. Public Hearing for a request from It's Always Something, LLC. They are requesting a Variance from Developmental Standards for less than required lot size of 6000 square feet in a PR zone at 1603 23rd St. The lot is currently 6500 square feet and they wish to subdivide the parcel into 2 parcels resulting in each parcel being 50' x 65', or 3250 square feet.
7. Public Hearing for a request from It's Always Something, LLC. They are requesting a Variance from Developmental Standards for less than required lot size of 6000 square feet in a PR zone at 1512A & B 23rd St. They are requesting to subdivide the parcel that is currently only 3540 sq. feet which would result in Lots 3 and 3A being 1770 sq. feet each.

Discussion:

Adjournment: