

BOARD OF ZONING APPEALS

City Concourse, 1402 H St. Bedford IN

Tuesday, April 28, 2026

3:00 PM

Meeting Minutes

Attending: Chairman Matt Parker, Vice-Chairman Steve Kimbley, Mel Rile, Bill McFadden, Mitchel Knapp, Heath Hawkins and Sec./Director Kevin Jones.

Call to Order: Matt Parker at 3:00PM

Reading of Minutes for March 24, 2026: Heath made a motion to approve the minutes as printed, and it was seconded by Bill. Motion passed.

Public present: Jeff Weddle
Dillon Knapp
Brooke Lynn

Media: None present

New Business:

1. Public hearing for a request from Jeff and Ann Weddle for a variance for less than required setback of 8 feet to 5 feet for the construction on a new home at 2513 L St. Bedford, IN. 47421. The property is zoned R-3.

Jeff Weddle spoke to the board about the plan to build a new home on the lot. The board had been provided with a copy of the proposed plans in the agenda and how it would sit on the lot. The dimensions of the proposed construction are 70' by 58'. The parcel of the proposed build is an odd shaped lot, 170' long east to west, and 80' to 65' north to south. The parcel has a section cut out. An overlay of the lot had also been provided to the board in their packets.

Brooke Lynn, 2517 L St, spoke to the board about opposing the variance request. She wants the eight-foot required distance, and it concerned about stormwater runoff from the new house and driveway. She explained that her house sits below the elevation of the lot being discussed.

Dillon Knapp, 2517 L St, spoke about the same concerns of water runoff. Steve asked if there is currently an issue with water runoff, and the response was no. Steve said that he felt the construction of a building on the parcel would help with runoff because of the gutter system on the home and proper grading of the property would give direction away from 2517 L St. Steve asked what Dillon felt would be the best solution to resolve any runoff, and he felt the additional three feet or more would be best.

Jeff was asked about his landscape plan for the south side of the property, and the driveway. Jeff said the plan was to grass the area between the house and property line, and from the drive to the property line. The drive itself would be concrete.

Kevin provided the board with a Goggle map view of the two properties to show the elevation difference.

With no further discussion, Steve made a motion to approve the variance request. Bill seconded the motion with the addition that the home have adequate gutters, downspouts and gutter guards to alleviate water runoff towards 2517 L St. Motion passed on a 4-1 vote with Mel opposing.

Discussion: None

Adjournment: Steve made a motion to adjourn the meeting, and Mel seconded. Approved.