

TRIPLE S BOARD OF ADJUSTMENTS & APPEALS

AGENDA

March 30, 2023

7:00 p.m.

Stratton Community Center
215 Washington Street, Shelbyville, Kentucky

CALL TO ORDER

GENERAL BUSINESS

1. Approval January 26, 2023 Meeting Minutes

NEW BUSINESS

1. **Variance Request – Docket #994-3-23 – William Todd Brown – 8605 Hempridge Road – Shelby County** – The request is for a 5 feet front yard setback variance to construct a 24' x 35' accessory structure 70 feet from the front property line instead of the required 75 feet. The request is from Section 44.2 of the Shelby County Zoning Regulations. The property is zoned Unincorporated (U).
2. **Conditional Use Permit – Docket #995-3-23 – Christopher Stinson – 8422 Aiken Road – Shelby County** – A request for a Conditional Use Permit for a Bed and Breakfast. The request is from Section 652.2 (f) of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
3. **Amended Conditional Use Permit – Docket #996-3-23 – Thomas S. & Rebecca L. Abbott – 5715 Zaring Mill Road – Shelby County** – A request for an Amended Conditional Use Permit to add a restaurant, a kitchen, and a bathroom to the Agricultural Community Farm. The request is from Section 652.2d of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
4. **Variance Request – Docket #997-3-23 – Brian & Tammy Mallory – 900 Hidden Creek Trail – Shelby County** – The request is for a 250 feet road frontage variance for two proposed tracts to have zero feet of road frontage instead of the required 250 feet. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
5. **Variance Request – Docket #998-3-23 – Shelbyville Properties, LLC – 720 Mt. Eden Road – Shelby County** – The requests is for a 67% primary building material variance to allow zero percent primary building materials for an addition to the existing building north and south elevations. The request is from Section 1904 of the Shelby County Zoning Regulations. The property is zoned Interchange (IC).
6. **Variance Request – Docket #999-3-23 – Bryan & Michelle Whittet – 6158 Fisherville Road – Shelby County** – The request is for a 10 feet side yard setback variance to construct a 32'x40' accessory structure 15 feet from the side property line instead of the required 25 feet. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).

7. **Variance Request – Docket #1000-3-23 – Ebelio Chun – 590 Catalpa Lane – Shelby County** – The request is for a one-foot secondary front yard setback variance to add an addition to the existing dwelling 49 feet from the secondary front yard property line instead of the required 50 feet. The request is from Section 666.4 of the Shelby County Zoning Regulations. The property is zoned Medium Density Residential (R-3).
8. **Variance Request – Docket #1001-3-23 – Vimsha Properties, LLC – Club House Drive – Shelbyville** – The request is for a 40% primary building material variance to allow the 4-story hotel to have 37% primary building material instead of the required 67%. The request is from Section 1904 of the Shelbyville Zoning Regulations. The property is zoned Limited Interchange (X-1).
9. **Variance Request – Docket #1002-3-23 – Todd’s Place Car Wash – 20 Williamsburg Drive – Shelbyville** – The request is for two additional fascia signs on the building variances to allow three fascia signs instead of the allowed one, three fascia sign square feet variances to allow each fascia sign to be 117.9 square feet instead of the required 50 square feet, a 41 square foot freestanding sign square feet variance to allow the freestanding sign to be 113 square feet instead of the required 72 square feet, and a two foot freestanding sign height variance to allow the freestanding sign to be 22 feet instead of the required 25 feet. The requests are from Section 1130 and 1904 of the Shelbyville Zoning Regulations. The property is zoned Highway Commercial (C-4).

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Board of Adjustments and Appeals will be May 25, 2023 at 7:00 p.m. in the Stratton Center