

# TRIPLE S BOARD OF ADJUSTMENTS & APPEALS

## AGENDA

March 28, 2024

6:00 p.m.

Stratton Community Center  
215 Washington Street, Shelbyville, Kentucky

### CALL TO ORDER

#### NEW BUSINESS

1. **Conditional Use Permit – Docket #1036-03-24 – Robert & Michelle Canning (owner) & Gary & Karen Goss (applicant) – 1295 Locust Grove Road – Shelby County** – A Conditional Use Permit for a Recreational Facility (Wedding Venue). The request is from Section 652.2(e) of the Shelby County Zoning Regulations. The property is zoned Agricultural (A). **WITHDRAWN**
2. **Variance Request – Docket #1037-03-24 – Lael & Tami Allen – 930 Scott Pike – Shelby County** – The request is for an 18 feet side yard setback variance for an existing carport to be 7 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).
3. **Variance Request – Docket #1038-03-24 – Stivers Land Company (owner) & Jamie Coleman, PLLC (applicant) – 125 Mt. Eden Road – Shelby County** – The request is for a 25 feet front yard setback variance to construct a future dental/medical office to be 75 feet from the front property line instead of the required 100 feet. The request is from Section 676.6 of the Shelby County Zoning Regulations. The property is zoned General Commercial (C-3).
4. **Variance Request – Docket #1039-03-24 – Nathan Adams – 1968 Drane Lane – Shelby County** – The request is for a 50 feet lot width variance to construct a new home with a 200 feet lot width 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 #1040-03-24 – Pieter G. & Sarah Roos – 3873 Shelbyville Road – Shelby County** – The request is for a 14 feet side yard setback variance for an existing accessory building (bullpen) to be 11 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).
6. **Variance Request – Docket #1041-03-24 – Jeff & Leigh Ann Luckett – 55 Osage Trail – Shelby County** – The request is for a 10 feet front yard setback variance to construct a residential structure 20 feet from the front property line instead of the required 30 feet. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
7. **Interpretation – Docket # 1042-03-24 – Lily Bud Farm Market – 8499 Frankfort Road – Shelby County** – The request is to allow for a non-conforming use similar to the previously conducted use on the property that has been discontinued for more than six months to be re-established. The request is from Section 520.b of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
8. **Variance Request – Docket # 1043-03-24 – Mark L & Deborah J. Wasson – 9673 Bob Rogers Road – Shelby County** – The request is for a 15 feet rear yard setback variance to construct a garage 10 feet from the rear property line instead of the required 25 feet for property. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).

#### ADJOURN

**Reminder: Next Regularly Scheduled Meeting of the Triple S Board of Adjustments and Appeals will be May 30, 2024, at 6:00 p.m. in the Stratton Center**