

TRIPLE S BOARD OF ADJUSTMENTS & APPEALS AGENDA

January 30, 2025

6:00 p.m.

**Stratton Community Center
215 Washington Street, Shelbyville, Kentucky**

CALL TO ORDER

GENERAL BUSINESS

1. Approval of December 5, 2024 Meeting Minutes
2. 2025 Election of Officers

OLD BUSINESS

1. **Variance Request – Docket #1062-10-24 – Louis & Jamie Garcia – 466 Hansborough Road – Shelby County** – The request is for an 11 foot side yard setback variance for an existing barn to be 14 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).

NEW BUSINESS

1. **Conditional Use Permit – Docket #1076-01-25 – Little Red Properties, LLC – 209 Beechwood Avenue – Shelbyville** – The request is for a Non-Owner Occupied Short-Term Rental in the dwelling at 209 Beechwood Avenue, Shelbyville, KY. The request is from Section 665.2i of the Shelbyville Zoning Regulations. The property is zoned Low Density Residential District (R-2A) Single-family Only.
2. **Amended Conditional Use – Docket #1076-01-25 – Kentucky Baptist Assemblies INC (Crossings at Cedarmore Camp) – 3083 Cedarmore Road – Shelby County** – The request is for an amendment to the Conditional Use Permit for a Recreational Facility to add a lodge. The request is from Section 652.2g of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
3. **Variance – Docket #1077-01-25 – Phillip & Calista Craddock – 1612 Overlook Circle – Shelbyville** – The request is for a 24 foot rear yard setback variance for an existing above-ground pool to be 1 foot from the rear property line instead of the required 25 feet. The request is from Section 664.3a of the Shelbyville Zoning Regulations. The property is zoned Low Density Residential (R-2).
4. **Conditional Use Permit – Docket #1078-01-25 – Andrew & Toni Boer – 121 Adair Avenue – Shelbyville** – The request is for a Non-Owner Occupied Short-Term Rental in the dwelling at 121 Adair Avenue, Shelbyville, KY. The request is from Section 663.2i of the Shelbyville Zoning Regulations. The property is zoned Very Low Density Residential (R-1).

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Board of Adjustments and Appeals will be February 27, 2025 at 6:00 p.m. in the Stratton Center