

TRIPLE S BOARD OF ADJUSTMENTS & APPEALS AGENDA

July 31, 2025

6:00 p.m.

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

CALL TO ORDER

GENERAL BUSINESS

1. Approval of the June 26, 2025 Meeting Minutes

OLD BUSINESS

NEW BUSINESS

1. **Variance – Docket #1094-7-25 – Jeff & Mary Bracken – 3626 Frankfort Road – Shelby County** – The request is for a 16 foot side yard setback variance to construct a 20' x 20' garage 9 feet from the side property line instead of the required 25 feet setback. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
2. **Variance – Docket #1095-7-25 – Keith A. & Mary Ann Gramig – Boots Court (Stallard Springs, Lot 44) – Shelby County** – The request is for a 40-foot front yard setback variance to construct a single-family dwelling 60 feet from the front property line instead of the required 100 feet setback for property located on Boots Court (Stallard Springs, Lot 44), Shelbyville, KY. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
3. **Variance – Docket #1096-7-25 – CountryMark – 1011 Mount Vernon Drive – Shelbyville –** The request is for a sign variance to allow one sign on each of the three sides of the fueling canopy for property located at 1011 Mount Vernon Drive, Shelbyville, KY. The request is from Section 1122 of the Shelbyville Zoning Regulations. The property is zoned Light Industrial (I-1).
4. **Variance – Docket #1097-7-25 – Christopher J. & Carla F. Brown – 606 Magnolia Avenue – Shelbyville** – The request is for a 11.4% lot coverage variance of to construct a 20' x 24' detached garage. The maximum lot coverage is 30%. The property is located at 606 Magnolia Avenue, Shelbyville, KY. The request is from Section 665.4 of the Shelbyville Zoning Regulations. The property is zoned Low Density Residential (R-2A) Single-family Only.
5. **Conditional Use Permit – Docket #1098-7-25 – E & H Anderson Farms, LLC – 4740 Aiken Road – Shelby County** – The request is for a Conditional Use Permit for a Recreational Facility (Special Events Venue) to host outdoor live music festivals for property located at 4740 Aiken Road, Simpsonville, KY. The request is from Section 652.2e of the Shelby County Zoning Regulations. The property is zoned Unincorporated (U) & Agricultural (A).

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Board of Adjustments and Appeals will be August 28, 2025 at 6:00 p.m. in the Stratton Center