

TRIPLE S BOARD OF ADJUSTMENTS & APPEALS AGENDA

October 24, 2024

6:00 p.m.

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

CALL TO ORDER

GENERAL BUSINESS

1. Approval of the August 29, 2024 Meeting Minutes

OLD BUSINESS

1. **Conditional Use Permit Request – Docket #1058-8-24 – Reiss & Erica Baxter (applicant) and Audrey and Michael Villet (owner) – 1855 Fisherville Road – Shelby County** – The request is for a Recreational Facility for a Special Events Center in the 3,200 square feet barn. The request is from Section 652.2e of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).

NEW BUSINESS

1. **Variance Request – Docket #1062-10-24 – Louis & Jamie Garcia – 466 Hansborough Road – Shelby County, KY.** The request is for a 11 feet 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).
2. **Variance Request – Docket #1063-10-24 – Tim Estes – 1698 Jacksonville Road – Shelby County, KY.** The request is for a 9.5 feet side yard setback variance for an existing carport to be 15.5 feet from the side 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).
3. **Variance Request – Docket #1064-10-24 – Travis Shepherd & Alicia Short – 9961 Bob Rogers Road – Shelby County, KY.** The request is for a 12.5 feet side yard setback variance for an existing shed to be 12.5 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).
4. **Variance Request – Docket #1065-10-24 – Edwards Family Farms, LLC – 411 Paddock Lane – Shelby County, KY.** They are proposing to subdivide the Fischer Tract Divided, Tract A and request a 20 feet lot width variance for proposed Tract 1 to be 80 feet wide instead of the required 100 foot, a 68.1 feet lot width variance for proposed Tract 2 to be 39.1 feet wide instead of the required 100 foot, and a 43.15 feet road frontage variance for proposed Tract 1 to be 56.85 feet wide instead of the required 100 feet. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
5. **Appeal – Docket #1066-10-24 – Paul A. & Sarah Schaeffer – 1175 McMakin McMullan Road – Shelby County, KY.** Filed an appeal of the Administrative Official's decision to not permit a second home on a five-acre tract at 1175 McMakin McMullan Road, Shelbyville, KY. The property is zoned Agricultural (A).

6. **Variance Request – Docket #1067-10-24 – James Vance & Janice Marie Riester – 5103 Rockbridge Road – Shelby County, KY.** The request is for an 11 feet side yard setback variance for a carport 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).
7. **Variance Requests – Docket #1068-10-24 – Michael & Jessie Nichole Baird – 9933 Bob Rogers Road – Shelby County, KY.** The requests are for a 2 feet front yard setback variance and a 23 feet side yard setback variance for the chicken coop to be 48 feet from the front property line instead of the required 50 feet, and to be 2 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).
8. **Variance Request – Docket #1069-10-24 – James G. & Carolyn L. Prewitt – 5533 Cedarmore Road – Shelby County, KY.** The request is for a 50 feet front yard setback variance to construct a barn to be 50 feet from the front property line instead of the required 100 feet. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
9. **Variance Request – Docket #1070-10-24 – Michael V. & Mary L. Cox Belskis – 91 Fairview Drive – Shelby County, KY.** The request is for a 30 feet front yard setback variance to construct a barn to be 70 feet from the front property line instead of the required 100 feet. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
10. **Variance Request – Docket #1071-10-24 – Michael Griffin – Buckley Lane – Shelby County, KY. (PVA MAP No. 044-00-033I).** The request is for a 20 feet front yard setback variance to construct a single-family home to be 80 feet from the front property line instead of the required 100 feet. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
11. **Variance Request – Docket #1072-10-24 – Juan Lechuga Fuentes – 965 Finchville Road – Shelby County, KY.** The request is for a 33 feet front yard setback variance for an attached carport to be 67 feet from the front property line instead of the required 100 feet. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
12. **Variance Requests – Docket #1073-10-24 – Kentuckiana Curb Company, Inc. – 138 Innovation Way, Simpsonville, KY.** The requests are for two (2) 139 square feet fascia sign variances to allow the two (2) fascia signs to be 189 square feet each. The request is from Section 1140.1 of the Simpsonville Zoning Regulation. The property is zoned Light Industrial (I-1).

ADJOURN

Reminder: Next Regularly Scheduled Meeting of the Triple S Board of Adjustments and Appeals will be December 5, 2024 at 6:00 p.m. in the Stratton Center