

# **TRIPLE S BOARD OF ADJUSTMENTS & APPEALS AGENDA**

**September 25, 2025**

**6:00 p.m.**

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

## **CALL TO ORDER**

## **GENERAL BUSINESS**

1. Approval of the August 28, 2025 Meeting Minutes

## **OLD BUSINESS**

1. **Conditional Use Permit – Docket #1099-8-25 – Steve & Tricia Neary – 121 Adair Avenue – Shelbyville** – The request is for a Conditional Use Permit for a Non-Owner-Occupied Short-Term Rental. The request is from Section 663.2i of the Shelbyville Zoning Regulations. The property is zoned Very Low Density Residential (R-1).
2. **Variance – Docket #1100-8-25 – Jacob & Nicole Anderson – 1340 Buckley Lane – Shelby County** – The request is for a 95 feet front yard setback variance to be 5 feet instead of the required 100 feet setback. 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 #1102-9-25 – Lucas & Celeste Stevens – 810 Duvall Lane – Shelby County** – The request is for a Conditional Use Permit for an Agricultural Community Farm (Seasonal pre-cut and “you-cut” Christmas Tree Farm, Holiday Vendor Marketplace featuring local artisans and permitted food truck vendors, a petting zoo, hayrides, a farm themed playground, and a variety of family entertainment including live music, Santa visits, wreathmaking classes and drive-in holiday movies. The request is from Section 652.2d of the Shelby County Zoning Regulations. The property is zoned Agricultural (A).
2. **Variance – Docket #1103-9-25 – Chris Tenery – 220 Fletcher Way – Shelbyville** – The request is for a 4 feet rear yard setback variance for an existing 20’ x 24’ shed to be one foot from the rear property line instead of the required 5 feet for property located at 220 Fletcher Way, Shelbyville, KY. The request is from Section 830 of the Shelby County Zoning Regulations. The property is zoned Low Density Residential (R-2).
3. **Variance Request – Docket #1104-9-25 – Ford Motor Company – 140 Logistics Drive – Shelby County** – The request is for a 60 foot height variance for four venting stacks to be 120 feet tall instead of the 60-foot height requirement for property located at 140 Logistics Drive, Shelbyville, KY. The request is from Section 687.6 and Section 850 of the Shelby County Zoning Regulations. The property is zoned High Industrial (I-1).

**POSTPONED  
UNTIL OCTOBER 30, 2025**

## **ADJOURN**

**Reminder: Next Regularly Scheduled Meeting of the Triple S Board of Adjustments and Appeals will  
October 30, 2025 at 6:00 p.m. in the Stratton Center**