

TRIPLE S BOARD OF ADJUSTMENTS & APPEALS

AGENDA

March 30, 2017

7:00 p.m.

Stratton Community Center

215 Washington Street, Shelbyville, Kentucky

I. GENERAL BUSINESS

- A. Approval of the January 26, 2017 Minutes

II. OLD BUSINESS

- A. **Amended Conditional Use Permit & Variance Request – #790-01-17 – Simpsonville Baptist Church – 7208 Shelbyville Road** – The amended conditional use permit requests to construct an addition to the existing Family Life Center and a 10 feet side yard setback variance for the addition. The request is from Section 679 of the Simpsonville Zoning Regulations. The property is zoned Village Center Form District (VCFD).
- B. **Variance Request – #792-01-17 – Partridge Run Associates, LLC – 1453 Grouse Court** – The request is for a 10 feet rear yard setback variance. The request is from Section 41.4 of the old Shelby County Zoning Regulations. The property is zoned Residential.

III. NEW BUSINESS

- A. **Variance Request – #796-03-17 – Carmen Valenzuela Olvera – 180 Alto Street** – The request is for a 6.8 feet side yard setback variance to bring the existing non-conforming house into compliance for a 14 feet by 35.11 feet addition. The request is from Section 664.3 of the Shelbyville Zoning Regulations. The property is zoned R-2.
- B. **Variance Request – #797-03-17 – Circle K/Shell – 1631 Mt Eden Road** – The request is for a 30.1 square feet freestanding sign variance from Section 1130.2 of the Shelbyville Zoning Regulations. The property is zoned X-1 w/BEQ Overlay.
- C. **Conditional Use Permit Request – #798-03-17 – Brenda Maddox & Bill Armstrong – 5913 Elmburg Road** – The conditional use permit is to allow outdoor storage & display of used cars for a Used Car Dealership. The request is from Section 44.4B of the old Shelby County Zoning Regulations. The property is zoned Unincorporated.
- D. **Variance Request – #799-03-17 – Connie Cottrell, Cottrell's Equipment – 6970 Shelbyville Road** – The request is for a 8 feet front yard setback variance to bring the existing non-conforming structure into compliance for a 12 feet by 84 feet addition. The request is from Section 530 & 42.5 of the Simpsonville Zoning Regulations. The property is zoned Commercial.
- E. **Variance Request – #800-03-17 – Gerry B. Benningfield, Big O Tires – 2231 Shelbyville Road** – The request is for a 10.7 feet buffer width variance to allow a parking lot expansion. The request is from Section 1509 of the Shelby County Zoning Regulations. The property is zoned Commercial.

- F. **Variance Request – #801-03-17 – James & Beverly Henson – 606 Brown Avenue –**
The request is for a 17.5 feet front yard setback variance, a 7 feet side yard setback variance, and a 20 feet rear yard setback variance to bring the existing non-conforming house into compliance for a bedroom suite addition. The request is from Section 665.4 of the Shelbyville Zoning Regulations. The property is zoned R-2A.

- G. **Variance Request – #802-03-17 – Brock & Brittney Lisby – 7800 Mt Eden Road –**
The request is for a 50 feet front yard setback variance. The request is from Section 652.4 of the Shelby County Zoning Regulations. The property is zoned Agricultural.

- H. **Variance Request – #803-03-17 – GK Properties, LLC, Cox’s Smoker Outlet Spirit Shoppe – 1980 Midland Trail –** The request is to allow four (4) additional fascia signs to be installed. The request is from Section 1130.1 of the Shelbyville Zoning Regulations. The property is zoned Commercial.

Reminder: Next Regularly Scheduled Meeting of the Triple S Board of Adjustments and Appeals will be May 25, 2017 at 7:00 p.m. in the Stratton Center.