

**Shelby County
Board of Zoning Appeals**

January 14, 2025, at 7:00 PM

Table of Contents

Agenda.....	3
BZA 25-01 Jeffrey L Standeford – Use Variance	4
Staff Report	4
Site Plan	7

MEETING AGENDA

Shelby County Board of Zoning Appeals January 14, 2025, 7:00 P.M.

CALL TO ORDER

ROLL CALL

ELECTION OF OFFICERS

APPROVAL OF MINUTES

Minutes from the December 10, 2024, meeting.

OLD BUSINESS

None.

NEW BUSINESS

BZA 25-01 – JEFFREY L STANDEFORD: USE VARIANCE. Located east of and adjoining 7436 W State Road 44, Shelbyville, Hendricks Township.

DISCUSSION

None.

ADJOURNMENT

The next regular meeting of the Shelby County Board of Zoning Appeals is scheduled for Tuesday, **February 11, 2025, at 7:00 PM.**

Property Details

Location: East of and adjoining 7436 W State Road 44, Shelbyville, Hendricks Township.

Property Size: 0.88-acres.

Current Land Use: Vacant.

Zoning Classification:

R1 (Single-Family Residential)

Intent: This district is established for single-family detached, medium to large sized homes on medium to large sized lots.

Future Land Use per Comp Plan

Agriculture

The purpose of this category is to provide for traditional agricultural practices (such as crop production and livestock grazing) and modern agricultural practices (such as agricultural research facilities and CAFOs). Rural home sites may also occur within this category; however, the emphasis should remain on agriculture. New residential subdivisions that remove prime farmland from production should be discouraged. The residential density of this category should be one lot for every five acres.

	Zoning	Land Use
North	A1	Cropland
South	A2	Cropland
East	R1	Single-Family Residential
West	C2	Single-Family Residential

Staff Report

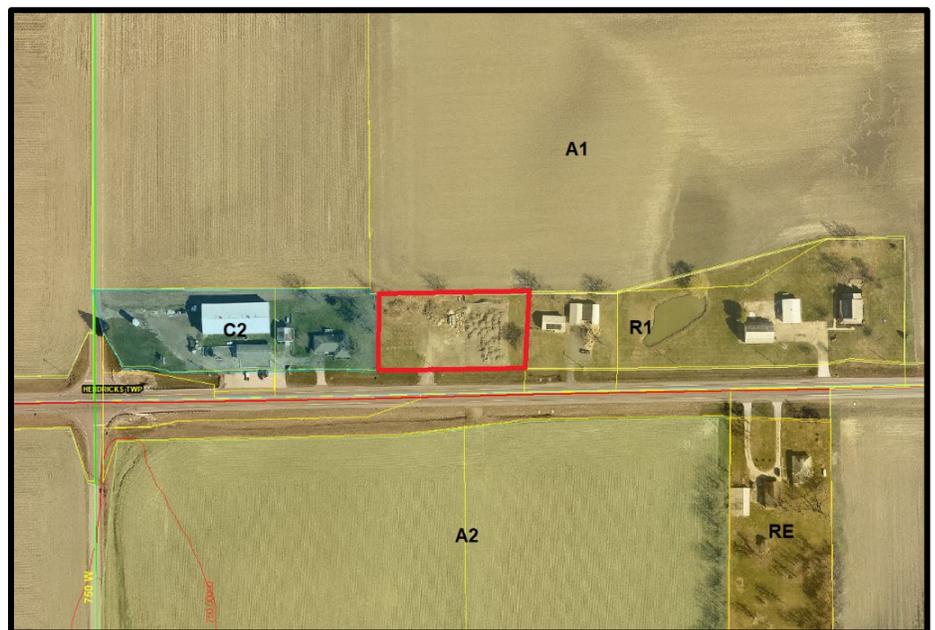
Case Number: BZA 25-01

Case Name: Jeffrey L Standeford – Use Variance

Request

Variance of Use to allow for agricultural use of property in the R1 (Single-Family Residential) District, including construction of a barn and grain silos.

Property Map



Case Description

- The petitioner proposes to construct a 60'x80' (4,800 sq. ft.) barn and four grain silos on the property.
- The petitioner indicated that the barn and silos would service surrounding farms.
- The property currently includes outdoor storage of equipment and aggregate and a small tree farm. Historical aerial photography does not show any agricultural uses or development on the property from 1998 through 2008.

- The petitioner owns the single-family residence and business adjacent to the west side of the property.
- The County assigned the property the R1 zoning designation in 2008 when the County updated the County-wide zoning maps. The County assigned the R1 zoning designation to most properties less than 2-acres and at least 20,000 sq. ft. in area. Prior to 2008, the property had an agricultural zoning designation.
- Staff recommended that the petitioner apply for a use variance rather than a rezoning because the property does not comply with the minimum lot size requirements for agricultural zoning districts. A use variance would also maintain the ability to develop the property for residential purposes in the future.
- Unlike a rezoning, use variances only permit the specific use requested, allow for future use of the property for the uses permitted in the current zoning district, and do not transfer with the property if sold to an entity other than the petitioner.

Staff Analysis of Findings of Fact

1. State Requirement: The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

Staff Analysis: Construction of the barn and silos in compliance with all building codes would not have a negative impact on public health, safety, or welfare.

2. State Requirement: The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Staff Analysis: Use of the property for agricultural purposes would not impact the rural residential character of the area.

3. State Requirement: The need for the variance arises from some condition peculiar to the property involved.

Staff Analysis: The property has access to a major thoroughfare and lies within the vicinity of several farms, which renders use of the property for agricultural purposes serving the surrounding farms desirable.

4. State Requirement: The strict application of the terms of the Zoning Ordinance will constitute an unnecessary hardship if applied to the property for which variance is sought.

Staff Analysis: A strict application of the ordinance would not allow for agricultural use of property in a predominantly agricultural area.

5. State Requirement: The approval does not interfere substantially with the Comprehensive Plan.

Staff Analysis: Use of the property for agricultural purposes does not interfere with the agricultural land use recommendation for the property and area of the Comprehensive Plan.

Staff Recommendation

APPROVAL primarily because the property has access to a major thoroughfare and lies within the vicinity of several farms, which renders use of the property for agricultural purposes serving the surrounding farms desirable.

Applicant/Owner Information

Applicant: Jeffrey L Standeford
7268 W SR 44
Shelbyville, IN 46176

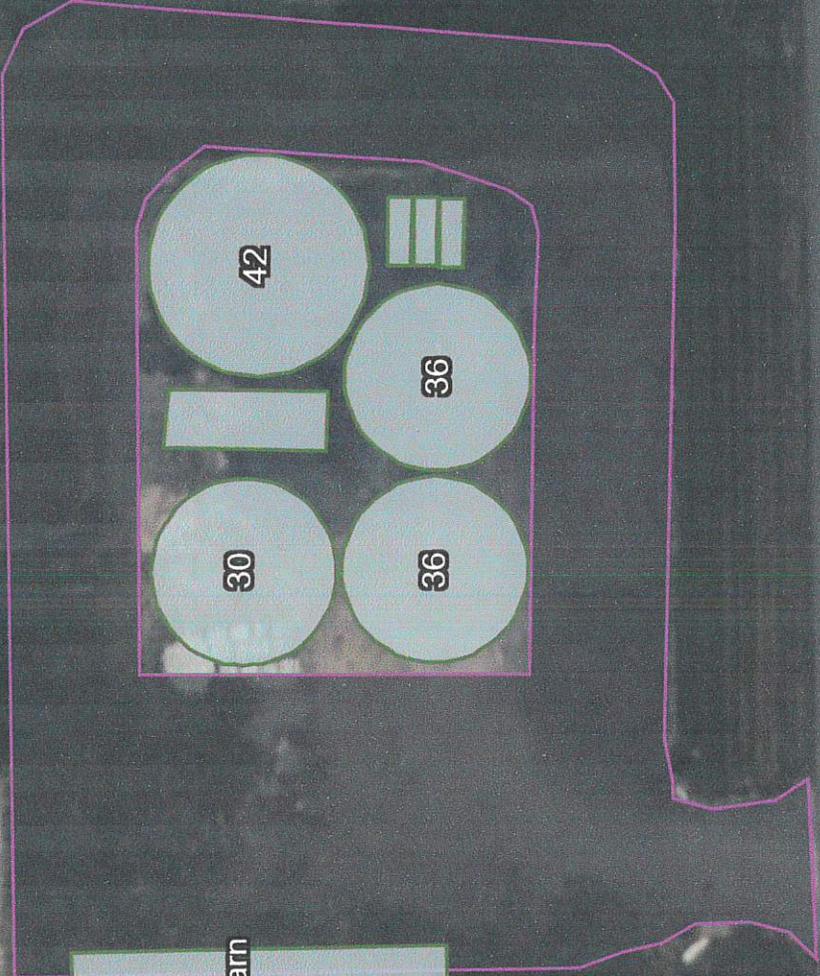
Owner: Jeffrey L & Susan M Standeford

10' from North property line

60x80 storage barn

10' from West property line

93' from center of SR 44



44

W State Road 44

W state Road 44

W S