

**Shelby County Board of Zoning Appeals  
Meeting Minutes  
November 2, 2021**

**Members Present:**

Kevin Carson  
Dave Klene  
Jim Douglas

**Members Absent:**

Doug Warnecke  
Rachael Ackley

**Staff Present:**

Desiree Calderella – Planning Director  
Jody Butts – Board Attorney

**Call to Order and Roll Call:**

Kevin Carson called the meeting to order at 7:00 pm in Room 208 A at the Court House Annex, Shelbyville.

**Approval of Minutes**

Dave Klene made a motion to approve the minutes from October 12, 2021. Jim Douglas seconded the motion. The minutes were approved 3-0.

**Old Business:**

None.

**New Business:**

**BZA 21-36 – EDWARD MARLOW: DEVELOPMENT STANDARDS VARIANCE – To legally established a 2,560 sq. ft. barn and to allow for a 960 sq. ft. addition (the total square footage of all accessory structures on a lot cannot exceed 50% the square footage of the footprint of the residence) [UDO Section 5.07 F 1]. Located at 6509 N London Rd, Fairland, Moral Township.**

This petition was continued to the December 14, 2021 meeting.

**BZA 21-34 – RICHARD CONOVER: DEVELOPMENT STANDARDS VARIANCES – To allow for an accessory structure in the front yard [UDO Section 5.04 C] and five (5) feet from the right-of-way of S Riley Hwy (minimum 35-foot setback required). [UDO Section 2.14]. Located at 413 E Edgewood Dr,**

## **Shelbyville, Addison Township.**

Desiree Calderella read the petition into the record and stated that Staff recommends approval.

Richard Conover stated that he planned to store a boat, car, lawnmower and other items in the structure.

The Board opened the hearing for public comment. There was none. The Board closed the public comment portion of the hearing.

Q: Jim Douglas – Will you install a driveway?

A: Richard Conover – Yes, a gravel driveway from Edgewood Dr.

Desiree Calderella stated that the County would require a driveway permit.

The Board had a discussion regarding which properties in the area fell within the City's jurisdiction and within the County's jurisdiction.

Kevin Carson stated that the Mayor of Shelbyville stated that the City would not allow the proposed structure if the property fell within city limits.

Q: Jim Douglas – What will be the height of the structure?

A: Richard Conover – Under twenty feet.

Q: Jim Douglas – Have you considered connecting the structure to the house?

A: Richard Conover – No.

Q: Kevin Carson – Have you considered placing the structure in the rear yard?

A: Richard Conover – No, because of the location of the septic system.

Jim Douglas made a motion to vote on the petition and Dave Klene seconded the motion. Kevin Carson & Jim Douglas voted to deny the petition and Dave Klene voted to approve the petition. The petition was automatically **CONTINUED** due to lack of majority vote.

## **Discussion**

**BZA 21-33 – AREC BURTON: DEVELOPMENT STANDARDS VARIANCE – To allow the front facade of a primary structure to be oriented greater than ten-degrees from the road [UDO Sec. 5.11 A]. Located at 10889 S 350 E, Flat Rock, Nobel Township.**

Desiree Calderella explained the details of the case and stated that the Hearing Officer had approved this case on October 14, 2021.

**BZA 21-37 – GLEN KUNTZ: DEVELOPMENT STANDARDS VARIANCES – To**

**allow for a dwelling nineteen (19) feet from the rear property line (minimum 30-foot setback required) [UDO Sec. 2.12], without a two-car, attached garage [UDO Sec. 5.11 D 1], and without a paved parking pad [UDO Sec. 5.18 C]. Located at 6088 W 850 S, Edinburgh, Jackson Township.**

Desiree Calderella explained the details of the case and stated that the Hearing Officer had approved this case on October 28, 2021.

**Adjournment:**

With no further business to come before the Board, Dave Klene moved to adjourn, and Jim Douglas seconded the motion. The meeting was adjourned.

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President	Date
Kevin Carson	

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Secretary	Date
Dave Klene	