

**Shelby County Board of Zoning Appeals
Meeting Minutes
January 11, 2022**

Members Present:

Kevin Carson
Terry Knudson
Dave Klene

Members Absent:

Jim Douglas
PC Appointment Seat Vacant

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.

Election of Officers: - Continued to March 8, 2022

Approval of Minutes:

Terry Knudson made a motion to approve the minutes from January 11, 2022. Kevin Carson seconded the motion. The minutes were approved 2-0, with Dave Klene abstaining.

Old Business:

None.

New Business:

BZA 22-03 – R & V LAIN FARMS INC: USE VARIANCE – To allow for placement of a manufactured home in the A1 (Conservation Agricultural) District. Located at 4477 W 900 S, Edinburgh, Jackson Township.

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

Teresa Lain stated that her son and his fiancé planned to build the home. She explained that the manufactured home would resemble a traditional home, that it would sit on a permanent foundation, that it would serve as a permanent residence, and that construction

of the home would require traditional building permits.

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

Desiree Calderella explained that the stipulation would require the petitioner to construct a home with an exterior consistent with the home design included in the Staff Report.

Dave Klene made a motion to vote on the petition with a stipulation and Terry Knudson seconded the motion. The petition was **APPROVED 3-0** with a **stipulation:**

- 1. The building elevations of the manufactured home shall be consistent with the building elevations of the home model plans submitted with the variance application.**

The Board adopted the following findings of fact:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
3. The need for the variance arises from some condition peculiar to the property involved.
4. 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.
5. The approval does not interfere substantially with the Comprehensive Plan.

BZA 22-05 – SANDRA & DALE F WALKER: DEVELOPMENT STANDARDS VARIANCE – To allow an accessory structure in the front yard [UDO Sec 5.04 C]. Located at 11898 N 200 W, Fountaintown, Van Buren Township.

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

The Board **APPROVED** the petition.

The Board adopted the following findings of fact:

1. The approval will not be injurious to the public health, safety, and general welfare of the community.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
3. The strict application of the terms of the Shelby County Unified Development Ordinance will result in a practical difficulty in the use of the property.

Discussion

**BZA 22-04 – JEFFREY TENNELL: DEVELOPMENT STANDARDS
VARIANCES – To establish an existing single-family residence on a lot having a
width of 25-feet and having 25-feet of road frontage [UDO Sec 2.14]. Located at
7915 S Edinburgh Rd, Edinburgh, Jackson Township.**

Desiree Calderella explained the details of the case and stated that the Hearing Officer had approved this case on January 25, 2022.

Adjournment:

With no further business to come before the Board, Kevin Carson moved to adjourn, and Terry Knudson seconded the motion. The meeting was adjourned.

President	Date
Kevin Carson	

Secretary	Date
Dave Klene	