

Shelby County Board of Zoning Appeals

August 11, 2026, at 7:00 PM

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MEETING AGENDA

Shelby County Board of Zoning Appeals August 11, 2026

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Minutes from the July 14, 2026, meeting.

OLD BUSINESS

BZA 26-29 – KYLE PRUITT: FINDINGS OF FACT.

BZA 26-31 – MICHAEL A. JAMES: FINDINGS OF FACT.

NEW BUSINESS

BZA 26-33 – LAUREN CLARK: USE VARIANCE & DEVELOPMENT STANDARDS VARIANCES. Located at 537 E Freeport Rd, Morristown, Van Buren Township.

DISCUSSION

None.

ADJOURNMENT

The next regular meeting of the Shelby County Board of Zoning Appeals is scheduled for Tuesday, **September 8, 2026, at 7:00 PM.**

Meeting Information

Location: Conference Room 208A of the Shelby County Courthouse Annex Building, 25 West Polk Street, Shelbyville, Indiana

Time: 7PM

Zoom Link: <https://us06web.zoom.us/j/89504099521?pwd=sojDI88DdjuKekQ2axXHgwjAp1fEdG.1>

Password: Shelby

Board Members & Staff

Dave Klene, President: Appointed by Shelby County Council, Term January 1, 2023 – January 1, 2027

Terry Knudson, Vice President: Appointed by Shelby County Commissioners, Term January 1, 2026 – January 1, 2030

Megan Hart, Secretary: Appointed by Shelby County Plan Commission, Term January 1, 2026 – January 1, 2027

Kevin Carson, Member: Appointed by Shelby County Commissioners, Term January 1, 2025 – January 1, 2029

Jim Douglas, Member: Appointed by Shelby County Commissioners, Term January 1, 2025 – January 1, 2029

Desiree Calderella, Planning Director

Jody Butts, Board Attorney

In accordance with the **Americans with Disabilities Act**, if anyone wishes to attend the public meeting on the above referenced matter and is in need of reasonable accommodations in order to attend, hear, or present evidence at the public meeting on this matter, for accommodations contact the Shelby County Plan Commission 25 W Polk St, Shelbyville, IN 46176 317-392-6338

Use Variance

FINDINGS OF FACT

Applicant: Kyle Pruitt

Case #: BZA 26-29

Location: West of 215 E Pullman St, Waldron, Liberty Township.

Use Variance:

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

Use of the property for storage of residential items would pose no environmental or safety impact to the public.

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.

Limited use of the property for residential storage, specifically use of a shipping container sitting on a pad not in view of the public road, poses no significant aesthetic impact to adjacent property.

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

The property has adequate area available for a shipping container.

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.

A strict application of the ordinance would prevent use of the property for limited storage which would have no significant impact on the neighborhood.

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

Use of the property for storage of residential items does not conflict with residential use as recommended by the Comprehensive Plan.

Stipulations:

1. The shipping container can remain on the property. The property shall not be used for any other type of storage.
2. The semi-trailer must be removed from the property within 60 days of variance approval.

Use Variance & Development Standards Variances

FINDINGS OF FACT

Applicant: Michael A. James

Case #: BZA 26-31

Location: 5030 W SR 44, Shelbyville, Hendricks Township.

Use Variance:

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

The business would not pose an environmental impact if implementing proper disposal of waste products off-site or within a permitted commercial septic system. INDOT approval of use of the existing driveway for commercial purposes would ensure safe access to the property and traffic utilizing SR 44.

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.

Parking of business vehicles and placement of the dumpster behind the barn, prohibiting outdoor storage of commercial equipment, and installation of lighting and landscaping in compliance with the standards applicable to industrial zoning districts would mitigate any significant aesthetic, noise, and light impacts to adjacent residential properties.

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

Noise and traffic generated by the high traffic volumes of SR 44 render the property less desirable for residential development and more desirable for a small-scale commercial development that involves travel to offsite worksites.

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.

A strict application of the ordinance would not allow for small-scale commercial development of a property with direct access to SR 44 and convenient access to I-65.

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

Development of the property would not remove cropland from production or prevent continued use of adjacent properties for agricultural purposes.

Development Standards Variances:

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

A single-family dwelling and commercial business on one property served by adequate utilities and transportation facilities would have no impact on the public. Temporary outdoor storage and a screened dumpster would have a negligible aesthetic impact on the SR 44 corridor. The stipulations of use variance approval require provision of ADA parking spaces.

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.

A single-family dwelling and commercial business on one property served by adequate utilities and transportation facilities would have no impact on the public. Temporary outdoor storage and a screened dumpster would have a negligible aesthetic impact on the SR 44 corridor. The stipulations of use variance approval require provision of ADA parking spaces.

3. The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.

A strict application of the ordinance would restrict use of a property less desirable for residential development and more desirable for a small-scale commercial development that involves travel to off-site worksites.

Stipulations:

1. The size and location of the building and parking areas shall be consistent with the Site Plan submitted with the variance application.
2. Outdoor storage of equipment, product, supplies, materials, waste or scrap, pallets, and the like shall not be permitted. Outdoor storage of business vehicles may be permitted behind the barn.
3. All equipment maintenance shall occur inside the barn, and all cleaning products, wastewater, and chemicals shall be contained within the barn and properly disposed of off-site or within a permitted commercial septic system.
4. Indiana Department of Health and County Health Department approval of any septic system facilities serving the business shall be required.
5. Indiana Department of Transportation (INDOT) approval shall be required for use of the existing driveway for commercial purposes.
6. All landscaping requirements for properties in the I1 (Low Intensity Industrial) District identified in the UDO shall apply to the development. Specifically:
 - a. One (1) canopy tree and one (1) ornamental or evergreen tree per sixty (60) lineal feet of frontage shall be planted along SR 44.
 - b. At least three (3) trees shall be preserved along CR 500 W.
 - c. Landscape Buffer Yard 'B' shall be installed along the north and west property lines: One (1) canopy tree and two (2) ornamental or evergreen trees shall be planted for every sixty (60) feet of contiguous boundary with the adjacent lot. Each tree shall be

planted within fifteen (15) feet of the property line, but no closer than five (5) feet to the property line.

- d. At least ten (10) existing trees shall be preserved on the lot.
- 7. All outdoor site lighting shall include full cut-off fixtures and the maximum allowable light at a property line shall be five (5) lux.
- 8. The dumpster shall be placed behind the barn.
- 9. The property shall comply with all stipulations of variance approval by December 31, 2026. Operation of the business without compliance with the stipulations after December 31, 2026, shall render the variance void and result in a fine in an amount determined by the BZA.

Property Details

Location: 537 E Freeport Rd,
Morristown, Van Buren Township.

Property Size: 5-acres.

Current Land Use: Estate
Residential.

Zoning Classification:
RE (Residential Estate)
*Intent: This district is established for
single-family detached dwellings in a rural
or country setting.*
*Development Standards: Promote low-
impact development in harmony with a
natural setting.*

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.*

Surrounding Development

	Zoning	Land Use
North	RE	Estate Residential
South	A1	Cropland
East	RE	Estate Residential
West	RE	Estate Residential

Staff Report

Case Number: BZA 26-33
Case Name: Lauren Clark – Use & Development
Standards Variances

Request

Variance of Use to allow for a Home Business Kennel in the RE
(Residential Estate) District.

Variances of Development Standards to allow:

1. Outdoor area used by the kennel setback a minimum of 27 feet
from the east side property line (minimum setback of 50 feet
required).
2. A 6 sq. ft. business sign in a residential zoning district.

Code Requirement

**UDO Section 2.11 – RE District Intent, Permitted Uses, and Special
Exception Uses.**

UDO Section 5.37 E: Setback Standards: All outdoor areas used by the
kennel shall be a minimum of fifty (50) feet from all property lines.

UDO Section 5.73: General Sign Standards.

Purpose of Requirement: The setback standard limits noise and odor
associated with kennels to adjacent properties. Sign standards provide
a balanced system of signage to facilitate communication between
people and their environment and to avoid visual clutter that is
potentially harmful to traffic safety, property values, community
appearance, and the economic vitality of Shelby County.

Property Map



Case Description

- The petitioner proposes to construct and operate a boutique kennel which provides overnight boarding and daycare services.
- Kennel Facility:
 - A 28'x40' (1,120 sq. ft.) kennel building located between an existing barn and detached garage.
 - The kennel building would include six dog kennels, a cat room, office, and kitchen and sanitation facilities.
 - The kennel would also include a 12' X 40' (480 sq. ft.) outdoor yard on the north side of the building located between the kennel and detached garage. This outdoor area would sit 27-feet from the east property line.
 - The petitioner indicated that the kennel will be climate-controlled and designed with noise mitigation features.
 - An existing 13,200-fenced area located west of the proposed kennel would provide additional outdoor exercise and play area.

- The Project Narrative submitted with the variance application includes the following notable information:
 - Maximum Animals (dogs and cats) Boarded: Six (6)
 - Customer Pickup / Drop-off Hours: Monday – Friday 8AM to 10AM and 4PM to 6PM. Saturday 8AM to 10AM. Sunday 4PM to 6PM.
 - Maximum Customers: 6 per day.
 - Waste Disposal: Pet waste collected immediately and disposed of via waste removal services. Drainage system within kennel.
- The UDO only permits Home Business Kennels by right in the A1 (Conservation Agricultural) and A2 (Agricultural) Districts.
- The proposed kennel facility would comply with all standards for operation of Home Business Kennels in the A1 and A2 Districts, other than the required minimum setback of 50 feet between outdoor areas of the kennel and the property lines (see attached Home Enterprise Kennel Standards and note that these standards limit the number of dogs to six).
- The kennel will utilize existing concrete pads located between the existing barn and detached garage and preexisting electrical and plumbing hookups. If constructed in this location, the six indoor kennels which need direct access to the outdoor yard would only fit along the north or south side of the building. Therefore, construction of the kennel in this location does not allow for placement of the outdoor area on the west side of the kennel further than 27-feet from the property line.
- Potential noise and order impacts associated with the kennel would most directly impact the adjacent property to the east. This property includes a single-family residence, large stable, and horse pasture area.
- The kennel facility would not exceed one-acre and therefore the County will not require Technical Advisory Committee review and approval of an engineered Site Plan and Drainage Plan. Construction of the facility will require residential construction permits.
- The County Health Department will require State of Indiana Department of Health review of proposed septic facilities prior to issuance of construction permits for the kennel.
- Surrounding development includes single-family homesites primarily on 5-acre lots.

Staff Analysis of Findings of Fact

Use Variance

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

Staff Analysis: The kennel would provide a small-scale commercial service to the community and has access to adequate transportation facilities and utilities. Use and development of the kennel must comply with all State and local laws.

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: The kennel would comply with all home enterprise kennel standards intended to limit noise and odor impacts to adjacent properties. A small kennel poses similar potential impacts to adjacent properties as use of the adjacent property to the east for the keeping and pasture of stabled horses. The business would not generate a significant amount of traffic and customers would only remain on the property during pick-up and drop-off times.

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

Staff Analysis: The property has convenient access to a major throughfare which renders the property desirable for a small-scale business.

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 a local small-scale business with limited impact on adjacent properties which provides a service to the community.

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

Staff Analysis: The UDO permits Home Business Kennels in the A1 (Conservation Agricultural) and A2 (Agricultural) Districts. Therefore, operational of a kennel on the property would not conflict with agricultural land use as recommended for the property by the Comprehensive Plan.

Development Standards Variances

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 kennel closer to the property line than permitted would not impact the overall community. Signage would allow customers to identify the location of the property.

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: A small kennel poses similar potential impacts to adjacent properties as use of the adjacent property to the east for the keeping and pasture of stabled horses. A 6 sq. ft. sign would not significantly alter the character of the area.

3. State Requirement: The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in use of the property.

Staff Analysis: The kennel will utilize existing concrete pads located between the existing barn and detached garage and preexisting electrical and plumbing hookups. If constructed in this location, the six indoor kennels which need direct access to the outdoor yard would only fit along the north or south side of the building. Therefore, construction of the kennel in this location does not allow for placement of the outdoor area on the west side of the

kennel further than 27 feet from the property line. Signage allows customers to identify the location of the property.

Staff Recommendation

Staff recommends **APPROVAL** primarily because a small kennel would pose similar potential impacts to adjacent properties as use of the adjacent property to the east for the keeping and pasture of stabled horses. Approval would allow for a small local business providing a needed service to the community.

Staff recommends the following **stipulations**:

1. Development and use of the kennel shall comply with Section 5.37 KL-02: Home Enterprise Kennel Standards of the Unified Development Ordinance, other than Section 5.37 E Setback Standards.
2. Development and use of the kennel shall be consistent with the Project Narrative, Statement of Intent, and Site Plan submitted with the variance application.

Applicant/Owner Information

Applicant:	Lauren Clark 537 E Freeport Rd. Morristown, IN 46161	Owner:	Norma Batt 5128 W Windmill Way New Palestine, IN 46163
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**View of Proposed Location for Kennel (concrete pad with camper)
standing on the east property line**



Staff Photograph – August 2026

5.37 KL-02 Home Enterprise Kennel Standards

This Kennel Standards section applies to the following zoning districts:



The following standards apply:

A. Prerequisites:

1. Minimum Lot Area: All kennels shall be located on a lot with a minimum of one (1) acre.
2. Minimum Fenced Yard: All kennels shall maintain a minimum 1/80 acre (544 1/2 square feet) of outdoor fenced area for each boarding unit for dogs on premises (i.e. the kennel's dog capacity).

B. Maximum Kennel Size: The kennel facility shall not contain more than six (6) domestic pets that are not the owner of the property. However, no more than ten (10) domestic pets shall be kept on the property.

C. Kennel Building Standards:

1. Kennel Location: The kennel shall be fully contained in a dedicated space within the home, or in one (1) accessory structure.
2. Minimum Floor Area: The kennel shall have a minimum floor area of fifty (50) square feet per one (1) domestic pet, with a prerequisite minimum of 200 square feet.
3. Kennel Facility: The kennel facility shall be mechanically air conditioned and ventilated to eliminate the need to open windows or doors during warm or hot days. Only the building used to board or predominantly keep animals shall be subject to this requirement.
4. Noise Containment: The kennel shall keep all windows closed ninety-nine percent (99%) of each day and doors closed ninety percent (90%) of each day.

D. Hours of Operation: The maximum hours of operation (e.g. for domestic pet owners to pick-up their animal) for the kennel shall be from 6:00am to 8:00pm daily. The use of outdoor areas shall be limited to two (2) hours between 8:00am and 8:00pm daily.

E. Setback Standards: All outdoor areas used by the kennel shall be a minimum of fifty (50) feet from all property lines.

F. Fence Enclosures: All outdoor facilities for domestic pets shall be fully fenced-in with vinyl, zinc or powder coated chain link fence, or similar quality product. Invisible fences shall not constitute a sufficient barrier to keep domestic pets contained or to prevent intrusion by other animals.

Project Narrative: Boutique, Small-Scale Pet Boarding Facility

Applicant: Lauren Clark

Property Address: 537 E Freeport Rd., Morristown, IN 46161

Current Zoning: R1

1. Project Overview

The intent of this project is to construct and operate a boutique, small-scale pet boarding facility. Unlike traditional large-scale kennels, this facility focuses on individualized care and a "low-occupancy" model. The proposed structure will be a newly built facility up to 28'x40'x10' in size, designed specifically for safe, climate-controlled animal housing.

In addition to the main structure, the facility will feature a dedicated 480 sq. ft. outdoor play area attached directly to the kennel. The property also benefits from an existing 13,200 sq. ft. fenced in-yard, providing ample additional outdoor space for safe, supervised exercise and play.

2. Operational Details

- **Capacity:** We intend to limit boarding to a maximum of 6 dogs and/or cats at any given time to ensure high standards of care and minimal impact on the surrounding area and to adhere to the Home Enterprise Kennel Standards.
- **Hours of Operation:** Customer drop-off and pick-up will be from 8:00 AM to 10:00 AM and 4:00 PM to 6:00 PM Monday through Friday, 8:00 AM to 10:00 AM Saturday, and 4:00 PM to 6:00 PM Sunday. This prevents "high-traffic" windows and keeps vehicle presence to a minimum.

3. Noise Mitigation & Privacy

- **Indoor Focus:** The facility is designed so that animals spend the majority of their time indoors in a climate-controlled, sound-dampened environment.
- **Supervised Outdoor Time:** Outdoor exercise will occur in shifts within a secured, fenced area. Animals will be supervised at all times to prevent nuisance barking.
- **Screening:** Pine and Ash trees line the property to provide a visual and sound barrier between the facility and neighboring properties.

4. Setbacks & Property Lines

- **Property Boundary Buffers:** To align with local site plan expectations, the kennel facility will maintain a minimum setback distance of 50 feet from all

property lines, with the single exception off the eastern property line, which will maintain at minimum a 27-foot setback.

5. Sanitation & Waste Management

- **Waste Disposal:** All pet waste will be collected immediately and disposed of via waste removal services
- **Drainage:** The interior flooring will feature a pre-existing drainage system to ensure the facility remains sanitary and odor-free.

5. Resource & Site Efficiency

- **Utilization of Existing Infrastructure:** To maintain a sustainable and budget-conscious development footprint, the facility will utilize the existing concrete pads located directly behind the detached garage. This allows the project to maximize existing onsite resources rather than breaking new ground.
- **Established Utilities:** The chosen location immediately leverages pre-existing electrical and plumbing hookups currently servicing the site, minimizing the need for extensive new utility trenching or disruptive construction.

6. Community Impact

This business is a low-impact home occupation that provides a necessary service to the local community. There will be no visible changes to the primary residence's character, and the facility will be professionally maintained to match the aesthetic of the property.

STATEMENT OF INTENT (ONLY REQUIRED FOR VARIANCE OF USE & SPECIAL EXCEPTION)

Please answer the following questions (when applicable) pertaining to your request. If approved, the use would be limited to the information provided and expansion of the use would require new approval from the Board. The Board may also approve the use conditional on one or more amendments to the statement of intent.

1. Summary of Proposed Use and/or Business Activity: Operation of a boutique, small-scale boarding kennel providing premium overnight lodging and daytime care for dogs and cats. Animals will be housed in a newly constructed, fully enclosed, climate-controlled facility designed with noise mitigation features.
2. Days & Hours of Operation: Monday-Friday (8am-10am & 4pm-6pm) Saturday(8am-10am) Sunday(4pm-6pm)
3. Maximum Number of Customers per Day/Week/Month: Per Day:Max of 6 client vehicles onsite for drop-off/pick-up;
Facility Pet Capacity:Maximum capacity is limited to 6 animals total at any given time to adhere to regulations
4. Type and Frequency of Deliveries: Owner drop-off and pick-ups, Standard parcel deliveries
5. Description of any Outdoor Storage: There will not be outdoor storage of business materials or equipment.
All operational inventory and facility maintenance equipment will be kept within the structure.
6. Description, Size, and Placement of any Signage: One professionally designed sign measuring approximately 2' x 3'. The sign will be placed near the entrance of the driveway.
7. Description of Waste Disposal: Solid waste will be collected daily, bagged, and disposed of via weekly waste removal services.
8. Existing and/or Proposed Building and Site Improvements Pertaining to Proposed Use (ex. parking lot, landscaping, commercial upgrades to building, etc.): Construction of a new building up to 1,120 square foot, fully enclosed building. The structure will utilize the existing concrete foundation (plus a new concrete addition to extend the pad) along with existing onsite plumbing and electrical utilities.

USE VARIANCE

FINDINGS OF FACT

The Shelby County Board of Zoning Appeals must determine that the following criteria have been met in order to approve an application for a Use Variance. Using the lines provided, please explain how your request meets each of these criteria. You may attach an additional sheet with answers if necessary.

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

Describe how the proposed structure/land use does not harm public health and safety. This may include how the structure/land use complies with State/County codes, does not cause a traffic hazard, does not cause pollution, etc.

By utilizing the existing plumbing, electrical systems, and concrete foundation already present on the property, the project minimizes major utility excavation and disruptive heavy construction, ensuring no adverse impact on community health, safety, or traffic.

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.

Describe how the proposed structure/land use does not harm the neighbors. This may include the appearance of the structure/land use, noise impacts, odor impacts, traffic impacts, distance of the structure from the property lines, etc.

Potential noise and odor impacts are proactively neutralized by interior sound-dampening and scheduled waste removal. The facility will include indoor dog runs to prevent loud outdoor noise. Outdoor time will be supervised. Due to the small-scale business model, there will not be a large volume of dogs.

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

Describe how a condition(s) particular to the property support grant of the variance. This may include a physical condition of the property which limits land uses permitted in the zoning district, the location of the property in relation to similar land uses and access roads and infrastructure, etc.

Granting this variance allows for the reasonable development of a boutique, small-scale facility equipped with essential safety features, such as controlled, securely fenced outdoor exercise yard that is necessary to operate responsibly while maintaining a small footprint.

4. The strict application of the terms of the Shelby County Zoning Ordinance will constitute an unnecessary hardship as they are applied to the property for which the variance is sought.

Describe how denial of the variance would pose an unnecessary hardship to the applicant. Unnecessary hardships do NOT include restriction on economic gain or self-imposed hardships. Unnecessary hardships may include inability to use the property in a manner similar to other properties in the neighborhood, a condition of the property or neighborhood which makes the proposed use desirable, etc.

Because the property has the physical space to accomodate a self-contained, low-density operation safely a literal enforcement prevents a reasonable, peaceful, and non-disruptive use of the land that meets a clear community demand for high-end pet care.

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

Describe how the proposed structure/land use is appropriate for the future land use recommended for the property by the Comprehensive Plan. If you do not know the future land use recommendation, ask the Planning Director.

This boutique, small-scale boarding kennel will operate on a minimal footprint, maintain residential asthetic, and serve the local community while bringing in visitors from outside the county.

DEVELOPMENT STANDARDS VARIANCE

FINDINGS OF FACT

The Shelby County Board of Zoning Appeals must determine that the following criteria have been met in order to approve an application for a Development Standards Variance. Using the lines provided, please explain how your request meets each of these criteria.

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

Describe how the proposed structure/land use does not harm public health and safety. This may include how the structure/land use complies with State/County codes, does not cause a traffic hazard, does not cause pollution, etc.

By utilizing the existing plumbing, electrical systems, and concrete foundation already present on the property, the project minimizes major utility excavation and disruptive heavy construction, ensuring no adverse impact on community health, safety, or traffic.

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.

Describe how the proposed structure/land use does not harm the neighbors. This may include the appearance of the structure/land use, noise impacts, odor impacts, traffic impacts, distance of the structure from the property lines, etc.

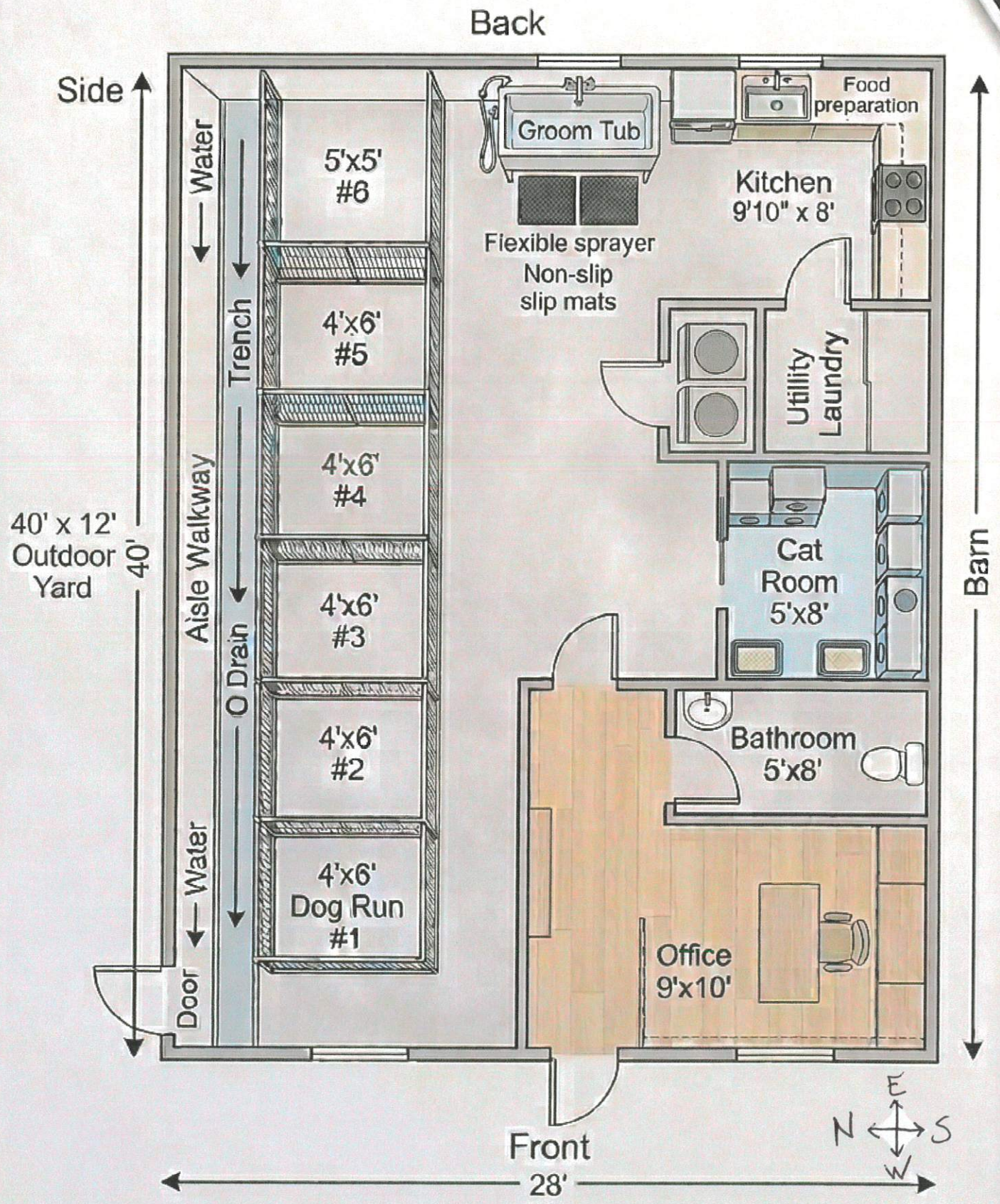
Potential noise and odor impacts are proactively neutralized by interior sound-dampening and scheduled waste removal. The facility will include indoor dog runs to prevent loud outdoor noise. Outdoor playtime will be supervised. Due to the small-scale business model, there will not be a high volume of dogs in the facility.

3. The strict application of the terms of the Shelby County Zoning Ordinance will result in a practical difficulty in the use of the property.

Describe how approval of the variance will allow for reasonable development of the property. This may include similar development on neighboring properties, a physical condition of the property which makes the proposed building/land use desirable, the historical use of the property, a physical condition of the property which prevents the building/land use without approval of a variance, etc.

Granting this variance allows for the reasonable development of a small-scale facility by building directly upon established property assets while lowering overall costs for the project.

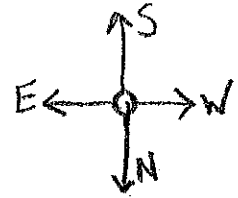
Site Plan (Not to Scale)
537 E. Freeport Rd.
Legal Description
PT N2 W2 SE 17 14 7 5.00 AC



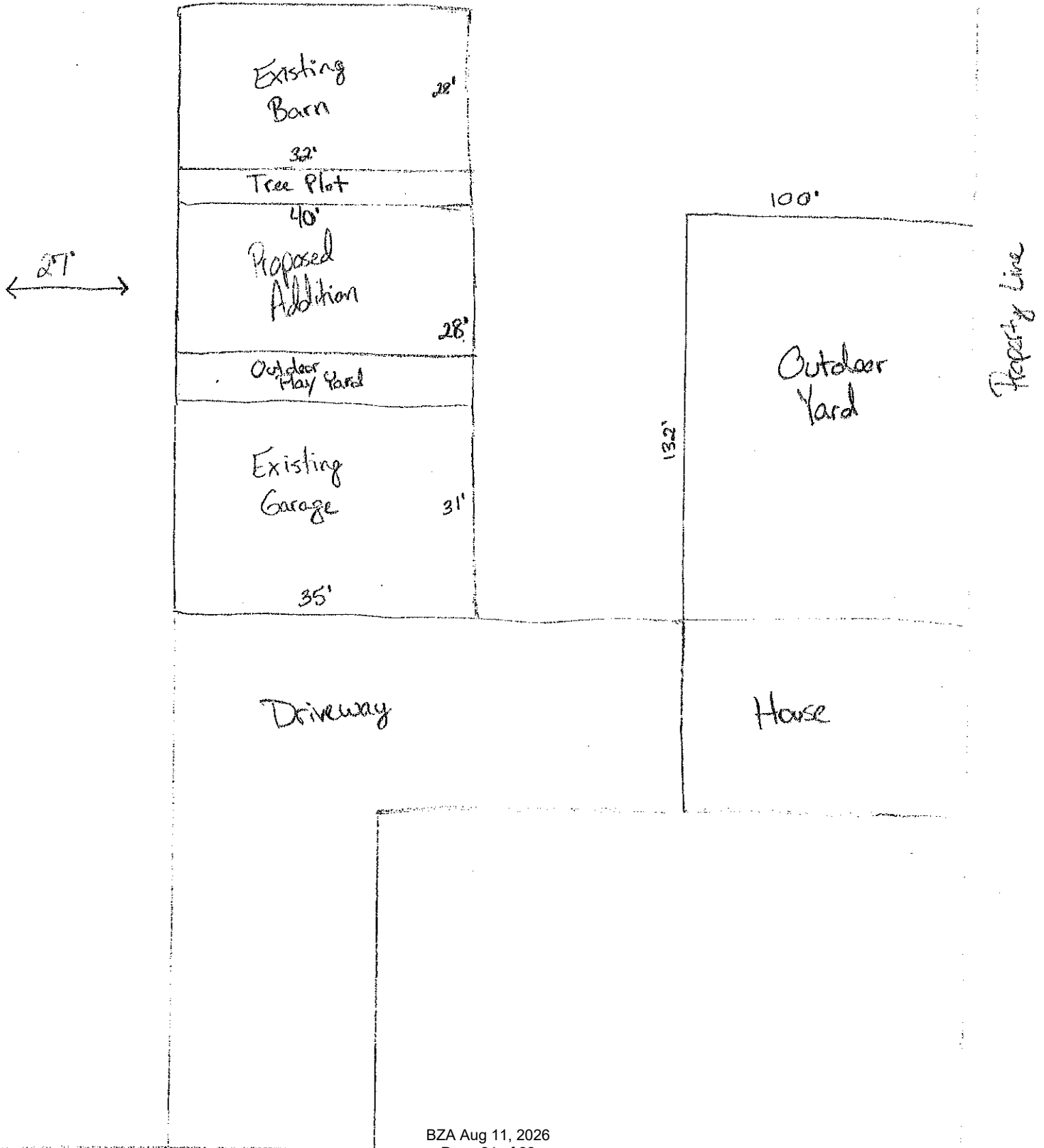
Site Plan
537 E Freeport Rd.

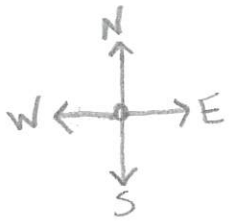
Not to Scale

Open
Field



Legal Description
PT N2 W2 SE 17 14 7 5.00 AC





→ Proposed Kennel Location

*Distance not to scale