

**Shelby County Board of Zoning Appeals  
Meeting Minutes  
September 10, 2024**

**Members Present:**

Kevin Carson  
Terry Knudson  
Dave Klene

**Members Absent:**

Megan Hart  
Jim Douglas

**Staff Present:**

Desiree Calderella – Planning Director  
Jason Clark – Board Attorney

**Call to Order and Roll Call:**

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

**Approval of Minutes:**

Kevin Carson made a motion to approve the minutes from August 13, 2024. Terry Knudson seconded the motion. The minutes were approved 3-0.

**Old Business:**

None.

**New Business:**

**BZA 24-31 – CYNTHIA L WEBSTER: USE & DEVELOPMENT STANDARDS  
VARIANCES – To allow a new single-family dwelling in the A1  
(Conservation Agricultural) District and to allow the new single-family home  
20-feet from the south side property line (minimum 40-foot setback  
required) [UDO Sec. 2.04]. Located at 5827 N 575 E, Shelbyville, Union Township.**

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

The petitioner's contractor, Bart Spencer, represented the petitioner. He explained that the zoning of the property allows for the existing wedding barn, that the new house would sit behind the existing house which the petitioner intends to tear down once the new

house is completed, and that the 40-foot setback requirement prevents construction of the new house between this garage and the property line.

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

Kevin Carson made a motion to vote on the petition and Terry Knudson seconded the motion. The petition was **APPROVED 3-0**.

Kevin Carson made a motion to adopt the Findings of Fact indicated in the Staff Report and Terry Knudson seconded the motion. The Findings of Fact indicated in the Staff Report were adopted 3-0.

### **Discussion**

None.

### **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.

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President	Date
Jim Douglas	

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Secretary	Date
Kevin Carson	