

**Shelby County Board of Zoning Appeals**  
**Meeting Minutes**  
**June 14, 2022**

**Members Present:**

Kevin Carson  
Terry Knudson  
Dave Klene  
Jordan Caldwell  
Jim Douglas

**Members Absent:**

None

**Staff Present:**

Desiree Calderella – Planning Director  
Jody Butts – Board Attorney

**Call to Order and Roll Call:**

Jim Douglas 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 May 10, 2022. Jordan Caldwell seconded the motion. The minutes were approved 5-0.

**Old Business:**

**BZA 22-06 – RICHARD N SMITH: FINDINGS OF FACT**

Dave Klene made a motion to vote on the findings of fact prepared by Staff and Jordan Caldwell seconded the motion. The findings of fact were **APPROVED 3-2**, with Kevin Carson and Jim Douglas casting the dissenting votes.

**New Business:**

**BZA 22-24 – TONY HARRISON: DEVELOPMENT STANDARDS VARIANCE – To allow for a 1,260 sq. ft. accessory structure (the total square footage of all accessory structures on a lot cannot exceed 50% the square footage of the footprint of the residence) [UDO Sec. 5.07 F 1]. Located at 4635 W 1120 N, New Palestine, Moral Township.**

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

Tony Harrison indicated that he plans to use the structure for parking of his truck, as an entertainment area, and as a shop area. He explained that he does not have enough space in his attached garage.

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

Tony Harrison asked that the Board allow the structure to exceed the height of the house by two feet to accommodate the pitch of the structure's roof.

Kevin Carson made a motion to vote on the petition with a stipulation and Jim Douglas seconded the motion. The petition was **APPROVED 5-0** with a **stipulation:**

- 1. The structure shall not exceed the height of the house by more than two feet.**

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**

The Board reviewed photographs of several accessory structures approved by variances over the past four years and discussed the appropriateness of each variance approval.

### **Adjournment:**

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

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President	Date
Jim Douglas	

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Secretary	Date
Kevin Carson	