

GEORGETOWN BOARD OF ADJUSTMENT MEETING
SCOTT COUNTY FISCAL COURT
101 EAST MAIN STREET

September 2, 2025

5:30 P.M.

AGENDA

I. BUSINESS

- a) Swear in speakers.
- b) Approval of August 4, 2025 Minutes

II. APPLICATIONS – OLD

- a) G-2025-16: Janet Morgan is requesting a dimensional variance from the required front and side yard setback requirements for the construction of a home at 411 Ely Ave. POSTPONED

III. APPLICATIONS – NEW

- a) G-2025-17: Kevin and Marie Mann are requesting a variance to reduce the side yard setback from 7.5 feet to two feet for the construction of a home addition at 121 East Jackson Street. [Schedule of Area & Dimension Regulations]
- b) G-2025-18: JTA Properties are requesting a variance to reduce the side yard setback from 7.5 feet to zero feet for the division of a duplex unit into two separate parcels at 220-222 Tanbark Drive. [Schedule of Area & Dimension Regulations]
- c) G-2025-19: Yvonne Walters is requesting a variance to reduce the side yard setback along the northern property line for the construction of a home addition at 617 Second Street. [Schedule of Area & Dimension Regulations]

IV. OTHER

- a) None

V. ADJOURN

**Georgetown Board of Adjustment
August 4, 2025, Minutes**

The meeting was called to order at 5:30 p.m. All members were present, except Volk. Rhett Shirley and Mark Carper were present as Staff to the Board.

Upon motion by Emerson, second by Allen, the Board unanimously approved the July 7, 2025, minutes.

Upon motion by Allen, second by McIntyre, the Board unanimously approved the July 22, 2025, Special Meeting minutes.

The Board attorney administered the oath to those signed in to speak.

Old Applications:

a. **G-2025-12: Serena Florentino-Alfaro, 120 Blossom Park Drive, Georgetown, KY**, requested a Conditional Use Permit (CUP) for certification of a type II in home childcare at 120 Blossom Park Drive, Georgetown, The property is zoned Residential, R-1C. The applicable provision is Zoning Ordinance § 4.33. Required notices were given. There was significant opposition.

Mark presented the application. He read the Type II daycare ordinance provisions. He stated the minimal number is the reason for recommending approval. He recited the circumstances: parking requires two (2) off street, applicant has 4, meeting the requirement. Concerning traffic: according to the original traffic count for this subdivision, there would be 826 trips per day. The proposed use would create only ten (10) trips a day. He addressed need for childcare, citing the 2023 Kids Count Data Book. He cited Scott County Statistics showing a total of slots for children the age applicant proposes to be 2357. There are 3664 kids under the age of 5 in Scott County. This use is listed as a CUP under our Ordinance. There is a significant need. The limited number of children envisioned by this application and the need of the community justify approval. Mark presented his findings and recommended conditions of approval. Staff concluded saying the proposed use is listed as CUP in the Ordinance. It would not impair the integrity and character of the area and would benefit Scott County. Applicant was not present. Chair opened the public hearing to testimony.

Numerous residents of the subdivision addressed the Board. They objected to approval of this application on the bases of traffic, HOA restrictions which prohibit business uses in the subdivision, and harm to existing bona fide childcare businesses. They objected due to her absence and contradictions within applicant's statements on this application and those made to the HOA. There were questions of the impact approval of this application would have on the sex offender residing within the prohibited distance of applicant's home.

Another objected due to traffic that now includes Planet Fitness which was not counted in the original traffic count. She noted fifty (5) more houses are currently planned, which were not in that traffic count. Another argued there is parking on one (1) side of the street, not two (2). The street width is reduced in this area due to medians and the curvature

**Georgetown Board of Adjustment
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Page two**

of the street. Residents asked how the limited number of kids and their ages would be enforced. What about the conflict between the applicant not being able to work and being full time? If she'll break HOA rules, why would the Board expect her to obey theirs?

Holden stated if the Board conditions an approval, staff would enforce it. The question should be, "Are the conditions sufficient to protect the neighborhood? If not, the application should be denied."

Board attorney explained the Board need not deny simply because applicant is not present. But, if the Board cannot protect the area by appropriate conditions, it should deny for that reason.

Upon motion to deny by Teague, second by Allen, the Board unanimously denies despite the use being beneficial to community and listed in the Ordinance, because: numerous issues were presented by the neighbors, e.g., excessive traffic, parking, differing hours, differing numbers of children, and applicant availability in the home for which applicant presented no response due to her absence.

New Applications:

a. **G-2025-15: USA Signs, LLC 196 Westridge Drive, Danville, KY, for Dutch Brother's Coffee, 100 Osborne Way, Georgetown, KY 40324**, requested a variance to allow additional building signage at 100 Osborne Way (former O'Charley's). The property is zoned B-5, General Commercial Park. The applicable provision is the Georgetown Sign Ordinance and KRS 100.243. Required notices were given. There was no opposition. Staff recommended approval.

Rhett presented the application, explained the circumstances, his proposed findings, and his recommended conditions of approval. Applicant concurred.

Upon motion by Emerson, second by McIntyre, the Board unanimously approved the application, subject to the Staff report.

There being no further business, the meeting was adjourned.

Approved:

Attested:

Charlie Perkins, Board Attorney
and Recording Secretary

Nate Schwartz, Chair

VARIANCE APPLICATION 121 EAST JACKSON STREET

Staff Report to the Georgetown Board of Adjustment September 2, 2025

FILE NUMBER: G-2025-17

PROPOSAL: Variance request to reduce the minimum R-2 single-family side yard setback requirements (7.5 FT) to 2 feet for the construction of an addition to a pre-existing non-conforming structure.

LOCATION: 121 East Jackson Street

APPLICANT: Kevin & Marie Mann

CONSULTANT: N/A

STATISTICS:

Zone:	R-2 (Medium Density Residential)
Surrounding Zone (s):	R-2
Site Acreage:	0.14 acres (6,118.41 sq ft)
Lot Width	52 feet

Access (Direct):	East Jackson Street
Access (Arterial):	South Broadway (US-25) East Main Street (US-460)



BACKGROUND:

Kevin & Marie Mann ("Applicant") are seeking approval for a side setback variance request for the construction of a ground-floor addition to a pre-existing, legal non-conforming structure. This addition would consist of a laundry and storage space.

The structure has legal non-conforming status under section 2.41 of the zoning ordinance:

- The southeast corner of the structure does not meet the minimum setback requirements for a single-family home in the R-2 zone.
- The parcel does not meet the minimum lot area (7,500 SF) or minimum lot width (60 SF) for a single-family home in the R-2 zone.

Therefore, if the variance request is approved, it would also constitute the granting of a variance for relief from restrictions regarding addition/expansion of a legal non-conforming structure, as found in section 2.41 of the *Zoning Ordinance*. This legal non-conforming status is no fault of the Applicant; the home was built before such R-2 minimum standards were implemented.

ISSUES & ANALYSIS:

When considering an application for a variance, the Applicant must demonstrate compliance with related state statutes, included below.

"KRS 100.243 Findings necessary for granting variances.

1. Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:

- a. The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone;
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.
2. The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."

It is the applicant's burden to provide evidence justifying findings of fact satisfying KRS 100.243. The purpose of this stringent standard is to uphold the zoning ordinance while providing for equitable relief, in particular, to isolated circumstances. All decisions to grant relief must be supported by findings based on substantial evidence. Without such support, the decision shall be deemed arbitrary.

The Applicant has provided written justification for the addition regarding the requirements of KRS 100.243, summarized below:

The Applicant proposes constructing an additional ground-level room to the rear right/ northeast corner of the existing structure (where the building makes an "L" shape on the map). The intent of this addition to the structure would be to provide first-floor access to laundry and food storage facilities for the occupants, which currently are in the basement of the home.

The Applicant has stated that the basement of the home is a potential safety hazard, due to the condition of the basement as well as the health conditions of one of the occupants. The Applicant(s) states that the stair access to the basement is steep and unsafe. They further state that the basement is predisposed to flooding issues as well as potentially hazardous radon levels (despite the existence of a functional radon mitigation system). Said unsafe conditions do not result from any fault of the applicant, but rather from the age of the home itself, which was constructed before 1930.

The Applicant states that the addition will not encroach upon the property line to the abutting parcel to the east (125 East Jackson) any more than the front of the already existing structure, as can be seen in plans for the addition. The Applicant has submitted preliminary plans of the proposed structure, demonstrating in good faith that the addition will not further encroach upon the property line. The Applicant states that upon consultation with qualified contractors, the proposed location is the only reasonable location for the addition, citing home infrastructure systems (plumbing, electrical, and HVAC), limited inconvenience to neighbors, and cost-effectiveness.

Section 2.41 of the *Zoning Ordinance* states the following:

"Alterations: a non-conforming structure shall not be enlarged, replaced, or altered except in conformance with the *Zoning Ordinance*..."

To reiterate, given the non-conforming status of the structure, approval of this request would also entail a variance from the restrictions of section 2.41 of the *Zoning Ordinance*.

Findings:

1. The property is a 0.14 acre (6,118.41 sq ft) R-2 zoned parcel.
2. The requested variance arises from special circumstances that do not generally apply to land in the general vicinity, in the form of the health concerns of the applicant and the age/non-conforming status of the home.
3. The strict application of the R-2 setback regulations in this case would deprive the applicant of the reasonable, and more importantly, safe use of their home.
4. The non-conforming status of the structure is the result of the parcel being developed before R-2 standards were implemented.
5. The non-conforming structure's east side is approximately 2 feet from the property line.
6. The applicant has provided a preliminary plan demonstrating the addition will not further encroach upon the property line to the east. The encroachment will remain 2 feet.
7. The applicant has provided documentation that the non-conforming status of the structure is the result of the home's construction being completed well before R-2 setback requirements were implemented.

8. The addition of the structure would create little to no disturbance to the neighboring property at 125 East Jackson, nor would the proposal alter the character of the general vicinity. The applicant has demonstrated that the addition would not be visible from the street.
9. Staff finds that denying the request will create undue hardship on the Applicant and deprive them full use of their property in a manner consistent with the surrounding area.

RECOMMENDATION:

Staff Recommends **Approval** for the variance request from the side setback requirements of the R-2 zoned property at 121 East Jackson Street from a minimum of 7.5 feet to 2 feet. It must be noted that this variance also constitutes relief from section 2.41 of the *Zoning Ordinance* regarding expansion or addition to an existing non-conforming structure.

Should the Board approve this application, staff recommends including the following conditions of approval:

1. The property, including the addition to the primary structure, shall be subject to all requirements of the Georgetown-Scott County Zoning Ordinance and Subdivision and Development Regulations.
2. The applicant shall comply with all requirements of other federal, state, and local regulatory entities. The applicant shall provide copies to the Board of Adjustment of all permits issued on behalf of the applicant as the result of this approval, including, but not limited to, business-related certifications, licenses, regulatory permits, and recertifications if required.
3. The applicant shall obtain a building permit from the Building Inspection office prior to beginning construction for the addition.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.
5. The Applicant shall be granted a variance from section 2.41 of the zoning ordinance only regarding this specific proposed addition.
6. The structural addition must be constructed with fire-deterrent materials.

1. THE SUBJECT PROPERTY IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES, AND RESTRICTIONS AS DEPICTED ON PLAT OF RECORD AT PLAT CABINET 3, SLUG 2005 IN THE SCOTT COUNTY CLERK'S OFFICE.

2. A LETTER DATED JULY 27, 2013 WAS BEEN PREPARED BY ELAINE WHITENIE, HOME INSPECTOR# 286231 STATING THAT THERE IS A FIRE-ARMED OPSUM BOARD FIREWALL BETWEEN THE TWO UNITS.

JTA PROPERTIES LLC
106 WHISTLER COURT
GEORGETOWN, KY 40324
DEED BOOK 337, PAGE 437

NUMBER OF LOTS: 2
AREA: 0.326 ACRES

(14203 S.F.)
ZONE:

1

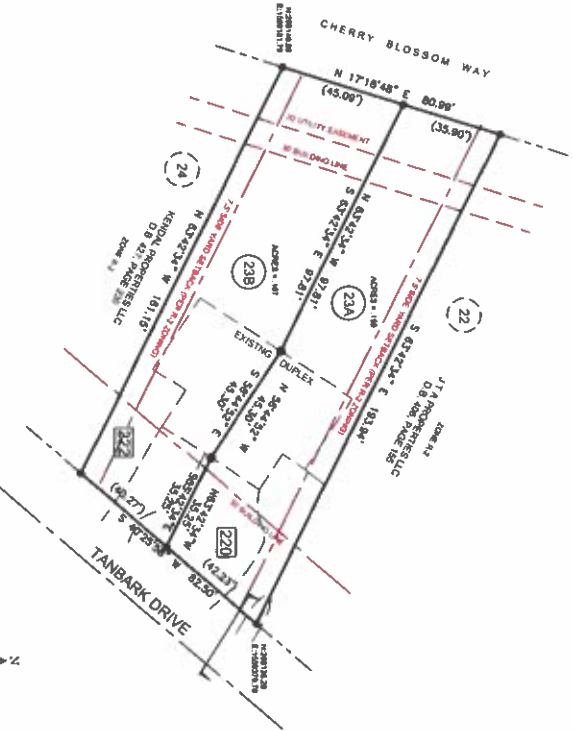
CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SOUTH COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SATISFACTION OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

ALL ROOM PM (SET) ARE $\beta_3 \times 10^{-8}$ RESIST W/ 10. CAP. EXTENSION OF SURVEY IS CONJ. MATH. BASED ON RT CORRS NETWORK DATA (NY NORTH) OBTAINED FROM GPS RELATIONS TAKEN DURING THE SURVEY. COORDINATES DEPICTED HEREON ARE BASED ON RT CORRS NETWORK DATA (NY MONTH).

[illegible]

DATE _____

TANBARK DRIVE



PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT
IS TO SUBDIVIDE ONE LOT
INTO TWO LOTS.

OWNERS' CERTIFICATION

I, THE UNDERSIGNED, BEING ONE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT THE SAME ARE THE PROPERTY OF THE CITY OF CHICAGO, AND THAT THE CITY OF CHICAGO HAS THE RIGHT TO TAKE THE SAME INTO THE CITY OF CHICAGO WITHOUT COMPENSATION TO THE UNDERSIGNED, AND WITHOUT THE NECESSITY OF THE CITY OF CHICAGO OBTAINING THE CONSENT, ESTABLISH THE NECESSARY BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE CORRECTION-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

DATE _____

IAA PROPERTIES, LLC

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATION OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

DATE _____

ERTIFICATION OF THE PROVISION OF SEWER ONLY

[illegible]

DATE _____

MINOR PLANT

FOREST OAKS SUBDIVISION

LOT 23

220-222 TANBARK DRIVE

GEORGETOWN, SCOTT COUNTY,

KENTUCKY

AUGUST 2025

AUG 8 2025

APPLICATION TO BOARD OF ADJUSTMENT

RECEIVED

PLANNING COMMISSION

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

FOR OFFICIAL USE ONLY:

APPLICATION NO: 6-2025-17 DATE FEE RECEIVED: 8-8-25 CL# 27021. APPLICANT Kevin & Marie MannMAILING ADDRESS [REDACTED]PHONE NO. [REDACTED] EMAIL [REDACTED]2. TYPE OF REQUEST (Check one or more) ☒ VARIANCE ☐ CONDITIONAL USE PERMIT
☐ HOME OCCUPATION (CUP) ☐ ADMINISTRATIVE REVIEW3. PROJECT SITE 121 E. Jackson Street, Georgetown, KY 370144. JURISDICTION (Please Circle) Georgetown / Sadleville / Stamping Ground / Scott County5. EXISTING USE Residential ZONING DISTRICT R-26. DESCRIPTION OF REQUEST Minimize required set back due to historical lot size for addition and medical accommodation of occupant. Please see the accompanying petition describing the request and supporting materials consistent with KY 100.243

SUPPORTING INFORMATION:

VARIANCE (\$150.00) – Attach plans drawn to scale showing the dimensions and shape of the lot or land, the size and location of existing buildings, the location and dimensions of proposed buildings or additions, and any natural or topographic peculiarities of the lot in question. In order for a variance to be granted, the applicant must prove to the Board that the following items are true: (Please attach these comments on a separate sheet)

- A. Special conditions exist peculiar to the lot, land, or building(s) in question.
- B. That a literal interpretation of the zoning ordinance would deprive the applicant of the rights enjoyed by other property owners.
- C. That the special conditions do not result from previous actions of the applicant.
- D. That the requested variance is the minimum variance that will allow a reasonable use of the lot, land, or building(s).

CONDITIONAL USE PERMIT (CUP) (\$150.00) – Attach a plan for the proposed use showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse service areas. Also, attach a narrative statement relative to the above requirements and also explain any economic, noise, glare, or odor effects on adjoining property and the general compatibility with other properties in the district.

HOME OCCUPATION (CUP) (\$150.00) – In order for a home occupation conditional use permit to be granted, the applicant must prove to the Board that the following items are true: (Please attach these comments on a separate sheet)

- A. The home occupation must be incidental to the principal residential use of the residence and be limited to 25% of the ground floor area, in no event to exceed 300 square feet.
- B. The home occupation shall result in no exterior evidence, except an unlighted wall sign not to exceed five (5) square feet in area, which may identify the home occupation.
- C. The home occupation shall not generate any atmospheric pollution, light flashes, glare, odor, noise, vibration, truck or other heavy traffic.

ADMINISTRATIVE REVIEW (\$150.00) – Attach a narrative statement describing the action or decision made by the administrative official including an outline of information supporting your claim for which relief is sought.

APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT MEETING FOR THE BOARD TO CONSIDER APPLICATION

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that if I withdraw my case, the paid fee will not be returned after legal notice have been submitted. If the applicant is not the owner of the project site, an affidavit will need to be completed.

Marie Mann Kevin E. Mann

August 8, 2025

APPLICANT

DATE

Kevin & Marie Mann
Kylie & Manuel Contero
121 E. Jackson Street
Georgetown, KY 40324

August 8, 2025

Georgetown – Scott County Planning Commission
230 E. Main Street
Georgetown, KY 40324

Re: Variance Request for Building Setback
121 E. Jackson
First floor bathroom / laundry addition

A. Project description

The owners / petitioners would like to improve the residence by adding a first floor bathroom and laundry. The current home was built in 1929 with a basement typical of that era. The home has only 1 bathroom on the first floor, which is generally inaccessible to guests, as access is provided through the single bedroom on the first floor.

The laundry is in the basement which is subject to flooding, coupled with exposure to radon (despite an operational radon mitigation system). Access to the laundry requires the occupants to navigate steep, typical stairs of a home built in 1929. This, along with the radon exposure, is risky for the wife as she has a previous traumatic brain injury and spinal fusion surgery. Lastly, and most importantly, she is also currently pregnant with their first child, expected in early 2026. Non-perishable, food storage is also currently limited to the basement, making access unfeasible considering the care and supervision required for a newborn child.

Current zoning is R-2.

Current lot size per survey conducted in 2025 and consistent with historical records is 5935 square feet. R-2 zoning requires a minimum 7,500 square feet if served by sanitary sewer.

Current lot width is fifty-two (52) feet. R-2 zoning requires minimum lot width at building line to be sixty (60) ft.

Being subdivided and built on in 1929, the property was obviously subdivided and platted long before the current R-2 zoning designation was established.

The current footprint of the home is depicted in Drawing A below:

As is evident from the drawing (as verified in a drone image of the home dated August 2025), the original construction has the East side of the home (historically constructed) within 2 feet of the property line.

The proposed addition would adopt the historically built structure line, essentially squaring off the home as depicted in Drawing B.

The proposed site takes advantage of current infrastructure (plumbing, roof lines, electrical) minimizing construction cost and site preparation.

B. Application with KRS sec 100.243 and R-2 Zoning Purposes

The petitioners are confident that the request is consistent with KRS 100.243 and will not unreasonably interfere with the fundamental urban design purpose behind the R-2 zoning philosophy.

Sec 100.243 – findings required to approve a variance

- (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;

The current and unchangeable lot dimensions and width fall below the current required minimums due to the historic nature of the original property development in the early 1920s. The lot subdivision occurred as part of one of the original urban planning residential divisions prior to 1929. The home was constructed and originally sold in 1929. The home was purchased from the Montgomery Ward “home catalog” (Trenton model) and constructed prior to 1929. (see copy of description of catalog advertisement).

The current footprint as depicted in Drawing A demonstrates the proposed addition is within the historical footprint and avoids further encroachment, merely adopting the current building lines.

Lastly, the proposed addition will not interfere with any R-2 zoning philosophy regarding visual impact from the street or material impact on neighboring properties.

The photo included demonstrates from the street the addition will not be visible, considering the existing residential footprint.

- (b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;

After considerable research and consultation with qualified builders, the only reasonable method to construct the proposed addition is as described. The location takes advantage

of current home infrastructure (HVAC, plumbing and electrical), is nonintrusive to neighbors, and cost effective due to the placement.

Additionally, considering the occupant's medical history and personal risk, which are unique to her and the family, the variance provides an appropriate accommodation to the unique medical history (as outlined at the outset in paragraph 2) with minimal to no impact on the zoning aspects of R-2.

(c) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

The petitioner purchased the home in December, 2023. Accordingly, the lot dimensions, square footage of the lot, site planning all predate by almost 100 years petitioner's ownership. Additionally, petitioners have invested in improvements to ensure viability of the neighborhood (landscaping, hardscape, and maintenance). Petitioners are not asking for the variance because of any actions or inactions taken by petitioners.

Conclusions:

Petitioners are the parents of the occupants, who are recently married and starting a family. Petitioners purchased the home in partnership with their daughter (moving from Lafayette, Indiana). Petitioner's daughter and husband will purchase the home from petitioners in the very near future. He has a promising career at Toyota and she is expecting their first child in February. They intend to reside in the home for many years.

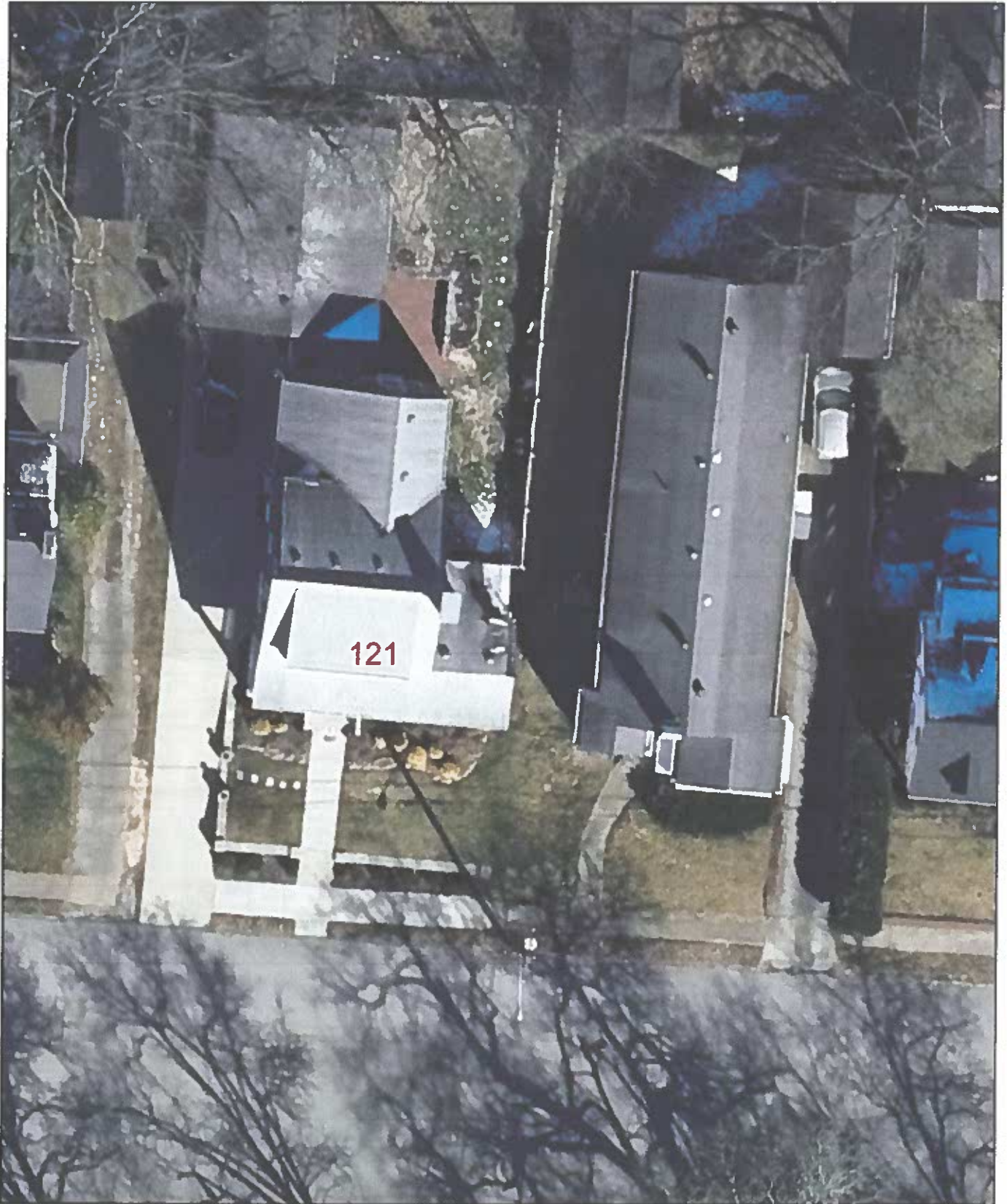
Petitioners and their daughter and husband hope to have the addition completed prior to the birth of their first child. The addition will facilitate child and home care, avoiding multiple trips down basement stairs for laundry and storage, mitigating further risk to the previous traumatic brain injury. The additional bathroom will facilitate accommodation of family offering support to the young couple during the highly demanding transition into parenthood.

Petitioners believe the approval of the variance is clearly within the terms of KRS Sec 100.243 and highly consistent with the zoning philosophy of R-2.

Respectfully,

Marie Mann

Heidi E. Mann



8/6/2025

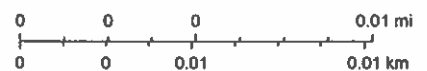
KyFromAbove Phase3 leaf-off 3" ortho imagery (Image Service) Image

Red: Band_1
Green: Band_2
Blue: Band_3
Local Roads

Red: Band_1
Green: Band_2
Blue: Band_3

County Boundary Polygons
Light_Gray_Canvas_Base

1:200



KyFromAbove Program Partners, DGI, Kentucky Division of Geographic Information (DGI), Lexington-Fayette Urban Cnty Gov, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA

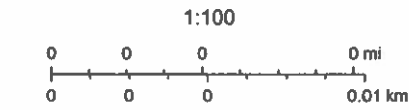


8/6/2025

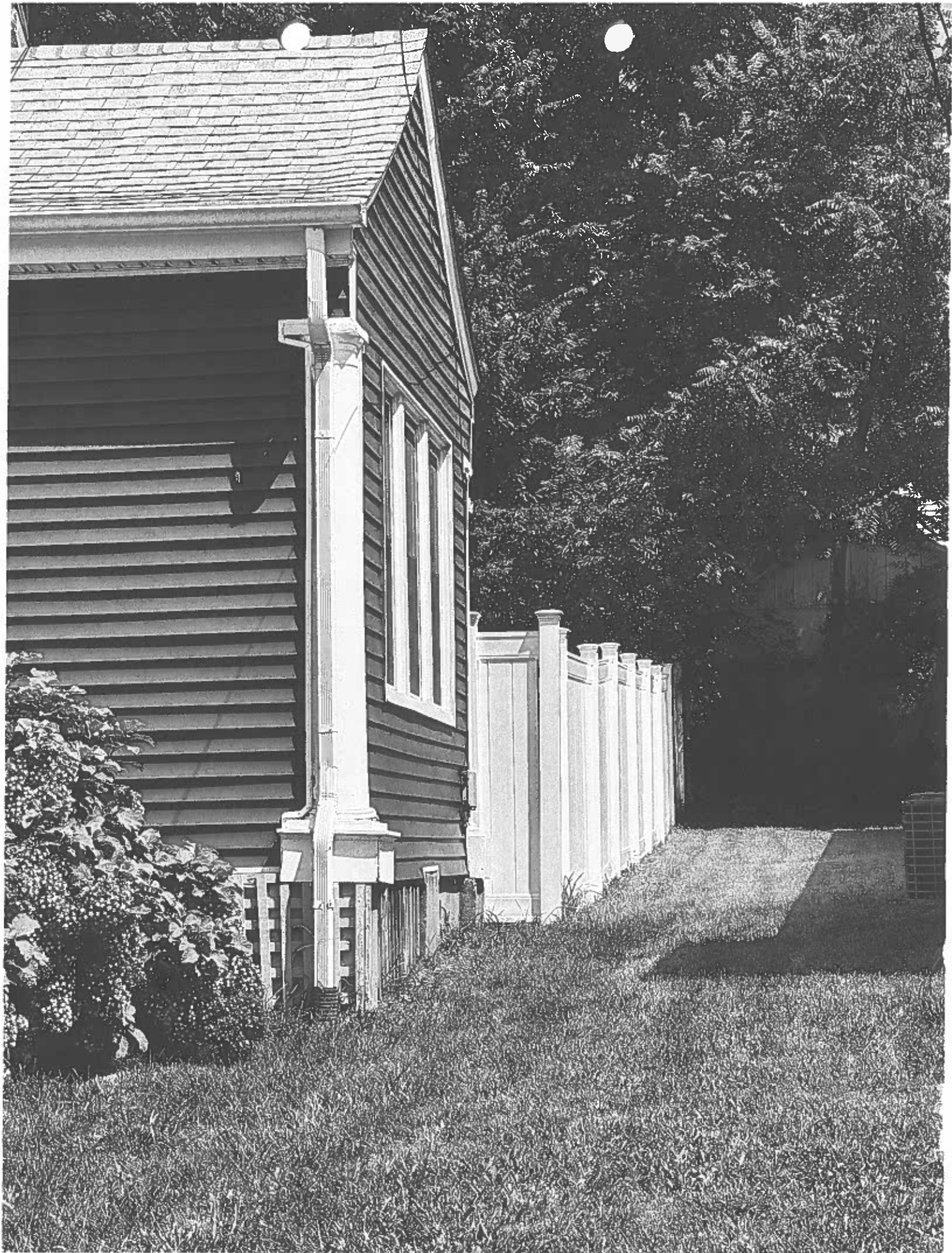
KyFromAbove Phase3 leaf-off 3" ortho imagery (Image Service)

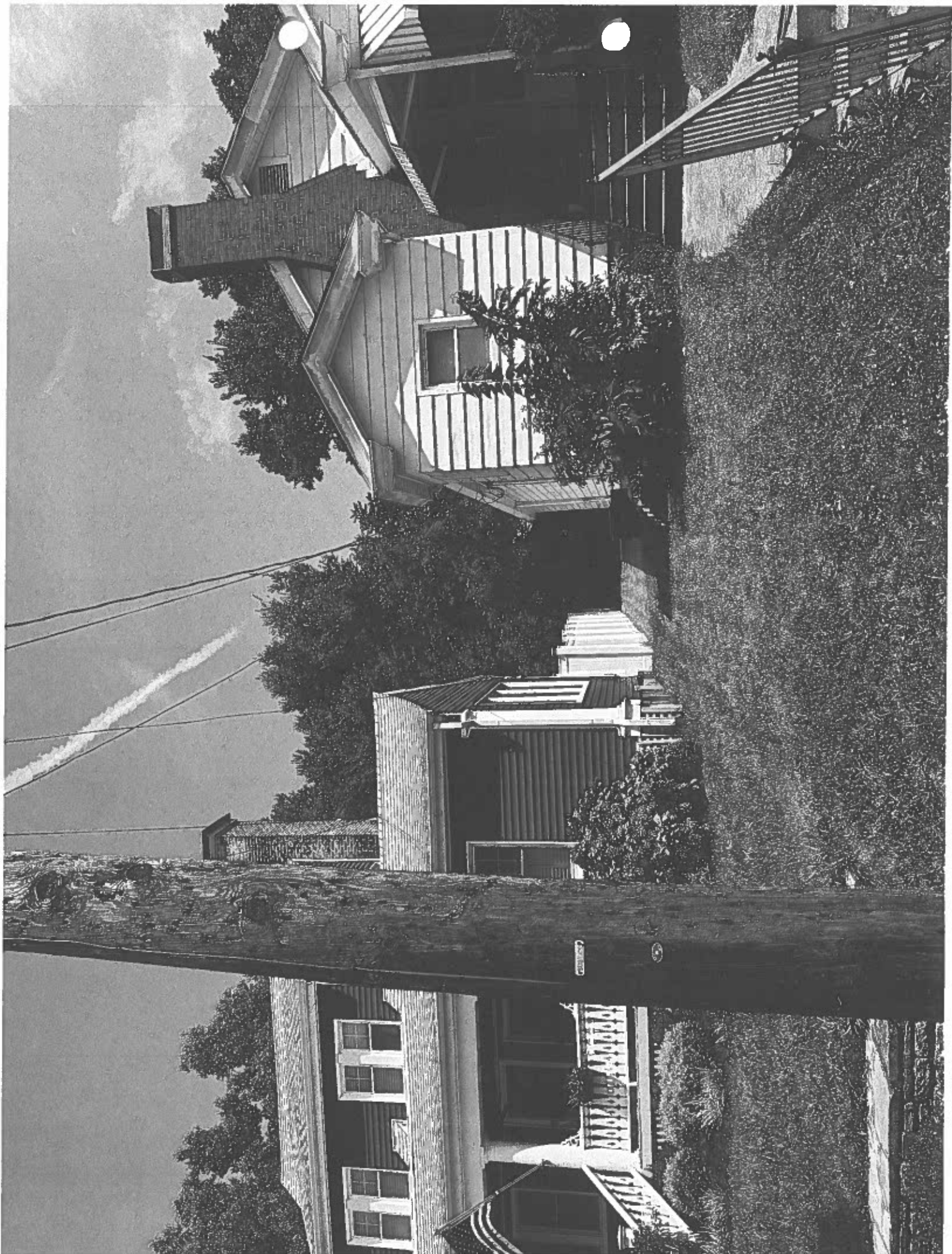
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 - Blue: Band_3
- Image
- Red: Band_1

- Green: Band_2
 - Blue: Band_3
- County Boundary Polygons
- Light_Gray_Canvas_Base



KyFromAbove Program Partners, DGI, Kentucky Division of Geographic Information (DGI), Lexington-Fayette Urban Cnty Gov, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA





1 & 1/2
Side Gable
Recessed Porch
Offset



Trenton (1929-1931 Ready-Cut)

1929 (\$2367), 1930 (\$2598), 1931 (\$2462)

Similar to Sterling Homes *Lawnsette* and other popular Plan Books designs

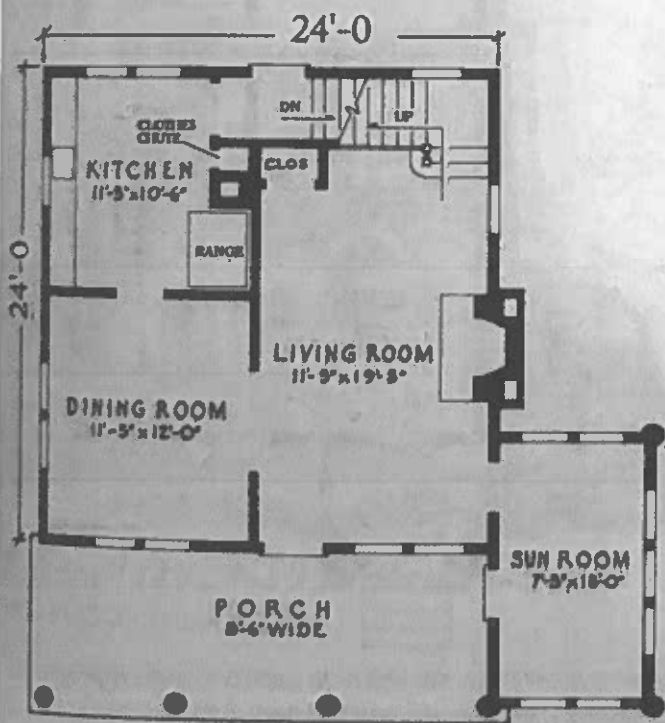
"Here is an architectural masterpiece - a real gem of a home! And it's not necessary to have a large income or a big bank account to own the Trenton. It is remarkably low priced - easy and inexpensive to build. And Wardway will help you to finance its construction. As you stand out in front of the Trenton, you are impressed with the graceful sweep of the roof, the wonderful sun parlor, front porch with colonial columns - and the pleasing general effect. Step inside, and you are charmed by the inviting, cozy interior. Every room, you will note, has windows on at least two sides. the sun room with windows on four sides will especially appeal to you. Every detail - every feature is modern to the minute. Such a home is sure to please you and draw admiration of your friends."

A living room of real distinction. A charming background for your new or old furnishings. the fireplace lends an atmosphere of cheer and warmth and is one of those details which helps make this a really charming home. Oak floors are included - and like fine old furniture, time only serves to make them mellow. The completed room will reflect your own individuality. The "homey" inviting dining room. Real distinction in decoration is made easy in this inviting dining room. It has balance, charm and dignity which you will especially appreciate when entertaining. Your guests will long cherish recollections of the teas and luncheons you will serve them here and this room will create for you a reputation for bounteous hospitality."

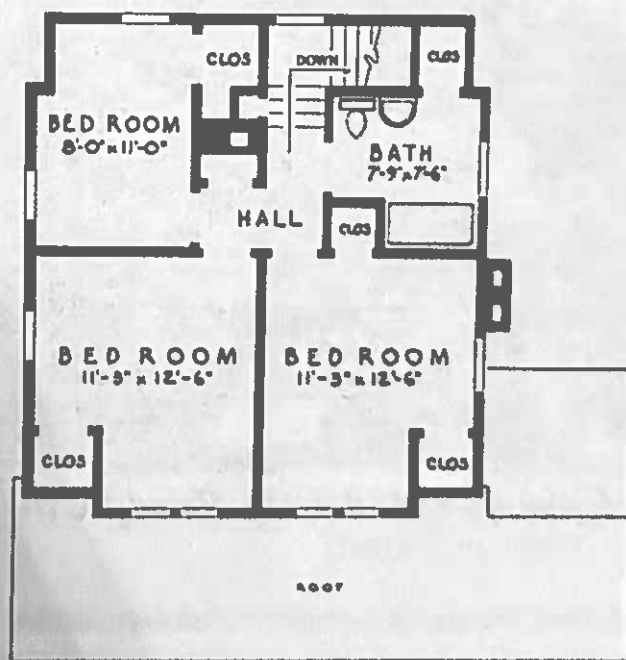
- 1929 Wardway Homes



A 1929 Montgomery-Ward *Trenton* built for General Motors in Flint Michigan (photograph by Dale Wolicki).



1st Floor



2nd Floor

When the stock market crashed in October 1929 its immediate impact on the mail-order housing industry was minimal as the building season was over. Although traditional housing starts were down for 1930, sales of pre-cut homes surpassed those of 1929 thanks to the expanded mortgage programs. "Much the same type of plan for home-building and financing announced recently by Sears, Roebuck and Company has been adopted by Montgomery Ward Company", reported *Business Week* in March of 1930. When Wards announced that pre-cut housing sales for the 1931 building season were running 28% ahead of 1930 the *Chicago Daily Tribune* thought the news worthy of an interview with Wardway Homes manager J.A. Webber.

The continuous increase in sales of Wardway homes during the last fourteen and one-half months seems to upset the commonly accepted notion that people are not prepared to build at this time. In the early part of 1930 Ward's announced a new loan plan which made available a huge fund for those who intended to build one or two family residences.... The construction of homes made possible by these loans helped to keep thousands of men employed during the last year. (April 5, 1931)

The sales increases were largely the result of Sears and Montgomery Ward having dropped their credit requirements and offering additional incentives. Robert Betcone, son of David Betcone (a staff architect within the Sears Modern Homes department 1926-1934) explained that salesmen pushed hard for customers to take on heavy mortgages, regardless of their credit or income. Throughout 1930 and 1931 sales climbed but mortgage defaults soared.

On January 22, 1932 Congress established the *Reconstruction Finance Corporation*, an agency that provided loans to the banking and mortgage industry. It was hoped that an infusion of tax dollars into the banks would repair the badly wounded mortgage industry. With this fresh cash, mortgage bankers could offer sweeter deals than their competitors – like Montgomery Ward. Unable to compete for new mortgages, Montgomery Ward eliminated their home mortgage program in 1932.



J.A. & Eva Tolman built this *Trenton* in Georgetown, Kentucky with a Wardway mortgage in 1929 (photograph by Dale Wolicki).

OID	Map Number	Name 1	Name 2	Mail Address	City/State/Zip	Complete/A
0	187-10-385 000	GAINES DEBORAH JEANNE	(DISCIPLES OF CHRIST)	108 E JACKSON ST	GEORGETOWN KY 40324-1613	108 E JACKSON ST
1	187-10-387 000	FIRST CHRISTIAN CHURCH OF GEO INC	(DISCIPLES OF CHRIST)	112 COLLEGE ST	GEORGETOWN KY 40324	S BROADWAY
2	187-10-388 000	FIRST CHRISTIAN CHURCH OF GEO INC		112 COLLEGE ST	GEORGETOWN KY 40324	E CLINTON ST
3	187-10-411 000	TUSTIN ALEXANDER ROBERT		120 E CLINTON ST	GEORGETOWN KY 40324	115 E JACKSON ST
4	187-10-418 000	COUSINS WALTER K & MARY A		120 E CLINTON ST	GEORGETOWN KY 40324	120 E CLINTON ST
5	187-10-422 000	MANN KEVIN & MARIE		8720 SHADY GROVE RD	MEMPHIS TN 38120-2019	120 E CLINTON ST
6	187-10-428 000	SCOTT CO SCHOOL DISTRICT FINANCE CORP		P O BOX 561	GEORGETOWN KY 40324	120 E CLINTON ST
7	187-10-432 000	MEADES CHRISTA A & ALEXANDER J	MILTON HANCE PRICE TRUSTEE	124 E CLINTON ST	GEORGETOWN KY 40324	501 S HAMILTON ST
8	187-10-433 000	PRICE LOUISE B EXEMPT TRUST FBO HANCE PR		1001 MCJAYE TRL	GEORGETOWN KY 40324-1110	125 E JACKSON ST
9	187-10-434 000	ORVANE PATRICK & SARA A		128 E CLINTON ST	GEORGETOWN KY 40324-1802	125 E CLINTON ST
10	187-10-441 000	ORVANE PATRICK & SARA A		127 E JACKSON ST	GEORGETOWN KY 40324-1813	128 E CLINTON ST
11	187-10-461 000	BLUEGRASS COMMUNITY LIVING INC	ATTN: MARVIN BAKER PRESIDENT	1048 ASHTON GROVE PATH	GEORGETOWN KY 40324-6590	301 S HAMILTON ST
12	187-10-452 000	FARLEY JANICE T IRREVOCABLE TRUST				315 S HAMILTON ST

VARIANCE APPLICATION
220-222 TANBARK DRIVE
Staff Report to the Georgetown Board of Adjustment
September 2, 2025

FILE NUMBER: G-2025-18

PROPOSAL: Variance to reduce the side yard setback from 7.5 feet to 0 feet to facilitate the division of a duplex into two separate parcels/properties

LOCATION: 220-222 Tanbark Drive

APPLICANT: JTA Properties / Amy Barron
CONSULTANT: N/A



STATISTICS:

Zone: R-2 (Single Family Residential)
Surrounding: R-2 (Single Family Residential)
Site Acreage: 0.32 ac
Access (Direct): Timberland Way to Tanbark Drive
Access (Arterial): Cherry Blossom Way
Context: East of Cherry Blossom Way, South of Timberland Way

BACKGROUND:

JTA Properties / Amy Barron ("applicant"), is applying for a Variance to reduce the side yard setback from 7.5 feet to 0 feet to facilitate the division of a duplex into two separate parcels/properties.

ISSUES & ANALYSIS:

"KRS 100.243 Findings necessary for granting variances.

1. *Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:*
 - a. *The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone;*
 - b. *The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and*
 - c. *The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*
2. *The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*

Though “zero lot line” arrangements are not uncommon for duplexes and other attached single family structures, as they allow for independent ownership of units, our zoning ordinance does not grant this by right. A variance from our dimensional regulations is required to allow for the platting as proposed to occur. Additionally, a certification of appropriate firewall separation between units is required on the new plat to ensure proper safety measures have been put in place. This may be done by a certified and licensed home inspector.

Denial of the requested variance would create hardship for the applicant, as it would not allow for independent ownership of attached single family units at this location.

FINDINGS:

1. The Project Site is a 0.32 acre parcel in the R-2 Zone.
2. Though “zero lot line” arrangements are not uncommon for duplexes and other attached single family structures, as they allow for independent ownership of units, our zoning ordinance does not grant this by right.
3. Denial of the requested variance would create hardship for the applicant, as it would not allow for independent ownership of attached single family units at this location.
4. Approval of the variance would not create a situation that is not in line with the general character and circumstances afforded to other attached single family structures.

RECOMMENDATION:

Staff recommends **Approval** of the requested Variance to reduce the side yard setback from 7.5 feet to 0 feet to facilitate the division of a duplex into two separate parcels/properties.

Should the Board approve the application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant must provide certification on the new plat from a certified licensed home inspector ensuring the existence of a proper fire wall separating the two units being divided.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.

HouseMaster®

Home Inspections
of Central KY

7/27/2025

Elaine Whetstine

KY License #296271

220 & 222 Tanbark Dr., Georgetown, KY 40324

Each residence has a dedicated sewer line and exterior cleanout.

A firewall is present between the adjoining townhouse units. Based on visual inspection, the firewall appears to be constructed using fire-rated gypsum board and is sealed at joints and penetrations with fireblock foam. The assembly is installed on both sides of the shared attic space and extends vertically to the roof sheathing and laterally to all visible edges. No gaps or breaches were observed at the time of inspection. However, the inspection was non-invasive, and verification of internal materials, construction methods, or fire-resistance ratings is beyond the scope of a visual home inspection.

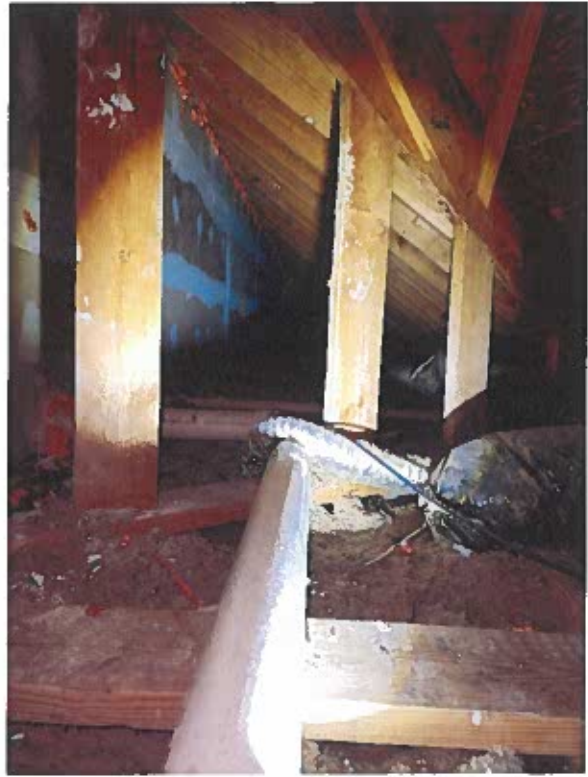
Images are attached for reference.

Elaine Whetstine



HouseMaster®

Home Inspections
of Central KY



VICINITY MAP



NOTES:

- THE SUBJECT PROPERTY IS SUBJECT TO ALL EASEMENTS, MINIMUM SETBACKS, AND RESTRICTIONS AS DEPICTED ON PLAT OF RECORD AT PLAT CABINET 5, SLIDE 2025 IN THE SCOTT COUNTY CLERK'S OFFICE.
- A LETTER DATED JULY 27, 2025 HAS BEEN PREPARED BY CLARE WHITESTONE, HOME INSPECTOR #284371 STATING THAT THERE IS A FIRE-RATED GYPSUM BOARD FIREWALL BETWEEN THE TWO UNITS.

CERTIFICATION OF GIS DEPARTMENT APPROVAL
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE DIGITAL SUBMITTAL REQUIREMENTS SET FORTH IN THE SUBDIVISION AND DEVELOPMENT REGULATIONS.

GIS ANALYST / TECHNICIAN _____ DATE _____

OWNER / CLIENT INFORMATION

JTA PROPERTIES LLC
106 WHISTLER COURT
GEORGETOWN, KY 40324
DEED BOOK 337, PAGE 437

SITE STATISTICS

NUMBER OF LOTS: 2
AREA: 0.326 ACRES
(14203 S.F.)
ZONE: R-2

OWNERS CERTIFICATION
WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAT OF THE DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

JTA PROPERTIES, LLC _____ DATE _____

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATION OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

GARY ROLAND, PLS _____ DATE _____

SURVEY NOTES

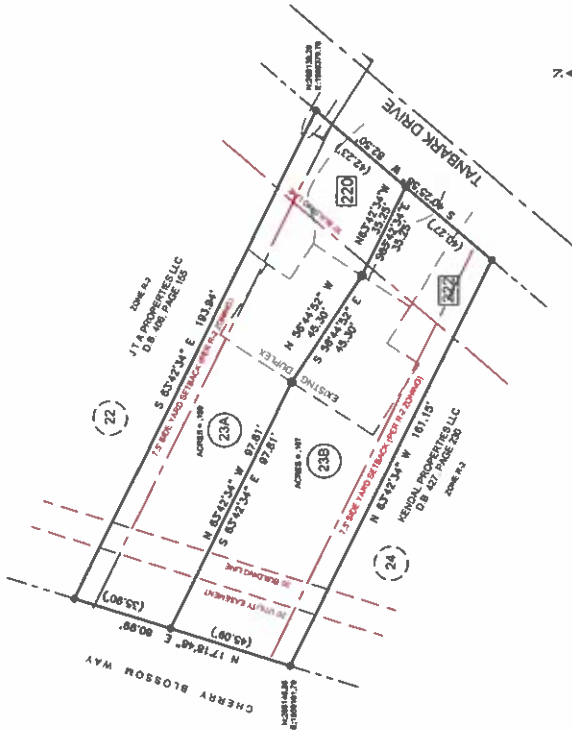
- ALL IRON PINS (SET) ARE #5 X 18" REBAR W/ LD. CAP.
- MERIDIAN OF SURVEY IS GRID NORTH, BASED ON KY COGS NETWORK DATA (KY NORTH).
- COMPILED FROM GPS READINGS TAKEN DURING THE SURVEY.
- COORDINATES DEPICTED HEREON ARE BASED ON KY COGS NETWORK DATA (KY NORTH).

THIS FIELD SURVEY COMPLIES WITH 2011 KAR 18:150 AND WAS DONE WITH A SPECTRA PRECISION SP85 RTK GPS HAVING A RELATIVE POSITIONAL ACCURACY OF 0.05' OR BETTER. THIS IS A CLASS A "URBAN" SURVEY PERFORMED IN APRIL 2025 WITH FINAL MONUMENTATION SET IN AUGUST OF 2025. ALL WORK WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

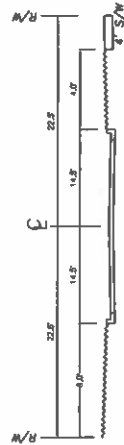
CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO KENTUCKY UTILITIES COMPANY, SOUTH CENTRAL BELL GEORGETOWN MUNICIPAL WATER & SEWER (GWSS), THEIR SUCCESSORS, ASSIGNS, AND LESSEES, THE RIGHT TO TRAVEL OR REMOVE ANY AND ALL TREES, STRUCTURES, AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THEREOF THAT IN FALLING THEY MIGHT INTERFERE WITH OPERATION AND MAINTENANCE OF SAID FACILITY. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE 5' EASEMENTS ON THEM, EXCEPT FOR THE DIVISION LINE BETWEEN LOTS 23A & 23B.

JTA PROPERTIES, LLC _____ DATE _____



PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE LOT INTO TWO LOTS.



TYPICAL SECTION
TANKBARK DRIVE



MINOR PLAT
FOREST OAKS SUBDIVISION

LOT 23

220-222 TANKBARK DRIVE
GEORGETOWN, SCOTT COUNTY,
KENTUCKY
AUGUST 2025

CERTIFICATION OF THE PROMISION OF SEWER ONLY
I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GWSS) HAS FACILITIES WITHIN THE SANITARY SEWER DISTRIBUTION COLLECTION SYSTEM TO SUPPLY THE PROPERTY LOCATED AT 220-222 TANKBARK DRIVE (LOTS 23A & 23B) WITH SANITARY SEWER SERVICE. PROVISION OF DEVELOPMENT, CONSTRUCTION, AND SERVICE IS CONTINGENT UPON THE DEVELOPER OBTAINING A CURRENT APPROVED AVAILABILITY OF CAPACITY REQUEST FROM THE GWSS BOARD OF COMMISSIONERS, AND GWSS REVIEW AND APPROVAL OF ALL PLANS AND SPECIFICATIONS FOR REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS. THE SYSTEM SHALL NOT BE LIMITED TO GRAVITY AND FORCE MAIN SANITARY SEWER LINES, PUMP STATIONS, OR OTHER STRUCTURES. THE PROPOSED SANITARY SEWER SYSTEM, CONSTRUCTION OF THE PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT BY GWSS AND CONSTRUCTED ACCORDING TO GWSS AND KENTUCKY DIVISION OF WATER APPROVED PLANS AND SPECIFICATIONS. EASEMENTS REQUIRED FOR THE PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM SHALL BE ACQUIRED BY THE DEVELOPER AND DEDICATED TO GWSS.

GENERAL MANAGER, GWSS _____ DATE _____

City	Assessment Number	Name	Mail Address	City/State	Complete
000	0 188-30-015 000	MARIAN DANIEL	104 CHERRY HILL DR	GEORGETOWN KY 40324	107 CHERRYBARK CT
	1 188-30-016 000	JTA PROPERTIES LLC	108 WHISTLER CT	GEORGETOWN KY 40324	105 CHERRYBARK CT
	2 188-30-017 000	JTA PROPERTIES LLC	108 WHISTLER CT	GEORGETOWN KY 40324-9289	105 CHERRYBARK CT
	3 188-30-022 000	KENDALL PROPERTIES LLC	1125 BRIDLEWOOD LN	GEORGETOWN KY 40324	TANBARK DR 218-218
	4 188-30-024 000	REED SABRINA L & MATTHEW	1125 BRIDLEWOOD LN	LEXINGTON KY 40528	TANBARK DR 220-222
	5 188-30-025 000	QIU XUE FANG	107 COUNTRY LN	GEORGETOWN KY 40324	TANBARK DR 228-228
	6 188-30-026 000	ARMY STEPHEN C JR	5 EVELYN RD	GEORGETOWN KY 40324	114 TANBARK DR
	7 188-30-033 000	MUENCH RENTAL PROPERTIES LLC	108 VALE LN	PLAINVIEW KY 1180-4804	214 TANBARK DR
	8 188-30-034 000	FEYNER ROBERT BRANDON & KAREN	573 AVENSTONE RD	GEORGETOWN KY 40324-9165	TANBARK DR 221-223
	9 188-30-035 000	KENDALL PROPERTIES LLC	436 GENERAL JOHN PAYNE BLVD	WADDY KY 40078-8807	TANBARK DR 225-227
	10 188-10-058 000		1125 BRIDLEWOOD LN	LEXINGTON KY 40515-8528	TANBARK DR 217-219
					TANBARK DR 228-231

VARIANCE APPLICATION
617 2ND STREET
Staff Report to the Scott County Board of Adjustment
September 2, 2025

FILE NUMBER: G-2025-19

PROPOSAL: Variance to reduce the side yard setback for lateral expansion of existing dwelling.

LOCATION: 617 2nd Street

APPLICANT: Yvonne Walters

CONSULTANT: n/a

STATISTICS:

Zone:	R-2 (Medium Density Residential)
Surrounding Zone (s):	R-1B, A-1
Site Acreage:	0.16 acres (6,970 square feet)
Access (Directly):	Second Street
Access (Nearest Arterial):	South Broadway [KY-25]



BACKGROUND:

Yvonne Walters is requesting a 3.5-foot Variance from the required 7.5-foot side yard setback requirement along the northern property line for parcel 167-20-095.000 located at 617 2nd Street to allow for a lateral expansion of the existing dwelling. The Project Site is 0.16 acres and is located in the R-2 zoning district. There are no previous applications to the Board of Adjustment for the Project Site.

ISSUES & ANALYSIS:

"KRS 100.243 Findings necessary for granting variances.

1. *Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:*
 - a. *The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone;*

- b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and*
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*
- 2. The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*

Constructed prior to the current bulk standards regulations, the existing dwelling sets 4 feet from the northern property line and already encroaches 3.5 feet into the required 7.5-foot side yard setback. The proposed home expansion will follow the northern wall line of the existing structure 7 feet, remaining parallel to the northern boundary line, encroaching no further into the side yard setback than that of the existing dwelling. A wooden privacy fence runs along the northern property line. The proposed 7-foot by 16-foot (112-square-foot) expansion will provide more living space in the dwelling.

FINDINGS:

1. The Project Site is a zoned R-2.
2. The side yard setback in the R-2 zoning district is 7.5 feet.
3. The existing dwelling is 4 feet from the northern property line.
4. A wooden privacy fence is along the northern boundary line.
5. The proposed home expansion will follow the northern wall line of the existing dwelling, encroaching no further into the side yard setback than that of the existing structure.
6. The proposed 112-foot expansion would largely be unnoticed.
7. It is a common feature in the neighborhood for homes to be non-conforming in regard to side yard setback encroachment on one side for the full length of the dwelling.
8. The proposed action will not adversely impact public health, safety, or welfare; will not alter the essential character of neighborhood; nor cause a hazard or nuisance.

RECOMMENDATION:

Staff recommends **Approval** of a 3.5-foot Variance to reduce the side yard setback from 7.5 feet to 4 feet along the northern boundary line for the proposed home expansion. Should the Board approve the application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. This property is subject to all requirements of the Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities. The Applicant shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall obtain a building permit from the Building Inspection Office prior to any construction.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

FOR OFFICIAL USE ONLY:

APPLICATION NO: 6-2025-19

DATE FEE RECEIVED: 7/31/25 422040

1. APPLICANT Yvonne Walters

MAILING ADDRESS _____

PHONE NO. _____ EMAIL _____

2. TYPE OF REQUEST (Check one or more) ☒ VARIANCE ☐ CONDITIONAL USE PERMIT

☐ HOME OCCUPATION (CUP) ☐ ADMINISTRATIVE REVIEW

3. PROJECT SITE 617 Second Street

4. JURISDICTION (Please Circle) Georgetown Sadieville / Stamping Ground / Scott County

5. EXISTING USE primary residence ZONING DISTRICT R-2

6. DESCRIPTION OF REQUEST small house ; need to extend bedroom to add more
living space.

7. SUPPORTING INFORMATION:

VARIANCE (\$150.00) – Attach plans drawn to scale showing the dimensions and shape of the lot or land, the size and location of existing buildings, the location and dimensions of proposed buildings or additions, and any natural or topographic peculiarities of the lot in question. In order for a variance to be granted, the applicant must prove to the Board that the following items are true: (Please attach these comments on a separate sheet)

- A. Special conditions exist peculiar to the lot, land, or building(s) in question.
- B. That a literal interpretation of the zoning ordinance would deprive the applicant of the rights enjoyed by other property owners.
- C. That the special conditions do not result from previous actions of the applicant.
- D. That the requested variance is the minimum variance that will allow a reasonable use of the lot, land, or building(s).

CONDITIONAL USE PERMIT (CUP) (\$150.00) – Attach a plan for the proposed use showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards, and refuse service areas. Also, attach a narrative statement relative to the above requirements and also explain any economic, noise, glare, or odor effects on adjoining property and the general compatibility with other properties in the district.

HOME OCCUPATION (CUP) (\$150.00) – In order for a home occupation conditional use permit to be granted, the applicant must prove to the Board that the following items are true: (Please attach these comments on a separate sheet)

- A. The home occupation must be incidental to the principal residential use of the residence and be limited to 25% of the ground floor area, in no event to exceed 300 square feet.
- B. The home occupation shall result in no exterior evidence, except an unlighted wall sign not to exceed five (5) square feet in area, which may identify the home occupation.
- C. The home occupation shall not generate any atmospheric pollution, light flashes, glare, odor, noise, vibration, truck or other heavy traffic.

ADMINISTRATIVE REVIEW (\$150.00) – Attach a narrative statement describing the action or decision made by the administrative official including an outline of information supporting your claim for which relief is sought.

APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT MEETING FOR THE BOARD TO CONSIDER APPLICATION

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that if I withdraw my case, the paid fee will not be returned after legal notice have been submitted. If the applicant is not the owner of the project site, an affidavit will need to be completed.

Yvonne Walters
APPLICANT

07/29/25
DATE

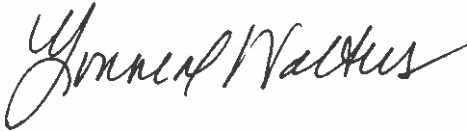
July 29, 2025

Re: 617 Second Street

To Whom It May Concern,

I am requesting to add additional space (footage) to the back, left side of the property, to extend the bedroom, for more livable space. The home is approximately 1000 feet.

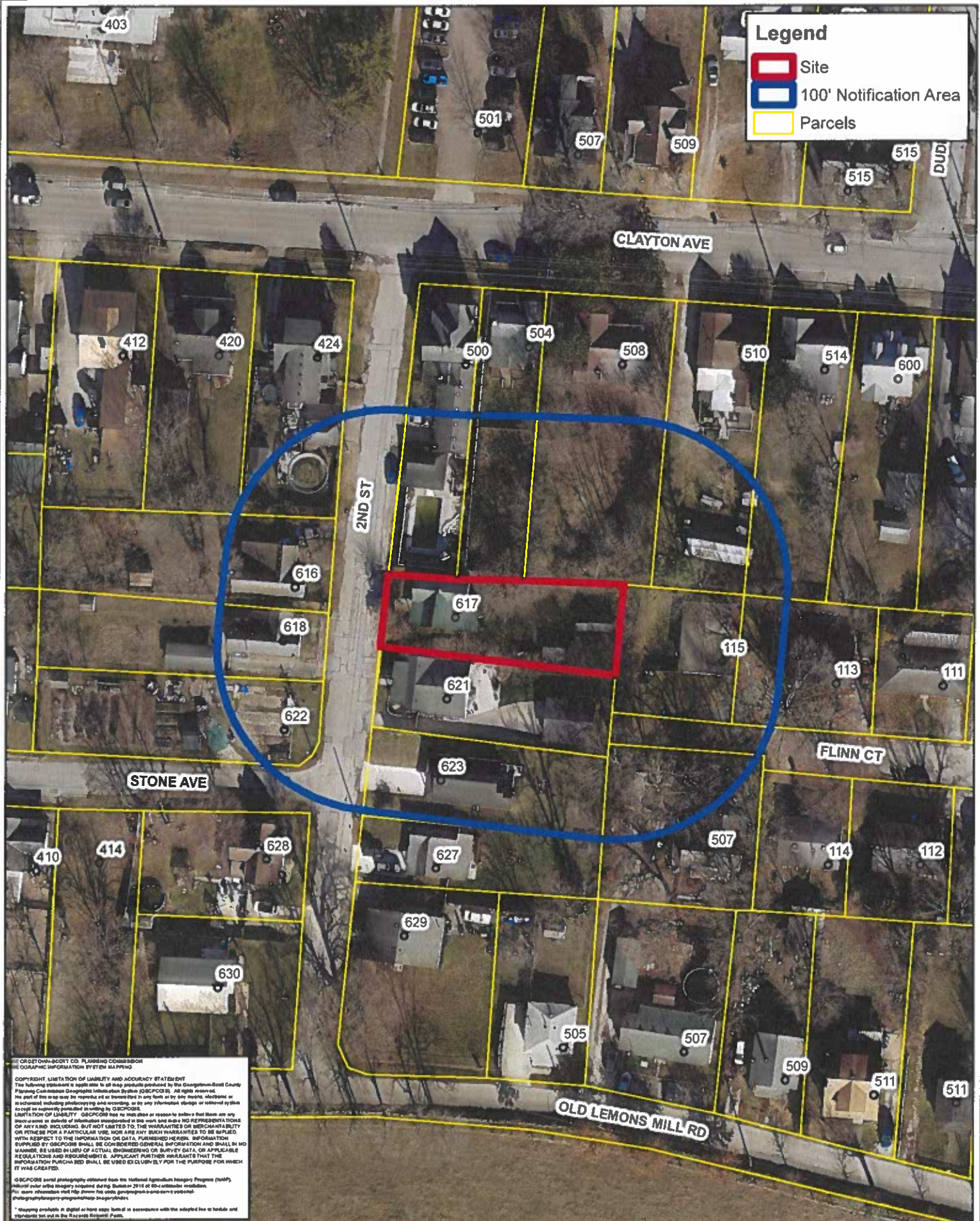
Respectfully requested,

A handwritten signature in black ink, appearing to read "Yvonne Walters". The signature is fluid and cursive, with the first name "Yvonne" being more prominent than the last name "Walters".

Yvonne Walters

Property Owner

OID	MapNumber	Name1	Name2	MailAddress	City/State/Zip	Complete_A
0	187-20-047 000	BALDWIN BETTY L		430 CLAYTON AVE	GEORGETOWN KY 40324	430 CLAYTON AVE
1	187-20-050 000	RAY JEFFERY A & DIANNA F		424 CLAYTON AVE	GEORGETOWN KY 40324	424 CLAYTON AVE
2	187-20-065 000	DEBOLT STEVEN JOHN		500 CLAYTON AVE	GEORGETOWN KY 40324	500 CLAYTON AVE
3	187-20-070 000	PUTTHOFF GINA L		616 2ND ST	GEORGETOWN KY 40324	616 2ND ST
4	187-20-073 000	C W INVESTMENTS LLC	DO BLUEGRASS RENTAL MANAGEMENT	115 WALTON AVE	LEXINGTON KY 40506-2315	504 CLAYTON AVE
5	187-20-075 000	ANDERSON KENDAL HUNT		508 CLAYTON AVE	GEORGETOWN KY 40324-1521	508 CLAYTON AVE
6	187-20-080 000	ANDERSON KENDAL HUNT		616 2ND ST	GEORGETOWN KY 40324	616 2ND ST
7	187-20-083 000	ANDERSON KENDAL HUNT		103 EUGEN DR	GEORGETOWN KY 40324-4477	616 2ND ST
8	187-20-085 000	PICKETT PROPERTIES LLC		107 WATER MARQ APT 1031	GEORGETOWN KY 40324	616 2ND ST
9	187-20-089 000	GAND COURT PROPERTIES LLC		1081 HIFNER RD	VERSAILLES KY 40383-8828	616 2ND ST
10	187-20-094 000	SLUGANTZ JOSHUA A		107 PICKETT LN	GEORGETOWN KY 40324-8708	616 2ND ST
11	187-20-096 000	WALTERS YVONNE		7200 PUZZLE PATH	AUSTIN TX 78728-2372	616 2ND ST
12	187-20-098 000	BANKER CHARLES III & BROOKE		115 FLINN CT	GEORGETOWN KY 40324-1532	616 2ND ST
13	187-20-111 000	BAROLD WILLIAM BRETT		252 COCHRAN RD	LEXINGTON KY 40502-2311	616 2ND ST
14	187-20-115 000	FAIRCHILD WILLIAM		119 JAMES LANE	GEORGETOWN KY 40324	616 2ND ST
15	187-20-125 000	FASTITCH RENTALS LLC		507 OLD LEMONS MILL RD	GEORGETOWN KY 40324-0869	616 2ND ST
16	187-20-137 000	BURGESS PHILLIP & TAMMI				



GEORGETOWN-SCOTT CO. PLANNING COMMISSION
 GEORGETOWN, KENTUCKY 40324

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GEOPROCESSING aerial photography obtained from the National Aerial Imagery Program (NAIP). Aerial color ortho imagery acquired during Summer 2016 at 60-cm resolution. The aerial information used in this map is the most current available. Photographs are georeferenced to the National Aerial Imagery Program (NAIP).

* Mapping available in digital or hard copy form or in accordance with the adopted fee schedule and standards set out in the Resolution Manual, Part 1.