

SCOTT COUNTY BOARD OF ADJUSTMENT MEETING

SCOTT COUNTY FISCAL COURT

101 EAST MAIN STREET

September 3, 2026

5:00 P.M. EST (4:00PM CST)

AGENDA

I. BUSINESS

- a)** Approval of August 6, 2026, minutes.
- b)** Swear in speakers.

II. APPLICATIONS – OLD

- a)** S-2026-12 – Jackie Willoughby Jr is requesting a Conditional Use Permit for a home occupation to operate a welding and fabrication shop with accessory repair of farm equipment at 150 Locust Fork Road [Zoned A-1]
- b)** S-2026-27- Betty Lambuth is requesting a Conditional Use Permit for the operations of a kennel for a service dog assessment facility at 2019 Newton Pike [Zoned A-1]
- c)** S-2026-28- Edward and Sharon Boll are requesting a Conditional Use Permit for the construction of a secondary dwelling unit at 1014 White Oak Road [Zoned A-1]

III. APPLICATIONS – NEW

- a)** S-2026-29- Elisa Adam is requesting a Conditional Use Permit for the construction of a secondary dwelling unit at 4903 Ironworks Road [Zoned A-1]
- b)** S-2026-30-Mary Myers is requesting a Conditional Use Permit for the construction of a secondary dwelling unit at 1792 Locust Fork Road [Zoned A-1]
- c)** S-2026-31- DB Irwin III is requesting a variance to reduce the side yard setback from 50 feet to 30 feet for the construction of an accessory structure at 108 Alton Court [Zoned A-1]

III. OTHER

- a)** None.

IV. ADJOURN

Minutes for County Meeting Planning and Zoning 8.6.26

Tommy Cooper Chairman calls meeting to order.

Volk Motion, Cooper 2nd, all vote in favor of approving 7/2/26 minutes

Volk, Cooper, Meadows, Garrison, Holland present

Attorney Willis swears in all parties that intend to speak.

Applications – Old

S-2026-21 Zachary Jones. Holden Fleming presents application. Applicant requests a variance to reduce the required southern side yard setback from 50 feet to 12 feet for the construction of an attached garage at 267 Anderson Road (Zoned A-1). Staff recommends approval of the variance subject to obtaining a building permit prior to construction and shall get approval from the Board before making any change to plans as approved.

Rachel Jones. Applicant speaks and indicates they had plans to expand from the purchase of the house.

Holland makes motion to approve variance based on staff findings. Cooper 2nds, unanimous approval.

Applications – New

S-2026-23: Daniel Sparks requesting a Variance to reduce the southern side yard setback from 50 feet to 20 feet for the construction of an accessory structure at 7771 Cincinnati Road (Zoned A-1). KRS 100.243. To accomplish the goal the applicants could do so with a slightly smaller setback, and therefore recommends denial. Other areas on the property could be used for site development that would not require an additional setback. Applicant did not provide sufficient evidence to show the request represents the minimum relief required.

Dan Sparks speaks – Jon Woodall (Attorney) speaks on behalf of Dan. They ask for 25 feet setback and Jon says he's the rear neighbor and doesn't object to 25 feet. Mr. Sparks indicates he tried other avenues before this strategy. Mr. Fleming indicates 25 feet is more reasonable.

Garrison moves that the variance be amended to 25 feet and approved, Holland was second, unanimous approval.

S-2026-24. Sydney Harris requests a variance to reduce the norther side yard setback from 50 feet to 19 feet for the placement of a manufactured home at 209 Pea Ridge Road (zoned A-1). Staff recommends approval of the requested variance; however, the Board is under the impression that the building itself has not been approved by Code Enforcement.

Applicant Sydney Harris speaks. Went to get the permit and then learned they needed a variance while having electric installed.

Cooper moves and Garrison 2nd for approval with conditions of approval. Everyone votes in favor except Meadows. Motion carries.

S-2026-25. Conditional use application. Carin Hodge requests a conditional use permit for the construction of a secondary dwelling unit at 537 Sebree Road (Zoned A-1). Staff recommends approval of the request subject to several conditions including nullification of the permit upon sale/transfer. Make sure to pull all the conditions for the minutes because there are several non-standard conditions.

Garrison makes a motion to approve pursuant to staff recommendations. Volk 2nd. Vote unanimous approval.

S-2026-26. William and Diane Masters request a Variance to reduce the western side yard setback from 50 feet to 36 feet for an addition to the existing residence at 4600 Frankfort Road (Zoned A-1). Staff recommends approval of the variance subject to standard conditions.

Diane Masters speaks. She indicates her neighbors to the West and they approve of the requested variance.

Holland moves to approve per staff recommendations. Cooper 2nds. Unanimous approval. Motion carries.

Administrative Review

S-2016-17. C-Logic; a conditional use permit was issued for a welding and fabrication shop. C-Logic is current tenant but was not tenant when conditional use was granted in 2016. Neighbor complained about “sandblasting.” Noise, etc., creating a nuisance. Staff investigated and discovered that the sandblasting does seem to be beyond the scope of what the conditional use permit contemplates. Holden indicated staff requested a new development plan by 8/3/26 to mitigate the problems which was timely submitted and is under review by staff. Planning commission will see full plan next month.

Doc Simms speaks on behalf of C-Logic. He says sandblasting is not separate and distinct from fabrication. The distinction here relates to outdoor sandblasting done as part of the fabrication process and in violation of the conditional use permit according to staff. Doc says new plan would contemplate all sandblasting done indoors. He says they’re doing their best to be good neighbors, work during the days and have been moving sandblasting work into temporary structures as a short-term fix.

Richard Clemerson speaks. Adjacent property owner. Says debris goes into his yard. Leaves on his property are coated with sandblasting materials. He says sandblasting is so loud that he has to go inside. Staff recommends, per Holden given the applicant place a condition on the operation that prohibits any unmitigated sandblasting while the new application is pending. Also, schedule an additional administrative review in six months (Feb. BOA Meeting) to review for completion of the development plan process.

Cooper moves that the board accept staff recommendations above. Garrison seconds. All in favor. Motion carries.

Modification of Bylaws creating standards of postponement of conditional use permits/applications. Staff recommends accepting new language.

Cooper moves to amend Bylaws. Volk second. Unanimous approval.

Cooper says need to amend bylaws to reflect a maximum number of absences for board members. Staff directed to draft such language.

There being no further business, the meeting was adjourned.

Attested:

Approved:

**Designated Legal Counsel to the Scott County Board of
Adjustments**

**Tommy Cooper,
Chair**

CONDITIONAL USE PERMIT APPLICATION
150 Locust Fork Road
Staff Report to the Scott County Board of Adjustment
July 2, 2026

FILE NUMBER: S-2026-12

PROPOSAL: Conditional Use Permit for a home occupation to operate a welding and fabrication shop with accessory repair of farm equipment

LOCATION: 150 Locust Fork Road

PARCEL ID: 038-00-070.000

APPLICANT: Jackie Willoughby Jr

CONSULTANT: N/A



STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone (s):	A-1 (Agricultural) : North, West and East, R-1B (Low Density Residential) : South
Site Acreage:	1.46-acres
Access (Directly):	Locust Fork Road
Access (Nearest Arterial):	Stamping Ground Road/ Main Street [KY-227]
Context:	1000 feet from the intersection of Stamping Ground Road/Main Street [KY-227] and Locust Fork Road, 350 feet north from the intersection of Mulberry Street and Locust Fork Road (Adjoins Stamping Ground City limits)

BACKGROUND:

Jackie Willoughby Jr ("Applicant") is requesting approval of a Conditional Use Permit for a home occupation to operate a welding and fabrication shop with accessory repair of farm equipment at the property addressed 150 Locust Fork Road ("Project Site") with the Parcel ID: 038-00-070.000. The project site is a 1.46-acre parcel zoned A-1 (Agricultural) and is currently developed with an accessory structure (shop) while also undergoing construction for a single-family residence.

The rear portion of the property backs up to the Locust Fork Creek and includes areas within the floodplain. There are no previous applications to the Board of Adjustment for the Project Site.

APPLICATION REQUEST:

The Applicant proposes to operate a welding and fabrication business within the existing 50 foot by 100 foot accessory structure which is placed centrally on the property. The Applicant proposes utilizing approximately 480 square feet of the structure for the home occupation, with the remaining area utilized for personal storage and residential purposes. The structure is situated approximately 60 feet from Locust Fork Road.

The proposed operation includes repair of tractors and farm equipment, metal fabrication, welding of truck beds and gates, and storage of equipment, tractors, and boats. The business is expected to employ approximately five employees and operate Monday through Friday from 7:00 am to 4:30 pm and Saturdays 6:00 am to 11:00 am.

A single-family, two-story residence measuring approximately 1800 square feet is currently under construction on the site. The applicant states that framing is complete up to the first floor. Building permits for both the residence and accessory structure were issued in August 2025. Both structures meet the required 50-foot setbacks and maintain 50-foot separation between structures.

ISSUES & ANALYSIS:

Section 4.12(G) of the Georgetown-Scott County Zoning Ordinance lists "home occupations that exceed the limitations in the definition of such" as a Conditional Use within the A-1 (Agricultural) Zoning District.

In reviewing home occupations within the unincorporated areas of Scott County, the primary consideration is whether the proposed business remains incidental and subordinate to the principal residential use while preserving the agricultural or residential character of the surrounding area. Home occupations are intended to accommodate limited business activities that do not create excessive traffic, noise, outdoor activity, or other commercial impacts that would alter the character of the property or adversely affect neighboring properties. Because this application exceeds the standard definition of a home occupation, the Board must determine whether the proposed use, with appropriate conditions of approval, remains compatible with the surrounding area and satisfies the standards for a Conditional Use Permit pursuant to KRS 100.237.

Definition - Home Occupation:

The Zoning Ordinance defines a home occupation as a professional office, studio, or personal service maintained by one professional with no staff and conducted within a dwelling or an accessory building.

- **Staff Analysis:** Lacking a residential use of the property, there can be no home occupation, as a home occupation by its very nature requires a home to be accessory to.

Separately, staff finds that the proposed welding and fabrication business does exceed the limitations in the definition of a home occupation but may be considered as a conditional use permit in line with section 4.12(G) of the Georgetown-Scott County Zoning Ordinance. The proposed use includes welding, fabrication, and repair of farm equipment. Such uses have the potential to create offsite impacts if not adequately limited or mitigated against.

Incidental and Subordinate Nature:

- **Staff Analysis:** The Applicant proposes to utilize approximately 480 square feet of the existing 5,000-square-foot accessory structure for a welding and fabrication business, with the remaining area reserved for personal use. The single-family residence currently under construction will contain approximately 1,800 square feet of living area. Although only a small area of the existing building will be utilized for commercial activity, Staff finds that the accessory structure was constructed and actively utilized prior to the establishment of the principal residential use. As a result, the business operation cannot presently be considered clearly incidental and subordinate to the residence.

Exterior Evidence of Commercial Activity:

- **Staff Analysis:** There is no current outdoor equipment storage associated with the business that would evidence the commercial use of the property. While some evidence of a commercial operation may remain due to the nature of the site, Staff finds that these impacts can be substantially mitigated through conditions requiring all fabrication, equipment, materials, and business inventory to be stored entirely within the enclosed structure. Staff further recommends requiring compliance with the buffering requirements of Section 6.14 of the Landscape and Land Use Buffer Ordinance and prohibiting outdoor business activities.

Offsite Impacts due to Onsite Activity:

- **Staff Analysis:** The proposed welding and fabrication activities are intended to occur entirely within the enclosed accessory structure, which will significantly reduce the potential for light glare, atmospheric pollution, and noise impacts extending beyond the property. Staff recommends prohibiting outdoor welding, cutting, grinding, fabrication, or repair activities to ensure these impacts remain contained.

The proposed operation includes approximately 5 employees and will generate additional vehicular trips associated with employees, customers, and occasional deliveries. Staff finds that while the use will create additional traffic compared to a typical residential property, it is not anticipated to generate excessive truck or other heavy traffic that would adversely impact the surrounding roadway network. Potential impacts can be further minimized through conditions limiting hours of operation, delivery hours, and requiring all loading and unloading activities to occur during normal business hours.

Staff recognizes that the proposed operation would exceed the standard definition of a home occupation and incorporates characteristics not typical of agricultural or residential use. However, the Applicant by limiting the business area to approximately 500 sq. ft., avoiding exterior indicators of commercial activity, and ensuring that all business activities occur within the enclosed accessory structure, has

substantially reduced the likelihood of unreasonable negative offsite impacts to the surrounding community.

While Staff finds that the proposed use is not incidental and subordinate to a residential use, Staff also finds that the remaining operational impacts related to exterior evidence, noise, traffic, glare, and buffering can be effectively mitigated through conditions of approval. The Board should consider whether these conditions are sufficient to ensure that the proposed use remains compatible with the surrounding agricultural and residential character and satisfies the standards for a Conditional Use Permit under KRS 100.237.

Buffering:

Section 6.14 of the Landscape and Land Use Buffer Ordinance states:

"Property boundary fencing shall be required for all parcels adjoining A-1 zoned land, regardless of the subject property's zone, when there is an approved change of use, either through the conditional use, variance, or development plan approval process to a use other than agricultural or single-family residential use.

The developer shall construct a 6-ft. minimum height fence of diamond mesh wire or equivalent no climb wire. The fence may not be bonded. If an existing tree line is present, then adequate measures shall be required to remove the vegetation to place the fence on the property boundary line. The cost of the fence installation shall be at the expense of the developer."

- **Staff Analysis:** Staff finds that the proposed use represents a transition to a more intensive, non-residential activity and therefore triggers the buffering requirements of Section 6.14. As no buffering plan has been provided, staff recommends that, if approved, the Applicant shall install property boundary fencing in accordance with Section 6.14 of the Landscape and Land Use Buffer Ordinance, including a minimum 6-foot fence along all applicable property lines, prior to the commencement of the use.

Conclusion:

Staff find that lacking an established related residential use of the property the proposed use does not meet the intent of a home occupation. Secondly, the use, as proposed, has great potential to negatively affect the surrounding area unless substantial conditions were applied.

FINDINGS:

1. The Project Site is a 1.46-acre parcel zoned A-1 (Agricultural) and is accessed from Locust Fork Road.
2. The site contains an existing 50-foot by 100-foot accessory structure and a single-family residence under construction.
3. Section 4.12(G) permits home occupations exceeding standard limitations as a conditional use in the A-1 zoning district.
4. The proposed operation occupies approximately 480 square feet and is not incidental to residential use.
5. The proposed use includes multiple employees, site conditions that indicate a non-residential use, and the potential to generate noise, traffic, and activity levels inconsistent with a residential setting.
6. The proposed use may adversely affect the public health, safety, and welfare of the surrounding area if not properly conditioned.

RECOMMENDATIONS:

Staff recommends **Denial** of the Conditional Use Permit for a home occupation to operate a welding and fabrication shop with accessory repair of farm equipment at 150 Locust Fork Road. Should the Board approve the application, staff recommend 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 Conditional Use Permit shall become null and void upon the sale or transfer of ownership of the Project Site.
5. The Applicant shall return to the Board prior to any changes in the approved conditions.
6. The applicant shall adhere to all requirements and limitations set forth by the Landscape Ordinance [6.14 Agricultural Buffering].
7. The hours of operation shall be limited to Monday through Friday- 7 a.m. to 5 p.m. and the Applicant shall not conduct any business operations on weekends.
8. Deliveries, pickups, and loading/unloading activities shall occur only on Tuesdays and Thursdays, between 8:00 a.m. and 4:00 p.m.
9. No outdoor fabrication, welding or repair activities shall occur outside the enclosed accessory structure.
10. No outdoor storage of materials or equipment shall be permitted. All business-related materials shall be stored entirely within the approved structure.
11. No retail sales or walk-in customer service shall be conducted.
12. The non-resident employee vehicle parking must be screened from Locust Fork Rd.
13. Any expansion of the approved use, increase in business area, increase in employees, or change in the nature of the operation shall require review and approval by the Board of Adjustment.
14. The Applicant shall return to the Board of Adjustment every 12 months for compliance checks and review of site operations.

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: _____

DATE FEE RECEIVED: 4-6-26 CHK# 08067

1. APPLICANT Jackie Willoughby Jr.

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 150 Locust Fork Rd

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

5. EXISTING USE Storage of personal property & equipment

ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST would be doing repair of farm equipment and fabrication and welding of miscellaneous items

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.

APPLICANT

DATE

4-6-26



Updates

From Rachel Willoughby [REDACTED]

Date Wed 4/29/2026 4:08 PM

To Toshi Tusam [REDACTED]

Hi Toshi,

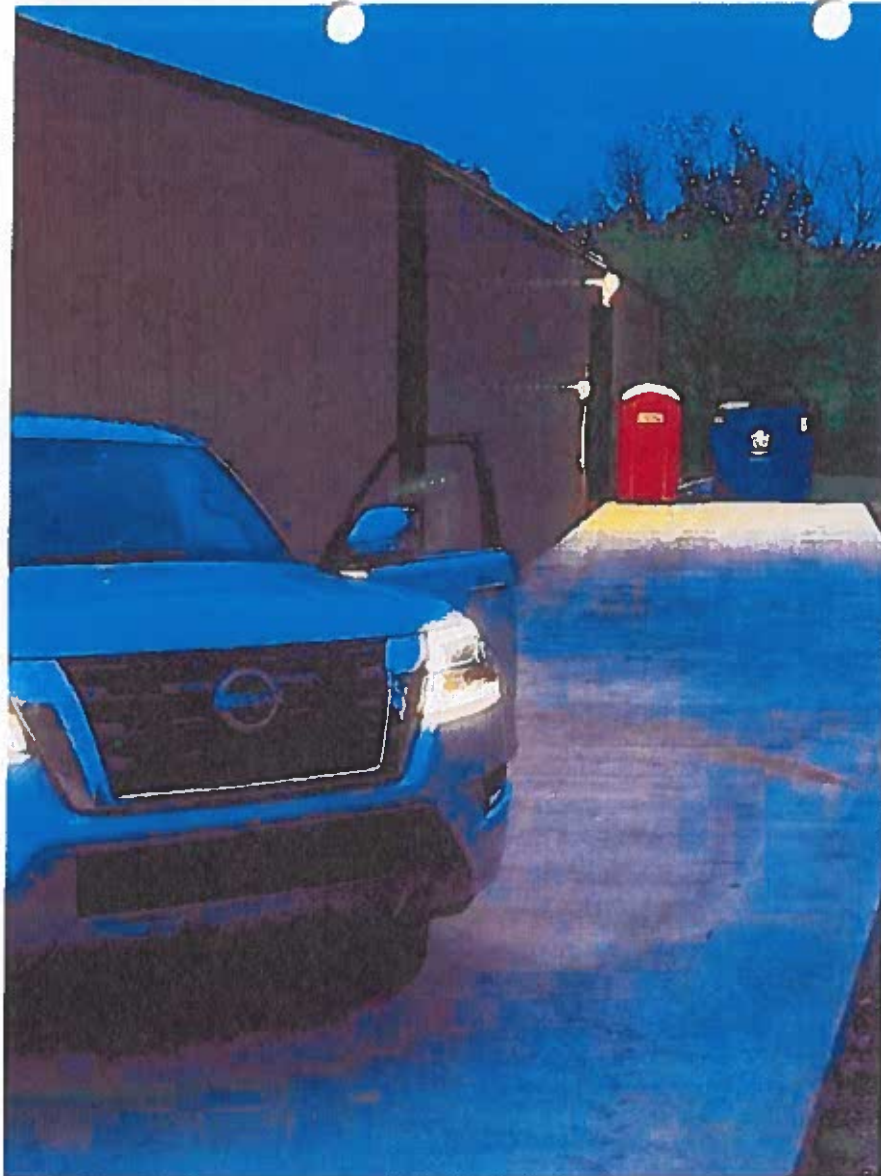
The first picture attached is the change we made to the space inside the building. We designated a specific square footage of 480 square feet to be the business space within the building and all other space utilized as personal space. We understand it exceeds the allowed 300 square feet but are asking the board for permission of 480.

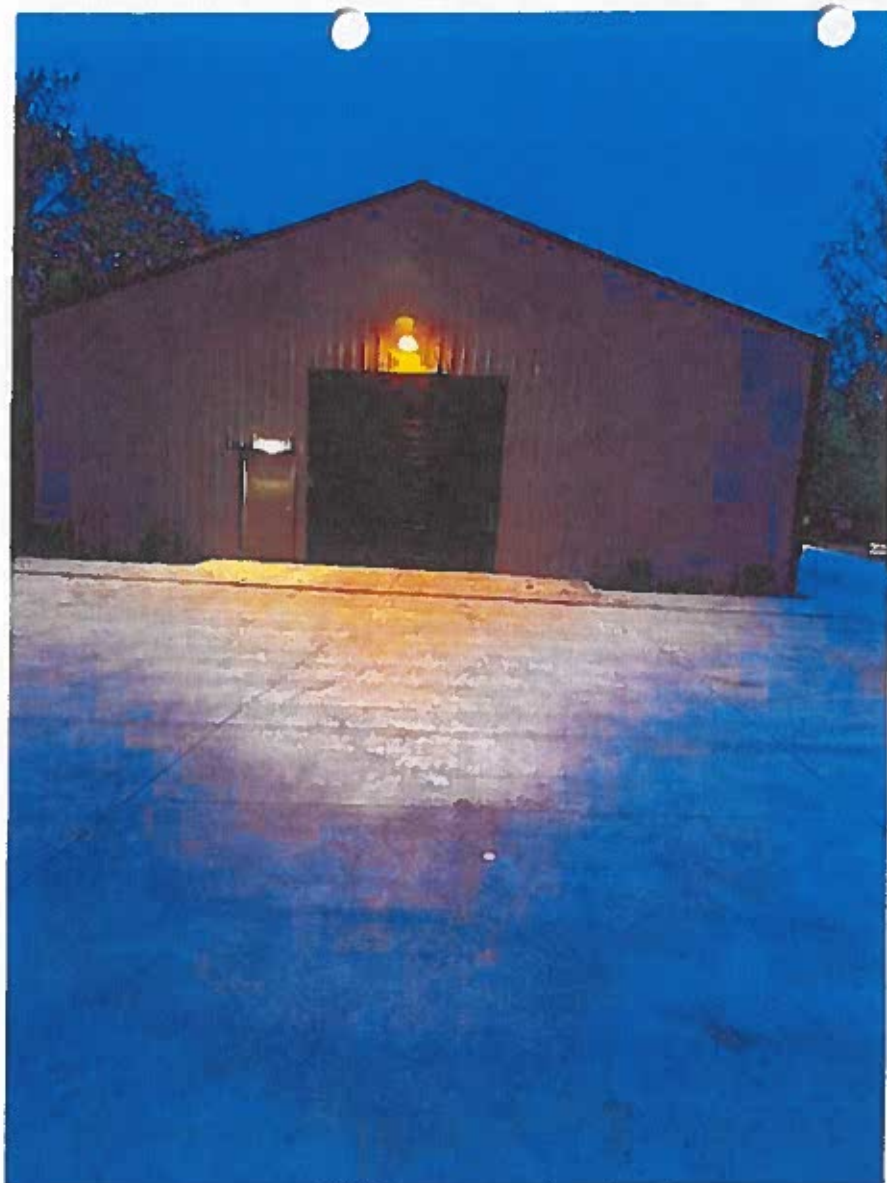
The next 2 pictures are changes we made to the outside of the building. We removed the 2 dump trucks, which are not ours and moved the boards off the lot, which is the framing material for the house.

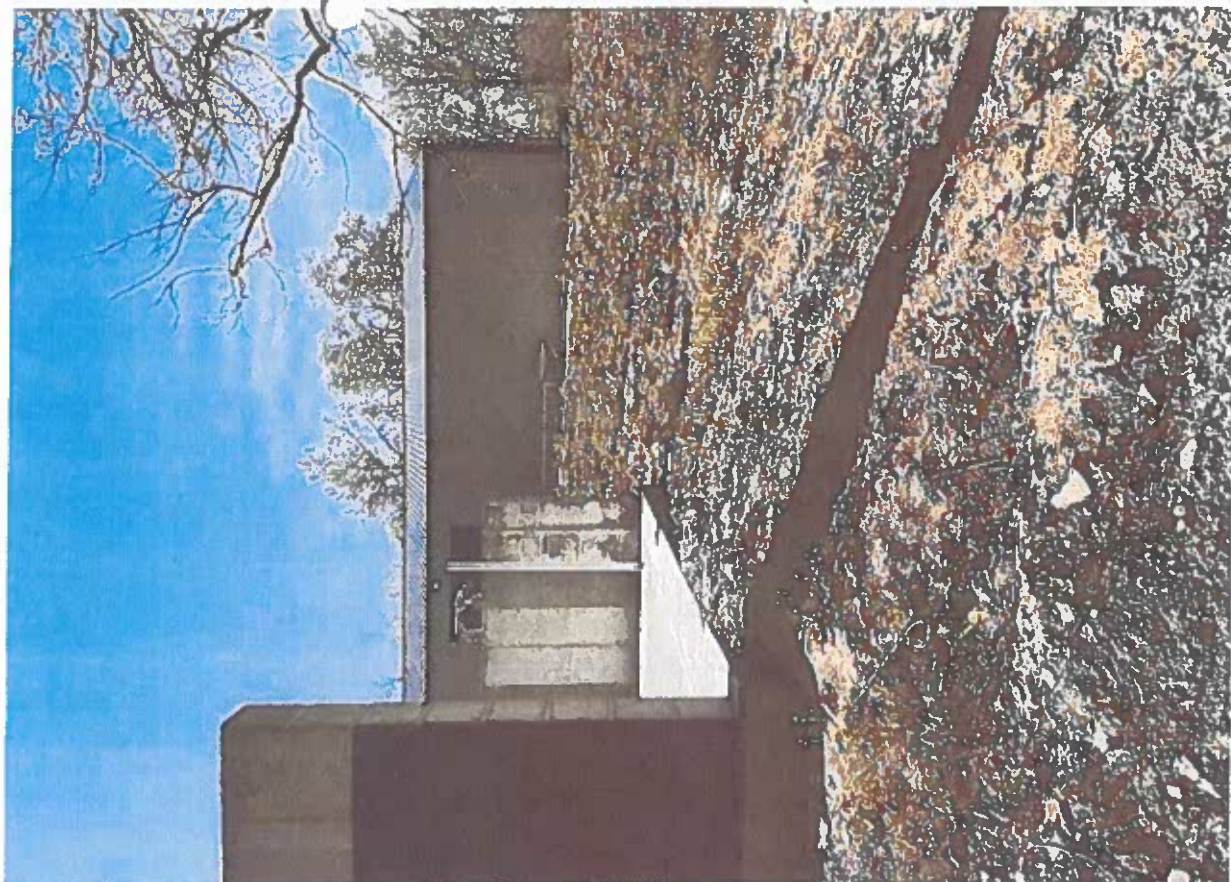
Thank you and let me know if you have any questions.

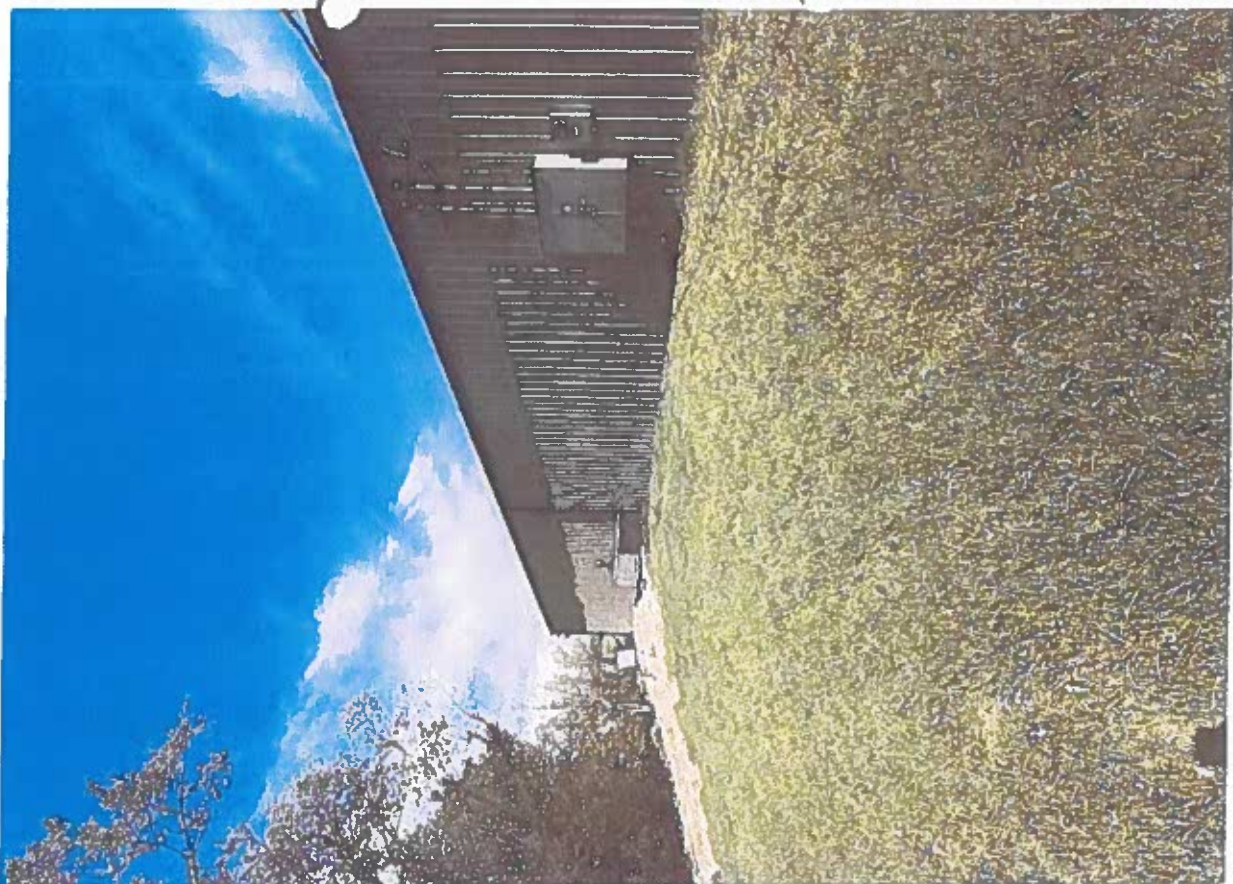
Rachel Willoughby

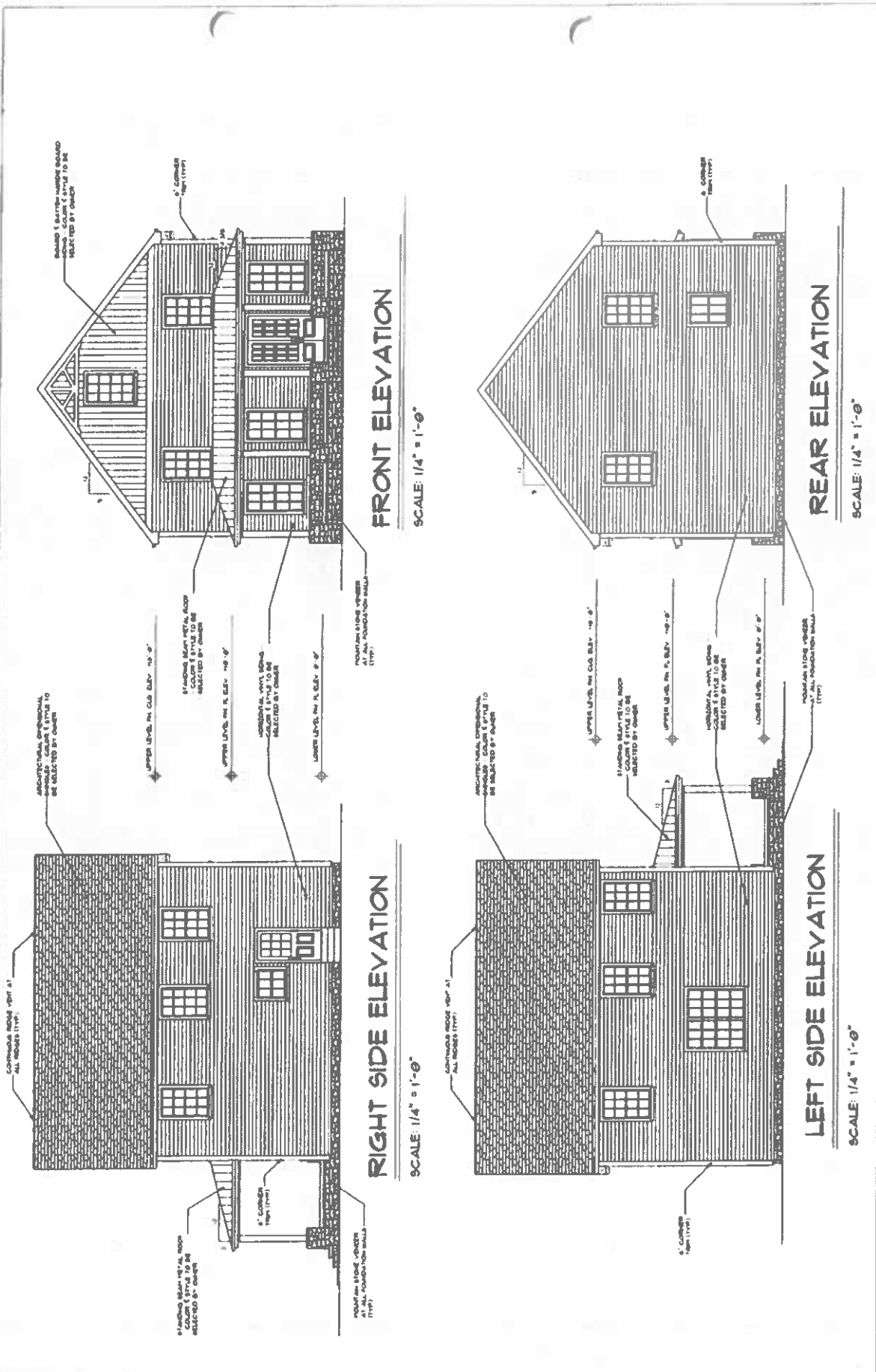






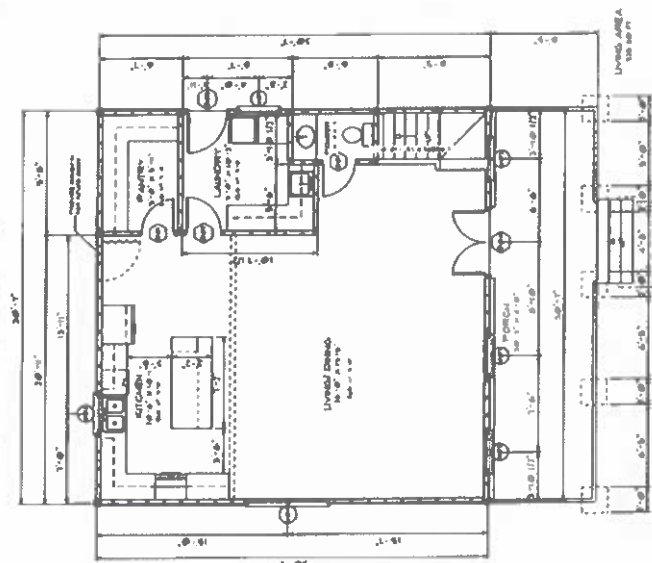






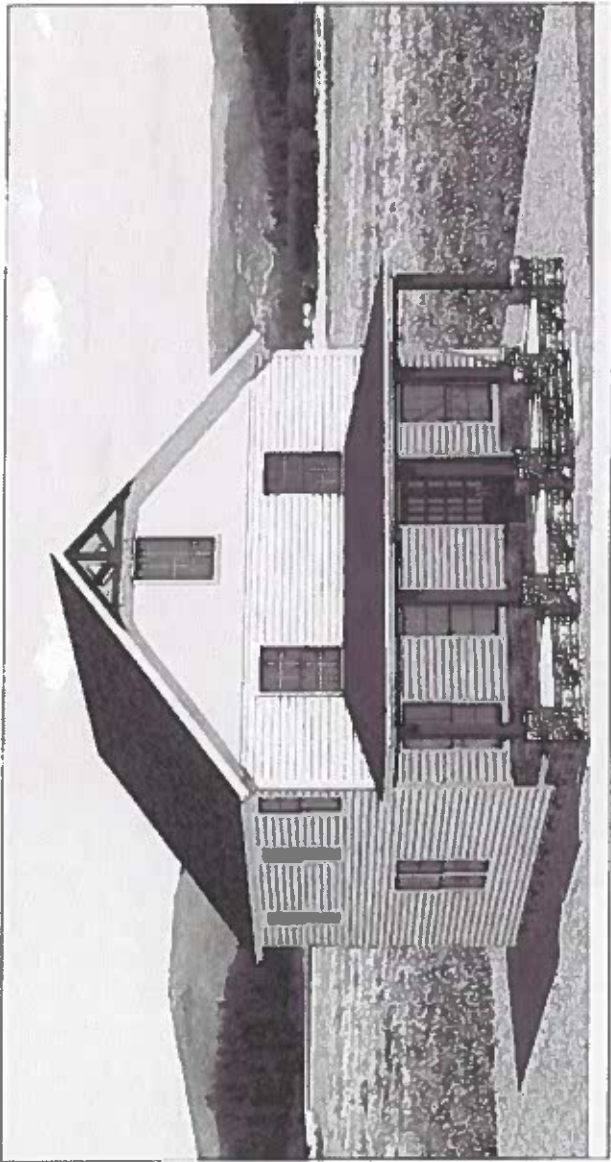


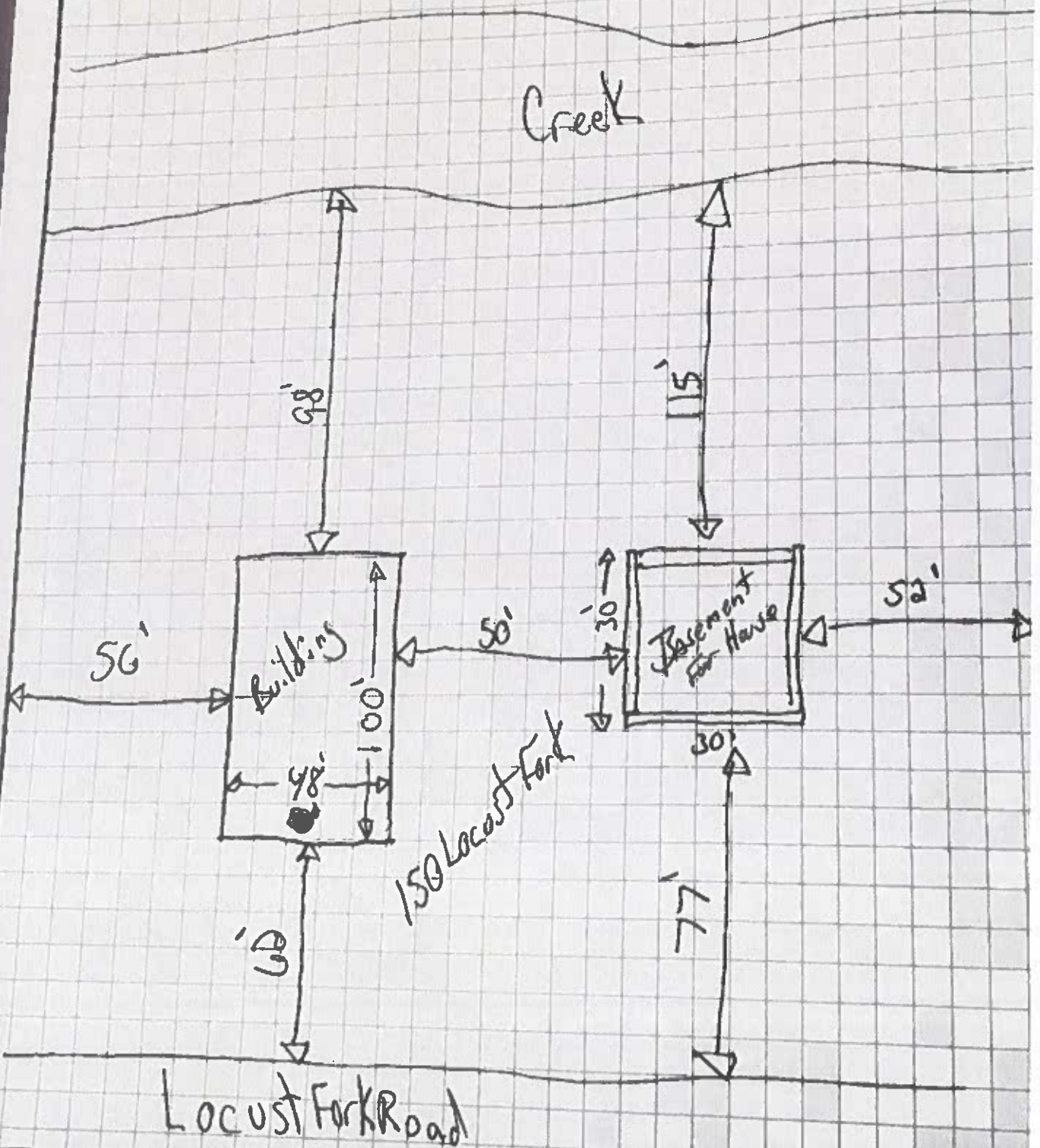
SCALE: 1/4" = 1'-0"

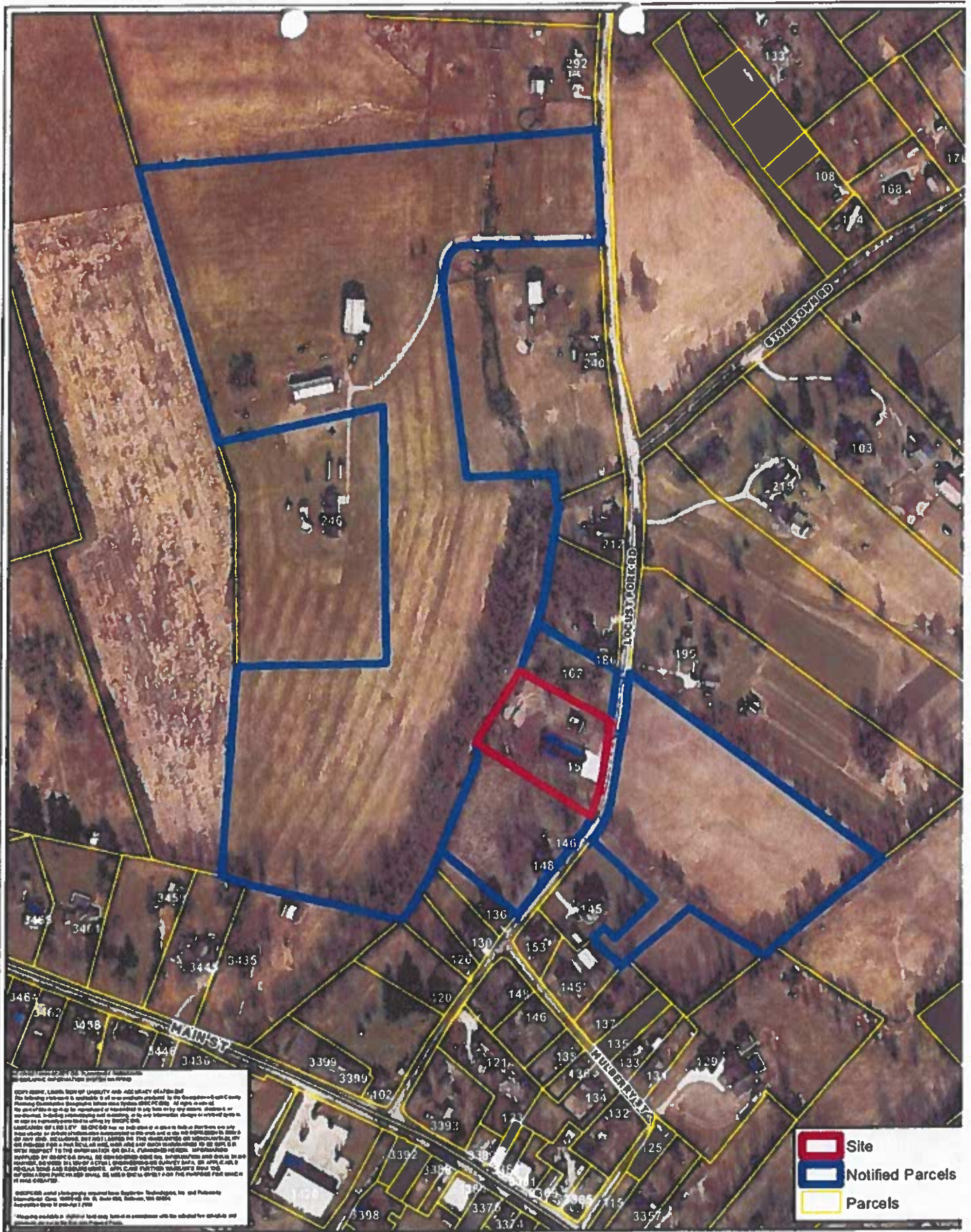


LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"







SCOTT COUNTY PLANNING COMMISSION
200 E. Main St., Owensboro, KY 40301
606-672-2991
www.scottcountypa.com

Map created by the Scott County Planning Commission. The map is for informational purposes only and does not constitute a legal document. The map is based on the best available data and is subject to change without notice. The map is not to be used for any purpose other than the one for which it was created.

S-2026-12
Scott County, Kentucky



MapNumber	Name1	Name2	MailAddress	City/State/Z	Complete_A
037-00-032.000	VANHOOSE CHARLES T		246 LOCUST FORK RD	STAMPING GRD KY 40379-9029	246 LOCUST FORK RD
038-00-066.000	FIRST BAPTIST CHURCH OF STAMPING GROUND	C/O SHIRL MARKS	176 STONETOWN RD	STAMPING GROUND KY 40379	148 LOCUST FORK RD
038-00-070.000	WILLOUGHBY JACKIE A II & RACHEL		604 STONETOWN RD	STAMPING GRD KY 40379-9736	150 LOCUST FORK RD
038-00-118.001	FRYMAN AMY WISE		145 MULBERRY ST	STAMPING GROUND KY 40379	LOCUST FORK RD
038-00-074.000	MCNAMEE GREG L		3464 MAIN ST	STAMPING GROUND KY 40379	162 LOCUST FORK RD

CONDITIONAL USE PERMIT APPLICATION
2019 NEWTOWN PIKE
Staff Report to the Scott County Board of Adjustment
September 3, 2026

FILE NUMBER: S-2026-27

PROPOSAL: Conditional Use Permit for the operation of a kennel for service dog assessment

LOCATION: 2019 Newtown Pike

APPLICANT: Betty Lambuth
(property owner)

CONSULTANT: n/a

STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone (s):	A-1
Site Acreage:	5.17 acres
Access (Directly):	US-460 to Newtown Pike
Access (Nearest Arterial):	Paris Pike [US-460]
Context:	South of Paris Pike



BACKGROUND:

Betty Lambuth ("Applicant") is seeking a Conditional Use Permit for the operation of a kennel for service dog assessment at the property addressed 2019 Newtown Pike ("Project Site"). The Project Site is a 5.17-acre parcel in an A-1 zone.

ISSUES & ANALYSIS:

Conditional Uses are those uses which are essential to or would promote the public health, safety, or welfare in one or more zones, but which would impair the integrity and character of the zone in which it is located or in adjoining zones **unless** restrictions on location, size, extent and character of performance are imposed in addition to those imposed in the zoning regulation. Conditional uses may be permitted in districts as designated under the zoning district regulations but only when specifically approved by the Board of Adjustment.

A Conditional Use Permit is legal authorization to undertake a conditional use, issued by the Administrative Official pursuant to authorization by the Board of Adjustment consisting of two parts:

- a) A statement of the factual determination by the Board of Adjustment which justifies the issuance of the permit.
- b) A statement of the special conditions which must be met in order for the use to be permitted.

Regulations:

Section 4.12 (K) of the *Zoning Ordinance* lists kennels as a conditional use in the A-1 zoning district. Kennels are defined in Section 2.1 as:

A commercial business for the sale or temporary boarding of three (3) or more dogs over the age of six (6) months, not including those owned by the resident or property owner.

Section 2.56 gives these performance and design standards for kennels:

Kennels shall be designed according to the following guidelines:

- A. All buildings and areas used in whole or in part for a commercial kennel, including animal runs, shall be a minimum 100' from all property lines.
- B. All animal runs, exercise yards or any outside area used for the kennel shall be located on the property so as to minimize any off-site impacts including, but not limited to noise. The Board of Adjustments and/or the Planning Commission may direct the location of such areas as part of the conditional use and development plan, respectively.
- C. All animal runs, exercise yards or any outside area used for the kennel shall be fenced to ensure that no animals may leave the site. In addition, any outside areas used in conjunction with the kennel must be screened by a row of evergreen trees no more than 30' on-center.
- D. Any area where dogs are kept overnight shall be soundproofed to minimize any off-site impacts.
- E. All signage shall be reviewed and approved by the Board of Adjustments as part of the conditional use request.
- F. Applicants for conditional use approval shall state the maximum number of animals to be kept on site.

Operational Plan:

The business plan submitted by the applicant allows for a maximum of ten dogs to be boarded at any time. The dogs will be kept inside the home except during supervised outdoor training and socializing. The outside run is approximately 60 feet by 60 feet (3,600 square feet). While outside, dogs will always be supervised.

The Applicant may establish an additional exercise area in the rear portion of the yard in the near future. The Applicant has stated that this may be enclosed with either temporary or permanent fencing and include agility and training activities typical of this type of operation. Any enclosures erected in the future, or areas clearly established for this use, must be a minimum of 100 feet from all property lines. Additional screening may be warranted as well. Staff finds there is ample suitable area to accommodate this use on the property without negatively impacting those in the general vicinity.

There are no typical hours of operation posed, as the dogs will reside with the applicant until they are ready to begin their service. On some occasions of special circumstances with clients, hours may vary. The expected duration of a stay may range from a few days to a few weeks. Pick ups and drop off will be sporadic and infrequent, although there may be days when there are no drop-offs or pick-ups. Most client interactions will take place in public spaces, off site, for training purposes.

Ample parking for drop off and pick up is provided by a circular drive with enlarged parking pad (2000 sq ft.) The Applicant has not specified if there will be any other staff that will be employed that will require additional parking.

Site Description:

The site is just over five acres, and surrounded by similar residential and agricultural uses. There is a commercial horse operation across the street at 2022 Newtown Pike.

Aerial imagery from Google Earth indicates that a wooden fence has been constructed in the rear yard, a portion of which is to serve as the dog run for the proposed activity. Measurement tools available through PVA indicate that a section of the proposed dog run is within a range of 45 to 50 feet of the property line. However, the run is approximately 190 feet from the nearest adjoining residence, which staff contends meets the intent of the ordinance. Additionally, the Applicant plans to utilize temporary fencing to further divide and restrict the outdoor run. With the implementation of vegetative screening, staff posits the site will meet the intent of the ordinance.

*Overall, Staff recommends **Approval** of this application, as the described uses and measures that will be put in place to minimize impacts to the surrounding community satisfy the requirements of Section 2.56 and Section 4.12 (K) of the Zoning Ordinance.*

FINDINGS:

1. The Project Site is a 5.17-acre A-1 zoned parcel.
2. Section 4.12 (K) makes it conditionally permissible for the operation of kennels within the A-1 zone.
3. Section 2.56 provides specific design guidelines for the operation of kennels.
4. The A-1 Zoning District allows for kennels as a conditional use.
5. The 2024 Land Use Ordinance defines kennels as a commercial enterprise for the temporary boarding of 3 or more dogs. The applicant has indicated that up to 10 dogs may be on site for boarding and/or training purposes.
6. Access to the site is via two arterial roadways, US-460 and Newtown Pike.
7. The applicant has indicated that activity on site will be limited, with many client interactions occurring off site.
8. Approval of the conditional use permit would not adversely impact public health, safety, or welfare. Additionally, approval of the Conditional Use Permit will not alter the character of the general vicinity, as appropriate preventative measures shall be put in place per the conditions of approval of their development plan for the facility.

RECOMMENDATION:

Staff recommends **Approval** of the request for a Conditional Use Permit to allow for operation of a boarding and grooming facility at the property addressed 2019 Newtown Pike. 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. Per the design guidelines for operation as a kennel, the outside area used in conjunction with the kennel must be screened by a row of evergreen trees no more than 30' on-center.

4. Waste generated by this operation shall be collected daily, contained, and disposed of in a manner that will prevent any off-site effects.
5. There shall be no allowance of animals outdoors without proper supervision and containment.
6. The Applicant shall return to the Board prior to any changes in the approved conditions.
7. Failure to comply with the conditions of this permit shall constitute review of this application.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3125

RECEIVED

3 2026

FOR OFFICIAL USE ONLY:

APPLICATION NO: _____

DATE FEE RECEIVED: 7-13-26

PLANNING COMMISSION

1. APPLICANT BETTY LAMBETH

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 2019 NEWTOWN PIKE GEORGETOWN, KY 40324

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

5. EXISTING USE Residential 4 argi ZONING DISTRICT _____

6. DESCRIPTION OF REQUEST SERVICE DOG ASSESSMENT

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.

APPLICANT

DATE

July 13, 2026

RE: Kennel Application

From Betty Lambuth [REDACTED]
Date Mon 8/24/2026 4:48 PM
To Rhett Shirley [REDACTED]

Good afternoon, Rhett,

I am sorry for the delay in getting back to you, I have been in Lexington all day in appointments. I am a little confused, as I thought that I was really applying for a Home Occupation variance, however, I do understand the crossover with requesting permission for a Kennel.

To answer your questions, most of the dogs (approximately 5) are my personal dogs and they are in training or being used as mentor dogs to help train Service Dogs. The other dog(s) would be here for evaluation as a prospective service dog, or to refresh their skills, especially if they are being brought out of retirement or have had a life-changing event (e.g. their handler's death, or other drastic changes, etc.).

If a dog is sent here, he/she is generally here for a few days up to several weeks. The dogs are generally delivered to me and there is only traffic here when the transport van delivers a dog or when a dog is picked up. In addition, a handler may drop his/her own dog off or pick it up from me when the evaluation or reschool is completed. Here again, this could be anywhere from a few days to several weeks. Generally, the dog's handler does not come to my location, if I need to work with them as a team, most of the time I will go to a public location like Lowes, Cabela's, Tractor Supply Co, or even Buffalo Trace Distillery, to mention a few locations. However, the dog's owner, may need a less busy location, because of his/her disability. Therefore, there may be an occasional time that they need to come to my location, but this would be rare.

I do not have typical hours of operation, as I need to work with them 24 x 7 x 365. Remember that service dogs live in a house with their owner/handler because they are there to assist and allow their handler to have some freedom. Therefore, they are raised and schooled in the house, and taken out to public environments, (e.g., groceries, airports, malls, places of business, and food centers.) That is the environment that they must adapt to and work in, under all types of conditions.

If the transport van is coming to drop off or pick up, they are usually here between 9 AM – 7 PM. Here again, the frequency of a transport van coming to my location is fluid and not on a regular basis, they may come, for example, twice in three months, or not come at all for a period. Even when they do come, they are generally not here for over 30 minutes, as they are off to their next stop.

I will need to have an exercise area for them to relax, reset and release energy. Service dogs burn out, just like any person working in a high stress environment, such as first-responders, pilots, or military personnel can. Exercise helps keep them centered and also helps with their socialization and calm behavior.

I hope that this helps. Please let me know if you need anything else. Thank you for your assistance in this matter.

Keep Smiling,

Betty



Betty G Lambuth
Horsepower Global Inc
[REDACTED]

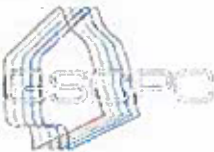
From: Rhett Shirley [REDACTED]
Sent: Monday, August 24, 2026 8:47 AM
To: Betty Lambuth [REDACTED]
Subject: Re: Kennel Application

Hi Ms. Lambuth,

How long do dogs typically stay with you, or how often are animals coming and going? Would you have any typical hours of operation? I may have more questions later, I appreciate your help and patience.

Thanks you,
RS

Rhett Shirley
Planner II
Georgetown - Scott County Planning Commission
230 East Main Street
Georgetown, KY 40324
502-867-3701
www.gscplanning.com



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From: Betty Lambuth [REDACTED]
Sent: Friday, August 21, 2026 3:12 PM
To: Rhett Shirley [REDACTED]
Subject: Re: Kennel Application

Thank you

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Rhett Shirley [REDACTED]
Sent: Friday, 21 August 2026 09:37:47
To: Betty Lambuth [REDACTED]
Subject: Kennel Application

Hello,

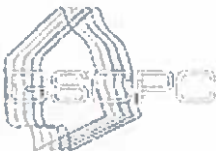
I'm Rhett and I will be handling this application in Toshi's absence. I believe we have met briefly before. At this time, I believe we have everything we need for now, just wanted to touch base and also advise you of some design standards for kennels that you will be expected to meet if so approved:

1. Kennels shall be designed according to the following guidelines:
 - a. All buildings and areas used in whole or in part for a commercial kennel, including animal runs, shall be a minimum 100' from all property lines.
 - b. All animal runs, exercise yards or any outside area used for the kennel shall be located on the property so as to minimize any off-site impacts including, but not limited to noise. The Board of Adjustments and/or the Planning Commission may direct the location of such areas as part of the conditional use and development plan, respectively.
 - c. All animal runs, exercise yards or any outside area used for the kennel shall be fenced to ensure that no animals may leave the site. In addition, any outside areas used in conjunction with the kennel must be screened by a row of evergreen trees no more than 30' on-center.
 - d. Any area where dogs are kept overnight shall be soundproofed to minimize any off-site impacts.
 - e. All signage shall be reviewed and approved by the Board of Adjustments as part of the conditional use request.
 - f. Applicants for conditional use approval shall state the maximum number of animals to be kept on site.

Let me know if you have any further questions at this time.

RS

Rhett Shirley
Planner II
Georgetown - Scott County Planning Commission
230 East Main Street
Georgetown, KY 40324
502-867-3701
www.gscplanning.com



"Security Alert: We will never ask for sensitive information (payments, passwords, banking details) via email. If this message is unexpected, please contact us directly before clicking links or opening attachments."

Toshi Tusam
Planner 1
Georgetown-Scott County Planning Commission
230 E Main Street
Georgetown, KY 40324

Dear Toshi,

I have submitted my application for an Occupation Permit for my residency at 2019 Newtown Pike, Georgetown, KY 40324. My request is for what you would term a "kennel" because it will house over 3 dogs, the number fluctuating but generally over 3 dogs at any one time. The number of dogs will fluctuate between 5 and 10 at any one time. I evaluate and socialize prospective Service Dogs, as well as enhance or initiate a connection between dogs and their handler and create conditions where the dog's desire and instinct to please can develop. This requires patience, structure and a step-by-step approach, thus requiring continuous oversight.

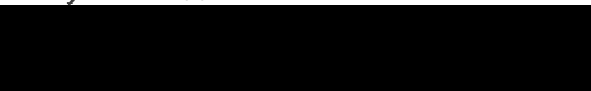
Service dogs reside within a home and are not placed in a standard kennel where each dog has an outside run. The dogs, however, are allowed periods of outdoor play, generally in small puppy paddocks, as well as a fenced in schooling area where they learn patience, confidence, agility and socialization. Service dogs are not supposed to have any form of electric shock, e.g., e-collars, Invisible fence, etc.), therefore their behavior is consistently monitored.

My property is five (5) acres surrounded by other like properties, farms, and a commercial hunter-jumper training facility across the street. I do not expect much traffic; there will only be an occasional car in or out of the drive.

I would appreciate your consideration as well as the Board's in this matter. Please let me know if you need any additional information. Thank you for your time.

Kind regards,

Betty

Betty G Lambuth




Outlook

Question on What is Needed

From Betty Lambuth [REDACTED]

Date Thu 6/25/2026 12:00 PM

To Toshi Tusam [REDACTED]

Noah Smith [REDACTED]

Good morning, Toshi and Noah,

My name is Betty and I talked with Noah several Fridays ago about a piece of property I am looking to purchase. The property is located at 2019 Newtown Pike, and I have decided to purchase it. I have questions which revolve around working service dogs and my ability have them at the property.

I currently work with service dog prospects and current service dogs. I will have more than 3 dogs at the location at any given time. Although this property is zoned A1, I understand that there may be some restrictions from the county. I am looking for your input and guidance please.

Although I will have more than 3 dogs there, there will be fencing for exercise but not a kennel as you normally would think of. There will not be much, if any, outside traffic coming and going. Could you please advise me as to what I need to do for me to be able to provide this service at this property. Do I need to apply for a Home Occupation permit?

I know that the next deadline for requests is coming up, and I would appreciate your guidance in moving forward with the appropriate permits. Thanking you for your time, kind regards.

Keep Smiling,

Betty



HORSEPOWER GLOBAL INC.

Betty G Lambuth
Horsepower Global Inc.
[REDACTED]



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 Acquisition Date: March-April 2019.
 * Mapping available in digital or hard copy format in accordance with the adopted fee schedule and
 standards set out by the Kentucky National Plan.

CONDITIONAL USE PERMIT APPLICATION
WHITE OAK ROAD
Staff Report to the Scott County Board of Adjustment
September 3rd, 2026

FILE NUMBER: S-2026-28

PROPOSAL: Conditional Use Permit for a secondary residence.

LOCATION: White Oak Road (Parcel ID number 041-00-007.000).

APPLICANT: Edward & Sharon Boll.
CONSULTANT: N/A

STATISTICS:

Zone: A-1 (Agricultural)
Surrounding Zone A-1, R-1A, C-1.
(s):
Site Acreage: 166.3 acres.
Access (Directly): White Oak Road.
Access
(Nearest Arterial): Frankfort Road.
Context: Immediately northwest of Victoria Estates, along the North Elkhorn Creek corridor.



BACKGROUND:

Edward & Sharon Boll (hereinafter referred to as "Applicant") are requesting approval of a Conditional Use Permit to construct a secondary single-family residence upon the property which does not yet have an address, but which may be identified by the parcel ID number 041-00-007.000 ("Project Site").

The Project Site consists of 166.3 acres and is zoned A-1 (Agricultural). It is a legal lot as depicted within deedbook 389, page 182. There are no previous Board of Adjustment records for the subject property.

APPLICATION REQUEST:

The proposal is for a secondary residence upon this property. It has been indicated that access to the secondary home would be from the entry point off of White Oak Road, and that said driveway would not serve more than three homes once this project has been completed (two residences upon the property in question, with a third home which may come to exist upon another lot and utilize the same driveway as an easement). As all parcels are zoned A-1 agricultural and no variances have been requested, they must meet all requirements of the Georgetown-Scott County Zoning Ordinance for agricultural properties and uses as outlined in section 4.1.1.

ISSUES & ANALYSIS:

Section 4.1.1 (2.a.xii) of the *Georgetown–Scott County Zoning Ordinance* permits secondary single-family residences for family members or farm workers as a conditional use within the A-1 zoning district.

Per the *Schedule of Area and Dimension Regulations*, the A-1 zoning district allows one (1) dwelling unit per five (5) acres. With a total area of 166.3 acres, the subject property meets the density requirement to support the additional dwelling unit.

This property borders the North Elkhorn creek to the north. As a result, at this time the homes could not be placed within the flood zone area as identified by the Federal Emergency Management Agency. While the flood zone exists to the north of the property, it would leave enough acreage and space so as not to preclude this proposal. Staff suggests the added condition that the secondary residence shall not be located within the floodplain.

Based on the information available, the request is consistent with the intent of the A-1 zoning district. Approval of this request is not anticipated to adversely affect public health, safety, or welfare, alter the character of the surrounding area, create a hazard or nuisance, or result in an unreasonable circumvention of the zoning regulations.

FINDINGS:

1. The Project Site is a 166.3-acre parcel zoned A-1 (Agricultural).
2. Section 4.1.1 (2.a.xii) of the *Zoning Ordinance* permits secondary residences for family members or farm workers as a conditional use in the A-1 district.
3. The A-1 zone permits one dwelling per five acres, and the Project Site meets this density requirement.
4. Approval of the Conditional Use Permit is not anticipated to adversely impact public health, safety, or welfare or alter the character of the general vicinity.
5. Staff recommends the condition that the secondary residence should be 100 feet from any existing structures or residences, so as to prevent the potential future creation of non-conforming structures in the event the property were to be subdivided.
6. The property borders the North Elkhorn Creek to the north. Staff also recommends the added condition that the secondary residence shall not be located within the floodplain.

RECOMMENDATIONS:

Staff recommends **Approval** of the Conditional Use Permit for a secondary residence for the Project Site located upon White Oak Road, depicted within deed book 389, page 182 (Parcel ID: 041-00-007.000).

Should the Board approve the application, Staff recommends the following:

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 Conditional Use Permit shall become null and void upon the sale or transfer of ownership of the Project Site.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.
5. The Applicant shall acquire an address for the dwelling, free of cost, from the GSCPC GIS Department.
6. The Applicant shall build the secondary residence at least 50 feet from all property lines.

7. The Applicant shall build the secondary residence at least 100 feet from the primary residence to eliminate the need for a variance should the property be subdivided in the future.
8. Any and all requirements of WEDCO as it pertains to private sanitary sewer service.
9. Any and all requirements of GMWSS as it pertains to water service.
10. Any and all requirements of Kentucky Utilities as it pertains to electric service.
11. Any more than three residences, lots, or combination thereof upon the Project Site shall require either a different entrance or an upgrade to public road standards.
12. The secondary residence to which this application pertains shall not be located within the floodplain or drainage lines, as identified by FEMA mapping.
13. The secondary residence shall only be utilized for family members of the Applicant (owner) or farm workers for on-site agricultural uses.

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: _____ DATE FEE RECEIVED: 7/16/26 CC

1. APPLICANT EDWARD / SHARON BOLL

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 1014 White OAK RD Stamping Ground KY 40371

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

5. EXISTING USE Agriculture ZONING DISTRICT A1

6. DESCRIPTION OF REQUEST Secondary Res.

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.

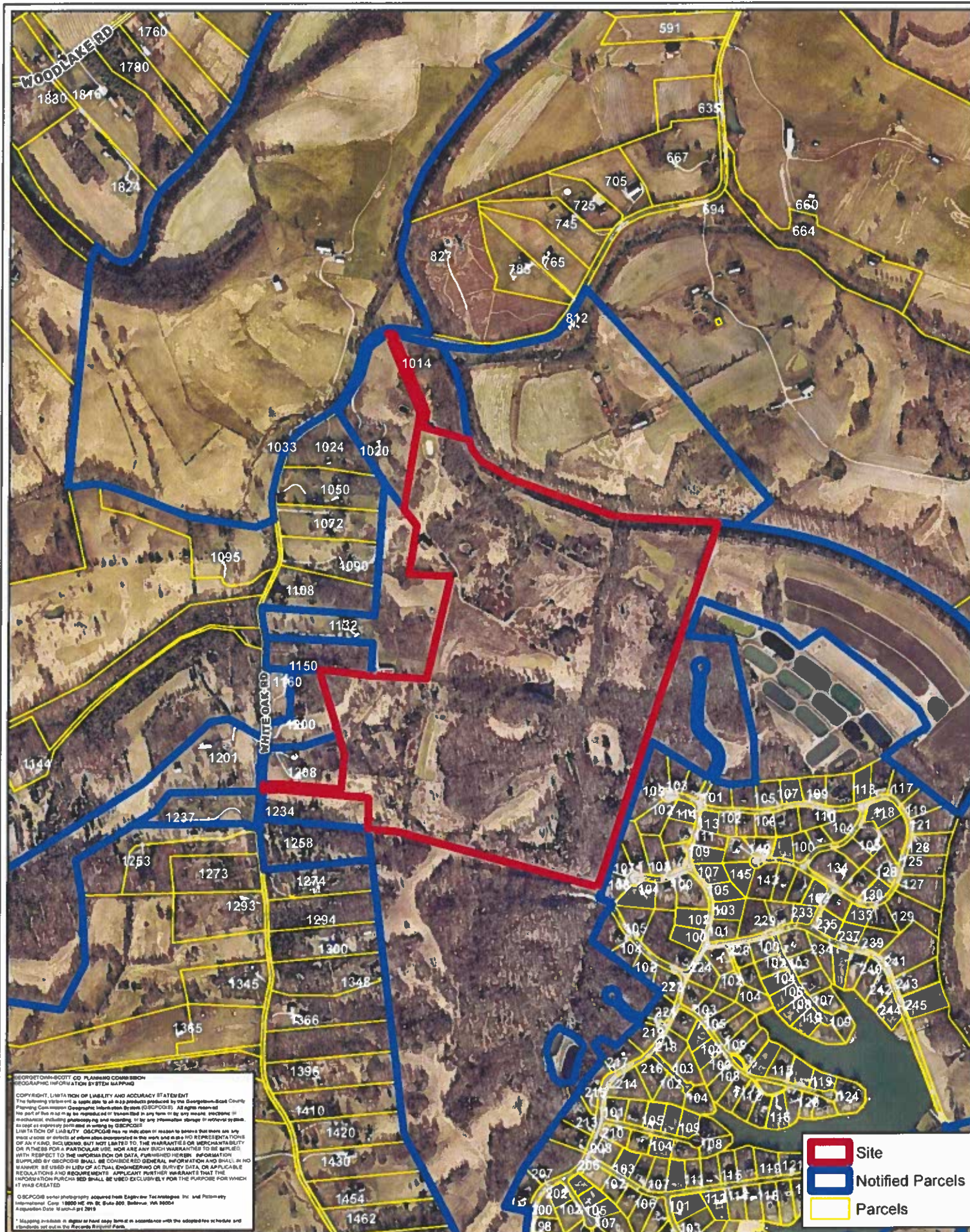
APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT MEETING FOR THE BOARD TO CONSIDER APPLICATION

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.

APPLICANT

DATE

July 16TH 2026



GEORGETOWN-SCOTT CO. PLANNING COMMISSION
GEOGRAPHIC INFORMATION SYSTEM MAPPING

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Acquisition Date: March 4, 2019

* Mapping available in digital or hard copy form in accordance with the adopted fee schedule and standards set out in the Records Request Form.

- Site
- Notified Parcels
- Parcels

MapNumber	Name1	Name2	MailAddress	City/State/Z	Complete_A
040-00-003.000	HOCKENSMITH MICHAEL S & DEBRA U		118 PEBBLE BEACH DR	GEORGETOWN KY 40324	1033 WHITE OAK RD
024-00-044.000	JARBOE NATHAN E & LEIGH ANN		1201 WHITE OAK RD	STAMPING GROUND KY 40379-9078	1201 WHITE OAK RD
040-00-019.000	KISER GLEN		405 ETTER LN	GEORGETOWN KY 40324	812 WHITE OAK RD
041-00-002.000	CALDWELL JESSICA & JOHN SPENCER MCKENZIE		1150 WHITE OAK RD	STAMPING GRD KY 40379-9733	1150 WHITE OAK RD
041-00-005.000	DIALS PAUL & LORI REVOCABLE LIVING TRUST		1258 WHITE OAK RD	STAMPING GRD KY 40379-9078	1258 WHITE OAK RD
041-00-007.000	BOLL EDWARD J & SHARON L		1208 WHITE OAK RD	STAMPING GROUND KY 40379-9078	WHITE OAK RD
041-00-004.000	BURNS GLENN S & SHANNON A		1132 WHITE OAK RD	STAMPING GROUND KY 40379	1132 WHITE OAK RD
024-00-048.000	BROWN GARY L & MARCIA G		1237 WHITE OAK RD	STAMPING GROUND KY 40379	1237 WHITE OAK RD
040-00-025.000	CRUTCHFIELD DAVID & BRANDY		1020 WHITE OAK RD	STAMPING GROUND KY 40379	1020 WHITE OAK RD
041-00-007.001	ATKINS DONNA M IRREVOCABLE TRUST		1234 WHITE OAK RD	STAMPING GRD KY 40379-9078	1234 WHITE OAK RD
041-00-007.003	BOLL EDWARD E & AMY M	C/O EDWARD E BOLL	PO BOX 164	STAMPING GROUND KY 40379-0164	1200 WHITE OAK RD
041-00-007.002	BOLL EDWARD J & SHARON L		1208 WHITE OAK RD	STAMPING GROUND KY 40379	1208 WHITE OAK RD
042-00-054.000	EAST KENTUCKY PAVING CORP		P O BOX 1056	MOREHEAD KY 40351	592 VICTORIA WAY
041-00-008.000	HULETTE WILLIAM SYDNEY & TERRI CECIL		109 OSPREY WAY	GEORGETOWN KY 40324-8683	1014 WHITE OAK RD



Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. S-2026-28

August 20, 2026

VEGA JUAN D
686 ANDERSON RD
GEORGETOWN KY 40324-9278

Dear Resident / Property Owner,

As an adjoining property owner, you are being notified that an application has been filed with the Scott County Board of Adjustment by Edward and Sharon Boll, requesting a Conditional Use Permit for the construction of a secondary dwelling unit at the property addressed on White Oak Road, zoned A-1 (Agricultural) with Parcel ID: 041-00-007.000.

The application will be considered by the Board on **September 3 at 5:00 PM**. The location will be the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor.

If you have any questions, you can reach out at [REDACTED] or by phone at 502-867-3701.

Sincerely,

T. Tusam

Toshi Tusam
Planner I

CONDITIONAL USE PERMIT APPLICATION
4903 IRONWORKS ROAD
Staff Report to the Scott County Board of Adjustment
September 3rd, 2026

FILE NUMBER: S-2026-29

PROPOSAL: Conditional Use Permit for a secondary residence.

LOCATION: 4903 Ironworks Road

APPLICANT: Elisa Adam of Adam Farm LLC.

CONSULTANT: N/A

STATISTICS:

Zone: A-1 (Agricultural)

Surrounding Zone A-1 (Agricultural)

(s):

Site Acreage: 10.128 acres

Access (Directly): Ironworks Road

Access

(Nearest Arterial): Ironworks Road

Context: Approximately 0.8 miles east of the T-section of Ironworks and Frankfort Road



BACKGROUND:

Elisa Adam (hereinafter referred to as "Applicant") is requesting approval of a Conditional Use Permit to construct a secondary single-family residence for a farm worker upon the property addressed 4903 Ironworks Road ("Project Site").

The Project Site consists of 10.128 acres and is zoned A-1 (Agricultural). The property currently hosts an existing single-family residence and accessory structures. There are no previous Board of Adjustment records for the subject property.

APPLICATION REQUEST:

The proposal is for a two-story, 26'x36' building to the north of the existing residence, the bottom floor of which would be a garage with storage of personal property, farm equipment, and vehicles, whereas the second floor would be a dwelling unit with all accoutrements for residential purposes. The garage element of the structure is a by-right use for any A-1-zoned property, whereas the secondary residence is a conditional use.

The Applicant has stated that farm workers would inhabit this space on the top floor of this proposed structure. The dwelling unit upon the top floor would host employees which assist in the equine care conducted upon the site.

The proposed secondary residence will be served by the existing driveway and access point from Ironworks Road. Any additional utility improvements will be subject to review and approval by the applicable agencies.

ISSUES & ANALYSIS:

Section 4.1.1 (2.a.xii) of the *Georgetown-Scott County Zoning Ordinance* permits secondary single-family residences for family members or farm workers as a conditional use within the A-1 zoning district.

Per the *Schedule of Area and Dimension Regulations*, the A-1 zoning district allows one (1) dwelling unit per five (5) acres. With a total area of 10.128 acres, the subject property meets the density requirement to support the additional dwelling unit.

The proposal drawings indicate that the secondary residence would be 30 feet removed from the existing primary residence, whereas the typical minimum A-1 setback between structures is 50 feet, and the recommended minimum distance between structures in the case of secondary residence conditional use permits is 100 feet so as to prevent to the potential creation of non-conforming residential structures in the event of future subdivision. The Applicant has stated that the intent of the 30' distance between structures is to allow for convenient proximity to the existing residence. Staff recommends 100 feet between the two buildings as a condition of this proposal, and the Board may apply or remove this condition as it sees fit.

Based on the information provided, the request is consistent with the intent of the A-1 zoning district. Approval of this request is not anticipated to adversely affect public health, safety, or welfare, alter the character of the surrounding area, create a hazard or nuisance, or result in an unreasonable circumvention of the zoning regulations.

FINDINGS:

1. The Project Site is a 10.128-acre parcel zoned A-1 (Agricultural).
2. Section 4.1.1 (2.a.xii) of the *Zoning Ordinance* permits secondary residences for family members or farm workers as a conditional use in the A-1 district. Application material explicitly designates the proposal for the residential use of farm staff.
3. The A-1 zone permits one dwelling per five acres, and the Project Site meets this density requirement.
4. Approval of the Conditional Use Permit is not anticipated to adversely impact public health, safety, or welfare or alter the character of the general vicinity.
5. Staff recommends the condition that the secondary residence should be 100 feet from the existing structure, as opposed to the proposed 30 feet, so as to prevent the potential future creation of non-conforming structures in the event the property were to be subdivided. If the Board does not see it fit to apply this condition, it is within their purview to remove it.

RECOMMENDATIONS:

Staff recommends **Approval** of the Conditional Use Permit for a secondary residence upon the property addressed 4903 Ironworks Road. Should the Board approve the application, Staff recommends the following:

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 Conditional Use Permit shall become null and void upon the sale or transfer of ownership of the Project Site.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.
5. The Applicant shall acquire an address for the dwelling, free of cost, from the GSCPC GIS Department.
6. The Applicant shall build the secondary residence at least 50 feet from all property lines.
7. The Applicant shall build the secondary residence at least 100 feet from the primary residence to eliminate the need for a variance should the property be subdivided in the future.
8. Any and all requirements of WEDCO as it pertains to private sanitary sewer service.
9. Any and all requirements of GMWSS as it pertains to water service.
10. Any and all requirements of Kentucky Utilities as it pertains to electric service.
11. Any more than three residences, lots, or combination thereof served by the existing driveway shall require either a different entrance or an upgrade to public road standards.
12. The secondary residence shall not be located within any drainage lines or flood zone areas as identified by FEMA mapping.

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: 5-2026-29 DATE FEE RECEIVED: 07/30/2026 (paid via credit card)

1. APPLICANT ELISA ADAM ADAM FARM LLC

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 4903 Iron Works Rd Georgetown KY 40324

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

5. EXISTING USE Residence on 10.13 acres w/ barn ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST Garage with storage and upstairs living quarters for farm labor help

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.

APPLICANT

DATE

Dear Members of the Scott County Board of Adjustment:

I respectfully request approval of a Conditional Use Permit to construct a detached garage with accessory living quarters on my property located at **4903 Iron Works Road, Georgetown, Kentucky**. My property is an A-1 (Agricultural) Zoned property which has a density requirement of 1 dwelling unit per 5 acres. This would be the second dwelling unit.

The proposed building will measure **26 feet by 36 feet** and will be located approximately **30 feet north of the existing residence** and **75 feet from the nearest adjoining property line** shared with Pine Knoll Farm. The structure will be constructed on a concrete slab and finished with the same white metal siding and black trim used on the existing residence and barn, creating a cohesive appearance that is consistent with the surrounding residences and agricultural properties.

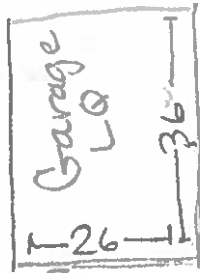
The garage will provide needed storage for personal property, farm equipment, and vehicles. The accessory living quarters on the second floor will include two bedrooms, a full bathroom with washer and dryer, a kitchenette, and a living area. The accessory living quarters will provide on-site accommodations for individuals assisting with the care of horses and other farm-related activities, allowing assistance to be available when needed. The living quarters are intended solely as accessory housing for farm help.

The proposed structure will comply with all applicable Scott County building and zoning requirements, including required setbacks and applicable construction standards. The proposed structure is designed to be compatible with the existing character of the property and surrounding area and is not expected to adversely affect neighboring properties, traffic, public safety, or the general character of the area.

I respectfully request the Board's approval of this Conditional Use Permit. Thank you for your time and consideration of my application.

Sincerely,

Elisa Adam



30'

parking

parking

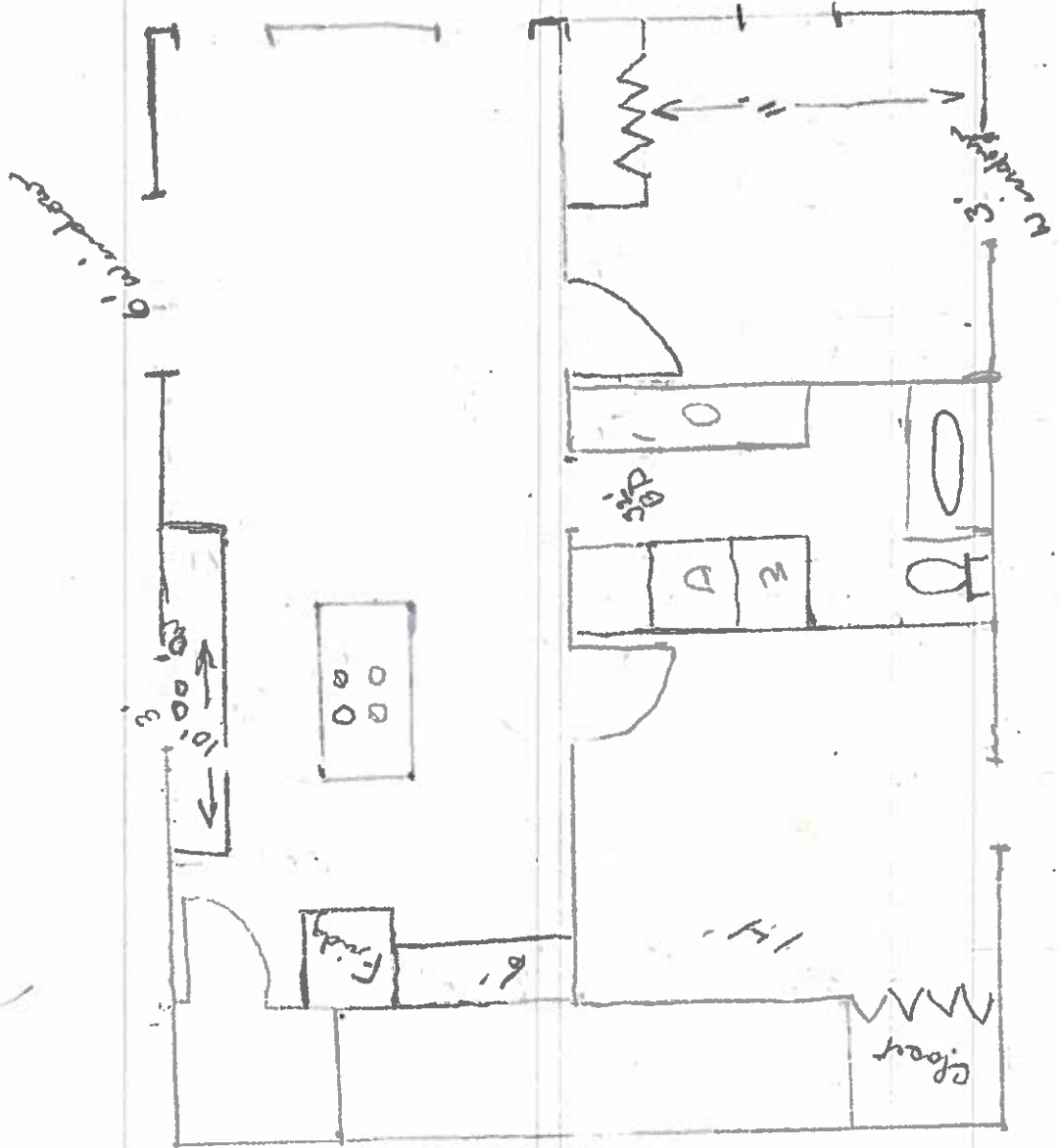
75'

driveway

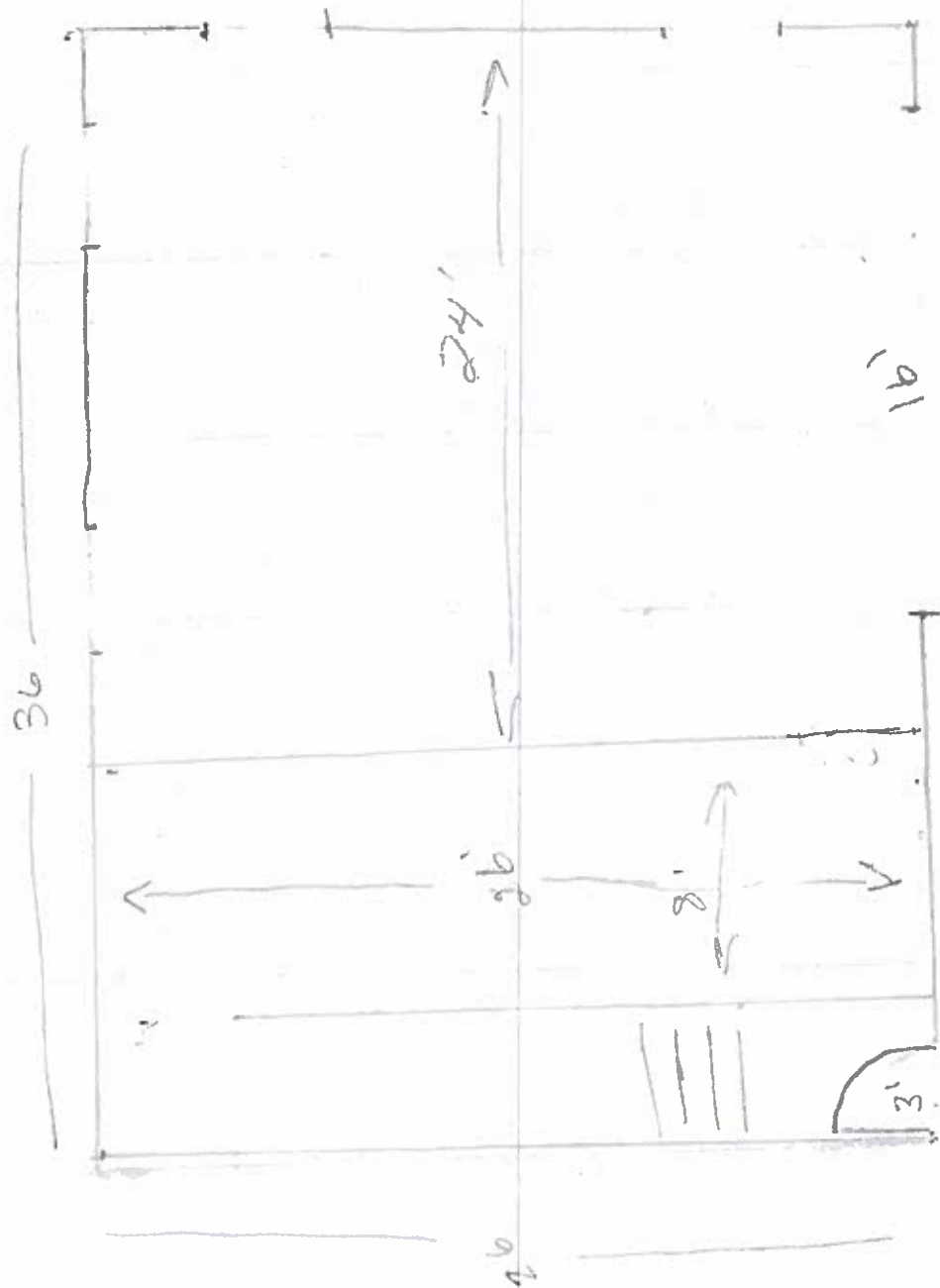


fence line w/ neighbor, Gillian Vallis

405



405





Proposed
Barn w/
accessory
dwelling
26x36
exterior
30' N of Hou
75' W of
closest
neighbor

Noah Smith

From: Elisa Adam [REDACTED]
Sent: Friday, August 21, 2026 2:04 PM
To: Noah Smith
Subject: 4903 Iron Works Rd

Nate,

Thank you for your call regarding my application for the conditional use permit.

The structure in question is to be situated 30' from the house for convenience because the primary purpose is storage for personal items, vehicles and some farm items. The upstairs living quarters are for visitors and farm help as needed. Please let me know if you need further information regarding the project.

Thanks,

Elisa [REDACTED]





Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. S-2026-29

August 20, 2026

VEGA JUAN D
686 ANDERSON RD
GEORGETOWN KY 40324-9278

Dear Resident / Property Owner,

As an adjoining property owner, you are being notified that an application has been filed with the Scott County Board of Adjustment by Elisa Adam, requesting a Conditional Use Permit for the construction of a secondary dwelling unit at the property addressed 4903 Ironworks Road, zoned A-1 (Agricultural).

The application will be considered by the Board on **September 3, 2026 at 5:00 PM EST (4:00 PM CST)**. The location will be the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor.

If you have any questions, you can reach out at [REDACTED] or by phone at 502-867-3701.

Sincerely,

T. Tusam

Toshi Tusam
Planner I

CONDITIONAL USE PERMIT APPLICATION
1792 Locust Fork Road
Staff Report to the Scott County Board of Adjustment
September 3rd, 2026

FILE NUMBER: S-2026-30

PROPOSAL: Conditional Use Permit for a secondary residence for a family member or farm worker.

LOCATION: 1792 Locust Fork Road.

APPLICANT: Mary Meyers.

CONSULTANT: N/A



STATISTICS:

Zone: A-1 (Agricultural)
Surrounding Zone A-1 (Agricultural)
(s):
Site Acreage: 117.625 acres
Access (Directly): Locust Fork Road
Access
(Nearest Arterial): Bounds Pike & Long Lick Pike.
Context: Approximately 0.4 miles southwest of the intersection of Long Lick Pike and Locust Fork Road.

BACKGROUND:

Mary Meyers (hereinafter referred to as "Applicant") is requesting approval of a Conditional Use Permit to construct a secondary single-family residence for a family member upon the property addressed 1792 Locust Fork Road ("Project Site").

The Project Site consists of 117.625 acres and is zoned A-1 (Agricultural). The property currently hosts an existing single-family residence and accessory structures. There is one previous application to the Board of Adjustment for the Project Site, a conditional use permit for a home occupation which was denied in 1988.

APPLICATION REQUEST:

The proposed residence would be a roughly 5,600 square foot building, two stories high with a basement. It would be a place of residence for family members of the property owner. This new home would have its own separate dedicated driveway with entrance from Locust Fork Road.

ISSUES & ANALYSIS:

Section 4.1.1 (2.a.xii) of the *Georgetown-Scott County Zoning Ordinance* permits secondary single-family residences for family members or farm workers as a conditional use within the A-1 zoning district.

Per the *Schedule of Area and Dimension Regulations*, the A-1 zoning district allows one (1) dwelling unit per five (5) acres. With a total area of over 117 acres, the Project Site meets the density requirement to support the additional dwelling unit.

The typical minimum A-1 setback between structures is 50 feet, and the recommended minimum distance between structures in the case of secondary residence conditional use permits is 100 feet so as to prevent to the potential creation of non-conforming structures in the event of future subdivision. The Applicant has indicated that this will be the case, and Staff recommends 100 feet between the two buildings as a condition of this proposal.

Based on the information provided, the request is consistent with the intent of the A-1 zoning district. Approval of this request is not anticipated to adversely affect public health, safety, or welfare, alter the character of the surrounding area, create a hazard or nuisance, or result in an unreasonable circumvention of the zoning regulations.

FINDINGS:

1. The Project Site is a 117-acre parcel zoned A-1 (Agricultural).
2. Section 4.1.1 (2.a.xii) of the *Zoning Ordinance* permits secondary residences for family members or farm workers as a conditional use in the A-1 district. Application material explicitly designates the proposal for the use of family members.
3. The A-1 zone permits one dwelling per five acres, and the Project Site meets this density requirement.
4. Approval of the Conditional Use Permit is not anticipated to adversely impact public health, safety, or welfare or alter the character of the general vicinity.
5. Staff recommends the condition that the secondary residence should be 100 feet from the existing structures so as to prevent the potential future creation of non-conforming structures in the event the property were to be subdivided.
6. The Scott County Roads Department should review the proposed new entrance upon Locust Fork.

RECOMMENDATIONS:

Staff recommends **Approval** of the Conditional Use Permit for a secondary residence for a family member at 1792 Locust Fork Road. Should the Board approve the application, Staff recommends the following:

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 Conditional Use Permit shall become null and void upon the sale or transfer of ownership of the Project Site.

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: 5-2026-30

DATE FEE RECEIVED: 8-13-26

Credit card

1. APPLICANT Mary Myers

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 1792

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

5. EXISTING USE farmland

ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST Build a 2nd home

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.

APPLICANT

DATE

8/13/26



Noah Smith

From: Jimmy Myers [REDACTED]
Sent: Tuesday, August 25, 2026 12:29 PM
To: Noah Smith
Subject: Re: 1822 locust fork road secondary dwelling

Thanks a bunch. We will be putting a new driveway in. Access will be from Locust Fork Rd.
On Tue, Aug 25, 2026 at 12:18 PM Noah Smith [REDACTED] wrote:

Jimmy,

Thank you for the detail here and I will be sure this is all noted in the record. Lastly, are you thinking of using the existing driveway, or putting in a new driveway? If so, where is that driveway accessing from?

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

***Security Alert:** We will never ask for sensitive information (payments, passwords, banking details) via email. If this message is unexpected, please contact us directly before clicking links or opening attachments.*

From: Jimmy Myers [REDACTED]
Sent: Tuesday, August 25, 2026 11:27 AM
To: Noah Smith [REDACTED]
Subject: Re: 1822 locust fork road secondary dwelling

Hi there Noah, thanks for reaching out.



MICROTOWN-SCOTT CO. PLANNING COMMISSION
 GEOGRAPHIC INFORMATION SYSTEM (GIS)

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Map created by the Scott County Planning Commission GIS
 230 E. Main St., Georgetown, KY 40324
 502-867-3701 www.scottpc.com
 6/19/2025 JDF

Site

Notified Parcels

Parcels

MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
052-00-004.000	MOODY DANIEL & SHIRLEY IRREVOCABLE TRUST		2083 LOCUST FORK RD	STAMPING GROUND KY 40379-9626	2083 LOCUST FORK RD
052-00-013.000	RICHARDSON JOHN G & LINDA D		1851 LOCUST FORK RD	STAMPING GROUND KY 40379	1851 LOCUST FORK RD
052-00-020.000	YOUNG GWENDOLYN & GLENN		1777 LOCUST FORK RD	STAMPING GROUND KY 40379	1777 LOCUST FORK RD
053-00-003.000	RICE ROY & VIOLA		979 SEBREE RD	STAMPING GROUND KY 40379	1688 LOCUST FORK RD
053-00-004.000	FOX STEVEN & BARBARA J	C/O ANDREW TACKETT	1774 LOCUST FORK RD	STAMPING GROUND KY 40379	1774 LOCUST FORK RD
033-00-028.000	LYONS JAMES ALVIN & DEBORAH K		705 DUVALL STATION RD	GEORGETOWN KY 40324	BOND PIKE
052-00-016.000	INGLE DAVID J & CAROL D		1847 LOCUST FORK RD	STAMPING GROUND KY 40379	1847 LOCUST FORK RD
052-00-007.000	MYERS JAMES & MARY TRUST		1822 LOCUST FORK RD	STAMPING GROUND KY 40379-9047	1822 LOCUST FORK RD
052-00-001.001	SHORT TERESA DAVIS		2468 BOND PIKE	STAMPING GROUND KY 40379	2468 BOND PIKE
052-00-007.001	MYERS JAMES & MARY TRUST		1822 LOCUST FORK RD	STAMPING GROUND KY 40379-9047	LOCUST FORK RD
052-00-007.002	MYERS JAMES & MARY TRUST		1822 LOCUST FORK RD	STAMPING GROUND KY 40379-9047	LOCUST FORK RD
052-00-007.003	MYERS JAMES & MARY TRUST		1822 LOCUST FORK RD	STAMPING GROUND KY 40379-9047	LOCUST FORK RD
052-00-007.004	MYERS JAMES & MARY TRUST		1822 LOCUST FORK RD	STAMPING GROUND KY 40379-9047	LOCUST FORK RD
052-00-001.000	SHORT DAVID C & TERESA D		2468 BOND RD	STAMPING GROUND KY 40379	BOND PIKE
052-00-008.000	MOODY RICHARD A & PEGGY S		428 MCCLURE RD	WINCHESTER KY 40391-9784	1957 LOCUST FORK RD



Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. S-2026-30

August 20, 2026

MOODY DANIEL & SHIRLEY IRREVOCABLE TRUST
2083 LOCUST FORK RD
STAMPING GROUND KY 40379-9626

Dear Resident / Property Owner,

As an adjoining property owner, you are being notified that an application has been filed with the Scott County Board of Adjustment by Mary Myers, requesting a Conditional Use Permit for the construction of a secondary dwelling unit at the property addressed 1792 Locust Fork Road, zoned A-1 (Agricultural).

The application will be considered by the Board on **September 3, 2026 at 5:00 PM EST (4:00 PM CST)**. The location will be the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor.

If you have any questions, you can reach out at [REDACTED] or by phone at 502-867-3701.

Sincerely,

T. Tusam

Toshi Tusam
Planner I

VARIANCE APPLICATION
108 ALTON COURT
Staff Report to the Scott County Board of Adjustment
September 3, 2026

FILE NUMBER: S-2026-31

PROPOSAL: Reduction of minimum side yard setback in the A-1 zone from 50 feet to 30 feet.

LOCATION: 108 Alton Court

APPLICANT: DB Irwin III

CONSULTANT:

STATISTICS:

Zone:	A-1
Surrounding Zone (s):	A-1
Site Acreage:	5.0 ac
Access (Direct):	Alton Court
Access (Nearest Arterial):	Lemons Mill Road
Context:	East of I-75, north of Lemons Mill Road



BACKGROUND:

DB Irwin III ("Applicant") is requesting a variance in the form of a reduction of the minimum side yard setback in the A-1 zone from 50 feet to 30 feet for the property addressed 108 Alton Court for the construction of an accessory structure. The Applicant began construction of the structure without a building permit or other permissions, and a stop work order was issued. The Applicant states that the contractor they hired advised them on the building location, which is not compliant with standards, as well as the permitting process. The Applicant is now seeking a variance to be able to finish construction.

ISSUES & ANALYSIS:

Per the *Schedule of Dimension Area Regulations*, the typical minimum A-1 side yard setbacks are 50 feet. The Applicant has filed for a Variance to reduce this requirement to 30 feet. Staff confirmed these dimensions during a site visit. The Applicant has indicated that the reduced side yard setback is intended to allow for the construction of a multipurpose accessory structure.

"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."*

KRS 100.243: "...the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare..."

Staff finds that the variance would not adversely affect the public health, safety, or welfare.

KRS 100.243: "[The Board must find that the variance] ...will not alter the essential character of the general vicinity..."

Staff finds that the proposed variance would not alter the character of the general vicinity. Homes within the development do have accessory structures, however, they are located with appropriate setbacks from property lines. Typically, allowing a departure from the regulations would create non-conformity with the general vicinity. In this case, the Applicant has provided robust vegetative screening that shields the building from view from the road and other properties. Since the building will be screened effectively on all sides, it will not impair the character of the general vicinity.

KRS 100.243: "[The Board must find that the variance]will not allow an unreasonable circumvention of the requirements of the zoning regulations."

Staff finds that the proposal would allow an unreasonable circumvention of zoning regulations. A site visit was conducted by staff, and other areas for construction that would be compliant with the requirements of the ordinance exist on site. Some areas are constrained by septic fields, established trees, slopes, and drainage areas. Other areas are segregated from the rest of the property by a small stream or creek.

However, there are still other buildable areas that would require less relief from the regulations, or may be compliant with the regulations. Staff posits that had the Applicant consulted with the Planning Commission office, or Building Inspection, before construction, a more favorable site may have been selected that requires less relief from the regulations, or may have been compliant with regulations. As KRS 100.243 requires that the relief granted must be the minimum needed for reasonable use of the property, staff finds that granting this variance would allow an unreasonable circumvention of the regulations.

KRS 100.243: "[The Board shall consider whether] *The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone:*"

As a pentagonal 5 acre parcel, this parcel is similar in size and character to other properties in the general vicinity. Features such as slopes, drainage areas, septic fields, and established trees limit buildable area. However, research of plats and area topography reveal that other parcels within the development face similar restrictions. Staff finds that this parcel does not face any unique circumstances that are not present on other properties in the general vicinity. Staff again posits that there are other areas within the parcel that would have been more suitable for construction that would have required less relief from the regulations.

KRS 100.243: "[The Board shall consider whether] *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:*"

Staff, finds that the strict application of the provisions of the setback regulation may deprive the applicant of reasonable use of the property. However, the relief requested may not be the minimum required to allow for reasonable use of the property. Other sites exist on the property that may require less relief from the regulations to complete construction.

KRS 100.243: "[The Board shall consider whether] The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought."

The application meets this requirement.

KRS 100.243: "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."

There have been no willful violations of the Ordinance.

Closing Analysis:

Staff finds that the application does not meet the standards outlined in KRS 100.243. Granting this variance would allow for an unreasonable circumvention of the ordinance.

Findings:

- 1) The Project site is a 5 acre property, zoned A-1.
- 2) The proposal is for a variance from the minimum A-1 side yard setback requirement, in the form of a reduction from 50 feet to 30 feet.
- 3) The proposal would not adversely affect the public health, safety or welfare.
- 4) While the property faces some constraints, other properties in the general vicinity face similar challenges.
- 5) There are other sites on the parcel that would require less relief from the regulations to complete construction.
- 6) The Applicant has provided robust vegetative screening, limiting the visibility of the structure.
- 7) The Applicant was unaware of the requirements of the ordinance, and relied on the advice of a contractor for site selection.
- 8) A variance is now required to complete construction.
- 9) Granting this variance would allow an unreasonable circumvention of the ordinance, as it may not be the minimum relief required to provide reasonable use of the property.

RECOMMENDATION:

Given findings and analysis, staff recommends **Denial** of the requested variance for a reduction of the side yard A-1 setback on the basis that it does not meet the standards of KRS 100.243. Should the Board motion to approve this application, staff recommends the following.

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 shall return to the Board prior to any changes.
4. The Applicant shall acquire a building permit from Building Inspection prior to beginning construction.

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: 5-2026-31

DATE FEE RECEIVED: 8/13/26 41114

RECEIVED

PLANNING COMMISSION
AUG 13 2026

1. APPLICANT DB Erwin III

MAILING ADDRESS [REDACTED]

PHONE NO. [REDACTED]

EMAIL [REDACTED]

2. TYPE OF REQUEST (Check one or more)

☒ VARIANCE

☐ CONDITIONAL USE PERMIT

☐ HOME OCCUPATION (CUP)

☐ ADMINISTRATIVE REVIEW

3. PROJECT SITE 108 Allen Court Georgetown KY 40324

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

5. EXISTING USE Residence

ZONING DISTRICT A1

6. DESCRIPTION OF REQUEST Reduce side yard setback from 50 Feet to 30 Feet to accommodate a studio space for the property owner

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.

[Signature]

APPLICANT

8/12/26

DATE

108 ALTON COURT NARRATIVE STATEMENT

A. 108 Alton Court is possessed of certain special conditions, which in this case justify varying the building setback from 50 feet to 30 feet. The back yard area immediately behind the residence has a pronounced slope which makes it unsuitable as a building site. The only other open space within the backyard area of the lot, which was fenced by prior Owner is in a cleared space that contains the septic field for the house and would not permit construction. The property also contains a number of large rocks in the ground which would interfere with the foundation of the structure he wishes to build if otherwise sited.

To otherwise locate a structure on his property, would require locating the structure on the facing slope which is similarly steep to the lower portions of the slope below the proposed building site, in addition to being in an area remote from the residence, which lies across a small creek, and outside the fencing installed by a prior owner which sets apart the secure backyard area from the remainder of the property. These conditions would make the structure less accessible, and would not be as protected for Mr. Irwin's children to be able to use and enjoy the space.

B. A literal interpretation of the zoning ordinance-in this case, specifically the 50 ft building setbacks- would prevent the property owner from being able to build the structure that he wishes to in order to have a safe, contemplative space for quiet enjoyment with his children and for his writing and artistic endeavors. Mr. Irwin desires a space where he can create, think, write, exercise, and spend quiet time surrounded by the natural beauty of this property, which was a major influence in his decision to purchase this particular property.

C. None of the conditions set forth in section A above are the result of the property owner's previous actions. He takes the property as he purchased it, with these impediments existing naturally or from prior owners' decisions.

D. The requested variance of side yard setback from 50 feet to 30 feet allows for the structure to be placed within the backyard area near Mr. Irwin's home and is the minimum variance necessary to allow that structure to be safely sited. In addition with this variance, Mr. Irwin can take advantage of existing trees on the property which provide a natural screen of the proposed studio space from the nearest neighbor.



Georgetown/ Scott County Planning Commission

230 East Main Street, Georgetown, Kentucky 40324
502-867-3701

AFFIDAVIT

This Affidavit certifies that John Sorbe can represent my
interest at the Planning Commission/Board of Adjustment Public Hearing
scheduled for September 3rd, 2026 to discuss the
Variance project.

[Signature]
Owner or Owners Agent*

SUBSCRIBED AND SWORN to before me by
DB Irwin, Applicant, On this the 12th day of
August, 2026.

[Signature]
Notary Public
State at Large

10/27/2029
Expiration date

* Owners Agent must be verified by notarized letter from the owner indicating the appointment of the agent.

COMMONWEALTH OF KENTUCKY
SCOTT CIRCUIT COURT
CIVIL ACTION NO. _____

D.B. IRWIN, III

PLAINTIFF

v.

COMPLAINT

C. Ross Builder/Remodeler, LLC

DEFENDANT

Comes the Plaintiff, D.B. Irwin, III, by counsel, and for his Complaint against Defendant C. Ross Builder/Remodeler, LLC states as follows:

PARTIES, JURISDICTION AND VENUE

1. Plaintiff, D.B. Irwin, III ("Mr. Irwin"), is an individual residing in Scott County, Kentucky, with an address of 108 Alton Court, Georgetown, KY 40324.
2. Defendant C. Ross Builder/Remodeler LLC is a Kentucky limited liability company doing business in Scott County, Kentucky, whose principal place of business and address is 4325 Saron Drive, Lexington, KY 40515.
3. This action is proper in Circuit Court because the amount in controversy meets the floor minimum jurisdictional amount for actions in Circuit Court.
4. Venue is proper in Scott County because the acts and omissions giving rise to this action occurred in Scott County, and the work to be performed by Defendant was to be performed in Scott County.

FACTUAL ALLEGATIONS

5. Plaintiff is the owner of the property located at 108 Alton Court Georgetown, Kentucky 40324 on which he intends to construct a geodesic dome structure.
6. Plaintiff engaged Trillium Domes and its owner, Johnny Bayles, who is very experienced with construction of these structures, and who had agreed to travel to Georgetown, Kentucky from June 15 through June 29, 2026, to personally supervise construction.

7. Plaintiff contacted Defendant near the end of April, 2026 regarding construction services related to this project, and informed Defendant that the project would be in cooperation with Trillium Domes, and emphasized repeatedly that time was of the essence because of Mr. Bayles' limited availability to oversee the project.

8. Plaintiff had previously scheduled family events that prevented construction beginning before June 10, and Defendant knew this when undertaking the job.

9. Plaintiff informed Defendant that all concrete footings and the supporting deck platform needed to be completed before June 15, 2026.

10. Defendant represented that he could complete the required work within the necessary schedule.

11. Defendant further represented that he was a licensed and bonded contractor familiar with Scott County and City of Georgetown construction requirements.

12. Defendant knew or should have known that Plaintiff was relying on his expertise with these requirements

13. Defendant specifically advised Plaintiff that the project did not require building permits, stamped engineering plans, or inspections because the property was agriculturally zoned.

14. Plaintiff reasonably relied upon Defendant's representations when proceeding with construction.

15. Defendant personally supervised placement of the structure, including the location of the concrete footers.

16. Plaintiff and Defendant discussed the placement of the structure on numerous occasions, making adjustments during layout because Defendant was unfamiliar with the system used to establish the dodecahedron foundation.

17. At no point during layout or construction did Defendant advise Plaintiff that the structure violated setbacks, zoning requirements, or other applicable regulations with which he represented himself to be fully familiar.

18. Throughout the project Defendant repeatedly failed to perform work he had agreed to perform and performed other work in an inadequate, deficient, or incorrect manner.

19. On or about June 24, 2026, without completing the contracted work, and without justification, Defendant abruptly abandoned the project.

20. Defendant ordered his crew to cease all work immediately, remove their tools and equipment, dismantle scaffolding, and leave the jobsite.

21. Defendant claimed that he had already expended more than the \$10,000 Plaintiff had paid him as an advance, despite the project remaining substantially incomplete.

22. Defendant further threatened to dump construction debris from a trailer left on Plaintiff's property unless he received immediate payment.

23. Although Defendant ultimately did not dump the debris, his conduct caused Plaintiff unnecessary expense, delay, and distress.

24. After Defendant abandoned the project, Defendant's foreman informed Plaintiff that Defendant had failed to pay the workers for labor they had already performed.

25. Plaintiff paid the foreman \$900 through Cash App to satisfy unpaid wages owed by Defendant to the workers and additionally paid workers directly for labor performed after Defendant abandoned the project in order to preserve the partially completed structure.

26. Plaintiff also incurred additional expenses to rent equipment, retain replacement labor, and continue construction sufficiently to mitigate damages and protect the structure from weather damage.

27. On or about July 6, 2026, Plaintiff received a telephone call from a Scott County/Georgetown building inspector advising that an anonymous complaint had been made concerning an allegedly unauthorized and unpermitted construction project on Plaintiff's property.

28. This Complaint was investigated and resulted in a stop-work order on the project.

29. Plaintiff informed the inspector that Defendant had represented that permits, stamped engineering plans, and inspections were unnecessary.

30. Plaintiff subsequently learned that Defendant's representations regarding permitting requirements were false.

31. As a result, Plaintiff has been required to undertake permitting, zoning, and engineering review at significant additional expense.

32. Despite abandoning the project and failing to perform substantial portions of the contracted work, Defendant has asserted that Plaintiff owes him approximately \$14,000 in additional compensation.

33. Defendant's actions have caused Plaintiff substantial financial damages, including but not limited to:

- a. The \$10,000 paid to Defendant;
- b. Payments made to Defendant's unpaid workers;
- c. Additional labor costs;
- d. Equipment rental expenses;
- e. Engineering, permitting, and zoning costs which are ongoing;
- f. Costs of correcting defective work;
- g. Delay damages; and
- h. Any additional damages proven at trial.

COUNT I – BREACH OF CONTRACT

34. Plaintiff incorporates the allegations of paragraphs 1-33 as if fully set forth herein.

35. Plaintiff and Defendant entered into an agreement whereby Defendant agreed to perform construction services in exchange for compensation.

36. Plaintiff fully or substantially performed his obligations under the agreement, including payment of \$10,000.

37. Defendant materially breached the agreement by, among other things:

- a. Failing to perform promised work;
- b. Performing work in a deficient manner;
- c. Abandoning the project before completion; and
- d. Failing to provide the services for which he was hired.

38. Plaintiff has been damaged by Defendant's breach in an amount to be determined at trial.

39. Such damages are the direct result of Defendant's breach.

COUNT II – NEGLIGENCE

40. Plaintiff incorporates the allegations of Paragraphs 1-39.

41. Defendant owed Plaintiff a duty to perform construction services with the degree of skill and care ordinarily exercised by reasonably competent contractors.

42. Defendant breached that duty through deficient supervision, improper construction practices, inaccurate advice regarding zoning and permitting requirements, and abandonment of the project.

43. Defendant's negligence directly and proximately caused Plaintiff's damages.

COUNT III – NEGLIGENT MISREPRESENTATION

44. Plaintiff incorporates the allegations of paragraphs 1-43.

45. Defendant represented that permits, engineering plans, and inspections were unnecessary and that he was knowledgeable regarding local building requirements.

46. Defendant supplied this information in the course of his business, and knew or should have known that Plaintiff was relying on those representations.

47. Plaintiff reasonably relied upon these representations.

48. The representations were false or made with reckless disregard to their truth or falsity.

49. Plaintiff suffered damages as a direct result of relying upon Defendant's representations.

COUNT IV – UNJUST ENRICHMENT

50. Plaintiff incorporates the allegations of paragraphs 1-49 as if fully set forth herein.

51. Defendant received \$10,000 from Plaintiff.

52. Defendant failed to provide the value of services promised in exchange for those funds.

53. Plaintiff paid to Defendant's employees funds on behalf of the Defendant when Defendant failed to pay those same funds.

54. It would be inequitable for Defendant to retain those funds without compensating Plaintiff.

PRAYER FOR RELIEF

WHEREFORE, Plaintiff respectfully requests that the Court:

- I. Award compensatory damages in an amount to be determined at trial;

- II. Award restitution of amounts wrongfully retained by Defendant;
- III. Award Plaintiff his costs of this action, including reasonable fee for his attorney;
- IV. Award prejudgment and post-judgment interest as permitted by law;
- V. Any all other legal and equitable relief to which Plaintiff is entitled.

Respectfully submitted,

/s/ John M. Sosbe

John M. Sosbe

Sosbe Law Firm, PLLC



AOC-E-105 Sum Code: CI
Rev. 9-14

Commonwealth of Kentucky
Court of Justice Courts.ky.gov

CR 4.02; Cr Official Form 1



Case #: **26-CI-00859**

Court: **CIRCUIT**

County: **SCOTT**

CIVIL SUMMONS

Plaintiff, IRWIN, D.B. III VS. C ROSS BUILDER/REMODELER, LLC, Defendant

**TO: ROBERT C ROSS JR
4325 SARON DRIVE
LEXINGTON, KY 40515**

Memo: Related party is C ROSS BUILDER/REMODELER, LLC

The Commonwealth of Kentucky to Defendant:
C ROSS BUILDER/REMODELER, LLC

You are hereby notified that a **legal action has been filed against you** in this Court demanding relief as shown on the document delivered to you with this Summons. **Unless a written defense is made by you or by an attorney on your behalf within twenty (20) days** following the day this paper is delivered to you, judgment by default may be taken against you for the relief demanded in the attached complaint.

The name(s) and address(es) of the party or parties demanding relief against you or his/her (their) attorney(s) are shown on the document delivered to you with this Summons.

A handwritten signature in black ink, appearing to read "J. Maister".

Scott Circuit Clerk
Date: 8/11/2026

Proof of Service

This Summons was:

☐ Served by delivering a true copy and the Complaint (or other initiating document)

To: _____

☐ Not Served because: _____

Date: _____, 20____

Served By

Title

Summons ID: @90006051335
CIRCUIT: 26-CI-00859 Certified Mail
IRWIN, D.B. III VS. C ROSS BUILDER/REMODELER, LLC





Commonwealth of Kentucky
Tina Foster, Scott Circuit Clerk

Case #: 26-CI-00859

Envelope #: 14526911

Received From: JOHN SOSBE

Account Of: JOHN SOSBE

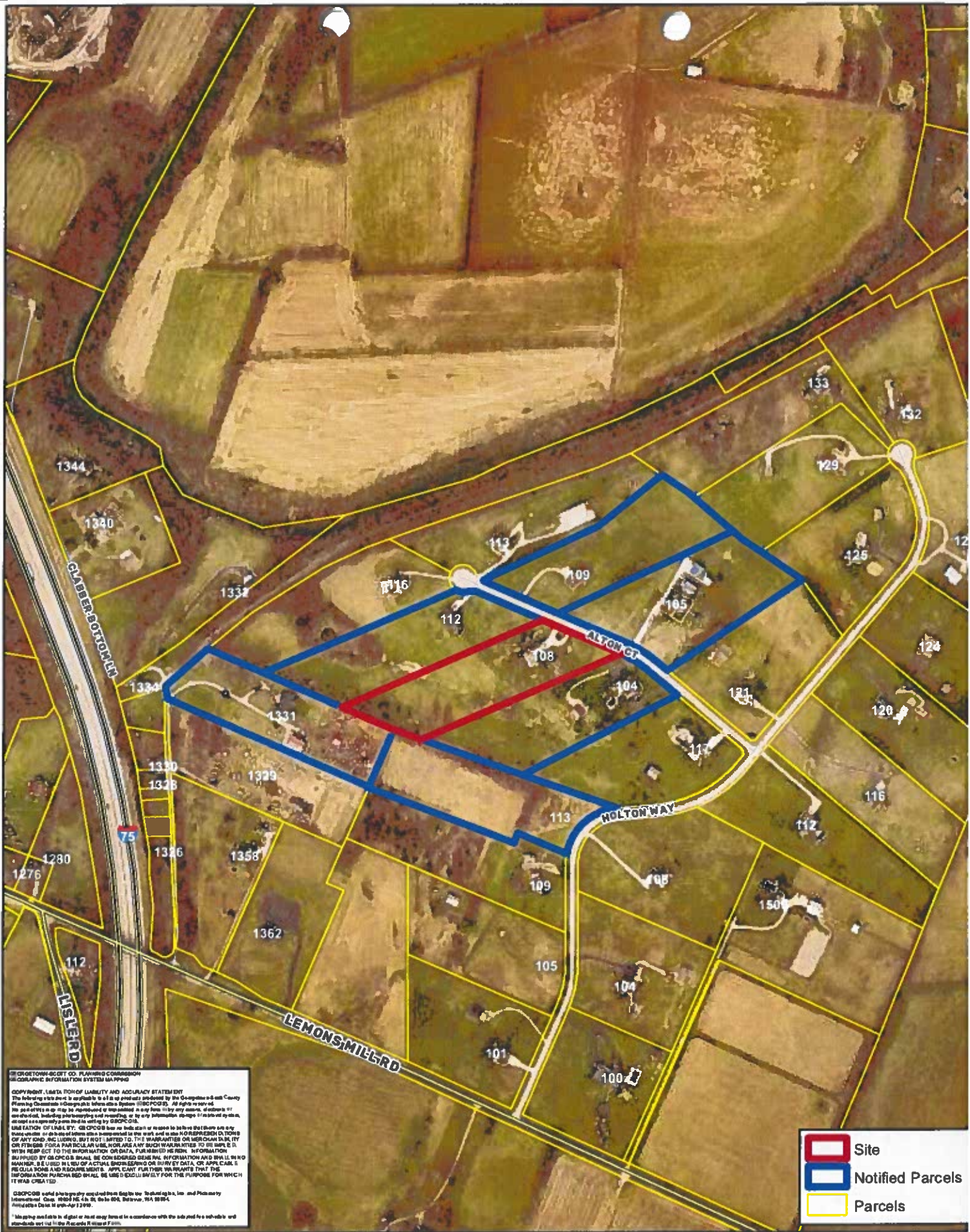
Case Title: IRWIN, D.B. III VS. C ROSS

Confirmation Number: 225403677

BUILDER/REMODELER, LLC
Filed On 8/11/2026 10:14:39 PM

#	<u>Item Description</u>	<u>Amount</u>
1	Court Facilities Fee	\$25.00
2	Access To Justice Fee	\$20.00
3	Money Collected For Others(Court Tech. Fee)	\$20.00
4	Money Collected For Others(Postage)	\$35.00
5	Money Collected For Others(Attorney Tax Fee)	\$5.00
6	Library Fee	\$1.00
7	Civil Filing Fee	\$188.00
8	Charges For Services(Copy - Photocopy)	\$0.90
TOTAL:		\$294.90

MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
191-40-189.000	BOGGS SHAWN P & VANESSA E		1331 CLABBER BOTTOM LN	GEORGETOWN KY 40324	1331 CLABBER BOTTOM LN
191-40-193.000	RODGERS CHRISTOPHER KYLE & MELODY		112 ALTON CT	GEORGETOWN KY 40324-9320	112 ALTON CT
191-40-195.000	IRWIN DONALD BRUCE III		108 ALTON CT	GEORGETOWN KY 40324-9320	108 ALTON CT
191-40-196.000	POTTER STEVEN CRAIG & TINA L		109 ALTON CT	GEORGETOWN KY 40324	109 ALTON CT
191-40-197.000	FRAZER MICHELLE L & OLIVER R OAKLEY		109 HOLTON WAY	GEORGETOWN KY 40324	113 HOLTON WAY
191-40-199.000	LANGE LOIS & CARL		104 ALTON CT	GEORGETOWN KY 40324	104 ALTON CT
211-30-005.000	DAWSON DEARRON SHERMAINE & LASHANDA RENE		105 ALTON CT	GEORGETOWN KY 40324-9320	105 ALTON CT



GEORGETOWN SCOTT CO. PLANNING COMMISSION
GEORGETOWN INFORMATION SYSTEM MAPPING

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