

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

June 2, 2025

5:30 P.M.

AGENDA

- I. BUSINESS**
 - a) Approval of May 5, 2025 Minutes.
 - b) Swear in speakers.
- II. APPLICATIONS - OLD**
 - a) None
- III. APPLICATIONS - NEW**
 - a) G-2025-10 - My Church is requesting a Conditional Use Permit for expanded church use to include a daycare at 701 Sloan Drive [Zoning Ordinance 2.33]
 - b) G-2025-11 - Jeffrey Lynn Brashear requesting a Variance from setback requirements and minimum lot size in order to divide the 9,502 square foot property into two equal lots, separating two existing dwellings at 411 Chestnut Street. [Schedule of Area & Dimension Regulations]
- IV. OTHER**
 - a) None
- V. ADJOURN**

**Georgetown Board of Adjustment
May 5, 2025, Minutes**

The meeting was called to order at 5:30 p.m. All members were present. Rhett Shirley was present as Staff to the Board.

Upon motion by Allen, second by Walters, the Board unanimously approved the March 3, 2025, minutes.

Upon motion by McIntyre, second by Allen, the Board unanimously approved the March 19, 2025, minutes. There was no April meeting.

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

Applications, Old:

a. **G-2024-16: Fairfield Inn, Applicant, Gabbard Signs, Misty Matthews, 917 Highway 3447, McKee, KY 40447**, requested a variance to allow four (4) additional wall signs at 200 Tiger Way, Georgetown, KY 40324. The property is zoned B-2, Highway Commercial. Applicable provision is the Georgetown Sign Ordinance, Section 7. Required notices were given. There was no opposition. Staff recommends denial.

Rhett presented the application, his proposed findings, and his recommendation. Rhett noted the burden of persuasion is on the applicant. Applicant has a wall sign on the only wall with road frontage. There are two existing free-standing signs. Applicant is asking for four (4) more wall signs. None of these are on a wall with road frontage. As a result, our Ordinance does not allow them. Due to the Zoning Ordinance's prohibition of non-frontage wall signs, Staff must recommend denial of this application. The requested variances exceed what is permissible under our Ordinance.

Misty Matthews, applicant, noted signs #2 and #4 on the exhibit are no longer requested. #3 and #5 are still requested. She explained the need for more exposure.

Upon Motion by Schwartz, second by Emerson, the Board unanimously denied all variances, due to not being permitted under the Ordinance.

Applications, New.

a. **G-2025-07: Kentucky Orthopedic Rehabilitation, dba as KORT, 89 American Avenue, King of Prussia, PA 19406**, requested a Conditional Use Permit (CUP) for a physical therapy center (non-retail commercial) at 118 Marketplace Circle, Suite D, Georgetown, KY 40324. The property is zoned B-2, Highway Commercial. The applicable provision is Zoning Ordinance, Section 4.422. Required notices were given. There was no opposition. Staff recommends approval.

**Georgetown Board of Adjustment
May 5, 2025, Minutes
Page two**

Rhett presented the application and background, the proposed findings, and conditions of approval. The proposed use is listed as a CUP in the Zoning Ordinance. The proposed use will not impair the integrity or character of the area and will benefit the Community. Staff recommends approval.

Chad Thompson, with applicant, concurred with presentation. Matt Welch, part of the property's ownership, also supported the application.

Upon Motion by Emerson, second by McIntyre, the Board unanimously approved the application, based on the Staff report.

b. G-2025-08: Benedict Enterprises, Inc., PO Box 370 Monroe, Ohio 45050, requested a Conditional Use Permit (CUP) for outdoor storage as part of their business operation at 793A Lemons Mill Road, Georgetown, KY 40324. The property is zoned I-1, Light Industrial. The applicable provision is Zoning Ordinance, Section 4.53. Required notices were given. There was no opposition. Staff recommends approval.

Rhett presented the application, proposed findings, and conditions of approval, including minimum buffer and screening, which will be part of the development plan now under review. The proposed use is listed as a CUP in the Zoning Ordinance. The proposed use will not impair the integrity and character of the area and will benefit the Community. Screening is the only condition necessary to buffer potential impact on the area. Screen will be required in the development plan.

David Lusby, an owner, informed the Board they had cleaned the site from a wreck to usable. He offered additional information, e.g., these containers take less space than the former building. Willis Bastin, adjacent owner, noted there would be only empty containers.

Upon Motion by Schwartz, second by Walters, the Board unanimously approved the application, based on the application, Staff report, and the additional condition that containers will be stacked only two (2) high.

c. G-2025-09: "George Mangos," 222 Paynes Landing Blvd, Georgetown, KY 40324, requested a Conditional Use Permit (CUP) for a Federal Firearms Licensee (FFL) business as a home occupation at 222 Paynes Landing Blvd. The property is zoned R-2, Residential. The applicable provision is Zoning Ordinance, Section 4.53. Required notices were given. There was opposition. Staff recommends approval. [There was confusion in this application due to George Mangos being listed as applicant. John Mangos is the applicant and resident at 222 Paynes Landing. George Mangos, John Mangos' father, helped John with the application and presentation, and by clerical error was shown as applicant. Despite this error, proper notices were given, with the application given an appropriate review and deliberation.]

**Georgetown Board of Adjustment
May 5, 2025, Minutes
Page three**

Rhett presented the application, proposed findings, and conditions of approval. The proposed use is listed as a CUP in the Zoning Ordinance. The proposed use will not impair the integrity and character of the area and will benefit the Community.

George Mangos, applicant's father and the person making the investment and explaining the request, informed the Board this home occupation was 3D printing of firearm frames. If applicant were to do this for personal use, there would be no license requirement. Applicant would have no ammunition on site, other than for personal use. He would produce about one-half (1/2) pound of waste per month. The speaker's son lives at 222 Paynes Landing Blvd. It is the son's home occupation.

Several neighbors objected. Walter Stone described a problem with prior residents. Witness said there was a different family upstairs. The objections were centered on having weapons in the neighborhood. There were no objections based on concerns that would apply to other CUPs in a neighborhood. Board attorney explained KRS 100.325, which prohibits the Board from utilizing the zoning process to exclude licensed firearms dealers from areas other businesses may locate. We may impose the same restrictions as are placed on other businesses. We may not prohibit this applicant for reasons associated with licensed firearms.

Applicant will have no signage. There will be security cameras. Michael Crooper, HOA President was present for information and to ask whether HOA restrictions may be effective in this instance. Statutory restrictions on Board action is irrelevant to HOA enforcement of its restrictions.

Upon Motion by Schwartz, second by Allen, the Board approved the application, subject to the staff report, by a vote of 3 in favor, and 2, Walters and Emerson, voting no.

There being no further business, the meeting was adjourned.

Approved:

Attested

Nate Schwartz, Chair

Charlie Perkins, Board Attorney
and Recording Secretary

CONDITIONAL USE PERMIT APPLICATION
701 SLONE DRIVE
Staff Report to the Georgetown Board of Adjustment
June 2, 2025

FILE NUMBER: G-2025-10

PROPOSAL: Conditional Use Permit for expanded church use to include a daycare

LOCATION: 701 Slone Drive

APPLICANT: My Church
c/o Landon Holder

CONSULTANT: N/A

STATISTICS:

Zone:	B-2 (Highway Commercial)
Surrounding Zone (s):	B-2, R-3, R-1B
Site Acreage:	N/A
Access (Direct):	Slone Drive
Access (Arterial):	South Broadway [US-25]



BACKGROUND:

My Church, ("Applicant") is requesting a Conditional Use Permit for expanded church use to include a daycare at the property located at 701 Sloan Drive. The project site is in a multi-tenant commercial development with shared parking.

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.

Section 2.33 of the *Zoning Ordinance* lists churches as Conditional Uses in all zones. This application, if approved, would serve to grant the applicant expanded, continued use at this address.

While childcare operations that operate exclusively during religious services do not require additional permitting, the applicant proposes that these operations will take place Monday – Friday, from 6:00 am until 6:00 pm.

The applicant has stated that there will be a maximum of 42 children at any time ranging from the ages of 6 weeks to 4 years, with a staff of 14 members. These numbers constitute the designation of the proposed operation as a Type 1 Day Care Facility, defined as:

Day Care Facility, Type I: Any facility other than a dwelling unit which regularly receives four (4) or more children for day care; (ii) any facility, including a dwelling unit, which regularly provides day care for thirteen (13) or more children. If pre-school children of any day care staff receive care in the facility, they shall be included in the number for which the facility is licensed.

These facilities must adhere to standards as set forth in the Kentucky Revised Statutes as well as the Kentucky Administrative Regulations.

Section 4.471 of the *Zoning Ordinance* states Licensed Type 1 day care facilities shall be permitted uses in all commercial districts. However, staff has determined allowing this operation constitutes an expansion of use at this property, beyond the established primary use as a church. This requires review by Staff, and potential subsequent approval by the Board of Adjustment.

As stated by the applicant, the church itself currently operates in the following manner:

Office Hours: Monday – Thursday, 9:00 am – 5:00 pm
Evening Services: Tuesday, Wednesday, and Thursday
Fellowships: Friday evenings and Saturdays
Sunday: 9:00 am – 9:00 pm with 350 attendees for the main Sunday worship service

Using the space for the continued and expanded operation of a church and Type 1 Day Care Facility within the requirements set forth by the ordinance would not adversely impact public health, safety, or welfare nor alter the character of the general vicinity.

Findings:

1. Approval of the conditional use permit would not adversely impact the public health, safety, or welfare, and would not alter the character of the general vicinity.
2. The project site is a storefront in a multi-tenant commercial development with shared parking for staff and customers.
3. The proposed day care operation falls within the classification of Type 1 Day Care Facility
4. Type 1 Day Care Facilities are permitted uses in all commercial zones (subject zone is B-2).
5. Adding this use to the property constitutes expansion of use beyond the primary church function, and requires review and approval of the Board of Adjustment.

RECOMMENDATION:

Staff recommends **Approval** of the conditional use permit for continued, expanded church use to include a Type 1 Day Care Facility at the property located at 701 Sloan Drive. Should the Board approve this application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall return to the Board **prior** to any changes in the approved conditions or new uses.
4. The conditional use permit shall become null and void upon the transfer of ownership or sale of the Project Site.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

RECEIVED

FOR OFFICIAL USE ONLY:

APPLICATION NO: G-2025-10 DATE FEE RECEIVED: 4-25-25 CK# 4435

APR 25 2025

PLANNING COMMISSION

1. APPLICANT my church - c/o London Holder
MAILING ADDRESS 701 Stone Drive
PHONE NO. 502-316-8563 EMAIL my church georgetown@gmail.com
502-603-9635
2. TYPE OF REQUEST (Check one or more) ☐ VARIANCE ☒ CONDITIONAL USE PERMIT
☐ HOME OCCUPATION (CUP) ☐ ADMINISTRATIVE REVIEW
3. PROJECT SITE 701 Stone Drive
4. JURISDICTION (Please Circle) Georgetown / Sadieville / Stamping Ground / Scott County
5. EXISTING USE _____ ZONING DISTRICT _____
6. DESCRIPTION OF REQUEST Landing Daycare Monday - Friday

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

4/25/25

Daycare

6 weeks - Pre-school (3/4 yrs)

8am - 6pm M-F

Cof 0 35 Max 42

Inside play area

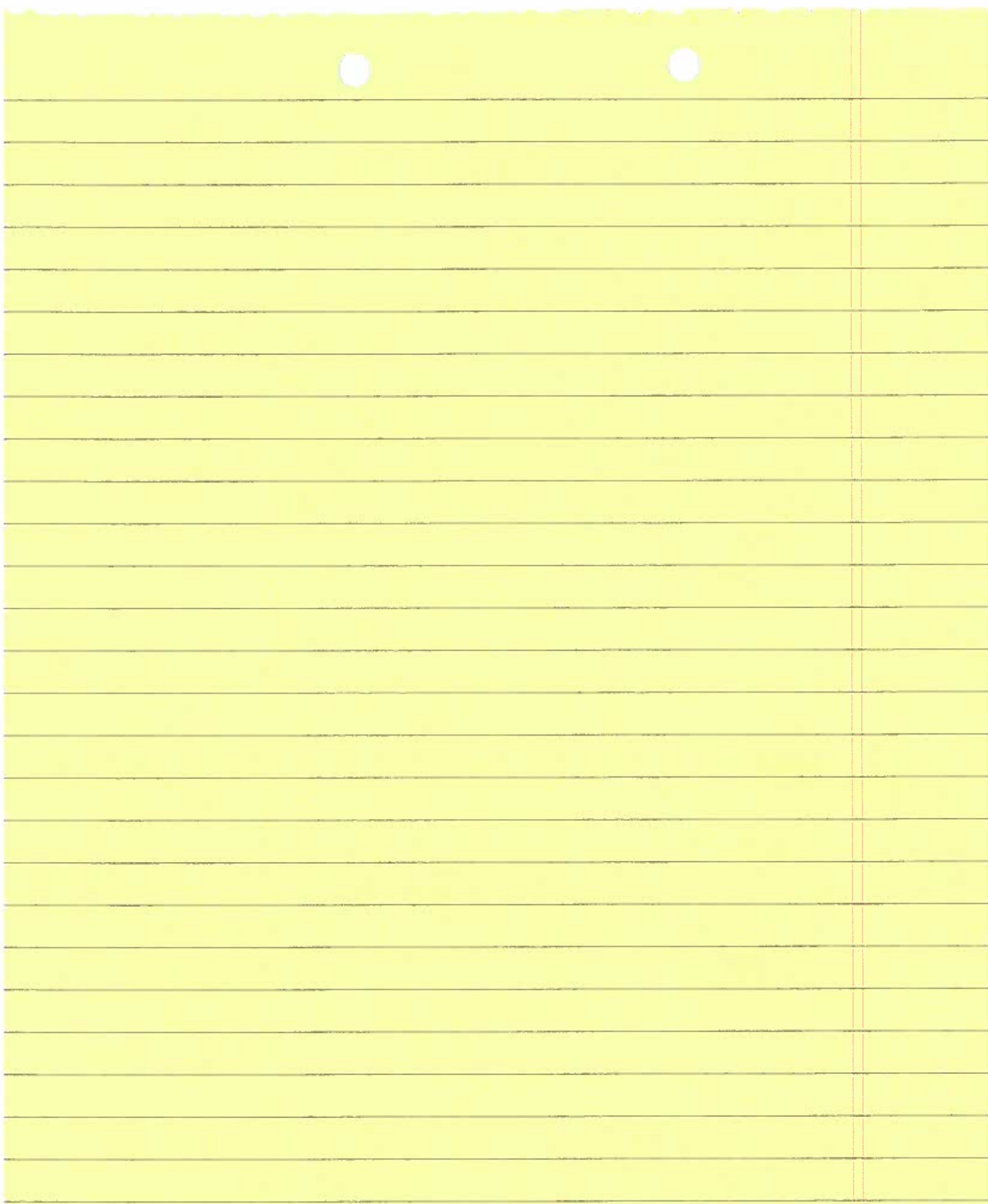
Christian Education

Max \approx 14 staff

RECEIVED

APR 25 2025

PLANNING COMMISSION



Office Hours

9am - 5pm Monday - Thursday

Sunday 9am - 2pm

Evening Services - Tuesday, Wednesday, & Thursday

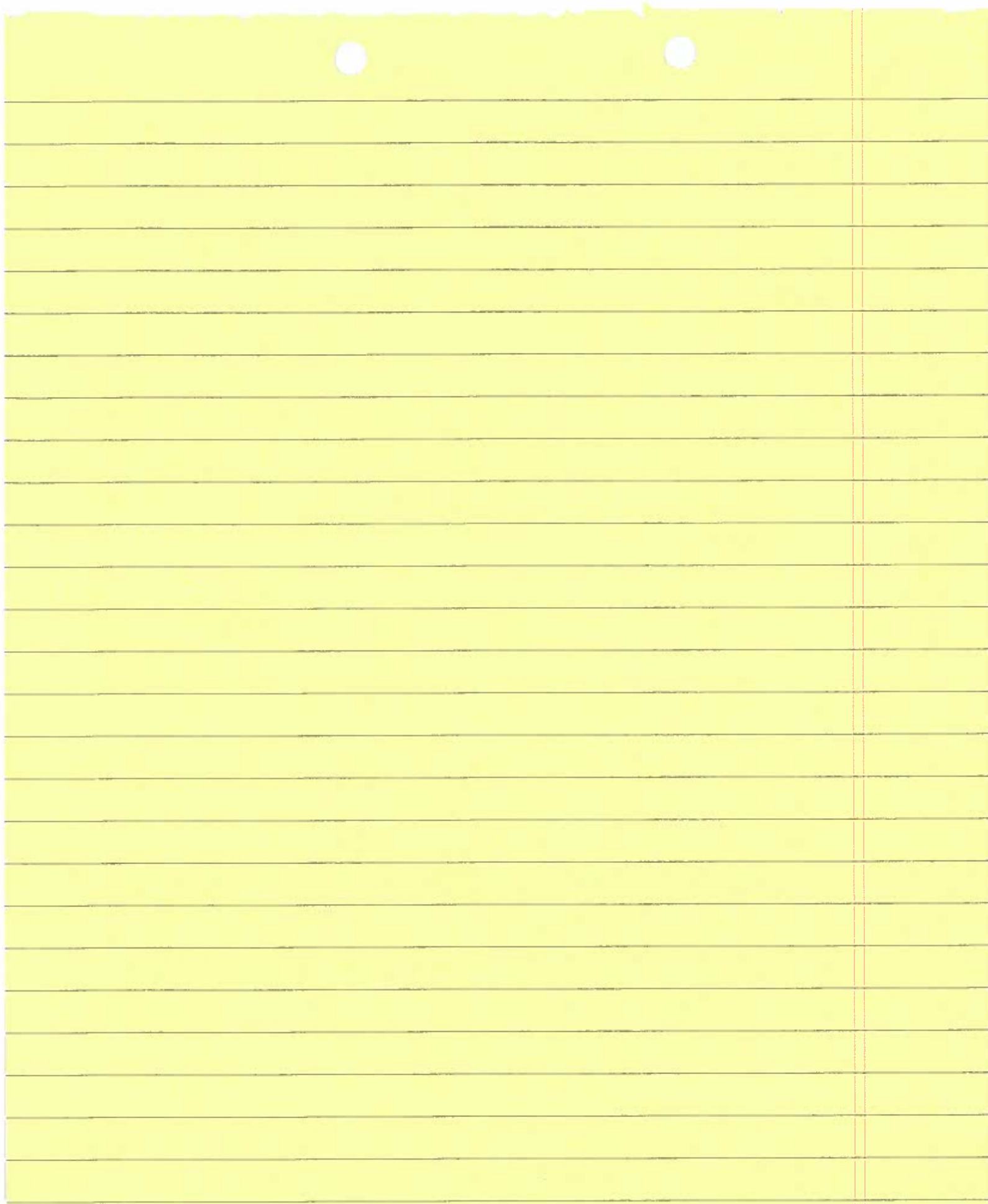
Fellowships: Friday Evening & Saturday noon till 10pm
1 - ranges - 1

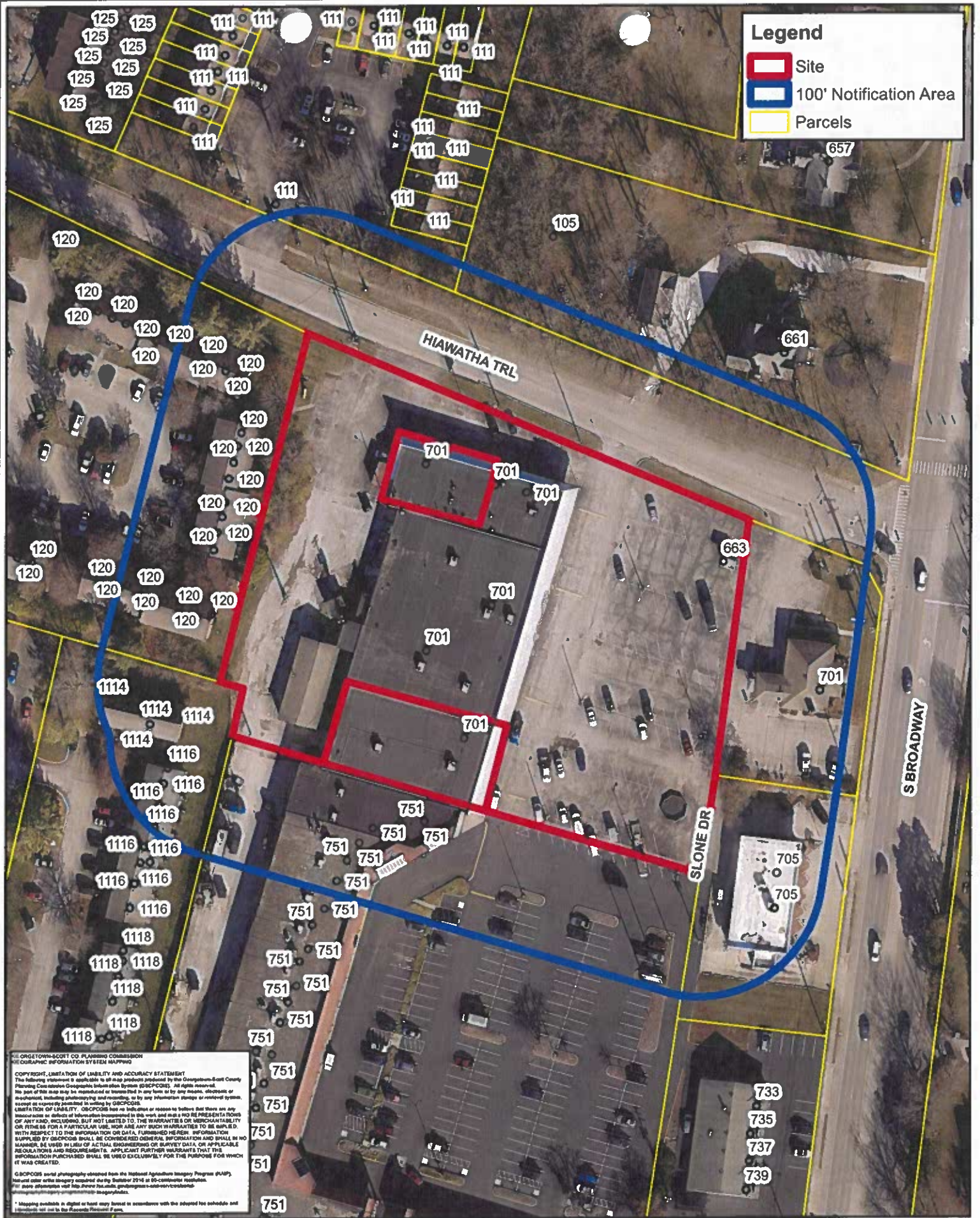
350 people in attendance at Sunday Service

RECEIVED

APR 25 2025

PLANNING COMMISSION





Legend

- Site
- 100' Notification Area
- Parcels

GEORGETOWN-SCOTT CO. PLANNING COMMISSION
AERIAL PHOTOGRAPHY INFORMATION SYSTEM MAPPING

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* Mapping available in digital or hard copy format in accordance with the adopted fee schedule and is available for use in the Records Management System.



CD	SerialNumber	Parcel	Owner	SubAddress	City/State/Zip	Complete Address
0	167.30.176.000	INDIAN TRACE #P16 L1D	COO A MYERS DAVIS	2828 E HILLS DR	LEXINGTON KY 40517	120 HAWAITHA TRL
1	167.30.182.000	J W PROPERTIES OF GEORGETOWN LLC		303 E WASHINGTON ST	GEORGETOWN KY 40324-1730	111 HAWAITHA TRL
2	167.30.184.000	KENTUCKY HOMES LLC		P O BOX 910084	LEXINGTON KY 40591-0084	1117 JOHNSON AVE
3	167.30.227.000	MY CHURCH OF GEORGETOWN KY		153 LOVETT PARK	GEORGETOWN KY 40324	701 SLOPE DR
4	167.30.227.001	MY CHURCH OF GEORGETOWN KY		701 SLOPE DR STE4	GEORGETOWN KY 40324	701 SLOPE DR
5	167.30.232.000	KRUEGER MICHAEL S DEOBRAH		881 S BROADWAY	GEORGETOWN KY 40324-1135	881 S BROADWAY
6	167.30.239.000	ROBERT M COLLINS PROPERTIES LLC	COO ISAAC COMMERCIAL PROPERTIES INC	771 CORPORATE DR STE 500	LEXINGTON KY 40503	751 SLOPE DR
7	167.30.258.000	SCOTT SHERI H LIVING TRUST		130 ALEXANDRA JETT LN	GEORGETOWN KY 40324-8680	701 S BROADWAY
8	167.30.260.000	PRACHI PROPERTY OF KY LLC		1021 SERENITY CIR	NICHOLASVILLE KY 40356-7025	705 S BROADWAY

VARIANCE APPLICATION 411 CHESTNUT STREET

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

FILE NUMBER: G-2025-11

PROPOSAL: Variance from setback requirements and minimum lot size in order to divide property into two equal lots of 4,751 square feet each.

LOCATION: 411 Chestnut Street

APPLICANT: Jeffrey Lynn Brashear

CONSULTANT: N/A



STATISTICS:

Zone:	R-2 (Medium Density Residential)
Surrounding Zone (s):	R-2
Site Acreage:	9,502 square feet
Access (Direct):	Chestnut Street
Access (Arterial):	Sycamore Aly

BACKGROUND:

Jeffry Lynn Brashear ("Applicant") is requesting a Variance to divide a 9,502 square foot property into two equally sized lots of 4,751 square feet each, Tract 1 and Tract 2. To accommodate two existing dwellings, one on each proposed lot, the applicant is also requesting an 11-foot Variance from the required 25-foot rear yard setback for the proposed Tract 2 lot.

ISSUES & ANALYSIS:

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

"KRS 100.243 Findings necessary for granting variances.

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

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

The R-2 Zoning District allows for single family dwellings, duplexes and multiple family dwellings with a maximum of six dwelling units per building and 12 units per net acre, and planned development projects for residential use only. The property appears to have two detached, single-family dwellings: one facing Chestnut Street and the other facing Sycamore Alley. Records indicate that the larger of the two structures was built in 1900. There are no references to the smaller residence in any deeds. According to the applicant, the second, smaller home was constructed in 1955, prior to zoning regulations. It has been addressed as 410 Sycamore Alley. Off-street parking is available for this unit. The applicant has indicated that only one of the two houses is occupied, but it is not clear which.

The Schedule of Dimension and Area Regulations in the Georgetown-Scott County Zoning Ordinance specifies that the minimum lot area for parcels in the R-2 zoning district with single-family dwellings is 7,500 square feet or 8,500 square feet for properties with a duplex. Minimum setback requirements are set as 30 feet from the front yard, 7.5 feet from the side, and 25 feet from the rear yard.

The applicant has requested that the existing parcel be divided into evenly sized tracts. The proposed action would create a minimum of two nonconformities. First, the proposed subdivision would convert a 9,502 square foot parcel into two 4,751 square foot parcels, which are below the minimum area allowed. Second, the proposed division line between the newly reconfigured Tracts would create a violation of the rear yard setback minimum for the primary structure on Tract 2.

The applicant has indicated that the two structures have separate utilities. However, Georgetown Municipal Water and Sewer Service (GMWSS) indicates that the sewer line servicing residences on that block runs along Chestnut Street, that no sewer line runs along Sycamore Alley, and the existing property has only one water meter. As a functioning dwelling, the smaller structure appears to be tethered to the larger for water and wastewater services. Subdivision of the property would require separate services to the smaller structure on Tract 1, which may require off-site easements or extension of existing lines.

Article II, Section 2.4 of the Georgetown-Scott County Zoning Ordinance states that existing non-conforming structures may remain but shall not be enlarged, replaced, or altered except in conformance with the Zoning Ordinance. If the application were to be approved, GMWSS would have to sign off on the final plat for the property to ensure appropriate water and sewer service were available to the smaller structure.

Findings:

1. The R-2 Zoning District allows for single family dwellings, duplexes and multiple family dwellings with a maximum of six dwelling units per building and 12 units per net acre, and planned development projects for residential use only. Separation of the two structures into independent parcels would put the smaller home into compliance with regards to permitted use.
2. The R-2 Zoning District allows for a minimum of 7,500 square feet for single family residences. Minimum setback requirements are set as 30 feet from the front yard, 7.5 feet from the side, and 25 feet from the rear yard. The area for each of the proposed tracts is 4,751 square feet. The smaller structure on the proposed Tract 1 is approximately 13 feet from the western property line along Sycamore Alley. The house would be approximately 35 feet from the proposed division line. The larger structure on the proposed Tract 2 would be approximately 14 feet from the proposed division line.
3. Excluding the presence of an additional, single, detached dwelling on the property, the applicant has not shown that there are special circumstances that do not generally apply to land in the vicinity or in the same zone.
4. The proposed action would create a minimum of two nonconformities: two undersized parcels and an artificially created encroachment of the larger structure into the rear yard setback requirement.
5. The second residence is a non-conforming structure on the property, and regulations state that it may be continued but not expanded/altered beyond its present condition.

6. The information provided by the applicant does not indicate that the strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship to the applicant.

RECOMMENDATION:

Staff recommends **Denial** of the requested Variance for the subdivision of 411 Chestnut Street and the 11-foot variance from the 25-foot rear yard setback for Tract 2. Should the Board approve this application, staff recommends including 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. The Applicant shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall obtain a building permit from the Building Inspection Office prior to any construction.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.
5. The smaller dwelling meets requirements for independent utility services.

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: 4-28-25

CHK# 3279

1. APPLICANT Jeffrey Lynn Brashear
 MAILING ADDRESS 2492 Cincinnati Rd
 PHONE NO. 502-557-2501 EMAIL brashearbelt@gmail.com
2. TYPE OF REQUEST (Check one or more) ☒ VARIANCE ☐ CONDITIONAL USE PERMIT
☐ HOME OCCUPATION (CUP) ☐ ADMINISTRATIVE REVIEW
3. PROJECT SITE 411 Chestnut St. Georgetown, Ky 40324
4. JURISDICTION (Please Circle) Georgetown / Sadieville / Stamping Ground / Scott County
5. EXISTING USE 1 house occupied, 1 house unoccupied ZONING DISTRICT R-2
6. DESCRIPTION OF REQUEST 2 houses - Divide Property - Lot 50/50
Rear Yard Set Back from 25' to 14'
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)

- Special conditions exist peculiar to the lot, land, or building(s) in question.
- That a literal interpretation of the zoning ordinance would deprive the applicant of the rights enjoyed by other property owners.
- That the special conditions do not result from previous actions of the applicant.
- 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)

- 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.
- 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.
- 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

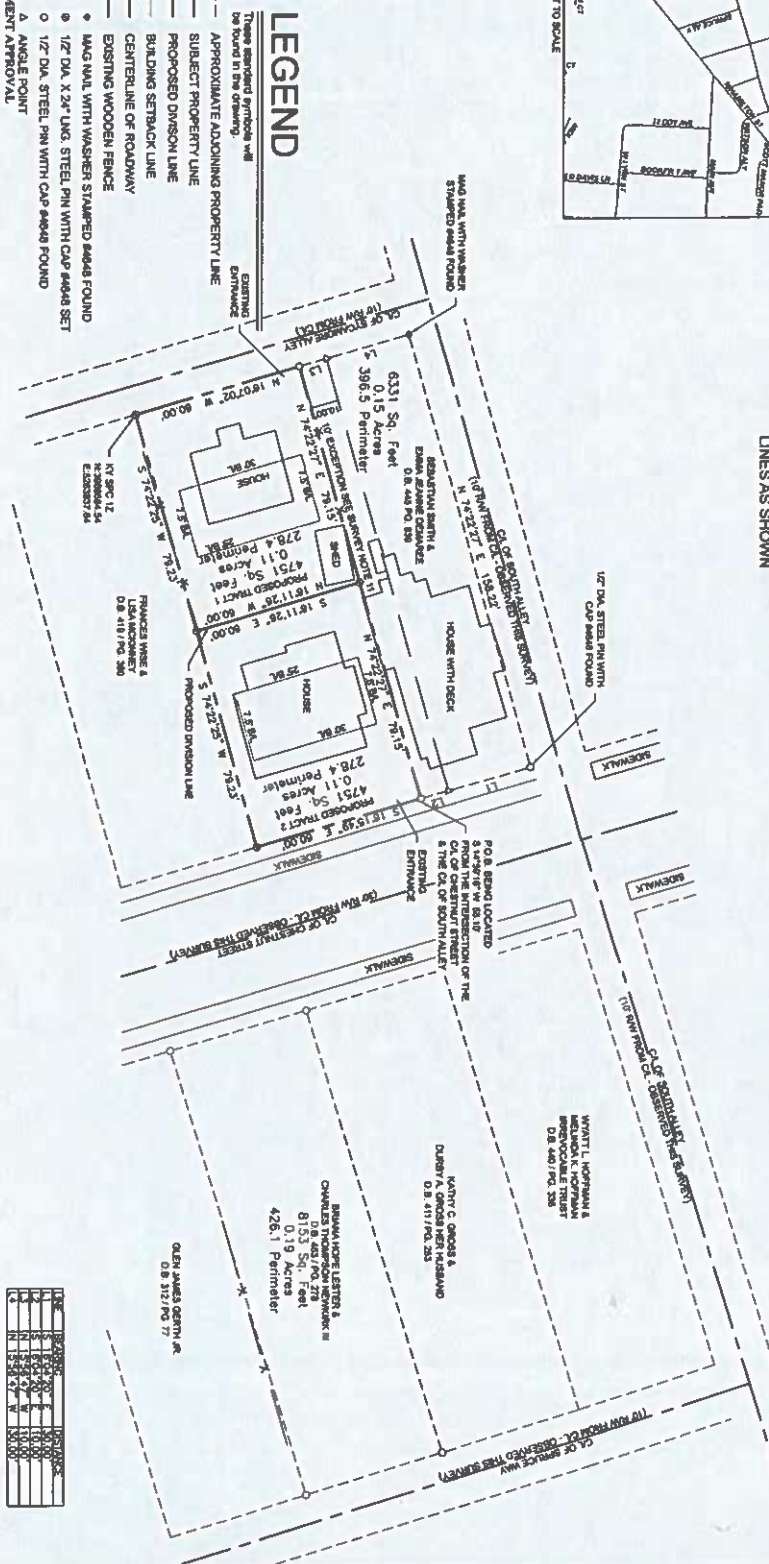
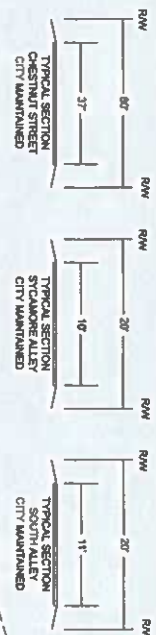
Jeff Brashear

DATE

4/28/25



THE INTENT OF THIS PLAT
IS TO DIVIDE THE PROPERTY SHOWN
INTO TRACT 1 AND TRACT 2 &
TO ESTABLISH THE BUILDING SETBACK
LINES AS SHOWN



LEGEND

- These symbols indicate and be found in the drawings.
- APPROXIMATE ADJOINING PROPERTY LINE
- SUBJECT PROPERTY LINE
- PROPOSED DIVISION LINE
- BUILDING SETBACK LINE
- CENTERLINE OF ROADWAY
- EXISTING WOODEN FENCE
- MAG NAIL WITH WASHER STAMPED 4448 FOUND
- 1/2" DIA. X 24" LONG STEEL PIN WITH CAP 4448 SET
- 1/2" DIA. STEEL PIN WITH CAP 4448 FOUND
- ANGLE POINT

CERTIFICATION OF GIS DEPARTMENT APPROVAL

I hereby certify that the development plan or subdivision plat shown has been reviewed and found to comply with the digital technical requirements set forth in the Subdivision and Development Regulations.

Date _____

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewerage disposal system installed, or proposed to be installed in the development entitled: **Brashear Manor Subdivision** fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

Date _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

(County Health Department official)

I (we) hereby certify that I (we) and the owner(s) of the property shown and described herein and that I (we) hereby adopt this plat/map of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as shown, in accordance with the Georgetown-Scott County Subdivision and Development Regulations, unless otherwise noted.

Date _____

CERTIFICATE OF ACCURACY

I hereby certify that the plat shown and described herein is a true and correct survey to the accuracy required by the Georgetown-Scott County Planning Commission and that the monuments have been placed as shown herein to the specifications of the Planning Commission or other authorized officer.

4-24-2025 Date _____

(Owner or owners)

Jeffrey W. Heath

4-24-2025

REV DATE

MINOR SUBDIVISION PLAT FOR:

CLIENT / PARCEL OWNER: JEFFREY LYNN BRASHEAR 2492 CINCINNATI ROAD GEORGETOWN, KY 40324

PARCEL OWNER: 411 CHESTNUT STREET GEORGETOWN, KY 40324

HEATH LAND SURVEYING LLC
ZACHARY W. HEATH KY PLS #4648
P.O. BOX 985 GEORGETOWN, KY 40324
CELL: (270) 331-7250
EMAIL: ZACHARY.HEATH16@GMAIL.COM

STATE OF KENTUCKY
COUNTY OF GEORGETOWN
PLANNING COMMISSION

4-24-2025

REV DATE

SHEET 1 OF 1

2 Houses - 1 lot
" Request to divide
Little House

Built before zoning Regulations
* 70 years 1955

Built by Father Belt Brashear

Property in Family several
generations * years

* Attempt to keep in Family

* Merice - April Vance
Would like to give/deed
"Little House to April Vance

* Separate address - #. 410
* and Street - Sycamore Alley

* Separate Utilities

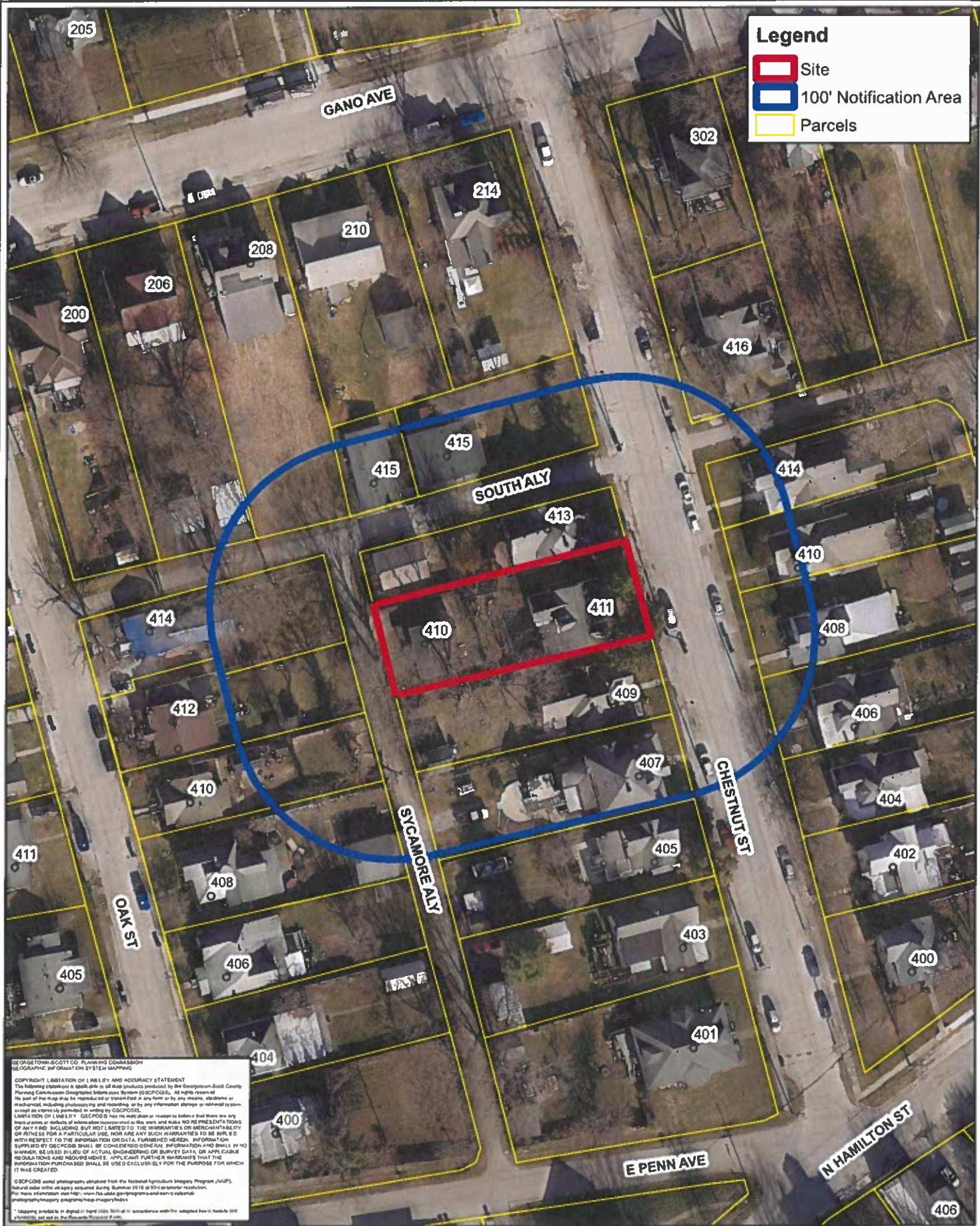
* Off Street Parking

* In As Much as House occupied
No Change to effect neighbors

RECEIVED

MAY 08 2025

PLANNING COMMISSION



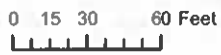
Legend

- Site
- 100' Notification Area
- Parcels

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Map created by the Georgetown Planning Commission
230 E. Main St., Georgetown, KY 40324
502.861.3701 www.georgetownky.com
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G-2025-11
Georgetown, Kentucky



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