

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

June 1st, 2026

5:30 P.M.

AGENDA

I. BUSINESS:

- a) Approval of May 4th, 2026 Georgetown Board of Adjustment minutes.
- b) Swear in speakers.

II. APPLICATIONS - OLD:

- a) None.

III. APPLICATIONS - NEW:

- a) **G-2026-17** - Chloe Hunt is applying for a Variance for the reduction of minimum off-street parking requirements for the property addressed 320-322 Gano Avenue (Zoned R-2).
- b) **G- 2026-18** - Aecon Industrial Management, Ltd. Is applying for a Conditional Use Permit for the Use of Outdoor Storage in the light industrial zoning district, for the property addressed 1003 Old Delaplain Road (Zoned I-1).
- c) **G-2026-19** - Tim Hill is applying for a Variance to build a deck, patio, and roof overhang in a utility easement on the property addressed 170 Barren River Boulevard (Zoned R-2 and C-1).

IV. ADJOURN.



**Georgetown Board of Adjustment
May 4, 2026, Minutes**

The meeting was called to order at 5:30 p.m. All members were present, except Amanda Stewart and Ursula McIntyre. Rhett Shirley, Mark Carper, Elise Ketz, Toshi Tusam, and Noah Smith were present as Staff.

Upon motion by Allen, second by Teague, the Board unanimously approved the April 6, 2026, minutes.

The Board Attorney administered the Oath to those signed in to speak.

Old Applications:

a. **G-2026-07 – [WITHDRAWN] John Eller of Goodwill Industries of Kentucky requested a variance for a pylon sign at 100 Ashton Grove Path (Zoned B-4).**

New Applications:

a. **G-2026-13 – [WITHDRAWN] John Eller of Goodwill Industries of Kentucky, 2820 West Broadway, Louisville, KY 40211, requested a variance for a pylon sign at 100 Ashton Grove Path, Georgetown, KY 40324.**

b. **G-2026-14 – JTA Properties, LLC, 106 Whistler Court, Georgetown, KY, requested variances to reduce the minimum lot width by at least twenty-three (23) feet and the side-yard setback from seven and one-half (7.5) feet to zero (0) feet to allow division of the existing duplex on lot 22, Forest Oaks Subdivision, into two (2) separate lots, 216 – 218 Tanbark Drive. The property is zoned R-2. The applicable provision is KRS 100.243. Notices were given. Staff recommends approval.**

Noah presented the application, explained the circumstances, and his recommended findings and conditions of approval. The proposed division of duplex lots is favored by the Comp Plan, though we have no explicit regulation for doing so. This is not a willful violation of the ordinance, but a utilization of the premises as supported by the Comp Plan to allow more diverse home ownership. Staff recommends approval. Denial would preclude reasonable use and preclude favorable use as independently owned residences. Applicant concurred with the Staff report.

Upon motion by Allen, second by Swartz, the Board unanimously approved the requested variances reducing the minimum lot width by at least twenty-three (23) feet and reducing the side-yard setback from seven and one-half (7.5) feet to zero (0) feet, subject to the Staff report.

c. **G-2026-16–Specialized Precision Services, 230 Corporate Blvd. Georgetown, Ky 40324. This property is outside the City limits and will be placed on Scott County Board of Adjustment Agenda.**

**Georgetown Board of Adjustment
May 4, 2026, Minutes
Page two**

There being no further business, the meeting was adjourned.

Attested:

Approved:

Charlie Perkins, Board Attorney
and Recording Secretary

Jeremy Emerson, Chair

VARIANCE APPLICATION
320-322 GANO AVENUE
Staff Report to the Georgetown Board of Adjustment
June 1st, 2026

FILE NUMBER: G-2026-17

PROPOSAL: Variance for the reduction of minimum parking requirements as outlined in the *Subdivision and Development* regulations and the *Zoning Ordinance*.

LOCATION: 320-322 Gano Avenue.

APPLICANT: Chloe Hunt.

CONSULTANT: Zach Heath.



STATISTICS:

| | |
|----------------------------|-------------------------------------------------------------------------------------------|
| Zone: | R-2. |
| Surrounding Zone (s): | R-2 |
| Site Acreage: | 0.23 acres. |
| Access (Direct): | Gano Avenue |
| Access (Nearest Arterial): | Cherry Blossom Way. |
| Context: | 1,500 feet south of the North Elkhorn Creek Corridor, 1,500 feet North of Bourbon Street. |

BACKGROUND:

The Project Site is a legal lot of record. The existing structure at the property addressed 320-322 Gano Avenue currently exists as a duplex. There are three levels to the existing home, the bottom two of which are currently functional as residential units. Each unit has, or will have, 2 or more bedrooms. The project site fronts on Gano Avenue, Walnut Street, and South Alley.

Proposal Details:

The Applicant intends to renovate the top floor of the existing structure so as to make it a third dwelling unit for residential use. This proposal would not exceed the maximum density cap of the R-2 district (12 dwelling units per acre).

The Applicant intends to implement a stairwell and renovations of the third floor dwelling unit, for which a minor development plan would need to be filed. Because the proposal entails an expansion of the existing use, it will be held to all current zoning regulations, including minimum parking standards: "any existing building or use not provided with off-street parking space shall be provided with off-street parking space in conformance with this ordinance at the time of any structural alteration of the building or expansion of the use" (2.71.A).

The proposed variance is to waive the minimum off-street parking requirements that would be required for uses of this nature, and to instead utilize the existing on-street parking spaces that already exist upon the property's frontage on both Gano Avenue and Walnut Street.

As indicated by the Applicant, the property currently has 7-8 on-street parking spaces under current conditions, most of which are along Walnut Street.

ISSUES & ANALYSIS:

Both the *Subdivision and Development Regulations* and the *Zoning Ordinance* indicate off-street parking minimums for multi-family uses. These regulations conflict.

Subdivision and Development Regulations Minimum Parking

When outlining minimum parking requirements, the *Subdivision and Development Regulations* does not outline the use of multi-family residential by name. It refers to Multi-family residential uses as "Garden Apartment" or "Townhomes," and either nomenclature would require 2.5 spaces per unit under that document (Exhibit 10-3). Because the project site will host 3 dwelling units with two bedrooms or more, this metric would require 8 parking spaces (rounded up from 7.5) total parking spaces (3 units x 2.5 = 7.5).

The *Subdivision and Development Regulations* explicitly make the allowance for Variances from its regulations to be granted by the Board of Adjustments (135).

Zoning Ordinance Minimum Parking

The Zoning Ordinance requires that "in multiple-family units, one and one-half parking spaces [shall be provided] for each one bedroom unit, and two parking spaces [shall be provided] for each two or more bedroom unit" (2.71.C).

This calculation metric would require the installation of 6 off-street parking spaces (3 units with two BR or more x 2 = 6).

In terms of the applicability of these above regulations to this specific proposal, zoning regulations indicate that Staff finds that these regulations may not be applicable to an existing multi-family use with precedence, located within the same primary structure. These regulations do not necessarily account for pre-existing uses.

Kentucky Revised Statute for Variances:

"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."*
 1. *"... 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, will not allow an unreasonable circumvention of the requirements of the zoning regulations."*

Most residential properties within this neighborhood do not have off-street parking. On-street parking is the primary form of residential parking in the R-2-zoned corridors along Gano avenue and Walnut Street. The application will not alter the character of the general vicinity.

Staff finds that the Variance may preserve the historic character of the vicinity, in the sense that a backyard parking lot would be unsuited for the area, and may be visually unappealing. The parking lot would eliminate existing backyard green space, which is an intended enjoyment of a residential lot.

The application will not create a safety hazard because there is the existing precedence of off-street parking within the neighborhood, and existing conditions within the corridors reflect that reality.

- a. *"The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone..."*

The special circumstances in question arise from the fact that this expansion of use would behold the project site to a standard that other neighboring properties are not currently held to, in the form of implementation of off-street parking.

There are also unique circumstances to the lot in the form of a pre-existing tire retaining wall that bifurcates the rear yard. The space behind this wall increases in elevation, and may need to be re-graded to accommodate the parking spaces. The removal of this wall and the re-grading of the earth in the rear yard area in order to implement a parking area would be a challenge.

Regarding unique circumstances for the zone, this specific lot of record, which is zoned for multi-family use, does not have the space to implement a parking lot of 8 spaces according to multi-family zone standards. It is important to note that a parking area must not only account for the spaces themselves, but also some level of vehicular circulation within the parking lot, which naturally increases the space it takes up. The relatively limited space upon the lot is a unique circumstance to some extent.

- 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:"*

Staff finds that in this case, strict application of off-street parking minimums would create hardship in the sense that the lot is too small to allow for the implementation of a parking lot of 8 spaces.

Similarly, it may burden existing Rights of Way. A surveyor has indicated that the only space where a parking lot might be implemented would be the rear yard, and that, because it will be located in the rear yard, the parking lot would be naturally be accessed from or through South Alley, because that is where the rear yard has frontage. South Alley has a relatively narrow right of way, which, when paired with the limited space in the rear yard, may create some level of encroachment. It has also been indicated that South Alley may not be equipped to handle the in and out traffic that would access this parking lot. Under existing conditions, the on-street spaces are accessed through Gano Avenue and Walnut Street, rather than South Alley.

If 8 parking spaces were to be implemented in this rear yard, then the parking lot would have very little space for vehicles to maneuver. It has also been indicated that South Alley may not be equipped to handle the in and out traffic that would access this parking lot.

- 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:"

The application meets this requirement.

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:"

The lot, structure, and use have been in place since long before the applicant has owned the property.

Closing Analysis:

Staff finds that the application meets the requirements of KRS 100.243 for granting Variances, and the Variance proposal is allowable in this case. Furthermore, Staff finds that the parking minimums required by local zoning regulations are typically intended for new/larger developments, rather than uses on existing lots of record with longstanding precedence. The strict application of regulations in this case—in requiring the implementation of a small parking lot in a backyard—would negatively impact the character of the surrounding area (aesthetic, historic, and green space). These off-street parking spaces are unnecessary when the project site already has 8 on-street parking spaces that will accommodate this proposal.

Findings:

1. The project site is a 0,23-acre property, zoned R-2.
2. The proposal is an expansion of an existing use, therefore triggering the implementation of minimum parking standards for a "grandfathered" use and structure.
3. The property cannot be reasonably expected to accommodate the 6-8 off-street parking spaces required, because of the small lot size.
4. The property has 8 existing on-street parking spaces.
5. The implementation of a small parking lot upon the site would adversely affect the character of the surrounding area.
6. Approval of the Variance would not create a situation that does not align with the general character of the surrounding area, because the entire neighborhood primarily appears to rely on on-street parking.

7. The regulations for minimum parking, from which relief is sought, may not be intended for existing uses with precedence which are situated in an existing home in a neighborhood with historic character.
8. The addition of one additional dwelling unit is not a significant enough degree of increase in intensity in order to warrant the implementation of a parking lot.

RECOMMENDATION:

Given findings and analysis, staff recommends **Approval** of the requested Variance to utilize on-street parking, instead of off-street parking as required by zoning regulations for the property addressed 320-322 Gano Avenue in the R-2 zoning district.. Should the Board 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. A minor development plan of renovations to the home shall be provided.
4. The Applicant must not allow for more than 8 tenant vehicles to be parked along the street at any one time. Parking agreements as indicated in the leases will reflect this requirement.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

FOR OFFICIAL USE ONLY:

APPLICATION NO: 6-2026-17

DATE FEE RECEIVED: 5-11-25 CK# 172

1. APPLICANT Chloe Hunt

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 320-322 Gane Avenue, Georgetown, KY

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

5. EXISTING USE Multi-Family Residential ZONING DISTRICT R-2

6. DESCRIPTION OF REQUEST * see attachment; to be supplemented

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.

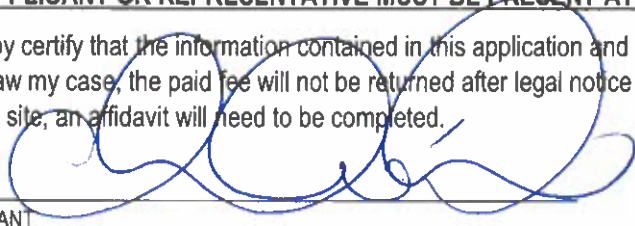
HOME OCCUPATION (CUP) (\$150.00) – In order for a home occupation conditional use permit to be granted, the applicant must prove to the Board that the following items are true: (Please attach these comments on a separate sheet)

- 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

5/11/2026
DATE

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: separate sheet:

A special conditions exist peculiar to the lot land or building

There is a tire retaining wall that was built prior to my ownership that prevents access to the backyard from Walnut street. There is a steep slope and another ADU built less than 10 feet from the road that runs along the back of the lot, which makes accessing the back yard difficult. There is not ample room along the side of the house for off street parking outside of the right of way because the right of way is the side of the house. These lot conditions all existed prior to my ownership.

B a literal interpretation of the zoning ordinance would deprive the applicant of the rights enjoyed by other property owners -

List of houses that offer street parking only

List of multiplexes that offer street parking only

C that the special conditions do not result from previous actions of the applicant - I've only owned the property since 2025 and the lot has not been modified since then and was not as a part of the sale. Satellite images or PVA record from pre and post purchase? How do we show this?

D that the requested variance is the minimum variance that will allow a reasonable use of the lot land or buildings - I cannot conceive of another option? This is the least intrusive and the most in tune with neighborhood practice. This is a residential building with 3 units. There are churches and womens shelters that don't even have parking lots. I do not need a giant parking lot. It would be out of place. I do not need a bridge project and ramp to go into said parking lot over the tire retaining wall. That would be even more out of place.

Look up P&Z history and see any variances in the records?

Look up P&Z minutes?

~~Acc. Building Dept~~

*** To be supplemented.**



**GEORGETOWN BOARD OF ADJUSTMENTS
APPLICATION TO BOARD OF ADJUSTMENTS**

RECEIVED
MAY 11 2026
PLANNING COMMISSION

* ATTACHMENT/SUPPLEMENT TO BOA APPLICATION

6. DESCRIPTION OF REQUEST:

Applicant's project seeks to re-model the existing historic multi-family structure at 320-322 Gano Avenue, Georgetown, Kentucky with the intention of remodeling the residential from a former four (4) unit residential structure with the plan of a conversion to a three (3) unit residential property by a build out of the attic space into an apartment unit with a pre-manufactured steel spiral stair for ingress and egress to the 3rd floor. This location is currently operated as a duplex residential property.

Because the property is currently moving from a two (2) unit multi-family use to a three (3) unit multi-family use, applicant is requesting a variance of the GSC Planning requirement that applicant's proposed use of the subject property includes the addition of off-street parking for the modified use of the current duplex use to a three (3) unit residential structure. Based on GSC Planning staff calculations, applicant would need to include 7.5 off-street parking spaces to accommodate the three (3) unit residential use.

REASONS JUSTIFYING SUPPORTING APPLICANT'S REQUEST FOR VARIANCE

A) There are existing conditions particular/peculiar to the subject lot that are unique and contribute to the applicant's need for a variance from the requirement of off-street parking:

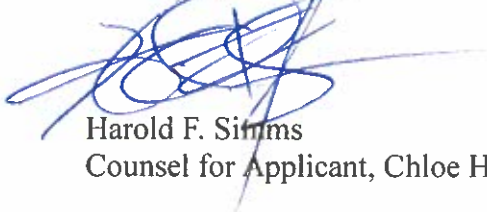
* According to a recent survey of the subject property, the east boundary line of the subject property is almost directly in line with the east line of the existing residential building, (with no set back). The west side of the existing building has little space (approximately < 10 feet) which leaves no space for off street parking nor a reasonable means of ingress/egress to the rear of the subject property. The pre-existing placement of a tire retaining wall partly on the subject lot and partly outside the subject property boundary, and the corresponding change in terrain to the subject lot inside of the tire retaining wall leave a poor and contrived location to serve as off street parking in this older neighborhood residential setting. Further that area inside the tire retaining wall towards the rear of the property would result in a significant loss of green space in this neighborhood setting. The public access (South Alley) to the available space at the rear of the subject property is also inappropriate for the reasons cited by Zachary Heath, Ky. PLS #4648 of Heath Land Surveying, LLC, in the letter attached hereto and incorporated herein by reference.

B) Imposing the literal interpretation of the zoning ordinance/development regulations on the applicant due to the modification of the existing multi-family use from a two (2) unit residential use to a three (3) unit structure, would deprive the applicant of the similar rights and use of her property enjoyed by other similarly situated properties in the area closely located to the subject property. There are many properties in the general area of the applicant's property, including both single and multi-family properties, that use primarily on street parking only.

C) The location of this historical house and its' unique positioning on this corner lot, with little to no side yard setbacks, the tire retaining wall behind the house which extends beyond the applicants east boundary line, the change in lot elevation on either side of the tire retaining wall, and the inferior width and condition of South Alley, as a means of access to off street parking, are not the product of any previous action by the applicant. Evidence within the existing structure on applicant's property indicate that at one time, there were four (4) separate residential units in the same building, and the modification/refitting proposed by the applicant will only result in three separate units.

D) The requested variance by the applicant will allow reasonable use of the applicants lot and residential structure as a three (3) unit multifamily residential use in an area where the use of on-street parking is commonplace. The existence of the applicants property on a corner lot, and the substantial length of the subject lot along Walnut Street, allows plenty of space for the accommodation of the extra parking that will result from the addition of one (1) additional residential unit at this location.

Respectfully submitted,
HAROLD F. SIMMS, ATTORNEY



Harold F. Simms
Counsel for Applicant, Chloe Hunt

Encl: Letter from Heath Land Surveying, LLC

Good evening,

I was preparing some documents for you regarding this BOA application. I will share what I have here so you and Harold can move forward and add to it as needed. Please let me know if anything else is needed.

The property as described in deed book 455 page 355, has only 50 feet of road frontage on Gano Ave and South Alley. This creates an area east of the house that ranges from 12 ft to 27 ft from the east property line to the edge of the pavement. This is visible on the attached map. This street parking area is more than sufficient to accommodate additional residents.

Planning and zoning would require eight total parking spaces. This is an unrealistic requirement for this property as the only area that would be appropriate for a parking lot would be to the south of the property on South Alley. South Alley has only a 20-ft overall right-of-way and is not as improved as Walnut Street or Gano Ave. Creating a parking lot here would increase traffic on South Alley and accelerate its degradation.

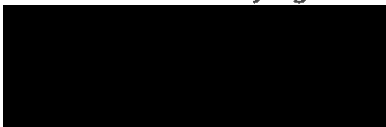
A typical parking stall is about 9ft wide and 20 ft long. With these parameters if the parking spots are aligned as in the screenshot below there would only be a 10ft area between them for a driving lane. The parking stalls are shown in red.

A driving lane for a parking lot should be 24 ft wide for two-way traffic and 12 to 14 ft wide for one-way traffic. This 10ft driving lane would make it difficult for vehicles to maneuver.

Please let me know if you have any questions. Again, my knowledge will be limited to surveying, as I only offer surveying services at this time. I will receive my professional engineering license and engineering permit from the state sometime toward the end of July and will then offer both services.

Thank you!

Zachary W. Heath, Owner
KY PLS #4648
Heath Land Surveying LLC



Mark Carper

From: Zachary W. Heath [REDACTED]
Sent: Thursday, April 16, 2026 9:37 PM
To: Chloe Hunt; Mark Carper
Subject: Gano Street Property
Attachments: hunt 11x17 overlay.pdf

Good evening,

Please see the attached PDF. Please keep in mind the house is not over the property line. That is just vertical distortion from the aircraft's camera angle when taking the photo. The east property line does run right along the edge of the house. All houses within this block with the exception of one only has on street parking. The increase of use of this lot will not impact on street parking as they can utilize the entire grass area on the west side of Walnut Street which is still on the street though not graveled or paved.

Mark, Please let me know if you have any questions or if more justification is required but this should be sufficient for what you would need on my end.

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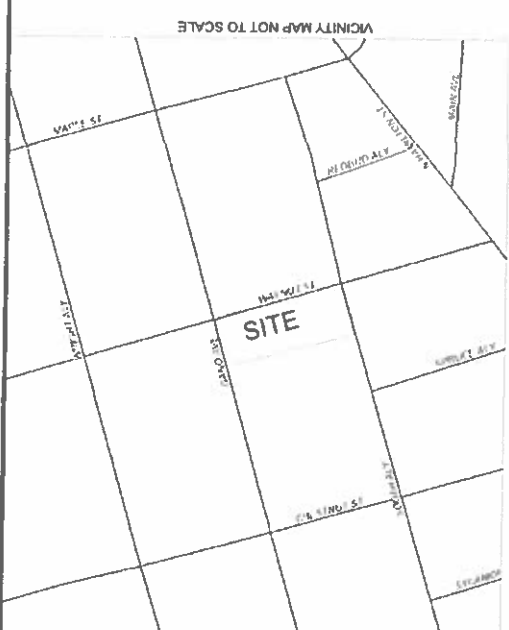
Thank you!

Zachary W. Heath, Owner
KY PLS #4648
Heath Land Surveying LLC

[REDACTED]

[Leave us a Google Review](#)





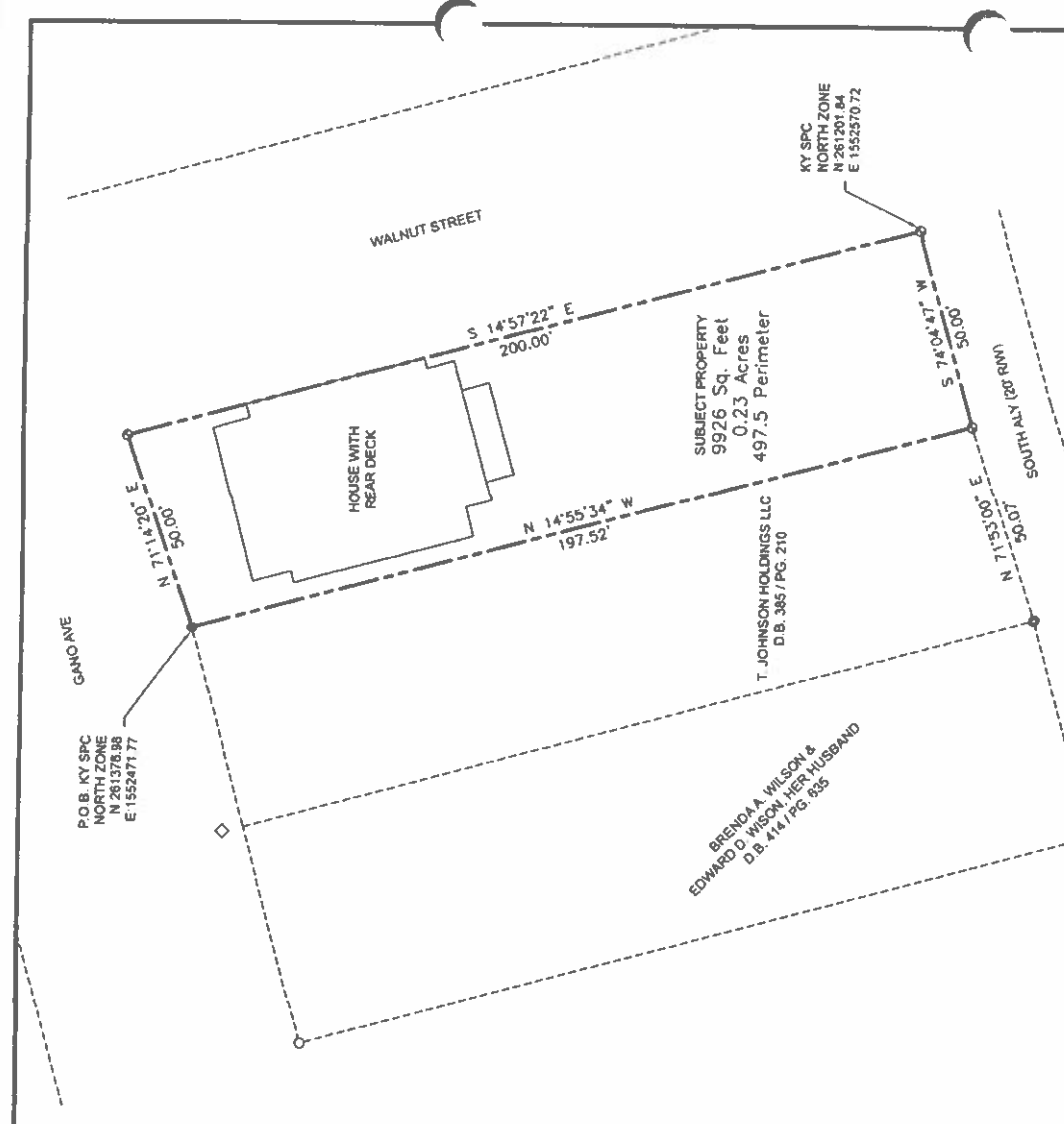
LEGEND

These standard symbols will be found in the drawing.

- APPROXIMATE ADJOINING PROPERTY LINE
- SUBJECT PROPERTY LINE
- 1/2" DIA. STEEL PIN WITH CAP #2402 FOUND
- 1" DIA. STEEL PIN FOUND
- ◇ 1/2" DIA. STEEL PIPE FOUND
- ⊙ 1/2" DIA. STEEL PIN WITH CAP #2536 FOUND
- ⊕ 1/2" DIA. X 24" LNG. STEEL PIN WITH CAP #4648 SET

SURVEY NOTES:

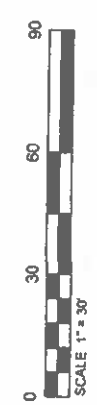
1. SOURCE OF TITLE: CHIEF OF HUNT DEED BOOK 455 PAGE 355
2. A GRID NORTH READING WAS OBSERVED THE DAY OF THE SURVEY AND ALL DATA SHOWN CONCORDS WITH SAID READING.
3. THE FIELD DATA WAS COLLECTED 06-30-2015.
4. THE PROPERTY SHOWN HEREON IS CONSIDERED AN URBAN SURVEY.
5. THIS SURVEY WAS PERFORMED USING A TOPCON HIPER VR GPS SYSTEM WITH DUAL FREQUENCY RECEIVERS UTILIZING REAL TIME KINEMATICS (RTK). THE HORIZONTAL DATUM USED WAS NAD83. THE VERTICAL DATUM USED WAS NAVD83. & THE GEOID MODEL USED WAS GEOID 18.
6. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY AS PER 201 KAR 18.150.
7. THE BEARINGS AND DISTANCES SHOWN HAVE NOT BEEN ADJUSTED.
8. THIS PROPERTY IS SUBJECT TO ANY PLANNING AND ZONING REGULATIONS, SUBDIVISION REGULATIONS OR APPROVALS.
9. NO TITLE SEARCH WAS PROVIDED, AND THIS SURVEY IS SUBJECT TO THE FIDELITIES OF 54CFR.
10. THERE WERE NO CEMENTERES OBSERVED ON THE PROPERTY DURING THE FIELD WORK PER 201 KAR 18.150 (10)(5)(IP).
11. ALL PARCELS SHOWN ARE ZONED R-2.
12. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FIRM MAP #2120600383D DATED 1/27/2017.
13. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL PREVIOUSLY CONVERTED EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD AND NOT OF RECORD IF ANY. SPECIFIC ALY PREVAILING RIGHTS OF WAY OF ANY PUBLIC ROADS.
14. THIS PLAT REPRESENTS A BOUNDARY SURVEY THAT WAS PERFORMED IN ACCORDANCE WITH 201 KAR 18.130.



PROPERTY SURVEY PLAT FOR:
CHIEF OF HUNT
107 HENLOCK LANE
GEORGETOWN, KY 40324
PARCEL LOCATION
300-327 GANO AVE
GEORGETOWN, KY 40324

STATE OF KENTUCKY
L. W. HUNT
7-1-2015
LICENSED
PROFESSIONAL
LAND SURVEYOR
LAND SURVEYOR

HEATH LAND SURVEYING LLC
SACHARY W. HEATH, KY LS #4648
P.O. BOX 4000
GEORGETOWN, KY 40324
PHONE: (502) 261-1000
FAX: (502) 261-1001
EMAIL: SAC@HEATHLANDSURVEYING.COM



Noah Smith

From: Chloe Hunt [REDACTED]
Sent: Wednesday, May 20, 2026 5:59 PM
To: Noah Smith
Subject: 320-322 Gano street parking spaces
Attachments: IMG_0714.png; IMG_0807.jpeg

Hi Nathan,

Per earlier conversations, as a corner lot 320-322 Gano has frontage on Walnut Street and Gano Ave, with paved street parking sections to accommodate 7- 8 cars. Most of the parking is off of walnut. There is an additional section of flat grassy area / yard along the road for overflow parking off of walnut that is not paved, I could add some gravel there but I have never had to use it and enjoy the green space.

Attached is a photo of walnut street side and an aerial photo as well.

Thank you,
Chloe





Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-17

May 18th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a Variance has been filed with the Georgetown Board of Adjustment for the property addressed 320-322 Gano Avenue (Zoned R-2), by Chloe Hunt. The Variance entails a reduction in the minimum off-street parking requirements for a multi-family residential use.

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-17.

The application will be considered by the Board on **June 1st, 2026** in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

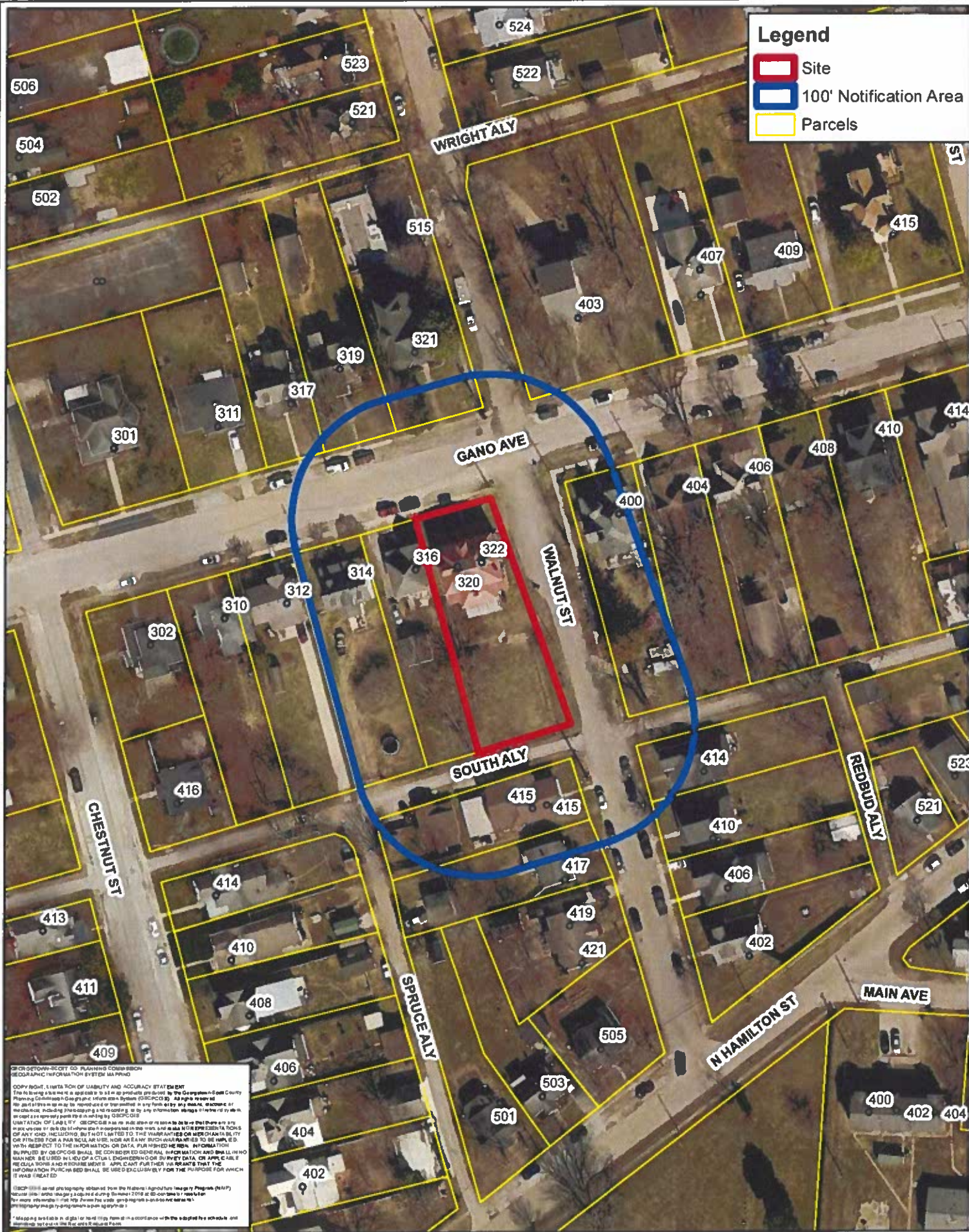
If you have any questions or concerns, please contact me by email at [REDACTED] or by phone at 502-867-3701.

Sincerely,

Noah Smith
Planning Technician
GSCPC

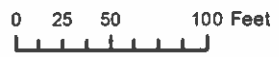
Legend

- Site
- 100' Notification Area
- Parcels



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 502-867-3700 | www.geoplan.org
 Printed 5/14/2025 JHF



G-2026-17
 Georgetown, Kentucky



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| CID | MapNumber | Name1 | Name2 | MailingAddress | City/State/Zip | Complete_A |
|-----|----------------|---------------------------------------|-----------------------------|------------------|--------------------------|------------------|
| 0 | 186-20-080 000 | WHEELER, JENNIFER L & JAMES J RICHTER | | 321 GANO AVE | GEORGETOWN KY 40324-1833 | 321 GANO AVE |
| 1 | 186-20-084 000 | GARCIA HEATHER ANN & JONATHAN LEE | | 317 GANO AVE | GEORGETOWN KY 40324-1835 | 317 GANO AVE |
| 2 | 186-20-088 000 | KRAMER ANDREW H | | 319 GANO AVE | GEORGETOWN KY 40324-1835 | 319 GANO AVE |
| 3 | 186-20-089 000 | FIEDENBAUM STEVEN T | | 400 GANO AVE | GEORGETOWN KY 40324 | 400 GANO AVE |
| 4 | 186-20-133 000 | O'BRIEN DEAN & ILENE REVOCABLE TRUST | | 137 LAKEVIEW DR | GEORGETOWN KY 40324-1838 | 404 GANO AVE |
| 5 | 186-20-134 000 | L T PROPERTY MANAGEMENT LLC | | 107 HEMLOCK LN | GEORGETOWN KY 40324-9108 | GANO AVE 330-322 |
| 6 | 186-20-136 000 | HUNT CHLOE | | 708 BURTON PIKE | GEORGETOWN KY 40324 | 318 GANO AVE |
| 7 | 186-20-138 000 | JOHNSON HOLDINGS LLC | | 141 WALNUT ST | GEORGETOWN KY 40324 | 318 GANO AVE |
| 8 | 186-20-139 000 | WILSON, PADA A & EDWARD D | | 414 WALNUT ST | GEORGETOWN KY 40075 | 414 WALNUT ST |
| 9 | 186-20-158 000 | GILL KELLY | | 415 WALNUT ST | GEORGETOWN KY 40324-1883 | 415 WALNUT ST |
| 10 | 186-20-164 000 | BAILEY FAMILY LIVING TRUST | JOSEPH & GENEVA CO-TRUSTEES | 306 HIGHLAND AVE | GEORGETOWN KY 40324-1221 | 410 WALNUT ST |
| 11 | 186-20-168 000 | HOFFMAN CHARLES & CHRISTINA | | 417 WALNUT ST | GEORGETOWN KY 40324-1863 | 417 WALNUT ST |
| 12 | 186-20-171 000 | RODGERS BRENDA J | | | | |

**CONDITIONAL USE PERMIT APPLICATION
1003 OLD DELAPLAIN ROAD
Staff Report to the Georgetown Board of Adjustment
June 1st, 2026**

FILE NUMBER: G-2026-18

PROPOSAL: Conditional use permit for outdoor storage in the I-1 Zoning District.

LOCATION: 1003 Old Delaplain Road.

APPLICANT: Aecon Industrial Management, Ltd.



CONSULTANT: N/A

STATISTICS:

| | |
|----------------------------|-----------------------------------|
| Zone: | I-1 (Light Industrial). |
| Surrounding Zone (s): | I-1, A-1. |
| Site Acreage: | 2..32 acres. |
| Access (Direct): | Old Delaplain Road. |
| Access (Nearest Arterial): | Cherry Blossom Way. |
| Context: | 1,500 feet East of the TMMK site. |

BACKGROUND:

Aecon Industrial Management Ltd. ("Applicant") is applying for a conditional use permit for outdoor storage at the property addressed 1003 Old Delaplain Road. The property is zoned I-1 light industrial. There are no previous applications with the Board of Adjustment on record for the project site.

ISSUES & ANALYSIS:

Conditional Use:

KRS 100.111(6) defines Conditional Uses as 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. The question of a conditional use is if the use can conceivably function in a specific space without negatively affecting the surrounding area.

Section 4.53.C of the *Zoning Ordinance* lists "Outdoor Storage" as a conditional use in the I-1 zoning district.

Site Conditions:

The existing structure on the property is leased out to two individual contractors, so there are two distinct "units" with two different users, under separate leases. As a result, there are two addresses (1001 & 1003 Old Delaplain) for the project site.

Proposal scale, form, and details:

The proposal is for four total storage containers. All four will be the same height (8 feet and six inches tall). Two of these will be 40x8 feet in dimension, and the other two will be 20x8 feet. The first two of these containers—the 40x8s—will be located upon the East side of the building. The other two—the 20x8 containers—will be located upon the south of the site along the backside of the building. This will create 960 square feet of total storage area coverage, a very small fraction of the 2.32-acre lot.

Conditional Use Regulations:

The *Ordinance* specifically allows for outdoor storage as a conditional use in the I-1 light industrial zone, provided that the following four conditions are met;

1. *Storage is incidental and accessory to the principal use of the property, and,*
2. *The storage shall not be visible from any right-of-way or adjacent area of different zoning classification. The Board of Adjustments may impose any reasonable conditions calculated to provide the required screening.*
3. *The screening utilized to prevent visibility of the outdoor storage may consist of earthen mounds, plantings, fencing or walls.*
4. *The storage area boundaries must satisfy the minimum setback requirements of the zone" (4.53).*

Staff will analyze these four requirements individually in relation to the proposed site.

1. *Storage is incidental and accessory to the principal use of the property,"*

The outdoor storage area is intended to be exclusively used for the storage of material that is used in the course of the manufacturing and business that is done on site. Staff recommends a condition of approval accordingly. This proposal will also be spatially secondary, taking up only 960 square feet based on the proposal dimensions indicated by the Applicant.

- 2-3. *The storage shall not be visible from any right-of-way or adjacent area of different zoning classification. The Board of Adjustments may impose any reasonable conditions calculated to provide the required screening... The screening utilized to prevent visibility of the outdoor storage may consist of earthen mounds, plantings, fencing or walls.*

Staff finds that the south proposed storage area (the two smaller crates), being located behind the existing structure already upon the site, will not be visible from the right of way of Old Delaplain Road.

The Eastern proposed storage site, for the larger two containers, is located behind an existing landscape screen that will limit visibility of the containers to westbound drivers on Delaplain Road. For eastbound drivers, the containers are shielded behind the primary existing building. Standing directly in front of the building, the leading edge of the outermost container will be barely visible from Delaplain.

Regarding the Eastern location, Staff finds that the limited scale of this proposed use (only two storage containers in this location, each being less than 9 feet in height), as well as the existing treeline and building, will limit the visibility of the two containers on the Eastern side of the building to some extent (in relation to the R.O.W. of Delaplain). However, because the leading/top edge of the first container will still be visible from Delaplain road, a fence with a gate will need to be installed, or, the containers will need to be moved to the rear of the site, alongside the other two containers, where it is more certain that they will not be visible. Staff recommends condition #9 to ensure this for the site.

In regard to visibility from adjacent zones of different classification, there are no directly adjoining zones to the project site of different zoning classification (anything other than industrial). The closest adjacent zone of different zoning classification is an A-1 property to the East, but the I-1 zoning of the neighboring property addressed 1007 Old Delaplain is situated between the two. This neighboring property is 11.18 acres, with a large building that would block any visibility of this storage area from the A-1.

4. *The storage area boundaries must satisfy the minimum setback requirements of the zone" (4.53).*

The storage area must meet the typical minimum setbacks for I-1 zoned property (50' front, 50' rear, 25' side) along all boundaries. To the rear there is well over 100 feet that will be between the containers and the rear yard property line. To the east is around 50 feet between the property line and the leading edge of the building. In both cases, this will allow for the minimum setback requirements to be met so long as the applicant is intentional with their placement.

Development Plan Requirement:

The *Ordinance* will require a development plan for a proposal of this scale. The *Ordinance* states that *"In industrial areas, minor developments include building or outdoor storage expansion of up to 10% of the total square footage or 10,000 square feet, whichever is less"* (Article II). Because this proposal very clearly shows both less than 10,000 square feet of additions and less than 10% spatial expansion of use, it will not require a development plan. If it were to be expanded, the Applicant would need to return to the Board for approval.

Findings:

1. The project site is a 2.32-acre property, zoned I-1.
2. The proposal is defined as a conditional use permit for outdoor storage.

3. The storage area exists, but needs the conditional use permit to be brought into compliance.
4. The storage area is two 40x8 containers and two more 20x8 containers, 960 square feet of coverage in total.
5. The proposal, being light industrial in nature, is consistent with the intent of the I-1 zoning district.
6. The *Ordinance* requires a specific set of standards for uses defined as Outdoor Storage, including the following:
 - a. Storage must be secondary to the primary use of the property
 - b. Storage must be effectively screened so as not to be visible from the right of way of streets or adjoining properties of different zoning classification.
 - c. Storage areas must follow typical setbacks standards.
 Staff finds that the proposal will be able to meet these standards.
5. The site is not located within the floodplain.
6. In light of the low intensity scale of the use, the proposal will not require a preliminary development plan.
7. The two proposed containers to be located to the East of the building will either need a 6-foot tall fence with a gate, or will need to be moved the rear of the site, so as not to be clearly visible from the right of way of Old Delaplain Road.

RECOMMENDATION:

Given findings and analysis, staff recommends **Approval** of the request for a conditional use permit for outdoor storage in the I-1 zoning district at the property addressed 1003 Delaplain Road, on the grounds that the site can reasonably be expected to meet the minimum standards for uses defined as such. Should the Board 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 in the approved conditions.
4. The Conditional Use Permit shall become null and void upon any transfer of ownership or change in lessee of the property.
5. The storage area shall meet all setback requirements (50 feet to the North boundary, 25 feet to the south, 50 feet to the East and West). The storage area shall not encroach upon these setback areas.
6. Any and all uses of the Applicant, or Applicant’s potential lessees, in relation to the storage containers on site must meet the standards of light industry as defined by 2.1 of the *Ordinance* (there shall be none of the following evidence of uses that would constitute heavy industrial uses: no emissions of any atmospheric pollution, visible light flashes or glare, odors, or noise or vibration which may be heard or felt off the premises or those industries which constitute a fire, explosion, or other hazard detrimental to the health and welfare of the community or adjacent property owners).

7. All requirements for the use defined as outdoor storage, in the I-1 zone, as outlined in section 4.53.
8. Any expansion or change in the outdoor storage area in terms of scale, use, dimension, etc., will return to the Board for consideration.
9. The space in which two proposed Eastern containers will be located will either need a gate/fence to be placed toward Delaplain Road that will provide visual screening; this fence must attach to the building. If the Applicant elects not to provide this fence, then the containers will need to be moved the rear of the project site.
10. The use of the storage structures must be incidental to the existing, by-right primary use of the project site. All uses to which the storage pertains must be manufactured on-site in accordance with the existing primary use.

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: 5-11-26

credit card

1. APPLICANT Aecon Industrial Management Ltd.

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 1003 Old Delaplain Rd. Georgetown, KY 40324

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

5. EXISTING USE _____

ZONING DISTRICT _____

6. DESCRIPTION OF REQUEST Request to store construction material outside of commercial building at 1003 Old Delaplain Rd.

Georgetown, KY 40324

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.

Scott Sutton on behalf of Aecon Industrial Management Ltd.

Signed by
Scott Sutton
COMB27A4E08B17440

May 8, 2026

DATE

APPLICANT

Noah Smith

From: Noah Smith
Sent: Tuesday, May 19, 2026 10:49 AM
To: [REDACTED]
Subject: Conditional Use Permit Application 1003 Delaplain; Georgetown Board of Adjustment

Hi,

I wanted to reach out and confirm some clarifying details about the application proposal. What is the dimension and size of the outdoor storage area you are planning to install?

Thanks,

Noah Smith
Planning Technician
Georgetown-Scott County Planning Commission
[REDACTED]

Thanks,

Noah Smith
Planning Technician
Georgetown-Scott County Planning Commission
[REDACTED]

From: Jordan Heller [REDACTED]
Sent: Thursday, May 21, 2026 2:09 PM
To: Noah Smith [REDACTED]
Cc: Dwayne Sutton [REDACTED]; Ben Durrer [REDACTED]; Cici Zhang [REDACTED]
Subject: Aecon Industrial Management Ltd - Further Details

Good afternoon Noah,

Below are the details of the outdoor storage that Aecon Industrial Management Ltd is proposing.

- Two 40ft storage containers along the right side of the building.
 - Dimensions would be: 40'L x 8'W x 8'6"H
- Two 20ft storage containers on the backside of the building.
 - Dimensions would be: 20'L x 8'W x 8'6"H

Please let me know if there are any further details needed.
Thank you so much,

Jordan Heller
Office Manager & Administrator
Aecon Industrial Management, Ltd.
[REDACTED]

AECON GROUP INC
[REDACTED]

AECON INDUSTRIAL MANAGEMENT, LTD
[REDACTED]

Noah Smith

From: Jordan Heller [REDACTED]
Sent: Saturday, May 23, 2026 11:51 AM
To: Noah Smith
Cc: Dwayne Sutton; Ben Durrer; Cici Zhang
Subject: Re: Aecon Industrial Management Ltd - Further Details

Noah,

The crates will be on Aecon's side of the building. The 1003 side. Which, would be the left side if you are facing the building from Delaplain road. And the landlord has approved this arrangement.

And yes it will be storing equipment and material related to our existing industrial work.

Thanks,

Jordan Heller
Office Manager/Administrator
Aecon Industrial Management Ltd.
[REDACTED]

Aecon Industrial Management, LTD
[REDACTED]

From: Noah Smith [REDACTED]
Sent: Friday, 22 May 2026 16:27:54
To: Jordan Heller [REDACTED]
Cc: Dwayne Sutton [REDACTED]; Ben Durrer [REDACTED]; Cici Zhang [REDACTED]
Subject: RE: Aecon Industrial Management Ltd - Further Details

CAUTION: THIS EMAIL ORIGINATED FROM OUTSIDE THE ORGANIZATION AND MAY BE UNSAFE.

ATTENTION: CE COURRIEL PROVIENT DE L'EXTÉRIEUR DE L'ORGANISATION ET PEUT ÊTRE DANGEREUX.

Hi Mrs. Heller,

Two last things:

First, is the tenant of 1001 Delaplain consenting to have the crates on their side of the building? Is the landlord also comfortable with this arrangement?

Second, is the storage all going to be related to the existing industrial work that your group is doing on the site?



Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-18

May 18th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a Conditional Use Permit application for outdoor storage in the I-1 light industrial district has been filed by Aecon Industrial Management, Ltd., with the Georgetown Board of Adjustment for the property addressed 1003 Old Delaplain Road.

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-18.

The application will be considered by the Board on **June 1st, 2026**, in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

If you have any questions or concerns, please contact me by email at [REDACTED] or by phone at [REDACTED]

Sincerely,

Noah Smith
Planning Technician
GSCPC

Legend

-  Site
-  100' Notification Area
-  Parcels



GEORGETOWN, KY CITY OF PLANNING COMMISSION
 GEORGRAPHIC INFORMATION SYSTEM MAP
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 502.867.3701 www.gscplanning.com
 File: 5/16/2026 JHF



G-2026-18
 Georgetown, Kentucky



Part of the City of Georgetown, KY. For more information, visit www.georgetownky.gov

| CID | MapNumber | Notes | Notes2 | MailAddress | CityStateZ | Complete_A |
|-----|----------------|---------------------------|-----------------|-----------------------------------|-------------------------|------------------------|
| 0 | 185-20-010.000 | WASHINGTON PARTNERS LLC | | | | |
| 1 | 185-20-008.001 | GREYLOCK KAKO LLC | | 1800 STAR SHOOT PIWY STE 170-185 | LEXINGTON KY 40399-4268 | 892 DELAPLAIN RD |
| 2 | 185-20-008.002 | GEORGETOWN INDUSTRIAL LLC | ATTN:ZEN MATSUI | PO BOX 848 | LEXINGTON KY 40324 | 102 SUPPLY CT |
| 3 | 185-20-008.000 | ICI REAL ESTATE LLC | | 1028 POPLAR DRIVE EXT | VERSALES KY 40382-0646 | 1001-1003 DELAPLAIN RD |
| 4 | 185-20-008.000 | CYRON HOLDINGS LLC | | 108 SUPPLY CT | GEORGETOWN KY 40324 | 106 SUPPLY CT |
| 5 | 185-20-010.000 | | | 1801 STARSHOOT PIWY #170 PWIN 139 | LEXINGTON KY 40509 | 1007 DELAPLAIN RD |

VARIANCE APPLICATION
170 BARREN RIVER BOULEVARD
Staff Report to the Georgetown Board of Adjustment
June 1st, 2026

FILE NUMBER: G-2026-19

PROPOSAL: Variance from the *Subdivision and Development Regulations* to build on an existing 20' underground utility easement.

LOCATION: 170 Barren River Boulevard.

APPLICANT: Tim Hill.

CONSULTANT: HMA
Architecture.



STATISTICS:

| | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Zone: | R-2 (medium density residential) and C-1 (creek conservation corridor). |
| Surrounding Zone (s): | A-1, C-1, R-2. |
| Site Acreage: | 0.276 acres. |
| Access (Direct): | Barren River Boulevard. |
| Access (Nearest Arterial): | |
| Context: | US-25. Within the Peninsula subdivision (North Elkhorn Creek peninsula, marking the end of the municipal boundary of Georgetown). |

BACKGROUND:

The applicant is the homeowner of the Project Site, 170 Barren River Boulevard. The lot was created legally as lot 9 of the Peninsula subdivision, phase 3A, recorded in 1994. Within that subdivision plat, there was the dedication of a 20-foot underground utility easement bifurcating through the middle of the rear yard of the project site. This easement was recorded in the backyard of all outward perimeter lots of the Peninsula subdivision.

There is currently a deck which encroaches upon this easement. The Applicant has stated that there is a koi pond, a 6x6 concrete basement walkout, and a main-level deck and stairs that currently exist within this easement as well. The Applicant has stated that they were not aware of this utility easement until a recent survey was performed. Looking at available photo record of the property, as well as information provided by the Applicant, these were in place before the Applicant purchased the property in 2019.

The proposal is to allow for the deck and patio to be relocated/alterd/renovated within a portion of this 20' easement. These accessories are planned to be moved so that the home itself may be renovated/expanded. No portion of the home itself will encroach within the easement; only the accessories be within the easement area. This also includes a proposed roof overhang. This proposal requires a Variance to allow for legal encroachment within this easement. A Variance is required for alteration of existing encroachment within an easement.

North Elkhorn Creek; Floodplain and C-1

The lot is directly adjacent to the North Elkhorn Creek and its floodplain and conservation area. The portions of the property which are zoned C-1 are currently non-buildable (pursuant to article 1200 of the *Subdivision and Development Regulations*). This C-1 non-buildable area occupies over half of the lot, leaving little space for the deck, patio, and other accessories to the home.

Utility Easement & Site Conditions:

The placement of this underground easement, in the middle of the rear yard of a residential lot, is typically uncommon. Staff finds that this was done because the easement could not be placed within the floodplain, or in the conservation corridor area, so it was moved into the center of the lot. The note dedicating the easement for the property dedicates it to four utility providers (GMWSS, KU, South Central Bell [now AT&T & Spectrum], and Columbias gas). As required by the *Subdivision and Development Regulations*, this easement has the following restrictions placed on it in a note on the original subdivision plat:

"No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon the said easement after installation of facilities."

Proposal Details & Current Conditions:

Literal conformance with the easement note would preclude the current proposal, which is to move the existing accessories that within the easement to allow room for an expansion of the home. The existing deck currently already runs upon this easement. The Variance is to essentially relocate the existing non-conforming deck, as well add the proposed patio and roof overhang. To legally do this, the site will need the Variance in the form of relief from the recorded easement note on the subdivision plat.

The question under current consideration for this Variance is if the current circumstances of the project site would necessitate approval for relief, in order to grant the reasonable or intended use of the site, or prevent hardship on the landowner.

ISSUES & ANALYSIS:

"KRS 100.243 Findings necessary for granting variances.

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

- b. *The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and*
 - c. *The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*
2. *The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*
 1. *"... 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, will not allow an unreasonable circumvention of the requirements of the zoning regulations."*

The Variance will not adversely affect public health, safety, or welfare, so long as the buildings remain out of the creek conservation area, and as long as the utility providers to which the easement has been previously dedicated provide written consent for the encroachment, indicating that it will not interfere with their operations.

When considering the effect the Variance may have on the character of the surrounding area, it is important to note that both the character of the North Elkhorn Creek Conservation Corridor as well as the character of the neighborhood must be protected in this case. Staff finds that the granting of the variance will not adversely impact the character of either because, a) many of the single family homes running alongside the North Elkhorn Creek conservation corridor already have decks or accessory buildings within this easement, and, b) the proposed deck will not be located within the conservation corridor.

Staff finds that as long as the utility providers to which the easement is dedicated consent to this proposal, the Variance will not allow for unreasonable circumvention of regulations, or the intent of regulations. Similarly, the deck as it currently stands already encroaches upon the easement. If this Variance were to be denied, the existing non-conforming structures would still remain within the easement until removed.

- a. *"The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone..."*

Staff finds that there are two unique circumstances in this case which may indicate the need for a Variance. First, over half of the project site is non-buildable under current conditions because of the floodplain, minimum setbacks, and Creek Conservation area. The Creek Conservation Area of the property takes up over half of the acreage by itself. The 20' easement runs directly along the leading edge of this C-1 area, further eliminating buildable area of the lot.

Second, as a result of the Creek Conservation area, the placement of the underground utility easement running directly through the middle of the rear yard is in itself a unique circumstance that is not typically seen in the R-2 zone. Underground utility lines typically do not run in the middle of a residential backyard.

- 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:"

Staff finds that denial of the application would deprive reasonable use of the property in the sense that the existing conditions make it impossible for the Applicant to build this proposed expansion anywhere else on the property. The applicant has indicated that they intend for the spatial expansion of the home to allow more space to "age in place" and remain in their neighborhood/community, which is a reasonable, intended use called of residential zones, and the need for which is indicated by the currently adopted Comprehensive Plan. Accessories such as decks, patios, etc. are also typically reasonable or intended uses of a single-family home. Denial of the Variance request would also deny a use that is similarly enjoyed by surrounding neighbors, which also have decks, patios, etc. running within this backyard easement.

- 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:"

The application meets this requirement.

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:"

The existing deck already runs upon the utility easement. While under current circumstances, this is a violation of regulations, it is not a willful violation, because a) the Applicant did not build any of the accessories which currently run upon this easement, and, b) the Applicant was not aware of the easement until a recent survey of the Project Site was done.

Closing Analysis:

Staff finds that the proposal meets the requirements of KRS 100.243 for granting of Variances. The Variance is allowable. However, unless or until the grantees of the easement (KU, AT&T, Columbia Gas, Spectrum, and GMWSS) consent to the release for the partial building upon the easement, construction cannot begin.

Findings:

1. The project site is a 0.276-acre property, zoned R-2.
2. The existing deck already runs upon this easement, but this is not a willful violation of the Ordinance, because the Applicant was not aware of the non-buildable status of the easement prior to consultation with Staff.
3. The Applicant plans to add a dimensional expansion to the existing single family home, which would move the existing accessories which are already in the non-buildable area of the previously recorded underground easement.
4. The proposal arises from unique circumstances (over 50% of the lot being non-buildable under current conditions), that would create hardship or deprive reasonable use if the application were to be denied.
5. The Variance will not create safety issues or unreasonable circumvention. It is the result of unique circumstances (all arising from proximity to the Creek Conservation corridor), and denial of the Variance would deny reasonable use of the residential property.

because a deck and renovations are typically traditional accessories that are expected for the enjoyment of a residential single-family home.

6. Denial of the application would deprive a reasonable use which is enjoyed by neighboring residences, which also have accessory structures placed within the easement.
7. The utility providers to which the easement is dedicated must approve of the proposal before any construction begins.

RECOMMENDATION:

Given findings and analysis, staff recommends **approval** of the Variance request for the construction of a deck, patio, and roof overhang upon the existing utility easement in the rear yard of the property addressed 170 Barren River Road, on the basis that it meets the requirements of KRS 100.243, with the understanding that the utility providers to which the easement is granted must approve of the proposal before any construction may begin. Should the Board approve this application, staff recommend 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.
4. The applicant must consult directly with all grantees of the utility easement prior to any construction or expansion of the deck. Unless and until a letter of approval from EACH grantee of the 20' easement is received, construction for the proposal shall not begin.
5. There shall be no changes of grade or moving of earth, nor construction of buildings, within the C-1 creek conservation area, done in the course of implementation of this proposal.
6. Any and all requirements or requests of the utility providers to which the easement has been dedicated. This will include the koi pond, basement walkout, and other existing non-conforming accessories to the home that are not being relocated by this renovation.
7. None of the accessories shall encroach further upon the easement than what is shown on current plans.

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: 2-2026-19

DATE FEE RECEIVED: 05/07/2026

1. APPLICANT TIM HILL

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 170 BARREN RIVER BLVD., GEORGETOWN, KY 40324

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

5. EXISTING USE SINGLE FAMILY RESIDENTIAL

ZONING DISTRICT R-2/C-1

6. DESCRIPTION OF REQUEST REQUESTING PERMISSION TO BUILD DECK, PATIO, AND ROOF OVERHANG IN UTILITY EASEMENT.

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

5/5/2026

Noah Smith

From: Casey Mather [REDACTED]
Sent: Thursday, May 7, 2026 12:48 PM
To: Noah Smith
Cc: Tim Hill; Nathaniel Hocker; Benjamin Hall-Volpenhein
Subject: 2609_170 Barren River Blvd_Variance Application Paperwork
Attachments: Affidavit_170 Barren River Blvd_Signed.pdf; PropTax&Code_170 Barren River Blvd_Signed.pdf; Variance Dwgs_170 Barren River Blvd_2026-05-07.pdf; Variance Letter_170 Barren River Blvd.pdf; BOA Application_170 Barren River Blvd_Signed.pdf

Please find the attached signed paperwork for a variance application at **170 Barren River Blvd, Georgetown, KY 40324**. We are submitting ahead of schedule for the May 11th deadline to get on the docket for the June 1st BOA meeting.

Attachments:

1. Affidavit (Original version upon request)
2. BOA Application (I will come in person to pay the fee)
3. PropTax&Code
4. Variance Dwgs
5. Variance Letter

After you've had a chance to review the documents, please let me know if there's anything else you need. We are currently awaiting approval from KU.

Best,

CASEY RYAN MATHER, NCARB, CPHC
MANAGING PARTNER

HOCKER+MATHER ARCHITECTURE

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170 Barren River Blvd, Georgetown, KY 40324
Variance Request Letter
2026-05-07

To whom this may concern,

There is a 20'-0" utility easement that bifurcates our back yard. My wife and I would like to ask for a variance to build an addition with a roof overhang that will partially overlap that easement, and build a patio and deck off that addition that will also encroach into the easement. Our architect has provided drawings showing the house addition, deck, and patio. We've also provided a survey of the existing conditions on the site. The deck we are planning to build will be no farther into the easement than the existing deck is already, as indicated in the drawings. We were unaware of this easement before we purchased this home in 2019. Not until we had a survey performed recently were we aware that this easement would prevent us from building the addition, deck, and patio we had dreamed about. The current design is the altered "dream" design considering the easement.

As shown in the attached photographs and on the existing survey, currently there is a small concrete pad (6'x6') outside the basement walkout and an existing main level deck and stairs, with a small coy pond all within the utility easement. Our existing deck was likely built along with this home in 1994. It has had a couple facelifts over the years and currently has the original framing under the new decking and railing. It all needs to be replaced, but this utility easement prevents us from being able to do that without an approved variance.

I've done some research, and throughout the neighborhood on the properties that were built up against the west side of Elkhorn Creek as mine is, there are houses that all have this easement running through their back yards. Most also have decks, pools, patios, and driveways for access to lower rear entrances that look as if they would be all partially or wholly within the utility easement. We can only assume that these other families were granted their variances, and weren't held to the "literal interpretation of the zoning ordinance". We are asking for the same consideration.

The addition itself would increase our primary bathroom size, increase our primary bedroom and primary closet, and re-organize our interior spaces that are now cramped and hard to navigate. My wife and I are quickly approaching retirement and have decided to age in place. Therefore making more roomy interior spaces will help us do that more gracefully, should we ever need walkers or wheelchairs. Also, our current house doesn't have many windows to take advantage of the views or even bring in much natural light. This addition will have many more windows and more ample exterior spaces so we can enjoy our beautiful Elkhorn creek bordered backyard. Unfortunately, as we planned to build the additional square footage to the main floor of our house and update the layout that will be correcting the tight choke point that separates our kitchen from the living room, we discovered (with the help of our exceptional architectural team) that a 20' wide portion of the immediate backyard right outside the back doors of our home is not really ours to modify. The entire original layout we were planning to build got shrunk down to

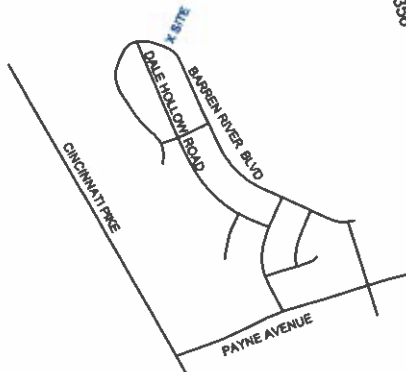
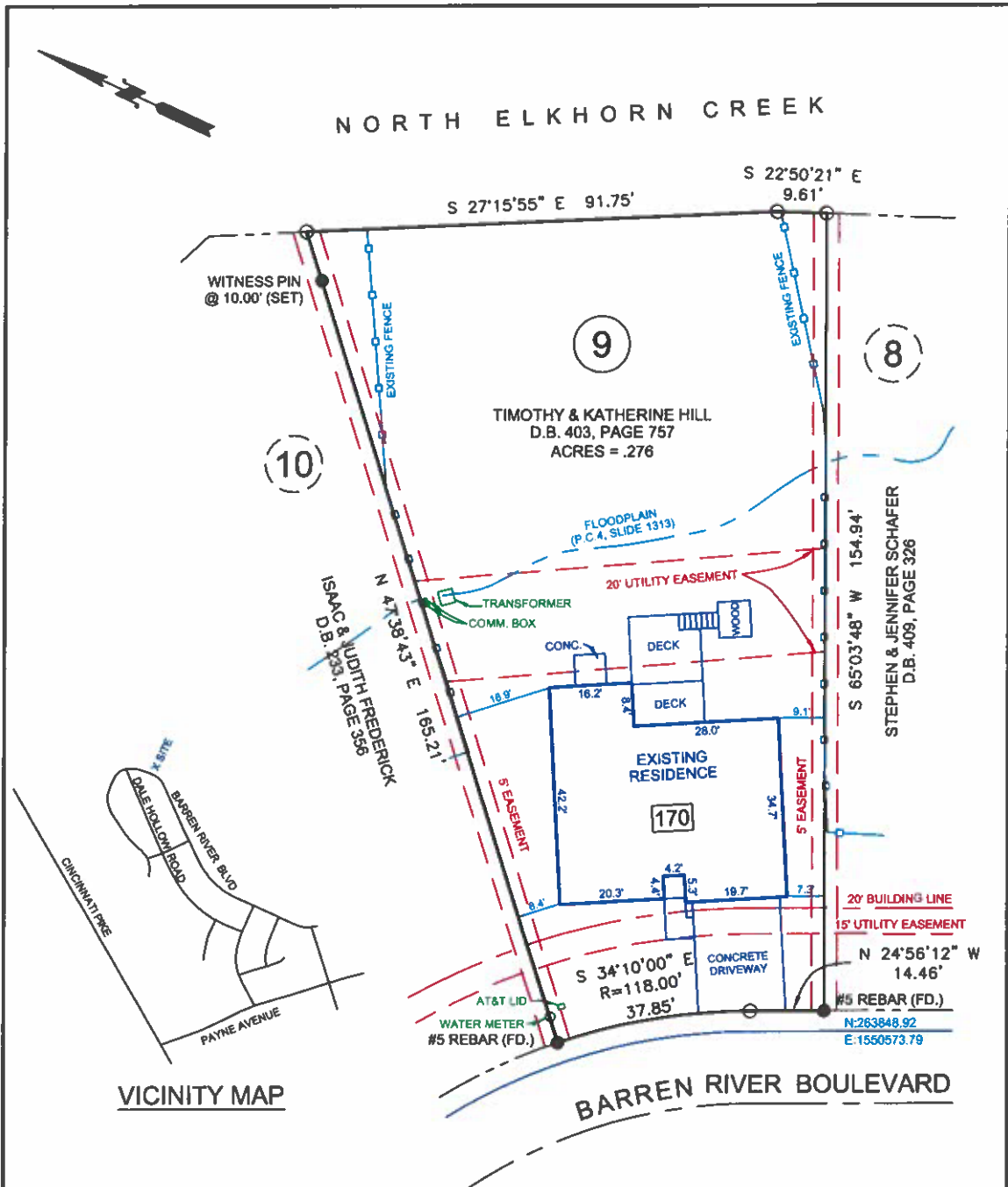
just a portion of what we originally wanted. We can live with that if we could also have an outdoor area to make up for the area lost due to this easement.

We understand the repercussions of building in this easement and are willing to accept the consequences if they ever need to demolish our deck & patio to dig up the electric lines. Thank you for your time.

Best regards,
Timothy and Katherine Hill



NORTH ELKHORN CREEK



—— HEAVY BLACK - PROPERTY /BOUNDARY LINE
—— BLUE - BUILDING OR OTHER IMPROVEMENT
—— RED - BUILDING LINE OR OTHER ESMT.

THE REAR RIGHT CORNERS WERE INACCESSIBLE AND UNABLE TO SET.

SURVEY NOTES
 -ALL IRON PIN (SET) ARE #5 X 18" REBAR W/I.D. CAP.
 -MERIDIAN OF SURVEY IS REFERRED GRID NORTH, BASED ON KY NORTH DATUM.
 -COORDINATES DEPICTED HEREON ARE BASED ON KY CORS NETWORK STATE PLANE DATUM (KY NORTH).

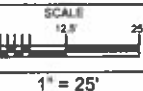
THIS FIELD SURVEY COMPLIES WITH 201 KAR 18:150 AND WAS DONE USING A SPECTRA PRECISION SP85 RTK GPS HAVING A POSITIONAL ACCURACY OF 0.05" OR BETTER. THIS IS A CLASS A 'URBAN SURVEY'. ALL WORK WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3/23/2026
 GARY ROLAND, P.L.S. #3363
 STATE OF KENTUCKY
GARY ROLAND
 3363
 LICENSED PROFESSIONAL LAND SURVEYOR



ALL ACCESS - CUSTOM HOMES & REMODELING

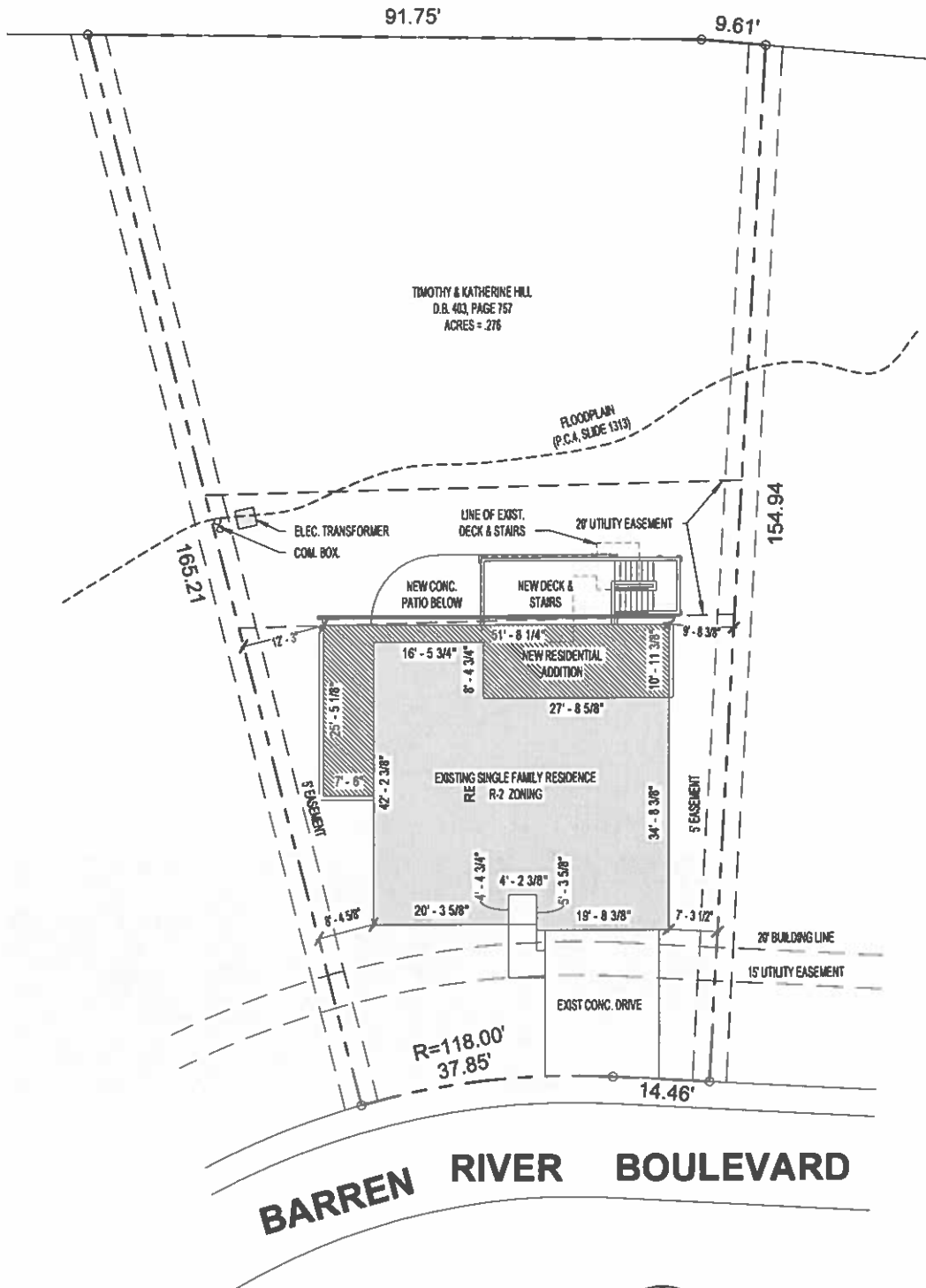
SURVEY FOR
 ALL ACCESS - CUSTOM HOMES & REMODELING
 170 BARREN RIVER BOULEVARD
 GEORGETOWN, KY
 PENINSULA SUBDIVISION
 LOT 9, PHASE 3B
 PLAT CAB. 4, SLIDE 1313



DATE OF FIELD SURVEY:
MARCH 16, 2026

DRAFTED BY
 JPG
 PROJECT NO.

NORTH ELKHORN CREEK



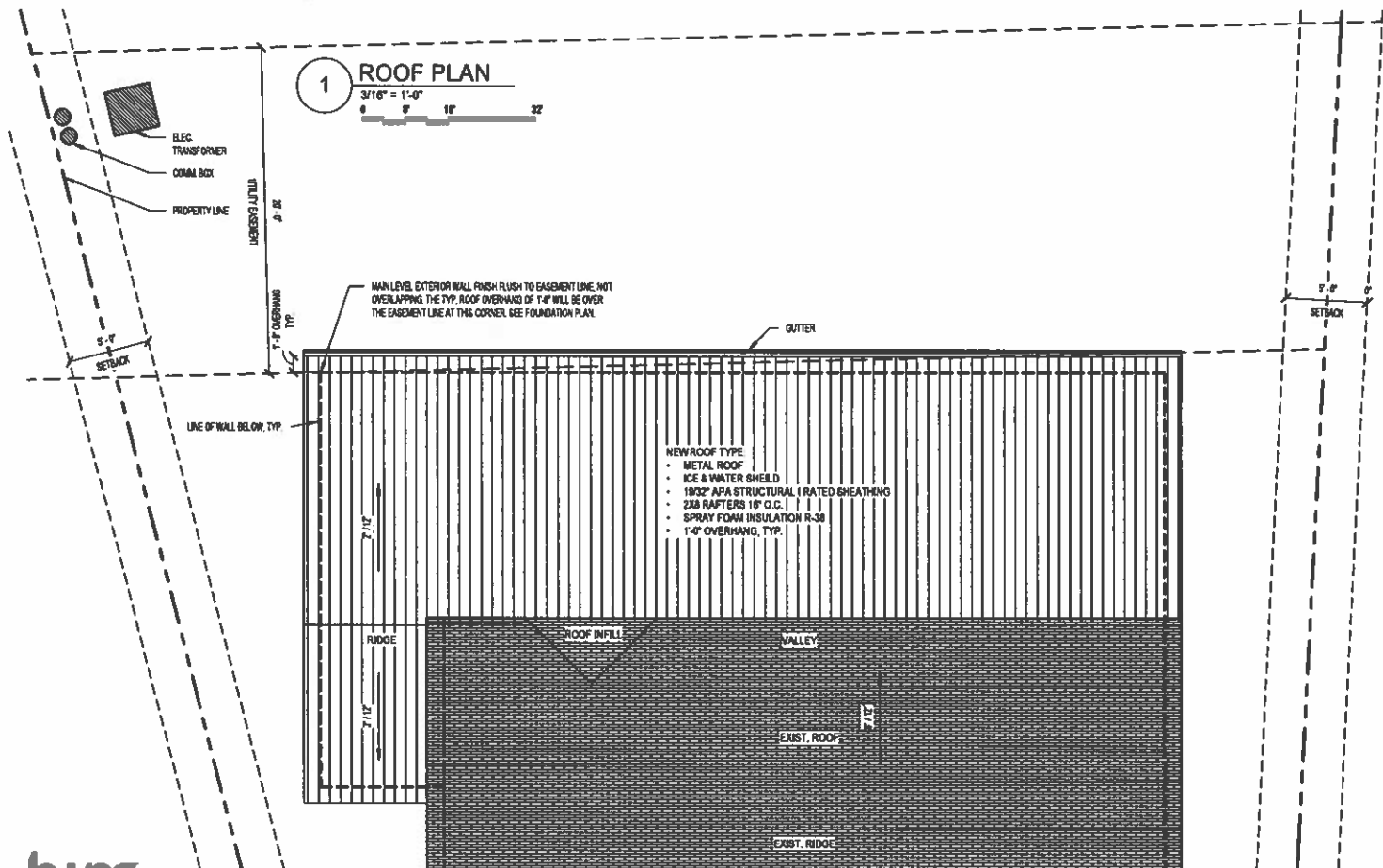
1 ARCHITECTURAL SITE PLAN

1/16" = 1'-0"



NOTE: THIS SITE PLAN DOES NOT REPRESENT THE SITE SURVEY IN FULL AS CONDUCTED BY CAM SURVEY & WAS DRAWN USING REFERENTIAL INFORMATION PROVIDED BY CAM SURVEY THAT COMPLIES W/ W 201 KAR 18:150. REFER TO SITE SURVEY FOR ANY INFORMATION NOT SHOWN HERE.

1 ROOF PLAN
 3/16" = 1'-0"
 0 5' 10' 20'

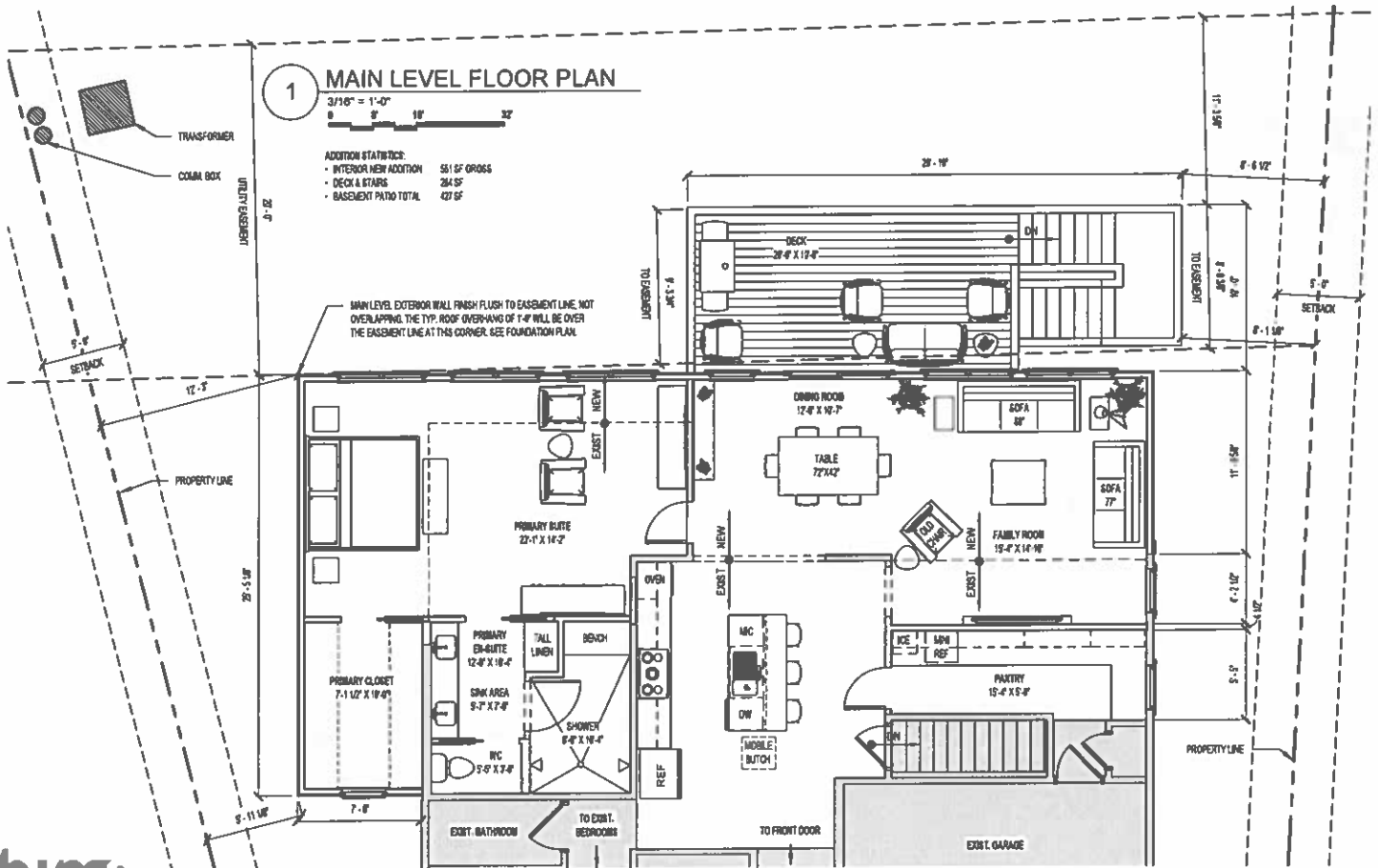


1 MAIN LEVEL FLOOR PLAN

3/16" = 1'-0"

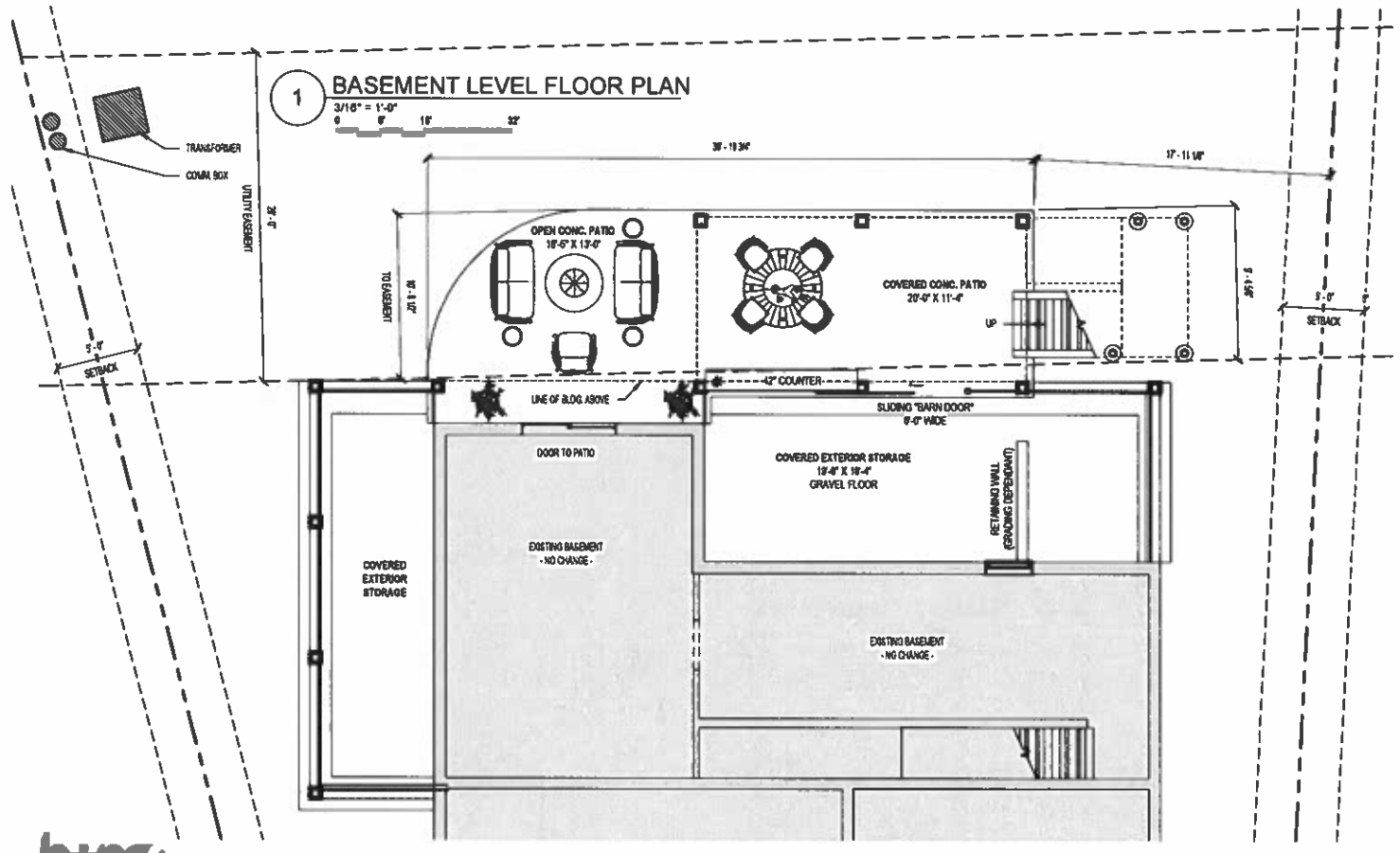
- ADDITION STATISTICS:
- INTERIOR NEW ADDITION 551 SF GROSS
 - DECK & STAIRS 284 SF
 - BASEMENT PATIO TOTAL 427 SF

MAIN LEVEL EXTERIOR WALL FINISH FLUSH TO EASEMENT LINE, NOT OVERLAPPING THE TYP. ROOF OVER-HANG OF 1'-0" WILL BE OVER THE EASEMENT LINE AT THIS CORNER. SEE FOUNDATION PLAN.

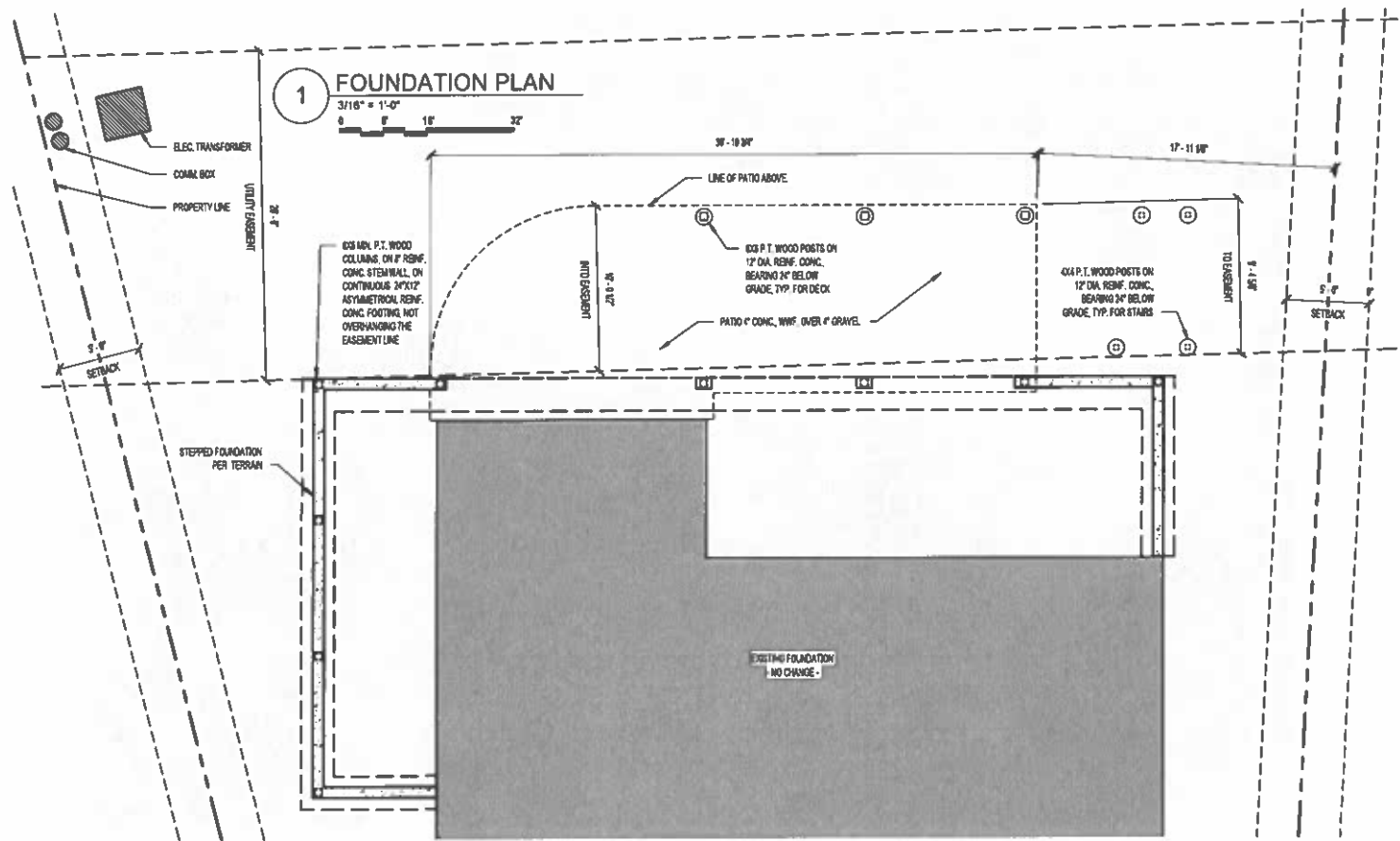


1 BASEMENT LEVEL FLOOR PLAN

3/16" = 1'-0"
 0 5' 10' 20'



1 FOUNDATION PLAN
 3/16" = 1'-0"





hmt
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HOCKER-MATHER ARCHITECTURE, LLC
405 E HIGH ST SUITE 200, LEXINGTON, KY 40501

TIM & KATE HILL
RESIDENTIAL ADDITION

AXONOMETRIC VIEW
VARIANCE SUBMISSION
170 BARREN RIVER BLVD., GEORGETOWN, KY 40324
05/07/26

VAR-06

2820



h+m+a
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HOCKER-MATHER ARCHITECTURE, LLC
405 E HIGH ST SUITE 200, LEXINGTON, KY 40507

TIM & KATE HILL
RESIDENTIAL ADDITION

AXONOMETRIC VIEW
VARIANCE SUBMISSION
170 BARREN RIVER BLVD., GEORGETOWN, KY 40324
06/17/08 2008

VAR-07

We are including this screenshot for reference taken from google maps to show the surrounding homes that have encroachments on easement as well. Some even more invasive than mine will be. Notice the pools, driveways, decks etc. We assume the easement runs behind all these houses.



Thank you.
Timothy & Katherine Hill
170 barren river blvd

Noah Smith

From: Tim Hill [REDACTED]
Sent: Friday, May 22, 2026 5:07 PM
To: Noah Smith; Casey Mather; Ben Contractor
Subject: Existing deck, pond, walkout

To whom it may concern. Pertaining to the project build at 170 barren river blvd Georgetown KY. This letter is to show photos from the house listing back in 2019 when we purchased this property the deck, coi pond, and 6x6 walkout patio were already existing here and were inside the utility easement. Please see attached photos for reference. The top pic is a drone photo I took recently for my architect. But nothing has changed as far as the footprint is concerned. Thank you for your considerations. Please reach out to us through this email or call/text [REDACTED] if you have any further questions or concerns.







Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-19

May 19th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a Variance application to build a deck, patio, and roof overhang in a utility easement has been filed by Tim Hill for the property addressed 170 Barren River Boulevard (zoned R-2 and C-1). This application has been filed with the Georgetown Board of Adjustment.

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-19.


The application will be considered by the Board on **June 1st, 2026**, in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

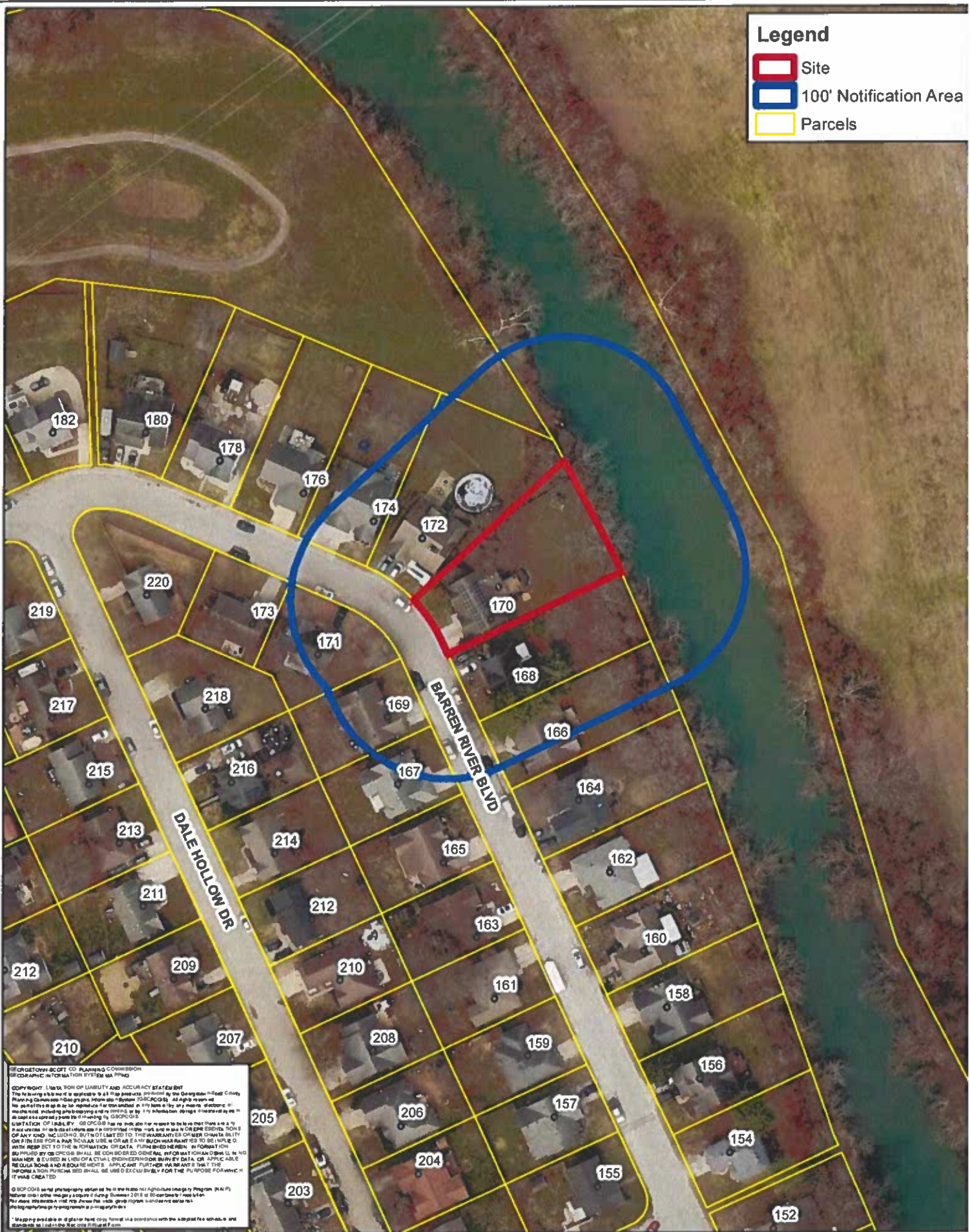
If you have any questions or concerns, please contact me by email at [REDACTED] or by phone at 502-867-3701.

Sincerely,

Noah Smith
Planning Technician
GSCPC

Legend

-  Site
-  100' Notification Area
-  Parcels



GEORGETOWN SOFT CO. PLANNING COMMISSION
 OF GEOGRAPHIC INFORMATION SYSTEMS MAP PING

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G-2026-19
 Georgetown, Kentucky



OD

MapNumber

Name

MailAddress

City/State

Complete_A

0 185-30-020 000
 1 185-30-028 000
 2 185-30-029 000
 3 185-30-034 000
 4 185-30-038 000
 5 185-30-039 000
 6 185-30-043 000
 7 185-30-048 000
 8 185-10-048 001

CARO KOREY ALLEN II AND
 FREDERICK ISAAC A & JUDITH M
 171 BARREN RIVER LLC
 WHITE ALTON B
 HILL TIMOTHY & KATHERINE ANNE
 CONNER CHARLES R JR
 SCHAPER STEPHEN JACQUES & JENNIFER MARIE
 SUSOND JOHN II & KENNETH D JR
 CITY OF GEORGETOWN

174 BARREN RIVER BLVD
 174 BARREN RIVER BLVD
 143 COAL RIDGE LN
 108 BARREN RIVER BLVD
 170 BARREN RIVER BLVD
 187 BARREN RIVER BLVD
 188 BARREN RIVER BLVD
 1983 ESTATES HILL CIR
 100 COURT ST

GEORGETOWN KY 40324
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 GEORGETOWN KY 40324

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 CINCINNATI PINE

