

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

June 4, 2026

5:00 P.M.

AGENDA

- I. BUSINESS
 - a) Approval of May 7th, 2026 minutes.
 - b) Swear in speakers.
- II. APPLICATIONS – OLD
- III. APPLICATIONS – NEW
 - a) S-2026-15 – Kami Kattelus is requesting a Variance to allow the construction of a pole barn within the front yard and prior to the establishment of the primary dwelling unit at 485 Sims Pike [Zoned A-1]
 - b) S-2026-16 – Robert Rosacker is requesting a Variance to reduce the western side yard setback from 50 feet to 35 feet to allow the construction of a garage at 6401 Paris Pike [Zoned A-1]
 - c) S-2026-17 – Lucio Banos is requesting a Variance to reduce the eastern side yard setback from 50 feet to 28 feet for the construction of an attached garage to the existing residence at 256 Carrick Pike [Zoned A-1]
- III. OTHER
- IV. ADJOURN

**Scott County Board of Adjustments
May 7, 2026, Minutes**

The meeting was called to order at 5:00 p.m. All members were present. Rhett Shirley, Elise Ketz, Mark Carper, Toshi Tusam, and Noah Smith, were present as Staff to the Board.

Upon Motion by Volk, second by Holland, the Board unanimously approved April 2, 2026, minutes. The Board Attorney administered the oath to those signed in to speak.

Upon motion and second, the Board unanimously approved a Resolution commemorating Sonya Barrett's ten-year tenure on the Board, including a time as Chair.

Applications, Old: None

Applications, New:

a. **S-2026-11: Fred Richards, 551 Anderson Road, Georgetown, KY 40324**, requested a variance to reduce the northern side yard setback from the required fifty (50) feet to thirty (30) feet for construction of an 18x60 lean-to shed at 551 Anderson Road, Georgetown. The property is zoned A-1, Agriculture. The applicable provision is KRS 100.243. Required notices were given. Staff recommended approval.

Toshi presented the application, explained the circumstances, KRS 100.243, suggested findings of fact, and recommended conditions of approval. Approval would not adversely impact the health, safety, and welfare of area or community, nor would it adversely impact the character of the neighborhood. Applicant concurs.

Upon motion by Holland, second by Garrison, the Board unanimously approved the application based on the Staff report.

b. **S-2026-12: POSTPONED TO JULY MEETING, Jackie Willoughby Jr., 604 Stonetown Road, Stamping Ground KY 40379**, requested a Conditional Use Permit (CUP) for a home occupation to operate a welding and fabrication shop with accessory repair of farm equipment at 150 Locust Ford Road, Stamping Ground, KY 40379. The property is zoned A-1, Agricultural. The applicable provision is Zoning Ordinance, Section 4.12 (L). Required notices were given. Staff recommended denial.

c. **S-2026-13: Rickie Hall, 1201 Boyers Chapel Road, Sadieville, KY 40370**, requested a variance to reduce the front yard setback from fifty (50) feet to thirty (30) feet for construction of a single-family residence a Boyers Chapel Road, parcel ID. 215-00-012.000. The property is zoned A-1, Agriculture. The applicable provision is KRS 100.243. Required notices were given. Staff recommended approval.

Toshi presented the Application, described circumstances, "steep topography & power lines," explained KRS 100.243, recommended findings of fact and conditions of approval. Approval would not adversely impact the health, safety, and welfare of area or community, nor would it adversely impact the character of the neighborhood. Staff recommended approval. Applicant not present.

**Scott County Board of Adjustments
May 7, 2026, Minutes
Page two**

Upon motion by Cooper, second by Volk, the Board unanimously approved the application, subject to the Staff report.

d. 2026-14 - Specialized Precision Services, 230 Corporate Blvd, Georgetown, KY 40324, requested a Conditional Use Permit (CUP) for an outdoor storage facility on the property at 170 Industry Road. The property is zoned I-1, Agricultural. The applicable provision is Zoning Ordinance, Section 4.53 (C). Required notices were given. Staff recommended approval.

Noah presented the Application, explained KRS 100.111(6). He explained this use is specifically listed as a CUP for this zone in the Zoning Ordinance. The Comprehensive Plan recommends this use. He explained his findings of fact and recommended conditions of approval.

The Ordinance requires: 1. Incidental to primary use. 2. Not visible from right of way of different zone. 3. Must have screening. 4. Must meet minimum setbacks. Noah explained how each of these is satisfied. The use is not visible from Industry Road due to topography. There will be a six (6) feet tall no climb fence. There will be a fifty (50) feet setback with landscape buffer within that setback. Staff recommends a development plan due to the scope and the need to review storm water. Applicant added additional detail. Approval would not adversely impact the health, safety, and welfare of area or community, nor would it adversely impact the character of the neighborhood.

Upon motion by Chair, second by Volk, the Board unanimously approved the application, subject to Staff report.

Approved:

Attested:

Tommy Cooper, Chair

Charlie Perkins, Board Attorney
and Recording Secretary

VARIANCE APPLICATION

485 Sims Pike

Staff Report to the Scott County Board of Adjustment

June 4, 2026

FILE NUMBER: S-2026-15

PROPOSAL: Variance Application to allow the construction of a pole barn within the front yard and prior to the establishment of the primary dwelling unit



LOCATION: 485 Sims Pike

PARCEL ID: 185-10-011.001

APPLICANT: Kami Kattelus

CONSULTANT: N/A

STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone (s):	A-1 (Agricultural)
Site Acreage:	5 acres
Access (Directly):	Sims Pike
Access	
(Nearest Arterial):	Cherry Blossom Way (KY-620)
Context:	1 mile north of the intersection of Sims Pike and Cherry Blossom way



BACKGROUND:

Kami Kattelus ("Applicant") is requesting approval of a Variance to allow the construction of a pole barn within the front yard and prior to the establishment of the primary dwelling unit at the property addressed 485 Sims Pike ("Project Site") with Parcel ID: 185-10-011.001.

The Project Site is a 5-acre parcel zoned A-1 (Agricultural). The property currently contains a gravel parking area utilized for storage of equipment trailers, skid steers, and concrete forms associated with off-site operations. The site generally slopes from east to west.

The adjoining property to the south, addressed 481 Sims Pike, contains a small-scale retail store that previously received approval for a Conditional Use Permit to operate a home occupation for a farm business in May 2024 (S-2024-19), as well as approval for a home occupation associated with Farm-to-

Table business operations in January 2022 (S-2021-36). The adjoining property to the north contains a residential use.

There are no previous applications to the Board of Adjustment for the Project Site.

APPLICATION REQUEST:

The Applicant is requesting approval of a Variance to allow construction of a pole barn accessory structure prior to the establishment of the principal single-family dwelling and within the required front yard area of the property.

The proposed accessory structure is a 48-foot by 100-foot pole barn located approximately 75 feet from the front property line along Sims Pike. According to the Applicant, the structure is intended for enclosed storage of trailers, equipment, skid steers, and concrete forms in order to preserve the integrity and longevity of the equipment while not in use. The Applicant has indicated that no commercial activity, customer traffic, lighting, or signage is proposed in association with the structure.

The future principal dwelling is proposed toward the eastern rear portion of the property as a 36-foot by 78-foot residence over a basement foundation. The dwelling is proposed approximately 125 feet from the rear property line and approximately 65 feet from the nearest adjoining property line. According to the Applicant, the proposed dwelling location is intended to provide additional separation and privacy from the adjoining commercial store operation to the south while also utilizing the elevated and more secluded rear portion of the site.

The Applicant proposes to utilize the existing driveway access from Sims Pike with an extension into the property, and no additional access points are proposed.

Because the Georgetown-Scott County Zoning Ordinance requires accessory structures to be subordinate to and located behind the principal structure, the Applicant is requesting a Variance to permit the accessory structure prior to the establishment of the principal dwelling unit and within the front yard area of the parcel.

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;*
 - **Staff Analysis :** Staff finds the request is tied to the unique surrounding land use context, topography, and intended development pattern of the property. The Applicant proposes to locate the future single-family residence toward the eastern rear portion of the lot in order to create additional separation and privacy from the adjoining commercial store and restaurant-related operation located immediately south of the property, which operates seven (7) days a week. The Applicant has indicated a desire to position the residence farther away from the adjoining

commercial-related activity while utilizing the elevated and more secluded rear portion of the site for residential purposes.

While surrounding A-1 zoned properties in the vicinity are generally characterized by agricultural and single-family residential uses, the adjoining southern property contains approved commercial-related home occupation uses associated with a farm business and Farm-to-Table operations. Staff finds this creates a land use context not generally present on nearby A-1 properties. Additionally, the site slopes from east to west, which further influences the placement and layout of future structures on the property. Staff finds these conditions constitute site-specific circumstances that do not generally apply to other A-1 properties in the vicinity.

- 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 Analysis :** Strict application of the zoning regulations would prevent the Applicant from constructing the proposed accessory structure prior to establishment of the principal dwelling unit and would limit the Applicant’s ability to utilize the property for enclosed equipment and trailer storage during development of the site. The Applicant has indicated the proposed pole barn would be used to store trailers, skid steers, concrete forms, and related equipment while not in use.

Additionally, requiring the principal dwelling to be located farther toward the front portion of the property could reduce the intended separation and privacy from the adjoining commercial use to the south. Staff finds the request allows reasonable use of the property while maintaining required 50-foot setbacks from Sims Pike and adjoining property lines.

- 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.*
 - **Staff Analysis:** Staff finds the hardship is related to the existing topography and surrounding land use context rather than actions taken by the Applicant subsequent to adoption of the zoning regulations.
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.”*
- **Staff Analysis:** There is no evidence of any willful violation.

In conclusion, Staff finds that the proposed variance satisfies all criteria under KRS 100.243. Approval of the variance would not adversely impact public health, safety, or welfare, nor would it alter the essential character of the general vicinity.

FINDINGS:

1. The Project Site is a 5-acre parcel zoned A-1 (Agricultural).
2. The Applicant is requesting a Variance to allow construction of a pole barn accessory structure prior to establishment of the principal dwelling unit and within the required front yard area.
3. The proposed accessory structure is a 48-foot by 100-foot pole barn intended for storage of trailers, equipment, skid steers, and concrete forms.

4. The proposed pole barn is located approximately 75 feet from Sims Pike and satisfies the required 50-foot setbacks for all structures in the A-1 Zone.
5. The future principal dwelling is proposed toward the eastern rear portion of the property in order to provide additional separation and privacy from the adjoining commercial use to the south.
6. The adjoining southern property contains an approved commercial-related home occupation use, while surrounding properties are otherwise generally agricultural and residential in nature.
7. Existing driveway access from Sims Pike will be utilized and extended into the property, and no additional access points are proposed.
8. Approval of the requested Variance will not adversely affect public health, safety, or welfare and will not substantially alter the essential character of the general vicinity.

RECOMMENDATIONS:

Staff recommends **Approval** of the Variance to allow the construction of a pole barn accessory structure within the front yard and prior to the establishment of the principal dwelling unit at 485 Sims Pike, subject to 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 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 proposed accessory structure and future dwelling shall maintain a minimum 50-foot setback from all property lines as required in the A-1 Zone.

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: 5-13-26

CK# 2854

1. APPLICANT Katto, LLC, Kami Kattelus

MAILING ADDRESS [REDACTED]

PHONE NO. [REDACTED] EMAIL [REDACTED]

2. TYPE OF REQUEST (Check one or more)
[X] VARIANCE
[] CONDITIONAL USE PERMIT
[] HOME OCCUPATION (CUP)
[] ADMINISTRATIVE REVIEW

3. PROJECT SITE 485 Sims Pike

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

5. EXISTING USE Acres with gravel lot for parking trail ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST Variance approval for accessory structure prior to construction of dwelling and to be located in front of dwelling for the purpose of equipment storage.

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.

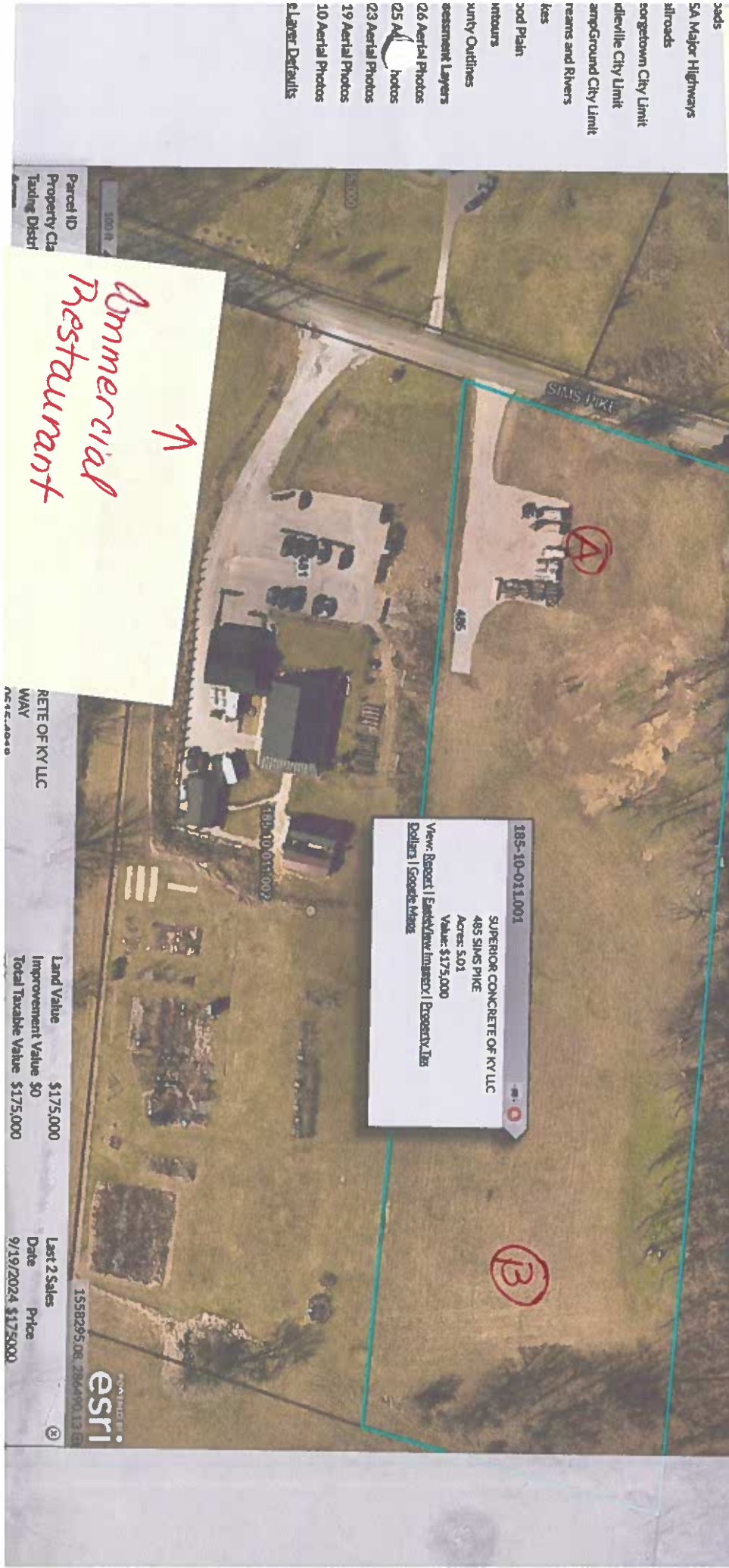
Kami Kattelus
APPLICANT

5/12/26
DATE

Current view
- Proposed Pole Barn (A)
- Proposed Dwelling (B)

Property Maintenance
Trash maintenance
In operable vehicles

Commercial
Restaurant



185-10-011001
SUPERIOR CONCRETE OF KY LLC
485 SIMS PIKE
Acres: 5.01
Value: \$175,000
View: Report | FieldView | Inspector | Property Tax
Deliver | Google Maps

Results:
Parcel ID - 185-1
Alt ID - 185-10-0
Address - 485 SI
Owner - SUPERI
CONCRETE OF
Acres - 5.007
View: Report | Field
Property Tax Deliv

Parcel ID
Property Cla
Taxing Dist
RETE OF KY LLC
WAY
Land Value \$175,000
Improvement Value \$0
Total Taxable Value \$175,000
Last 2 Sales
Date Price
9/19/2024 \$175,000
esri



qpublic.schneidercorp.com



Jim A. Burke
Property Valuation Administrator
West County, Kentucky

Log In Search

search...

Map

Search Sales Search Results Sales Results Tax Estimator Home

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City Search
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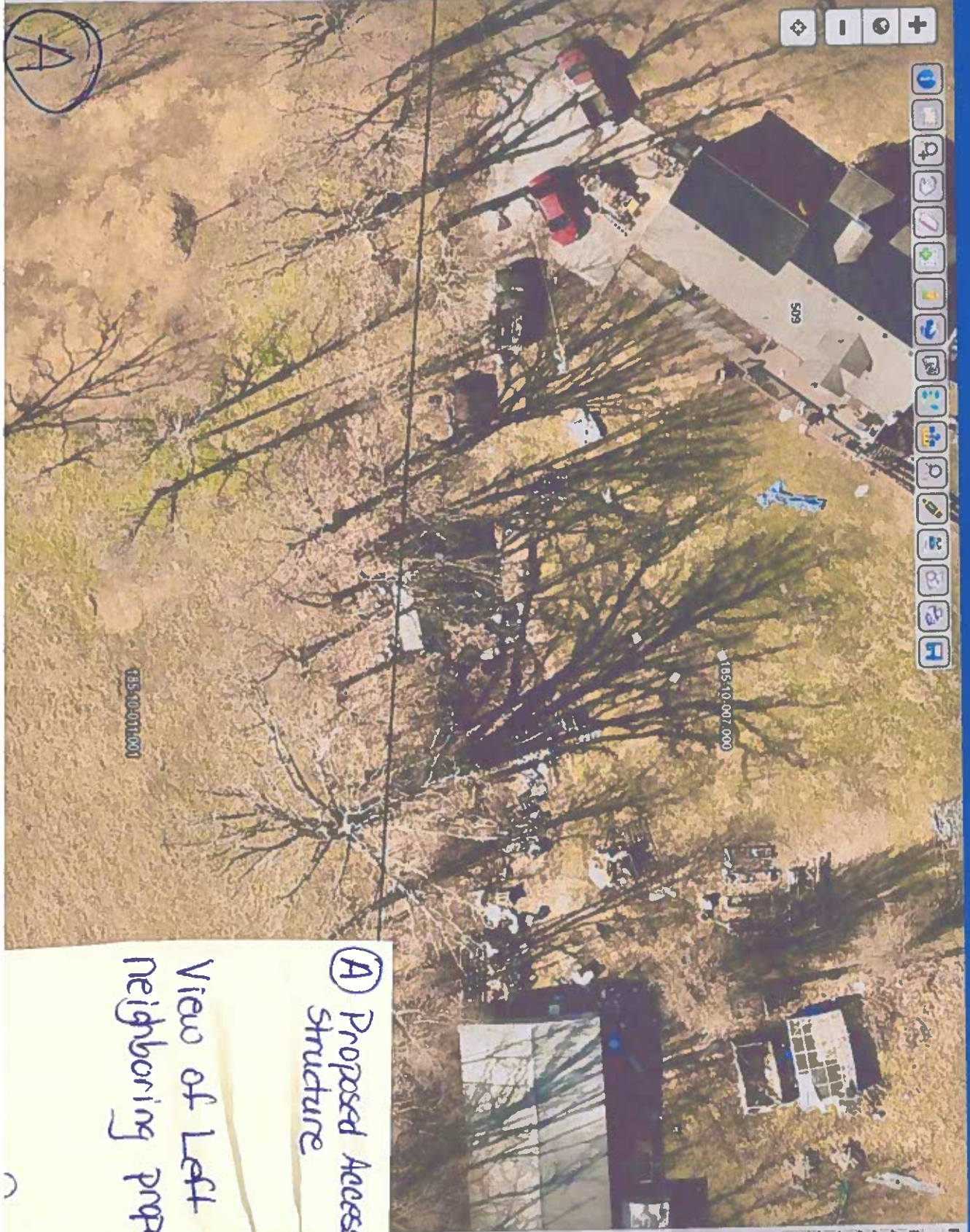
City Search
Map

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City Search
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City Search
Map



Results:
Parcel ID - 044-00-0
Alt Id - 044-00-0371
Address - 364 MUIR
Owner - WALKER S
& REBECCA L
Acres - 10.0
View Report | Export
Director's Tax District 15

(A) Proposed Accessory
Structure
View of Left
neighboring property



Layers Map

List Legend

Property Search
in Map

Tools

- Real Estate
- Address
- Primary Sales
- Marketing
- Ads
- A Major Highways
- Interroads
- Orangeburg City Limit
- Jessamine City Limit
- Orangeburg City Limit
- Roads and Rivers
- Utilities
- Road Plan
- Interroads
- County Outlines
- Assessment Layers
- 26 Aerial Photos
- 25 Aerial Photos
- 23 Aerial Photos
- 19 Aerial Photos
- 10 Aerial Photos
- Planer Defaults



Ⓐ Proposed accessory structure
View of Right neighboring property
Zoned: Commercial Restaurant

185-10-011-002

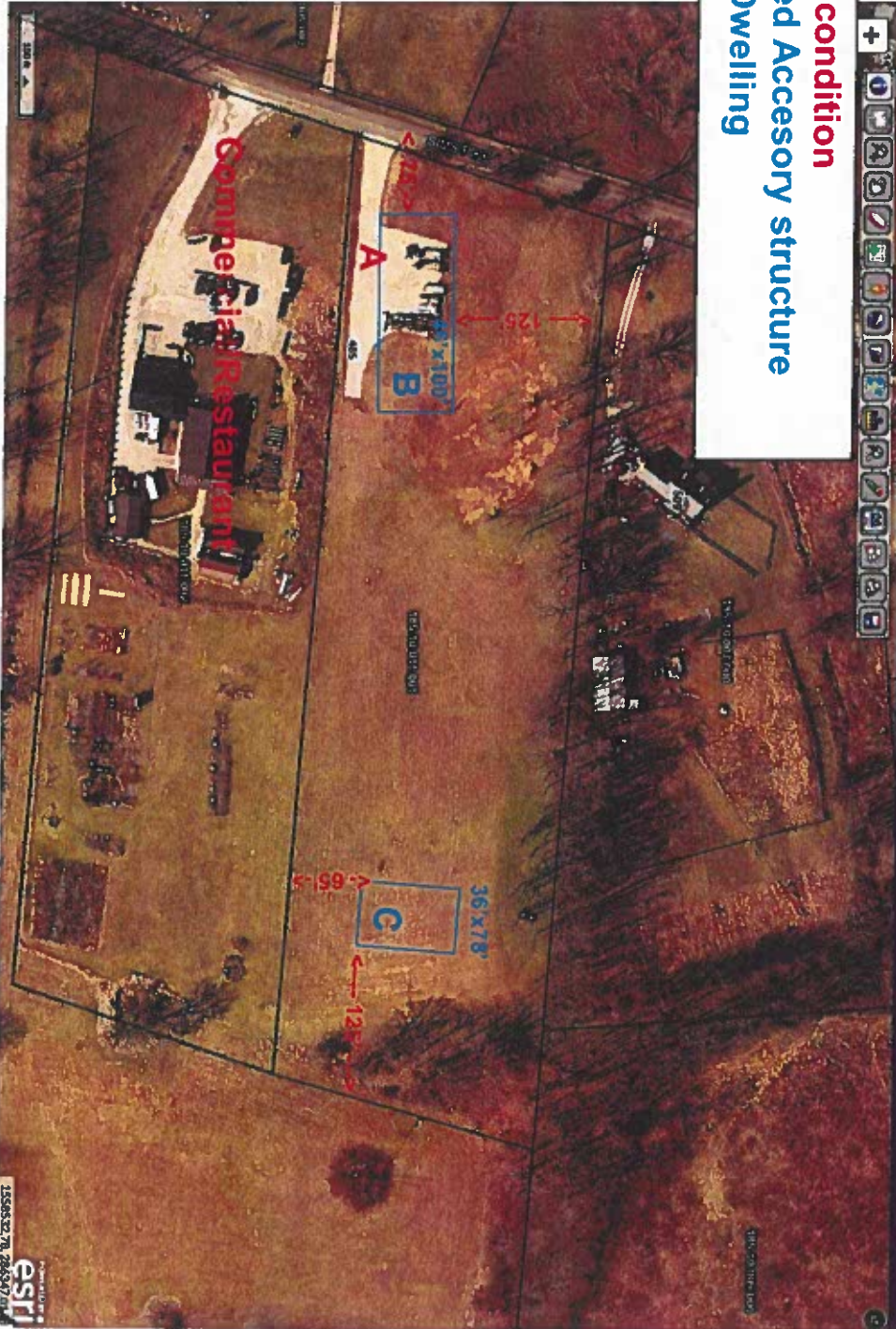
185-10-011-001

185-10-011-002



- A: Current condition**
- B: Proposed Accessory structure**
- C: Future Dwelling**

- Yearly Sales
- Zoning
- Roads
- USA Major Highways
- Railroads
- Georgetown City Limit
- Saterville City Limit
- StampGround City Limit
- Streams and Rivers
- Lakes
- Flood Plain
- Contours
- County Outlines
- Assessment Layers
- 2026 Aerial Photos
- 2023 Aerial Photos
- 2019 Aerial Photos
- 2010 Aerial Photos
- [Restore Layer Defaults](#)



 Outlook

Re: S-2026-15-Request for Justification and more information

From Kami Kattelus [REDACTED]
Date Tue 5/26/2026 1:09 PM
To Toshi Tusam [REDACTED]

 1 attachment (566 KB)
485 Sims Variance.pdf

Hello Toshi

I am sending the an email explanation for the reason we are requesting a variance.
Attached is a PVA as reference for current and proposed location for accessory structure and future dwelling.

Current condition of 485 Sims Pike:
Gravel pad with equipment trailers, skid steers, & concrete forms all used off-site.
Neighboring property is Commercial Restaurant open 7 days a week

Proposed Accessory structure:
Dimensions 48'x100'
Set backs are 75' from Sims Pike, 125' from nearest neighboring property line
Intended use will be to store equipment while not in use to preserve integrity & longevity of equipment.

Proposed Future Dwelling:
To be located in the back area of the 5 acres for serenity
Dimensions 36x78 on basement
Set Backs are 125' from Back property line, 65' from nearest neighboring property line

Thank you Toshi. Please refer to the first email explaining the 2 Variances we are requesting.
Let me know if there are any additional details needed and I will be glad to provide.

Kami Kattelus
[REDACTED]

On May 26, 2026, at 9:22 AM, Toshi Tusam [REDACTED] wrote:

Hello Applicant,

As discussed last week regarding your Scott County BOA Variance Application S-2026-15, it would be helpful if you could provide a justification by email explaining the reason for the variance request.

Please include details such as:

- The proposed setbacks for both the pole barn and the dwelling from the nearest property lines
- The current condition of the site
- Approximate dimensions of both the pole barn and the dwelling
- The intended use of the pole barn and what would be stored inside
- Any other relevant information that may help explain the request

The staff packet deadline is May 28th (Thursday), and I am currently preparing the staff report for the case. If possible, please send the information over today at your earliest convenience.

Thank you,

Toshi Tusam

Planner 1

Georgetown-Scott County Planning Commission

230 E Main St, Georgetown, KY 40324

502-867-3701 | <https://www.gscplanning.com>

MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
185-10-007.000	BYERS ROBERT JAMES & MARION SAME		509 SIMS PIKE	GEORGETOWN KY 40324-9518	509 SIMS PIKE
185-10-009.000	ROSE CHERI LYNN		PO BOX 1103	GEORGETOWN KY 40324	545 SIMS PIKE
185-10-011.000	LEER JAMES H IV		525 SOARDS RD	GEORGETOWN KY 40324-9145	395 SIMS PIKE
185-10-004.000	CASTILLO NORBERTO		514 SIMS PIKE	GEORGETOWN KY 40324	514 SIMS PIKE
185-10-005.000	VANHOOSE KENNETH		478 SIMS RD	GEORGETOWN KY 40324	478 SIMS PIKE
185-10-011.002	LINDER ROBERT & STEVE BROGAN		481 SIMS PIKE	GEORGETOWN KY 40324-0565	481 SIMS PIKE
185-10-011.001	SUPERIOR CONCRETE OF KY LLC		4581 WINDSTAR WAY	LEXINGTON KY 40515-4818	485 SIMS PIKE

VARIANCE APPLICATION
6401 Paris Pike
Staff Report to the Scott County Board of Adjustment
June 4, 2026

FILE NUMBER: S-2026-16

PROPOSAL: Variance Application to reduce the western side yard setback from 50 feet to 35 feet to allow the construction of a garage structure

LOCATION: 6401 Paris Pike

PARCEL ID: 255-00-009.000

APPLICANT: Robert Rosacker

CONSULTANT: N/A

STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone (s):	A-1 (Agricultural)
Site Acreage:	5.03 acres
Access (Directly):	Paris Pike and Taylor Lane
Access (Nearest Arterial):	Paris Pike (US-460), Interstate 75 (I-75)
Context:	2.65 miles east of the intersection of Paris Pike and Newton Pike



BACKGROUND:

Robert Rosacker ("Applicant") is requesting approval of a Variance to reduce the western side yard setback from 50 feet to 35 feet for the construction of a garage structure at the property addressed 6401 Paris Pike ("Project Site") with Parcel ID: 255-00-009.000.

The Project Site is a 5.03-acre parcel zoned A-1 (Agricultural). The property is currently developed with a single-family residence and an existing barn structure.

There are no previous Board of Adjustment Applications for the subject property.

APPLICATION REQUEST:

The Applicant is requesting approval of a Variance to reduce the required western side yard setback from 50 feet to 35 feet to allow construction of a 30-foot by 50-foot steel garage structure with an attached 12-foot by 50-foot open sided lean-to. According to the Applicant, the structure is intended for vehicle storage and maintenance purposes.

The proposed structure is approximately 35 feet from the western property line along Taylor Lane and approximately 40 feet from the existing residence.

As per the Applicant, the proposed location was selected due to multiple constraints. Relocating the structure further east would require removal of a mature tree that the Applicant wishes to preserve and would also conflict with the existing septic system and overhead utility lines located east of the residence. Moving the structure further south would place it within an area prone to flooding associated with an existing drainage ditch and waterway connection from adjoining farmland. Additionally, the Applicant indicated that driveway access is currently only accessed from Taylor Lane and that the proposed location is the most practical area to connect the structure to the existing driveway system.

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;*
 - **Staff Analysis :** The request is tied to several site-specific constraints affecting the placement of the proposed structure. The eastern portion of the site contains overhead utility lines, an existing septic system, and a mature tree the Applicant intends to preserve. The southern portion of the property contains low-lying areas and drainage features associated with neighboring farmland that present flooding concerns. Additionally, the existing driveway access is located along Taylor Lane on the western side of the property. Staff finds these combined conditions create special circumstances that do not generally apply to other A-1 properties in the vicinity.
 - 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 Analysis :** Staff finds that strict application of the required 50-foot western side yard setback would create an unnecessary hardship by limiting the Applicant's ability to place the proposed structure in an area that reasonably functions with the existing site layout and access. The proposed location allows the structure to connect efficiently to the existing driveway system while avoiding interference with existing site features of the property. Staff finds that this criteria has been satisfied.
 - 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.*
 - **Staff Analysis:** The hardship is associated with the existing site layout, driveway access, drainage conditions, utilities and septic placement, and is not the result of the actions taken by the

Applicant subsequent to adoption of the zoning regulations. Staff finds that this criteria is satisfied.

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.*
 - Staff Analysis: There is no evidence of any willful violation.

In conclusion, Staff finds that the proposed variance satisfies all criteria under KRS 100.243. Approval of the variance would not adversely impact public health, safety, or welfare, nor would it alter the essential character of the general vicinity.

FINDINGS:

1. The Project Site is a 5.03-acre parcel zoned A-1 (Agricultural).
2. The property is currently developed with a single-family residence and an existing barn structure.
3. The Applicant proposes construction of a 30-foot by 50-foot steel garage structure with an attached 12-foot by 50-foot lean-to for vehicle storage and maintenance purposes.
4. The proposed structure is located approximately 35 feet from the western property line along Taylor Lane.
5. Existing utilities, septic infrastructure, driveway access, drainage conditions, flooding concerns, and preservation of a mature tree limit feasible alternative locations for the proposed structure.
6. The requested reduction from 50 feet to 35 feet represents the minimum relief necessary to accommodate the proposed structure.
7. Approval of the variance will not adversely affect public health, safety, or welfare and will not substantially alter the essential character of the general vicinity.

RECOMMENDATIONS:

Staff recommends **Approval** of the Variance to reduce the western side yard setback from 50 feet to 35 feet for the construction of a garage structure at 6401 Paris Pike, subject to 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 obtain a building permit from the Building Inspection Office prior to any construction.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

FOR OFFICIAL USE ONLY:

APPLICATION NO: _____

DATE FEE RECEIVED: 5-13-26

CK# 1003

1. APPLICANT Robert Rosacker

MAILING ADDRESS 6401 Paris Pike, Georgetown KY 40324

PHONE NO. [REDACTED] EMAIL [REDACTED]

2. TYPE OF REQUEST (Check one or more)
[X] VARIANCE
[] CONDITIONAL USE PERMIT
[] HOME OCCUPATION (CUP)
[] ADMINISTRATIVE REVIEW

3. PROJECT SITE 6401 Paris Pike, Georgetown, KY 40324

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

5. EXISTING USE Yard ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST I am building a steel building to be used as a garage. I would like to place it 35 feet from my property boundary, instead of the normally required 50 feet in order to save a tree.

7. SUPPORTING INFORMATION:

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

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

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

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

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

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

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

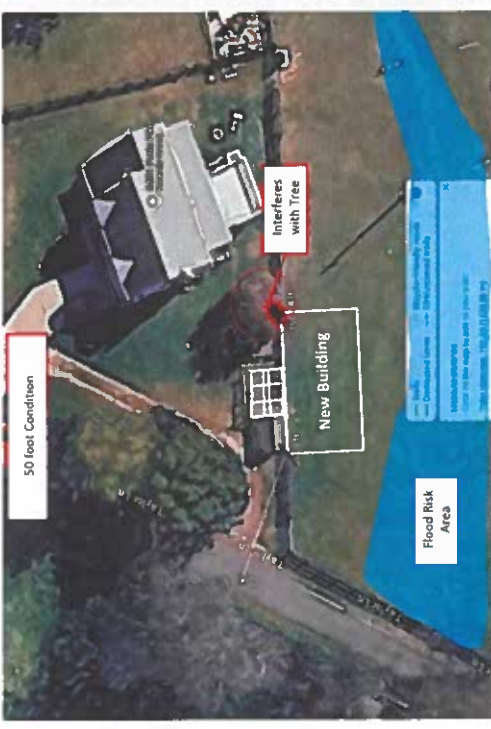
I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that if I withdraw my case, the paid fee will not be returned after legal notice have been submitted. If the applicant is not the owner of the project site, an affidavit will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

[Signature]
APPLICANT

5/13/2026
DATE



Parcel Address: 4425 14th Street
 Property Class: Residential
 Assessed Value: \$146,000
 Market Value: \$146,000
 Parcel ID: 14-01-01-00000
 Parcel Area: 0.1257
 Parcel Shape: 14-01-01-00000



Questions:

- A. Special conditions exist peculiar to the lot, land, or building(s) in question.
 - Yes: In order to place this vehicle garage in reasonable proximity to my driveway, the 50' requirement would place the building too close to a tree and flooding risk as shown in the images above.
 - That a literal interpretation of the zoning ordinance would deprive the applicant of the rights enjoyed by other property owners.
 - Yes: In order to place this vehicle garage in reasonable proximity to my driveway, the 50' requirement would place the building too close to a tree and flooding risk as shown in the images above.
 - That the special conditions do not result from previous actions of the applicant.
 - There have been no previous actions by the applicant in this regard.
 - That the requested variance is the minimum variance that will allow a reasonable use of the lot, land, or building(s).
 - My original request to the permit office was to place the building 25 feet away from the property boundary. I have adjusted this to 35' as I believe it is the minimum distance needed to have clearance to the preexisting tree without having to remove it.

 Outlook

Re: S-2026-16-Request for Justification and more information

From BJ Rosacker (TEMA) [REDACTED]

Date Tue 5/26/2026 3:37 PM

To Toshi Tusam [REDACTED]

 2 attachments (1 MB)

6401 Paris Pike - Building Images and 2D layout.pdf; 20260511 - 6401 Paris Pike - Variance Request.pdf;

•• PROTECTED 関係者外秘

Hi Toshi-san,

Please see my answers below:

- **Approximate dimensions (length, width, and height) of the proposed structure**
 - 30' x 50' x 19' (14' eave height) steel building, with open sided 12'x50' lean-to over concrete pad. Images attached.
- **Intended use of the building and what will be stored inside**
 - I will use this as a vehicle garage for storage and maintenance.
- **Confirmation of the proposed setback from the property line and which property line is affected**
 - I am requesting a 35' distance from the corner of the new structure to the west edge of the property line on Taylor Lane as shown in the "Variance Request" image on my BoA application (copied to this email again for reference.)
- **Approximate distance between the proposed structure and the existing residence**
 - It looks like it is about 40' from the proposed corner of my new structure to the residence.
- **Additional explanation regarding the tree being preserved and why the structure cannot reasonably be relocated elsewhere on the property while meeting the required setback**
 - If the building is moved further east, it will require cutting down the tree, which is very beautiful and important to my wife and I.
 - If the building is moved further north or west, it will become closer to property line and house, so no good condition.
 - If the building is moved further south, it will be at strong risk of flooding, due to natural ditch connecting waterways from my neighbors farmland through mine.
 - This is the only location where I can tie the building into the driveway system to use for my vehicles.

- **Any other site constraints that affect placement of the structure (utilities, septic system, drainage, slope, driveway access, etc.)**
 - Along the east side of the house are overhead power cables that would interfere with the building.
 - On the east side of the tree in question is the septic system.
 - Driveway access is only along Taylor Lane.
 - There is a moderately steep slope from the driveway to the house.
- **Any additional information you believe may help justify the variance request**
 - I have given the placement of this new structure a lot of thought, grabbing the input from many of my friends, relatives and construction vendors. The location I have chosen is by far the placement in terms of impact to the surrounding area, usage and visual appeal.

Thank you very much for your consideration. If you need anything else from me, please don't hesitate to ask.

Best Regards,

Robert Rosacker

From: Toshi Tusam [REDACTED]
Sent: Tuesday, May 26, 2026 10:24 AM
To: BJ Rosacker (TEMA) [REDACTED]
Subject: [EXTERNAL] S-2026-16-Request for Justification and more information

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Applicant,

As I am currently preparing the staff report for your Variance Application (S-2026-16) regarding the proposed garage/steel building at 6401 Paris Pike, I had a few follow-up questions that would help staff better understand the request and include additional details for the Board of Adjustment packet.

If possible, please provide the following information:

- Approximate dimensions (length, width, and height) of the proposed structure
- Intended use of the building and what will be stored inside
- Confirmation of the proposed setback from the property line and which property line is affected
- Approximate distance between the proposed structure and the existing residence
- Additional explanation regarding the tree being preserved and why the structure cannot reasonably be relocated elsewhere on the property while meeting the required setback

- Any other site constraints that affect placement of the structure (utilities, septic system, drainage, slope, driveway access, etc.)
- Any additional information you believe may help justify the variance request

The staff packet deadline is on May 28th (Thursday), so if possible, please send the information at your earliest convenience.

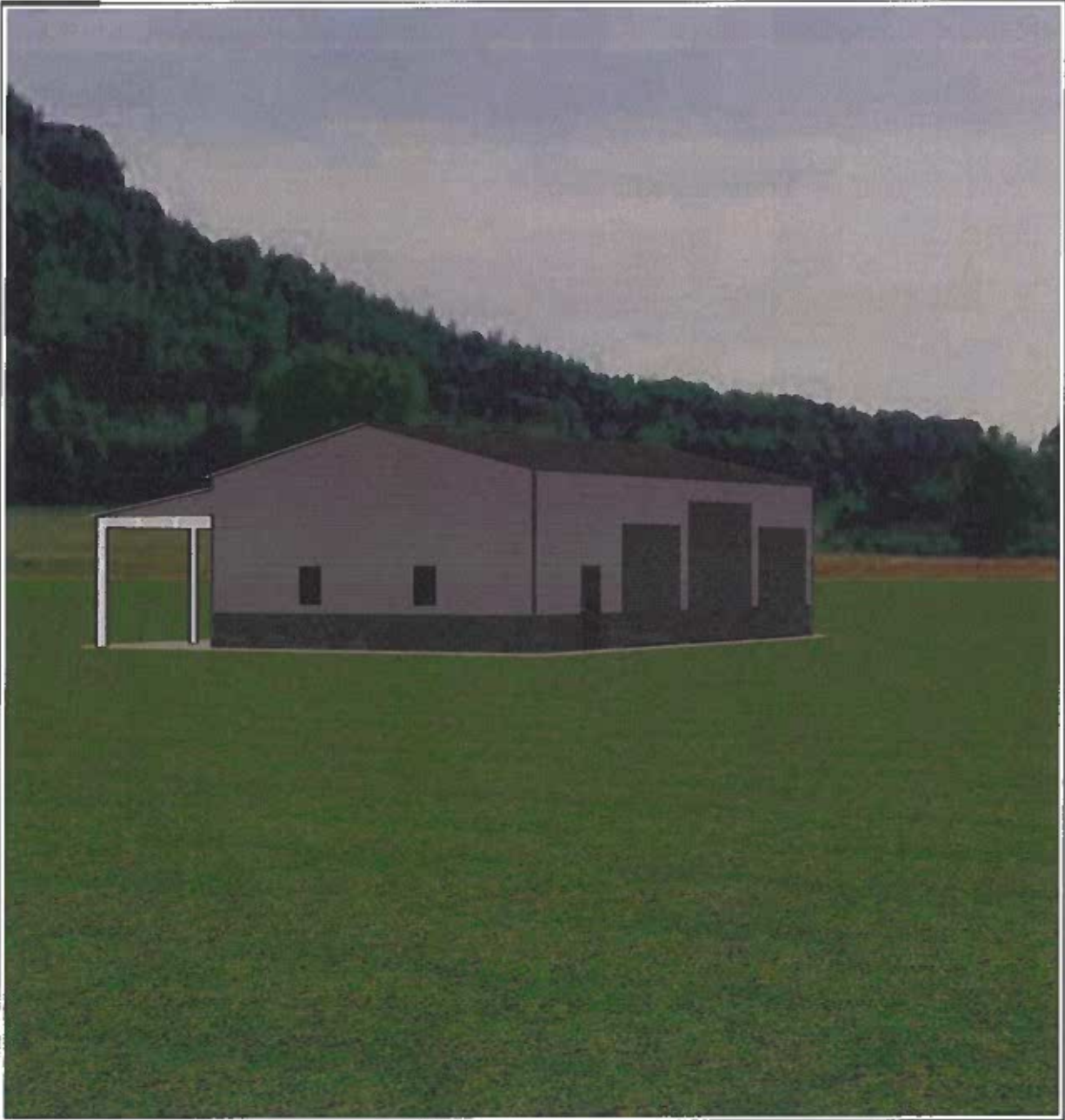
Thank you,

Toshi Tusam

Planner 1

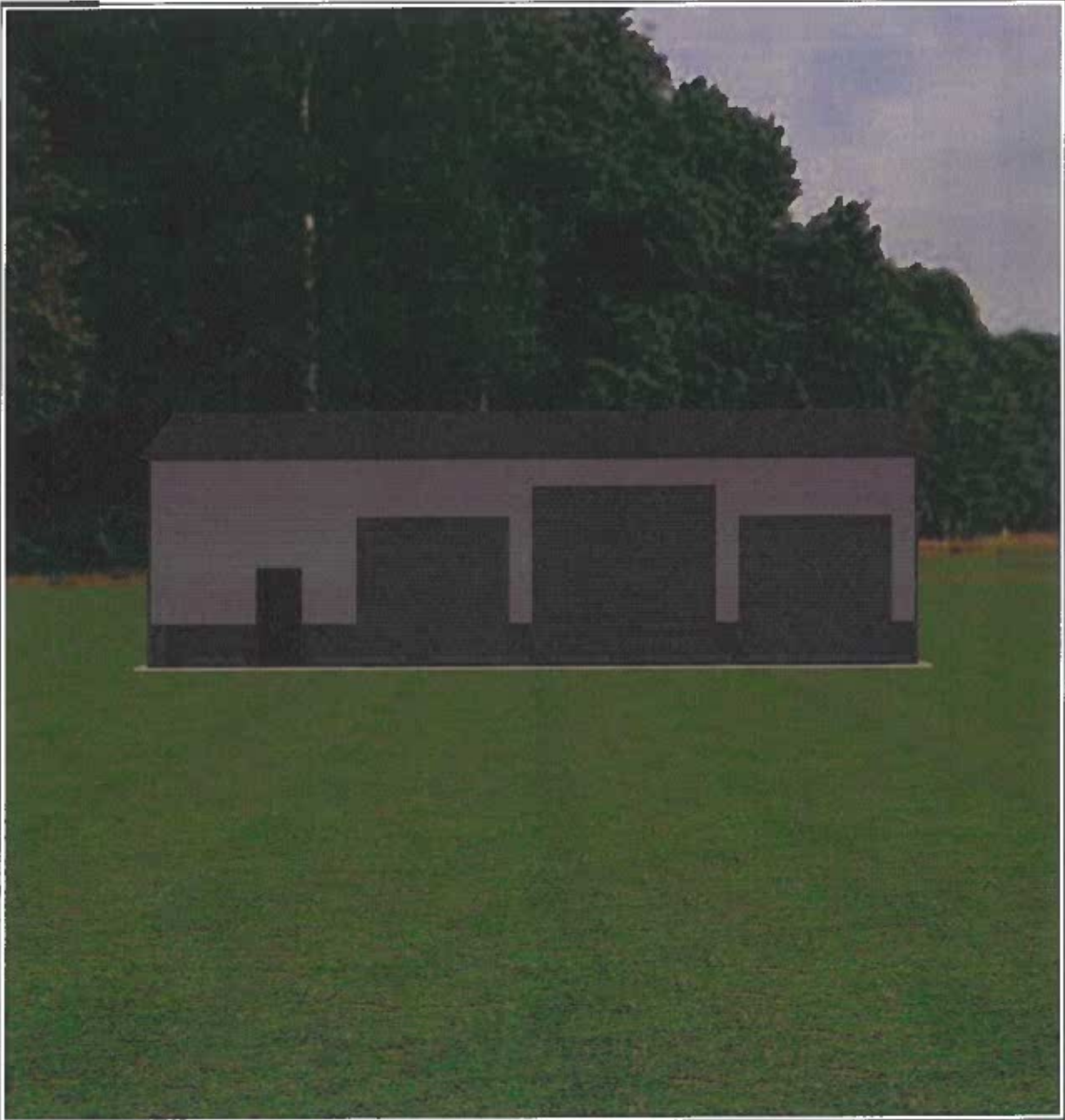
Georgetown-Scott County Planning Commission
230 E Main St, Georgetown, KY 40324
502-867-3701 | <https://www.gscplanning.com>

BUILDING VIEW



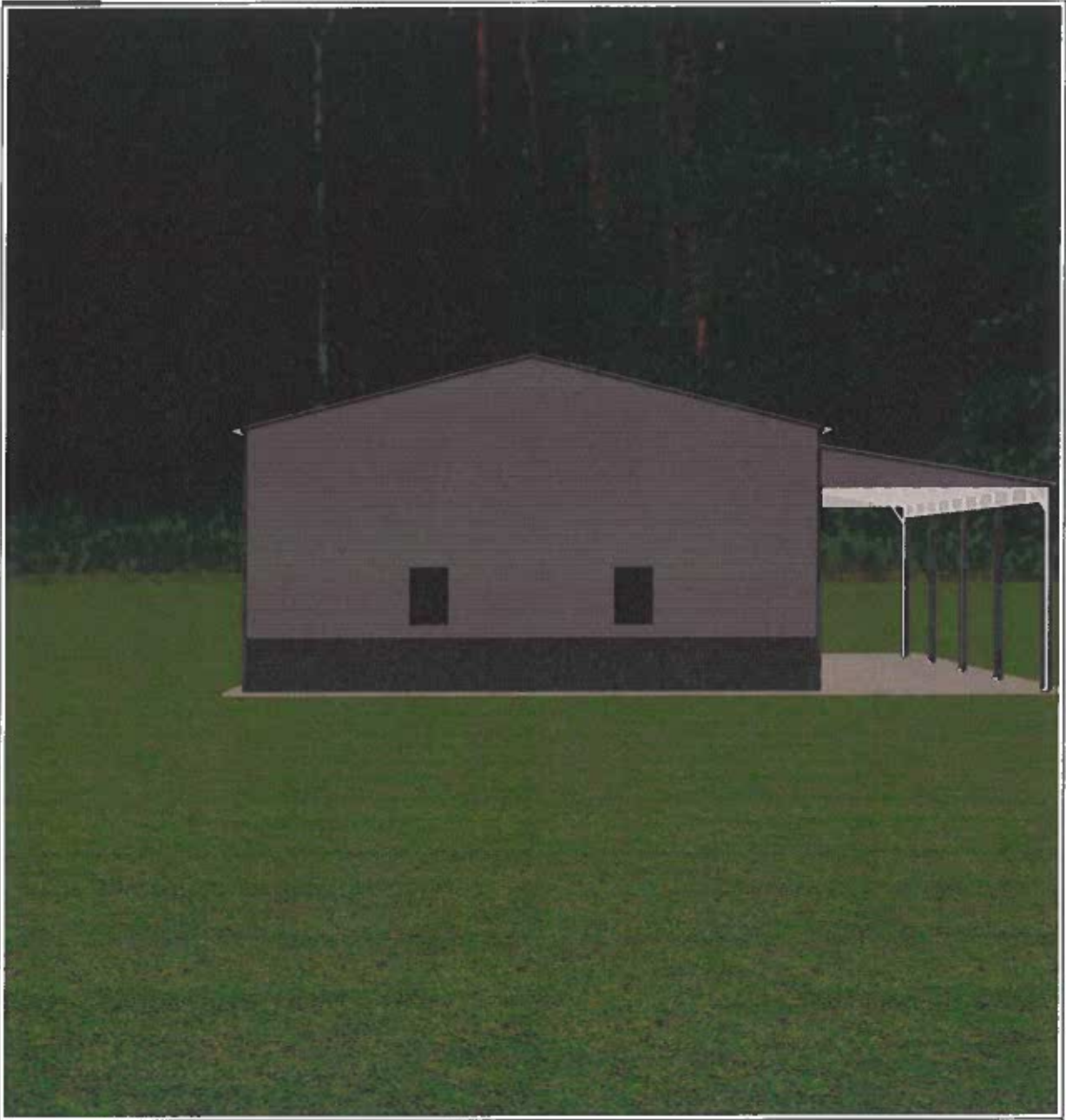
FRONT

BUILDING VIEW



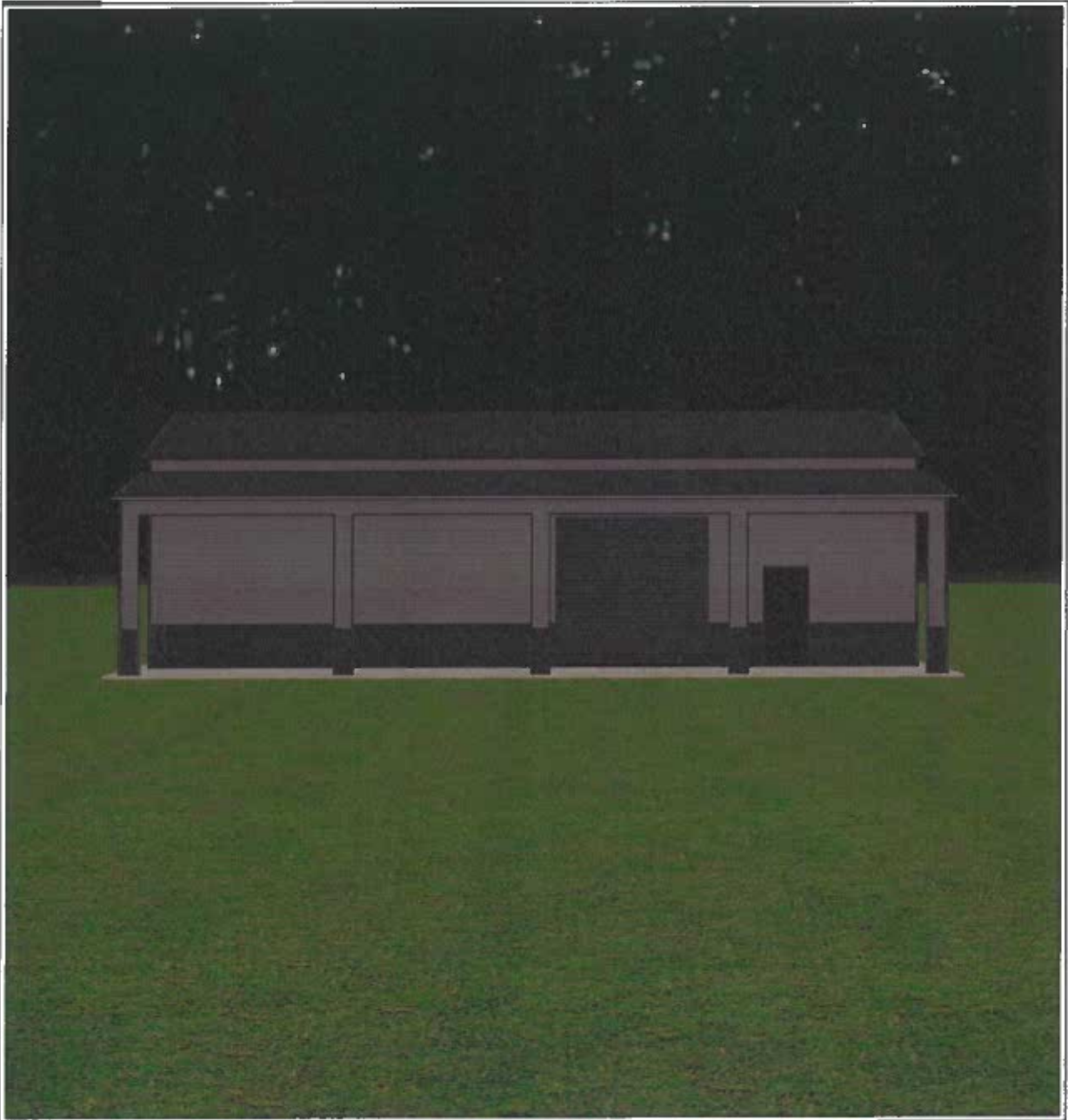
RIGHT

BUILDING VIEW

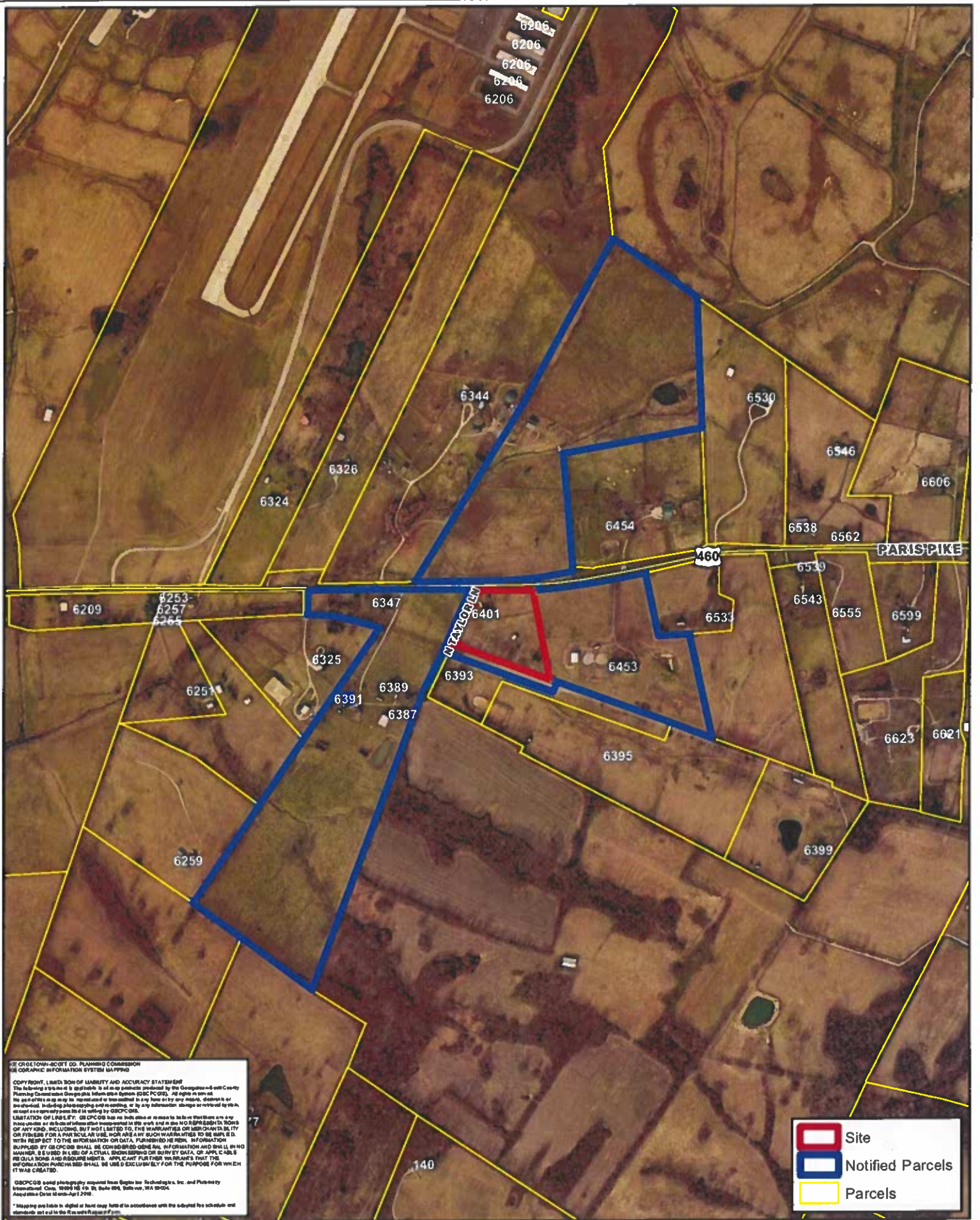


BACK

BUILDING VIEW



LEFT






SCOTT COUNTY, KY. PLANNING COMMISSION
 GIS DATA INFORMATION SYSTEM 10/19/2010

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* Mapping and data is digital at least one half of an inch with the adopted file schedule and standards set out in the Resolution 2008-07-01.

	Site
	Notified Parcels
	Parcels



Map created by the Scott County Planning Commission GIS
 230 E. Main St., Georgetown, KY 40324
 502-867-3700 www.scottpa.com
 Printed 5/19/2025 JSP



S-2026-16
 Scott County, Kentucky



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MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
256-00-003.000	HAMILTON GEORGE G		26 CARDINAL LN	WINCHESTER DR 40391-1604	PARIS PIKE
256-00-004.000	DALA HAUS FS LLC		6453 PARIS PIKE	GEORGETOWN KY 40324-9779	6453 PARIS PIKE
256-00-002.000	HONLEY PEGGY		6389 PARIS PIKE	GEORGETOWN KY 40324-8705	6389 PARIS PIKE
255-00-006.001	T K STABLES OF KENTUCKY LLC		6344 PARIS PIKE	GEORGETOWN KY 40324-8705	PARIS PIKE

VARIANCE APPLICATION
256 Carrick Pike
Staff Report to the Scott County Board of Adjustment
June 4, 2026

FILE NUMBER: S-2026-17

PROPOSAL: Variance Application to reduce the eastern side yard setback from 50 feet to 28 feet to allow the construction of an attached garage

LOCATION: 256 Carrick Pike

PARCEL ID: 245-00-011.000

APPLICANT: Lucio Banos Sofo

CONSULTANT: N/A



STATISTICS:

Zone: A-1 (Agricultural)

Surrounding Zone (s): A-1 (Agricultural)

Site Acreage: 5 acres

Access (Directly): Carrick Pike

Access

(Nearest Arterial): Paris Pike (1 mile north)

Context: 2000 feet east of the intersection of Stone Road and Carrick Pike



BACKGROUND:

Lucio Banos ("Applicant") is requesting approval of a Variance to reduce the required eastern side yard setback from 50 feet to 28 feet for a home addition and an attached garage to the existing single-family residence at the property addressed 256 Carrick Pike ("Project Site") with Parcel ID: 245-00-011.000.

The Project site is a 5-acre parcel zoned A-1 (Agricultural). The site is currently developed with an existing single-family residence and associated driveway access.

There are no previous applications to the Board of Adjustment for the Project Site.

APPLICATION REQUEST:

The Applicant is requesting approval of a Variance to reduce the required 50-foot eastern side yard setback to 28 feet in order to construct an addition to the existing single-family residence consisting of an attached garage and residential expansion.

According to the Applicant, the proposed addition will measure approximately 44 feet by 28 feet and will be attached to the eastern side of the existing residence, which currently measures approximately 48 feet by 37 feet.

The Applicant states that placement of the addition toward the west side of the residence is constrained by the presence of existing overhead electric poles and utility infrastructure. Expansion toward the north and south sides of the residence is also limited due to existing vegetation, site layout, and the configuration of the current home.

Additionally, the existing driveway extends along the eastern property boundary and provides the most practical access point for the proposed attached garage. Based on these site conditions, the Applicant has selected the eastern side of the residence as the most functional location for the expansion.

Because the proposed addition extends into the required eastern side yard setback, the Applicant is requesting a variance from the required 50 feet to 28 feet.

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;*
 - **Staff Analysis** : The request is associated with the existing configuration of the residence, utility placement, driveway access, and vegetation on the property. Existing electric poles and utility infrastructure located west of the residence limit expansion opportunities in that direction, while vegetation and the layout of the existing home constrain expansion toward the north and south. Additionally, the existing driveway alignment along the eastern property boundary supports placement of the attached garage addition on the east side of the residence. Staff finds these conditions constitute site-specific circumstances not generally applicable to other A-1 properties in the vicinity.
 - 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 Analysis** : The proposed addition is intended to expand the functionality of the existing single-family residence through construction of an attached garage and additional living area. Strict application of the required setback would substantially restrict the Applicant's ability to reasonably expand the residence in a manner compatible with the existing site design and residential use of the property. Staff finds the request constitutes a reasonable residential expansion and satisfies this criteria.

- 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.*
 - **Staff Analysis:** The hardship is associated with the existing site layout, utility placement, driveway and established residential configuration, and is not the result of actions taken by the Applicant subsequent to adoption of the zoning regulations. Staff finds this criteria is satisfied.
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."*
 - **Staff Analysis:** There is no evidence of any willful violation.

In conclusion, Staff finds that the proposed variance satisfies all criteria under KRS 100.243. Approval of the variance would not adversely impact public health, safety, or welfare, nor would it alter the essential character of the general vicinity.

FINDINGS:

1. The Project Site is a 5-acre parcel zoned A-1 (Agricultural), which requires a minimum 50-foot side yard setback.
2. The property is currently developed with an existing single-family residence and driveway access.
3. The Applicant proposes an approximately 44-foot by 28-foot residential addition and attached garage on the eastern side of the residence.
4. Existing electric poles, vegetation, driveway alignment, and the configuration of the existing residence limit feasible alternative locations for the addition and constitute site-specific circumstances.
5. Strict application of the required setback would limit the Applicant's ability to reasonably expand the existing residence in a functional manner.
6. The requested variance from 50 feet to 28 feet represents the minimum relief necessary to allow the proposed expansion.
7. Approval of the variance will not adversely affect public health, safety, or welfare, will not alter the essential character of the general vicinity, and is consistent with the intent of the zoning regulations.

RECOMMENDATIONS:

Staff recommends **Approval** of the Variance to reduce the required eastern side yard setback from 50 feet to 28 feet at 256 Carrick Pike, subject to 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 obtain a building permit from the Building Inspection Office prior to any construction.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

FOR OFFICIAL USE ONLY:

APPLICATION NO: _____ DATE FEE RECEIVED: 5-13-24 credit card

1. APPLICANT Lucia Banos Soto
MAILING ADDRESS 256 Carrick Pike
PHONE NO. [REDACTED] EMAIL [REDACTED]

2. TYPE OF REQUEST (Check one or more)
[X] VARIANCE [] CONDITIONAL USE PERMIT
[] HOME OCCUPATION (CUP) [] ADMINISTRATIVE REVIEW

3. PROJECT SITE 256 Carrick Pike

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

5. EXISTING USE Single-family Residence ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST Variance from 50 feet to 28 feet for expansion of the current residence for attached galage.

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)

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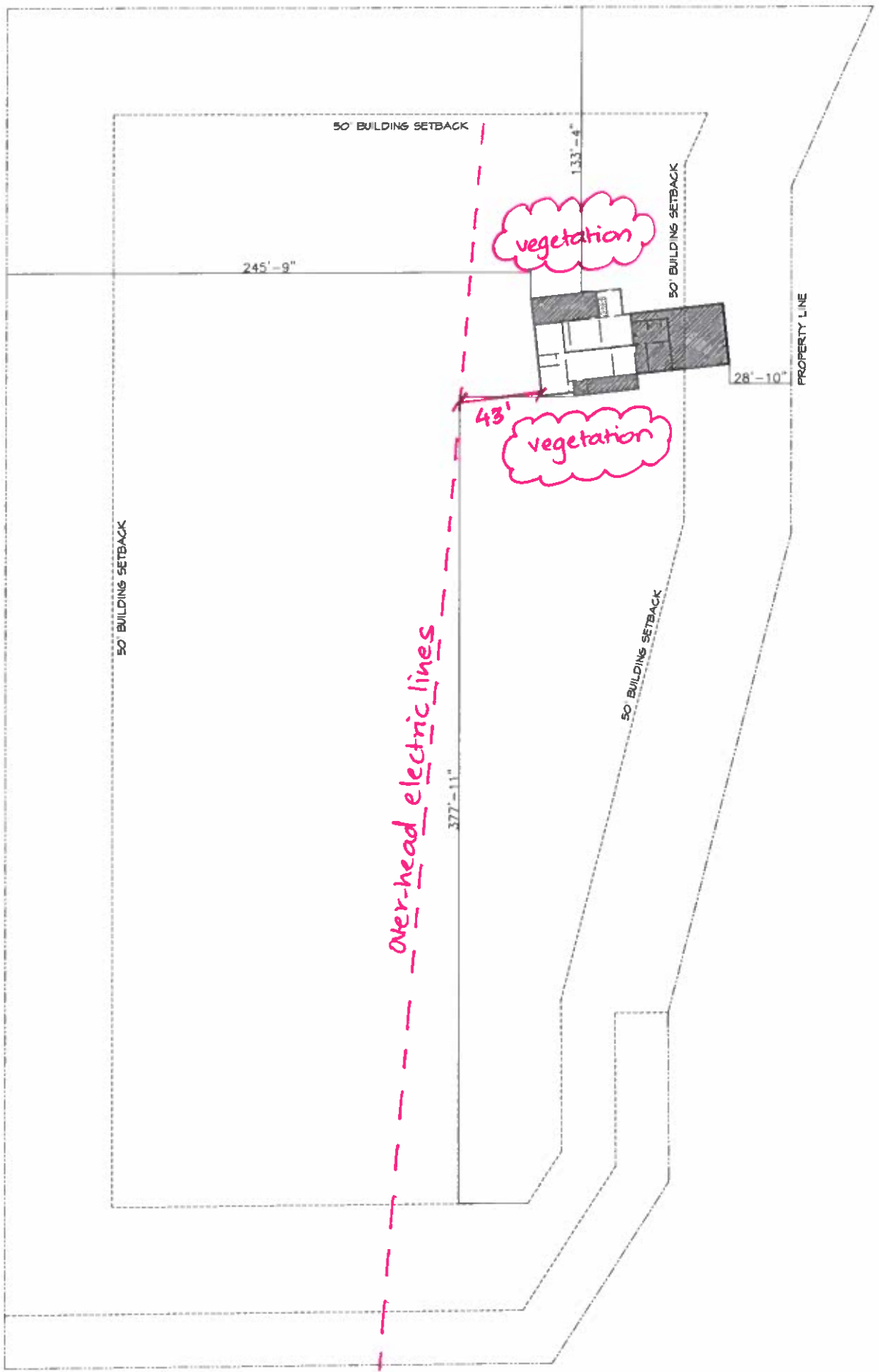
APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT MEETING FOR THE BOARD TO CONSIDER APPLICATION

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.

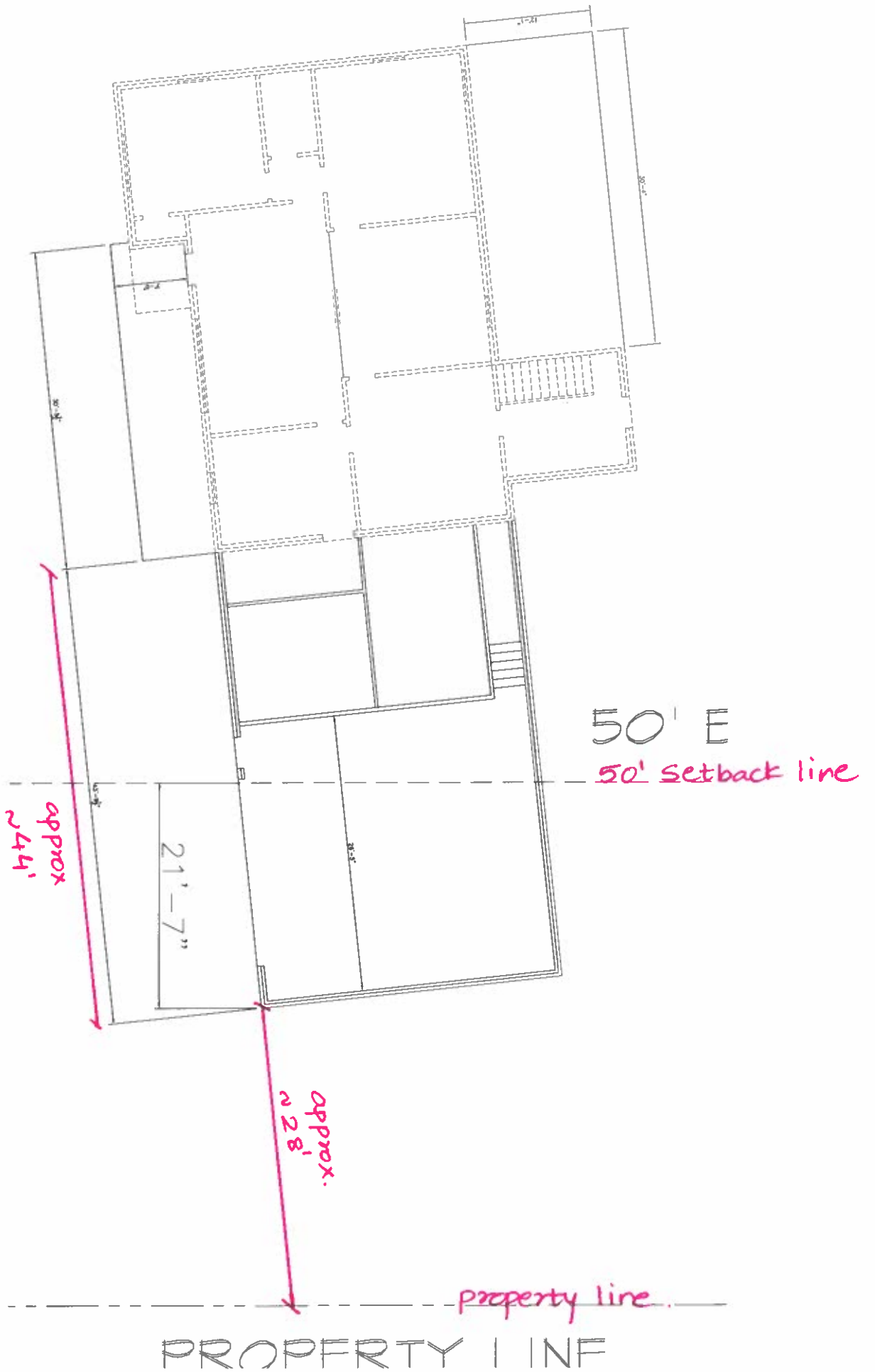
Lucia Banos Soto
APPLICANT

05/13/2024
DATE

T.T



T.T



MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
245-00-011.000	VARELLAS JAMES J JR & SANDRA		2076 BRIDGEPORT DR	LEXINGTON KY 40502-2616	256 CARRICK PIKE
245-00-014.000	WARREN DAVID S & SUZANNE LEMAY		121 GRABLE LN	GEORGETOWN KY 40324	121 GRABLE LN
245-00-016.000	WILLIAMSON RANDAL SCOTT		125 GRABLE LN	GEORGETOWN KY 40324	125 GRABLE LN
246-00-001.000	RODGERS DONNIE III & DEBORAH		129 GRABLE LN	GEORGETOWN KY 40324-7100	129 GRABLE LN
228-00-094.005	MACRAE BRET & KIM		214 CARRICK PIKE	GEORGETOWN KY 40324-2139	214 CARRICK PIKE
245-00-011.006	RAINEY GREGORY JOSEPH JR & RACHEL		113 CASS DR	GEORGETOWN KY 40324-8592	260 CARRICK PIKE