

# **SCOTT COUNTY BOARD OF ADJUSTMENT MEETING**

## **SCOTT COUNTY FISCAL COURT**

### **101 EAST MAIN STREET**

**July 2, 2026**

**5:00 P.M.**

#### **AGENDA**

I. BUSINESS

- a) Approval of June 4<sup>th</sup>, 2026, minutes.
- b) Swear in speakers.

II. APPLICATIONS – OLD

- a) S-2026-12 – Jackie Willoughby Jr is requesting a Conditional Use Permit for a home occupation to operate a welding and fabrication shop with accessory repair of farm equipment at 150 Locust Fork Road [Zoned A-1]

III. APPLICATIONS – NEW

- a) S-2026-18 – Kami Kattelus is requesting a Conditional Use Permit for a home occupation involving the storage, pickup, and drop-off of trailers, construction equipment, and related materials at 485 Sims Pike [Zoned A-1]
- b) S-2026-19 – Keith Roark is requesting a Variance to reduce the required front yard setback from 50 feet to approximately 12 feet for the construction of a single-family residence at 1976 Burton Pike [Zoned A-1]
- c) S-2026-20- Neal and Melissa Little are requesting a Variance to reduce the required northern side yard setback from 50 feet to 25 feet for the construction of a storage garage at 535 Craig Lane [Zoned A-1]
- d) S-2026-21- Zachary Jones is requesting a Variance to reduce the required southern side yard setback from 50 feet to 14 feet for the construction of an attached garage at 267 Anderson Road [Zoned A-1]
- e) S-2026-22- Joel and Jennifer Beagle are requesting a Variance to reduce the required northern side yard setback from 50 feet to 10 feet and the required rear yard setback from 50 feet to approximately 13 feet for the construction of a shop at 4164 Newton Pike [Zoned A-1]

III. OTHER

- a) C-Logic Administrative Review (S-2016-17)

IV. ADJOURN

**Scott County Board of Adjustments  
June 4, 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, Noah Smith, and Holden Fleming were present as Staff to the Board.

**Upon Motion by Holland, second by Herrington, the Board unanimously approved May 7, 2026, minutes.** The Board Attorney administered the oath to those signed in to speak.

**Applications, Old: None**

**Applications, New:**

a. **S-2026-15: Kami Kattelus, 1620 Leesburg-Newtown Road, Paris, KY 40361,** requested a variance for construction of a pole barn within the front yard at 485 Sims Pike. The property is zoned A-1, Agriculture. The applicable provision is KRS 100.243. Required notices were given. Staff recommended approval.

Holden explained the question of a variance request as opposed to a request for a barn that is not an accessory structure.

Toshi presented the Application, described the circumstances, and the need for relief. The pole barn is for storage, not for commercial use. No variances are required, only permission to build a barn in what will be the front yard when a house is subsequently constructed. Standard conditions with the addition that the barn is to be used for agriculture purposes only and not any commercial activity.

According to the person standing in for applicant, he would be storing concrete-related equipment in the barn, not agricultural equipment. The house construction is anticipated within one (1) year. Applicant already is having septic evaluation.

The Board, Fleming, and Board attorney discussed the matter. The Board attorney advised this is not an accessory structure since there is no primary use on the property. Till there is a home, there is no front yard. In the meantime, a barn, which is permitted in this zone, should require no approval prior to placement anywhere on the site within the required setbacks. Fleming concurred.

**Upon motion by Cooper, second by Terry, the Board unanimously determined the rule of no accessory buildings in front yard is not applicable where there is no primary use other than the proposed barn. This ruling is further conditioned upon the owner signing an appropriate affidavit.**

b. **S-2026-16: Robert Rosaker, 6401 Paris Pike, Georgetown, KY 40324,** requested a variance to reduce the western side yard setback from required fifty (50) feet to thirty-five (35) feet for construction of garage at 6401 Paris Pike, Georgetown, KY 40324. The property is zoned A-1, Agriculture. The applicable provision is KRS 100.243. Required notices were given. Staff recommended approval.

**Scott County Board of Adjustments  
June 4, 2026, Minutes  
Page two**

Toshi presented the application, described circumstances, and the need for relief. The existing utilities, septic field, driveway access, drainage, and desired mature tree preservation, justify the variance. Toshi 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. She recommended approval with conditions.

Applicant concurred with the presentation and assured the garage was for personal use. He also noted the flooding that occurs behind proposed site.

Jackie Amerman, a neighbor, had no objection.

**Upon motion by Herrington, second by Channing, the Board unanimously approved the application, subject to Staff report.**

c. **S-2026-17 - Lucio Banos Sofo, 256 Carrick Pike, Georgetown, Ky 40324**, requested a variance to reduce the eastern side yard setback from required fifty (50) feet to twenty-eight (28) feet for an attached garage, at 256 Carrick Pike. The property is zoned A-1, Agricultural. The applicable provision is KRS 100.243. Required notices were given. Staff recommended approval.

Toshi presented the application, explained the circumstances supporting the request, such as location of electric service, vegetation, drive alignment, and the configuration of the existing residence. All of which preclude another feasible location for the addition. She explained KRS 100.243, her recommended findings, and conditions of approval. The application is supported by circumstances unique to this property. 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 Cooper, second by Herrington, the Board unanimously approved the application, subject to the Staff report.**

Holden informed the Board regarding complaints related to Key logic, which was approved in 2016. The concern is whether their operation has grown without required subsequent approvals. There will be administrative review at the July meeting. There are also complaints of outdoor sand blasting outdoors.

**Upon Motion by Holland, second Terry, meeting adjourned.**

Attested:

Approved:

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Charlie Perkins, Board Attorney  
and Recording Secretary

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Tommy Cooper, Chair

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

**FILE NUMBER:** S-2026-12

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

**LOCATION:** 150 Locust Fork Road

**PARCEL ID:** 038-00-070.000

**APPLICANT:** Jackie Willoughby Jr

**CONSULTANT:** N/A



**STATISTICS:**

Zone: A-1 (Agricultural)

Surrounding Zone (s): A-1 (Agricultural) : North, West and East,  
R-1B (Low Density Residential) : South

Site Acreage: 1.46-acres

Access (Directly): Locust Fork Road

Access: Stamping Ground Road/ Main Street

(Nearest Arterial): [KY-227]

Context: 1000 feet from the intersection of Stamping Ground Road/Main Street [KY-227] and Locust Fork Road, 350 feet north from the intersection of Mulberry Street and Locust Fork Road (Adjoins Stamping Ground City limits)

**BACKGROUND:**

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

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

**APPLICATION REQUEST:**

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

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

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

**ISSUES & ANALYSIS:**

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

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

**Definition - Home Occupation:**

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

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

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

Incidental and Subordinate Nature:

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

Exterior Evidence of Commercial Activity:

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

Offsite Impacts due to Onsite Activity:

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

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

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

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

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

**Buffering:**

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

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

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

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

**Conclusion:**

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

**FINDINGS:**

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

**RECOMMENDATIONS:**

Staff recommends **Denial** of the Conditional Use Permit for a home occupation to operate a welding and fabrication shop with accessory repair of farm equipment at 150 Locust Fork Road. Should the Board approve the application, staff recommend including the following conditions of approval:

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities. The Applicant shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall obtain a building permit from the Building Inspection Office prior to any construction.
4. The Conditional Use Permit shall become null and void upon the sale or transfer of ownership of the Project Site.
5. The Applicant shall return to the Board prior to any changes in the approved conditions.
6. The applicant shall adhere to all requirements and limitations set forth by the Landscape Ordinance [6.14 Agricultural Buffering].
7. The hours of operation shall be limited to Monday through Friday- 7 a.m. to 5 p.m. and the Applicant shall not conduct any business operations on weekends.
8. Deliveries, pickups, and loading/unloading activities shall occur only on Tuesdays and Thursdays, between 8:00 a.m. and 4:00 p.m.
9. No outdoor fabrication, welding or repair activities shall occur outside the enclosed accessory structure.
10. No outdoor storage of materials or equipment shall be permitted. All business-related materials shall be stored entirely within the approved structure.
11. No retail sales or walk-in customer service shall be conducted.
12. The non-resident employee vehicle parking must be screened from Locust Fork Rd.
13. Any expansion of the approved use, increase in business area, increase in employees, or change in the nature of the operation shall require review and approval by the Board of Adjustment.
14. The Applicant shall return to the Board of Adjustment every 12 months for compliance checks and review of site operations.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

FOR OFFICIAL USE ONLY:

APPLICATION NO: \_\_\_\_\_

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

1. APPLICANT Jackie Willoughby Jr.

MAILING ADDRESS [REDACTED]

PHONE NO. [REDACTED] EMAIL [REDACTED]

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

3. PROJECT SITE 150 Locust Fork Rd

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

5. EXISTING USE Storage of personal property & equipment ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST would be doing repair of farm equipment <sup>is include</sup> fabrication and welding of miscellaneous items

7. SUPPORTING INFORMATION:

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

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

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

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

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

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

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

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

[Signature]
APPLICANT

4-6-26
DATE

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## Updates

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From Rachel Willoughby [REDACTED]

Date Wed 4/29/2026 4:08 PM

To Toshi Tusam [REDACTED]

Hi Toshi,

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

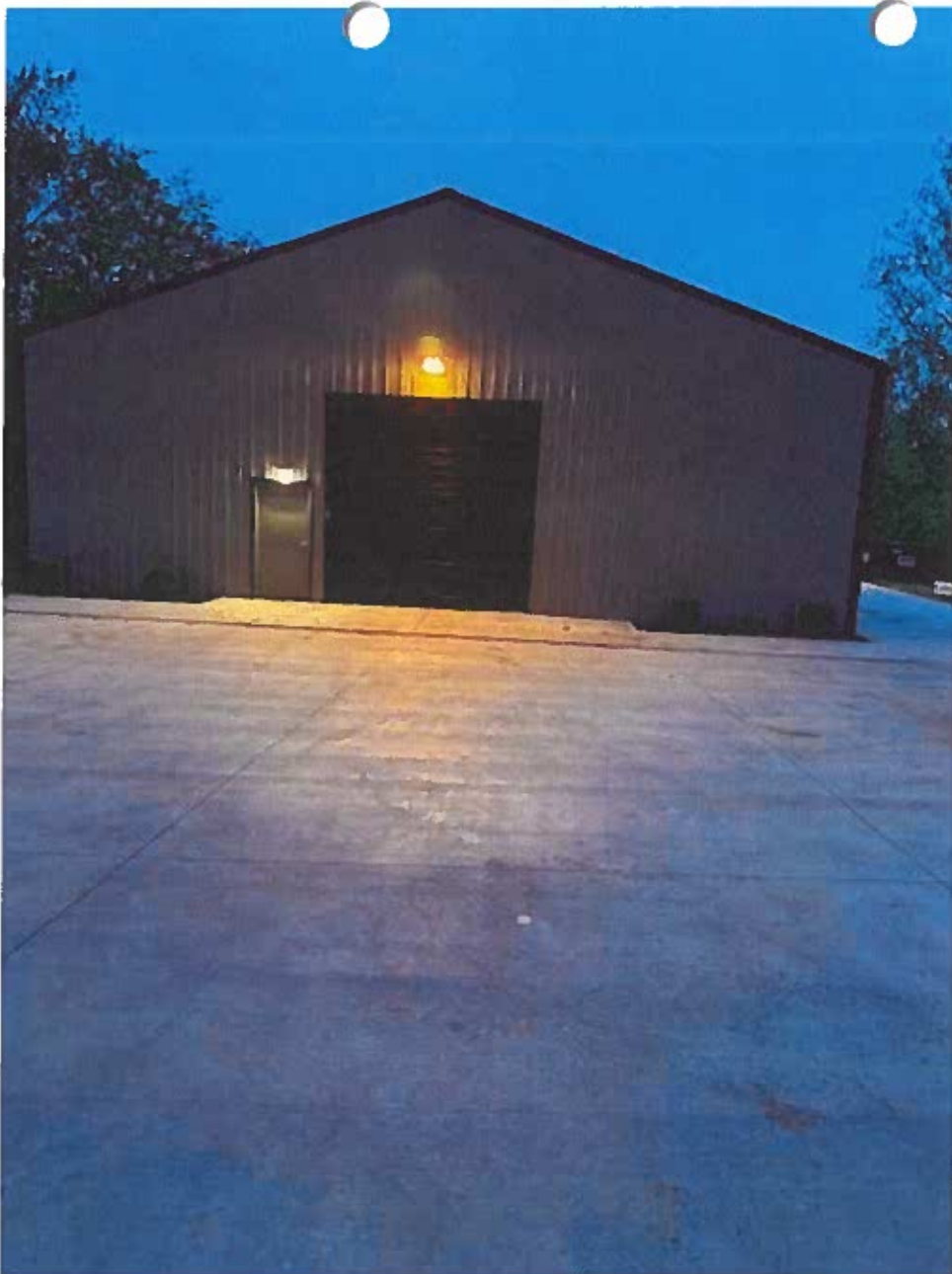
The next 2 pictures are changes we made to the outside of the building. We removed the 2 dump trucks, which are not ours and moved the boards off the lot, which is the framing material for the house.

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

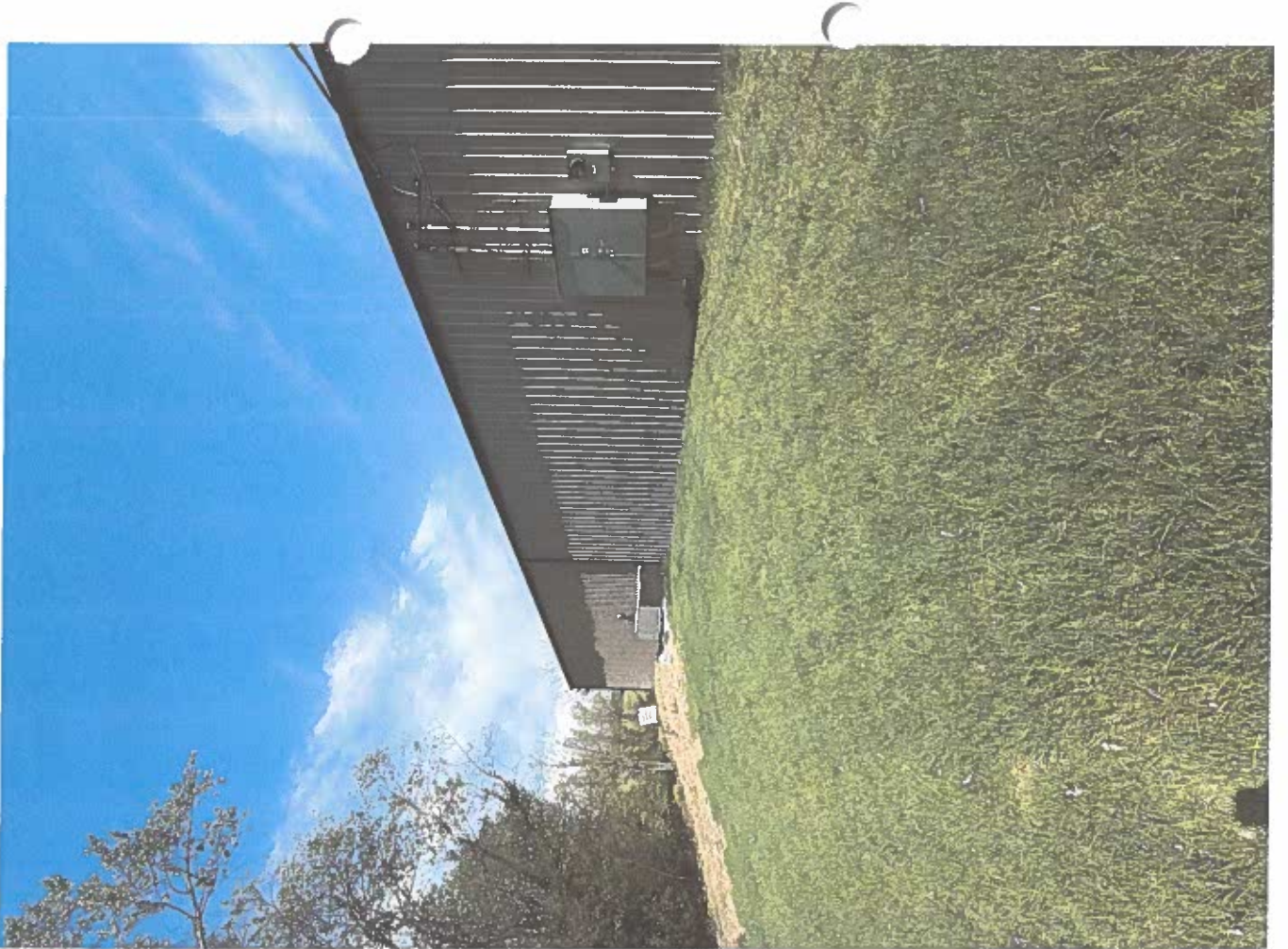
Rachel Willoughby

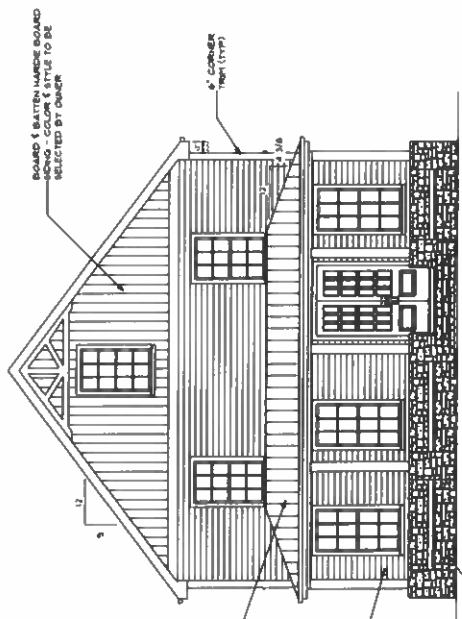






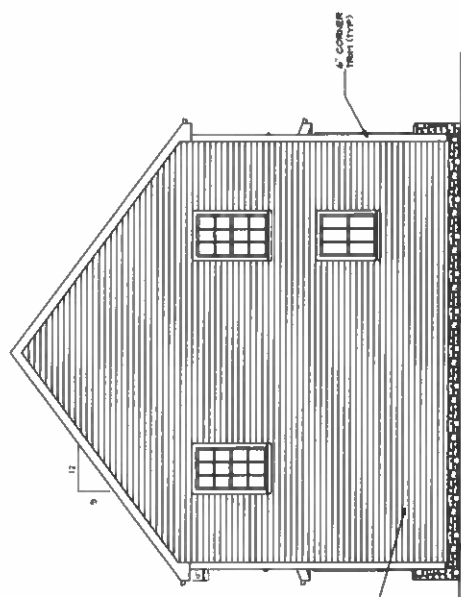






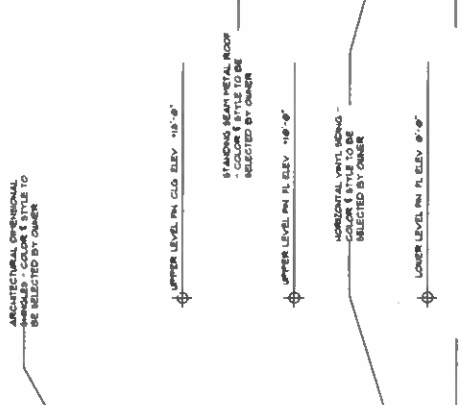
**FRONT ELEVATION**

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



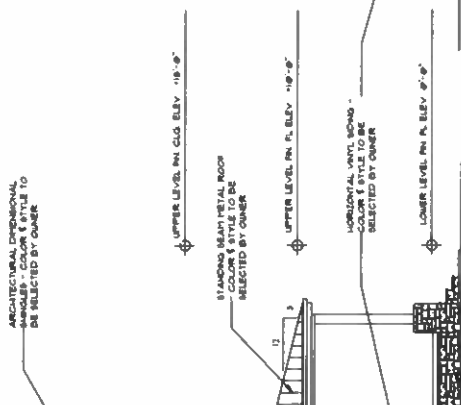
**REAR ELEVATION**

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



**RIGHT SIDE ELEVATION**

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



**LEFT SIDE ELEVATION**

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

CONTINUOUS ROOF VENT AT ALL ROOSES (TYP)

ARCHITECTURAL DIMENSIONAL SHINGLES - COLOR & STYLE TO BE SELECTED BY OWNER

UPPER LEVEL FIN. CLO. ELEV. - 11'-0"

STANDING SEAM METAL ROOF - COLOR & STYLE TO BE SELECTED BY OWNER

UPPER LEVEL FIN. FL. ELEV. - 10'-0"

HORIZONTAL VENT. SHING - COLOR & STYLE TO BE SELECTED BY OWNER

LOWER LEVEL FIN. FL. ELEV. - 0'-0"

MOUNTAIN SIDE VENEER AT ALL FOUNDATION WALLS (TYP)

CONTINUOUS ROOF VENT AT ALL ROOSES (TYP)

ARCHITECTURAL DIMENSIONAL SHINGLES - COLOR & STYLE TO BE SELECTED BY OWNER

UPPER LEVEL FIN. CLO. ELEV. - 11'-0"

STANDING SEAM METAL ROOF - COLOR & STYLE TO BE SELECTED BY OWNER

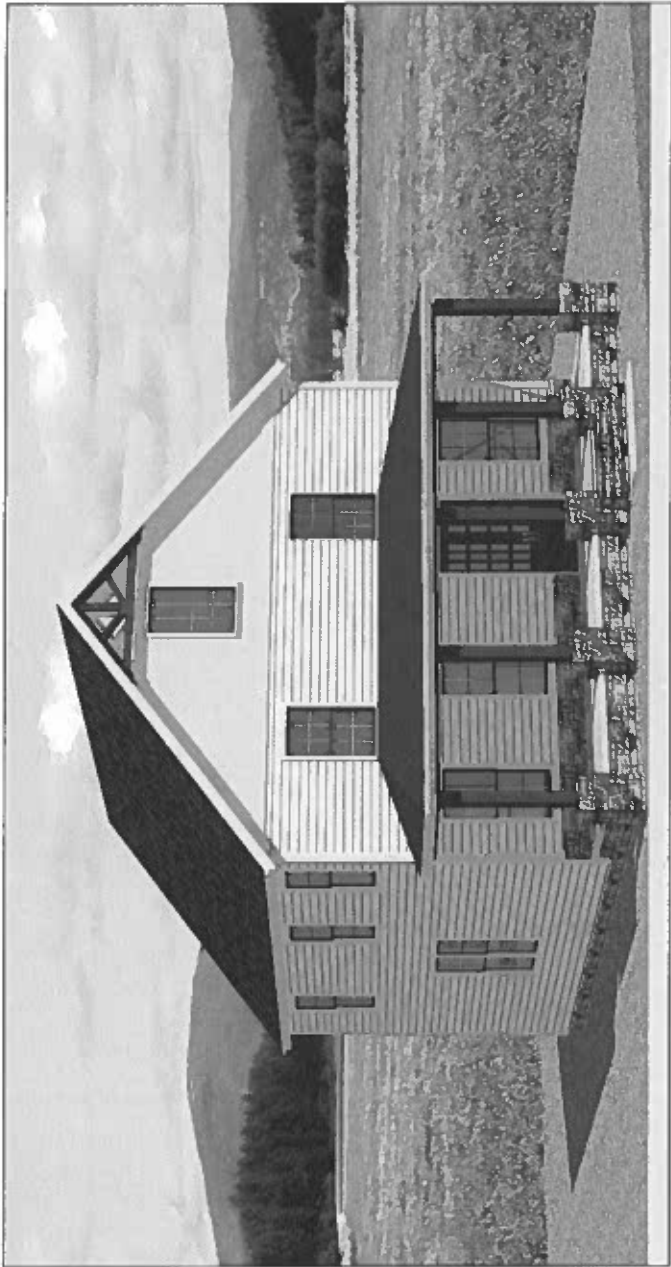
UPPER LEVEL FIN. FL. ELEV. - 10'-0"

HORIZONTAL VENT. SHING - COLOR & STYLE TO BE SELECTED BY OWNER

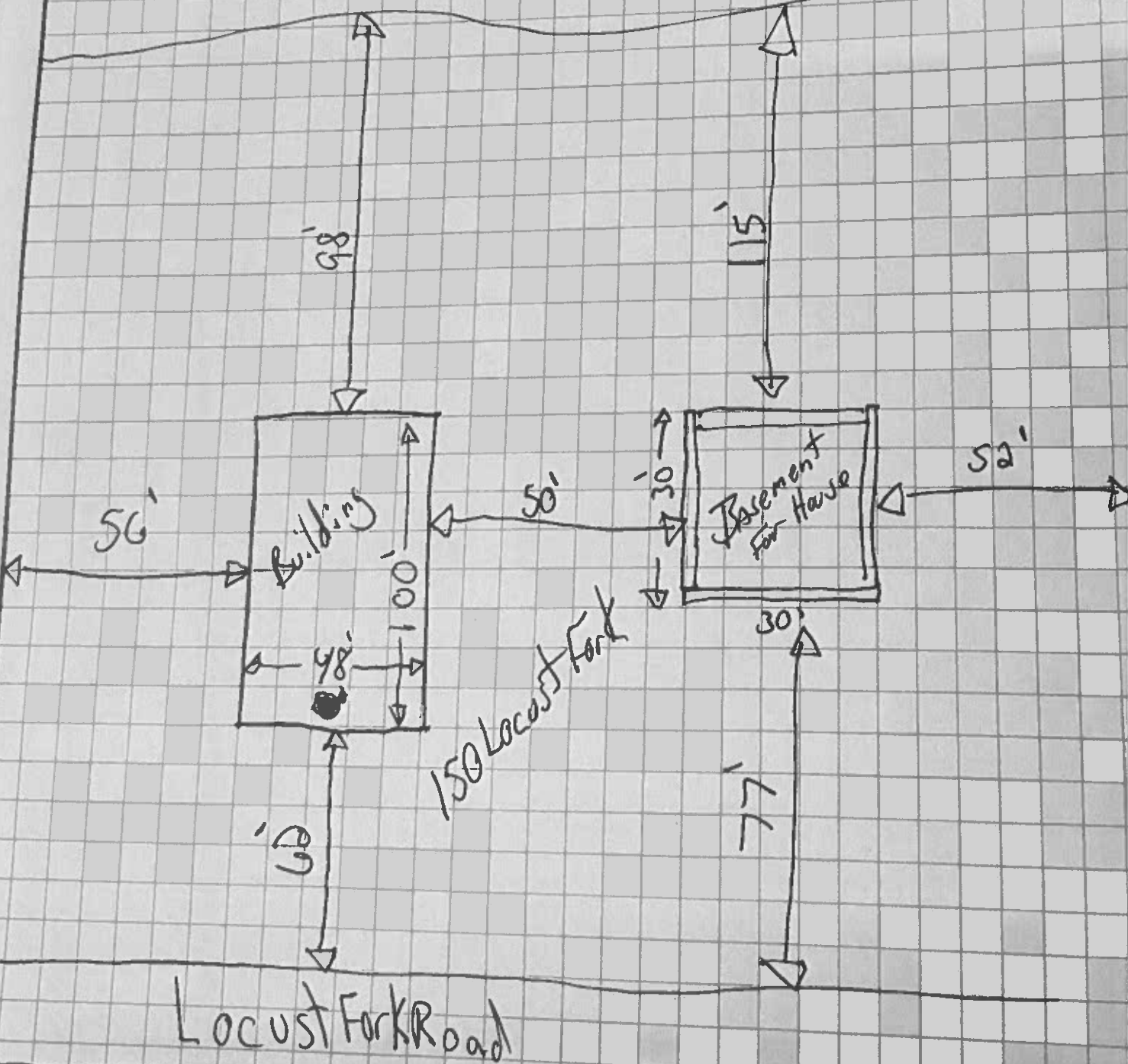
LOWER LEVEL FIN. FL. ELEV. - 0'-0"

MOUNTAIN SIDE VENEER AT ALL FOUNDATION WALLS (TYP)





Creek



Locust Fork Road



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

# VARIANCE APPLICATION

**485 Sims Pike**

## **Staff Report to the Scott County Board of Adjustment July 2, 2026**

**FILE NUMBER: S-2026-18**

**PROPOSAL:** Conditional Use Permit application for a home occupation involving the storage, pick up, and drop-off of trailers, construction equipment and related materials



**LOCATION:** 485 Sims Pike

**PARCEL ID:** 185-10-011.001

**APPLICANT:** Kami Kattelus on behalf of the property owner Albeito Paulin, operating as Superior Concrete of KY

**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") on behalf of Albeito Paulin ("Property Owner") operating as Superior Concrete of KY, are requesting approval of a Conditional Use Permit for a home occupation involving the storage, pickup, and drop-off of trailers, construction equipment, and related materials 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) is surrounded by agricultural and residential properties. Access to the property is via Sims Pike.

In June 2026, the subject property received approval of a Variance (S-2026-15) for the construction of a pole barn accessory structure within the front yard and prior to the establishment of the principal dwelling unit. During discussion of that application, the Board determined that the proposed storage and movement of business-related equipment to and from the property constituted an occupation-based activity requiring Conditional Use Permit approval.

The adjoining A-1 (Agricultural) 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).

#### **APPLICATION REQUEST:**

The Applicant is requesting approval of a Conditional Use Permit for a home occupation involving the storage, pick up, and drop-off of trailers, construction equipment and related materials associated with an off-site concrete construction business.

According to the Applicant, all construction activities occur at off-site residential and commercial project locations. The Project site will function primarily as a storage location for equipment and trailers within the pole barn when not actively being utilized at job sites. The Applicant proposes construction of a 4800-square-foot pole barn which will serve as the primary storage location for business-related equipment. No processing of raw materials, fabrication, manufacturing, retail sales, customer service activities, or commercial construction operations are proposed on the property.

The Applicant indicates that all equipment and materials will be stored within the enclosed pole barn structure. No outdoor storage of materials, signage, or commercial lighting is proposed. Administrative activities are limited to a small desk area for bill paying and recordkeeping.

The Applicant further indicates there will be no employees working from the property, no customer visits, and no regular delivery truck traffic. Equipment movements associated with the business are anticipated to occur approximately 1-2 times per day or less depending upon project schedules, with substantially less activity during winter months.

Staff notes that the previously approved pole barn is located approximately 75 feet from the front property line and complies with the required 50-foot setbacks of the A-1 Zoning District. The future residence is also proposed to comply with all required setbacks. No setback Variance or dimensional relief is requested as part of this Conditional Use Permit application.

#### **ISSUES & ANALYSIS:**

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

In reviewing home occupations within the unincorporated areas of Scott County, the primary consideration is whether the proposed business remains incidental and subordinate to the principal residential use while preserving the agricultural or residential character of the surrounding area. Home

occupations are intended to accommodate limited business activities that do not create excessive traffic, noise, outdoor activity, or other commercial impacts that would alter the character of the property or adversely affect neighboring properties. Because this application exceeds the standard definition of a home occupation, the Board must determine whether the proposed use, with appropriate conditions of approval, remains compatible with the surrounding area and satisfies the standards for a Conditional Use Permit pursuant to KRS 100.237.

**Definition- Home Occupation:**

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

- **Staff Analysis:** Staff finds that the proposed operation exceeds the standard definition of a home occupation because it utilizes a 4,800-square-foot accessory structure for the storage of trailers, construction equipment, and related materials associated with an off-site business. Accordingly, the proposal requires Conditional Use Permit review under Section 4.12(G). Unlike a typical commercial operation, however, no manufacturing, fabrication, processing of materials, retail sales, customer service activities, or employees are proposed on the Project Site. The property will function primarily as a storage location for equipment used at off-site job locations. Staff further notes that the Board previously approved Variance S-2026-15 allowing construction of the accessory structure prior to the principal residence and determined that the associated business activity should be reviewed through the Conditional Use Permit process. Staff therefore finds that the proposed use is appropriate for consideration as a Conditional Use.

**Incidental and Subordinate Nature:**

- **Staff Analysis:** Although the proposed use exceeds the limitations of a standard home occupation, Staff finds that the operation remains subordinate in nature because no commercial activity will occur on-site beyond the storage and periodic movement of equipment. The proposed residence will serve as the principal use of the property, while the accessory structure functions primarily as enclosed storage supporting an off-site business. Subject to the recommended conditions, Staff finds this criterion can be satisfied.

**Exterior Evidence of Commercial Activity:**

- **Staff Analysis:** The Applicant has indicated that no outdoor storage, signage, display areas, customer parking, or exterior commercial activity is proposed. All business-related equipment and materials will be stored within the enclosed pole barn. Staff finds that the only visible evidence of the operation will be the occasional movement of equipment to and from the property, which is consistent with rural agricultural properties. Subject to the recommended conditions prohibiting outdoor storage and exterior business activities, Staff finds this criterion can be satisfied.

**Offsite Impacts due to Onsite Activity:**

- **Staff Analysis:** No processing of materials, manufacturing, fabrication, or construction activities are proposed on the Project Site. The Applicant has indicated there will be no employees, customers, or routine delivery traffic, with equipment movements anticipated only one to two times per day or less depending on project schedules. Staff finds that the proposed use will generate minimal traffic and operational impacts beyond those typically associated with agricultural properties. Subject to

conditions limiting business activities, outdoor storage, and equipment movement, Staff finds this criterion can be satisfied.

Staff recognizes that the proposed operation exceeds the standard definition of a home occupation. However, unlike more intensive commercial operations, the Project Site will serve primarily as an enclosed storage location supporting an off-site business. The absence of employees, customers, manufacturing, fabrication, and outdoor commercial activity substantially limits potential impacts on surrounding properties. Staff finds that, with the recommended conditions of approval, the proposed use will remain compatible with the surrounding agricultural and residential character and satisfies the standards for a Conditional Use Permit under KRS 100.237.

**Buffering:**

Section 6.14 of the Landscape and Land Use Buffer Ordinance states: "Property boundary fencing shall be required for all parcels adjoining A-1 zoned land, regardless of the subject property's zone, when there is an approved change of use, either through the conditional use, variance, or development plan approval process to a use other than agricultural or single-family residential use.

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

- **Staff Analysis:** Staff finds that the proposed home occupation constitutes a change of use subject to the buffering requirements of Section 6.14. However, because the southern property line adjoins an existing commercial use, Staff does not find it necessary to require boundary fencing along the entire parcel. Instead, Staff recommends that buffering be limited to the frontage along Sims Pike and portions of northern property line adjoining residential/agricultural properties, and be focused on the approved pole barn and the designated area for the storage, pick-up, and drop-off of trailers and equipment. Staff finds that this approach provides appropriate screening while remaining proportional to the scale and location of the approved use.

**FINDINGS:**

1. The Project Site is a 5.0-acre parcel zoned A-1 (Agricultural).
2. Section 4.12(G) identifies home occupations exceeding standard limitations as a Conditional Use within the A-1 Zoning District.
3. The Applicant proposes storage and transport of trailers, skid steers, concrete forms, and related equipment associated with an off-site concrete construction business.
4. The Project Site will function primarily as a storage and residential use and no manufacturing, fabrication, processing of materials, or retail sales are proposed.
5. No employees or customers are proposed to regularly visit the property.
6. The approved pole barn and future residence comply with the required 50-foot setbacks of the A-1 Zoning District and no additional Variance relief is requested through this application.
7. The surrounding area is characterized primarily by agricultural and residential land uses.
8. The proposed use can be operated in a manner compatible with surrounding properties through appropriate operational and design conditions.

9. With compliance with the conditions of approval, the proposed use will not adversely affect public health, safety, or welfare.

**RECOMMENDATIONS:**

Staff recommends **Approval** of the request for a Conditional Use Permit to allow a home occupation involving the storage, pick-up and drop-off of trailers, skid steers, construction forms, and related equipment associated with an off-site concrete construction business 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, licenses, certifications, approvals, and any required renewals associated with the approved use.
3. The Applicant shall obtain all required building permits from the Building Inspection Office prior to construction.
4. The Conditional Use Permit shall become null and void upon the sale or transfer of ownership of the Project Site.
5. The Applicant shall return to the Board prior to any changes in the approved conditions.
6. The approved use shall be limited to the storage, pick-up, and drop-off of trailers, skid steers, concrete forms, and related equipment associated with the Applicant's off-site concrete construction business.
7. No retail sales, customer service activities, or similar commercial operations shall occur on the property.
8. No business-related vehicles, trailers, equipment, or materials shall be parked or stored within any public right-of-way and all business-related equipment, trailers, and materials shall be stored within the approved pole barn structure when not actively being transported to or from a job site.
9. No outdoor storage of equipment, materials, supplies, trailers, construction-related items, debris or waste shall be permitted.
10. The pole barn shall maintain an agricultural appearance compatible with the rural character of the area. Vehicle and principal entry doors shall face the adjoining southern property and be oriented away from public roadways and adjoining agricultural properties.
11. No additional paving or expansion of parking or storage areas associated with the approved use shall be permitted without further review and approval by the Board of Adjustment.
12. Business-related activities, including the movement of equipment and trailers, shall be limited to daylight hours.
13. The approved use shall not expand into a warehouse, or other commercial operation not specifically authorized by this approval.

14. The applicant shall adhere to all requirements and limitations set forth by the Landscape Ordinance [6.14 Agricultural Buffering].

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: 6-5-26 at 2863

1. APPLICANT Katteo, LLC Kami Kattelus

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 485 Sims Pike

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

5. EXISTING USE 5 acres w/ gravel lot for parking of trailers ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST home occupations - truck picking up + chopping off equipment into pole barn. 2x's/week

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

6/5/26  
DATE

---

## Conditional use request background

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From Kami Kattelus [REDACTED]  
Date Wed 6/10/2026 6:31 PM  
To Toshi Tusam [REDACTED]

Hi Toshi

below are the details for the conditional use permit application.  
Please give me a call if you have any additional quesitons.

Our request: CONDITIONAL USE PERMIT for 485 Sims pike, Georgetown KY

As property owner is preparing to build a pole barn to store his trailers, skid steers, and concrete forms it has been recommended we apply for a Conditional Use permit to allow the owner to move the equipment into and out of the pole barn. Equipment is used off-site for concrete construction. The movement of equipment into and out of the property will be 1-2 times per day some days. Most days during the summer months there will be no movement. During the winter months there will little to no movement.

There will be no processing of products or raw materials.

There will be a desk (12 sq ft) that will be used for bill paying. Both personal and work related items.

When the residence is built (plan is to build 2027) the desk area (12 sq ft) will be located in the residence. There will be no exterior evidence, no wall sign, no atmospheric pollution, no light flashes, no glares, no odors, no vibrations.

The only concrete activity to be done on this lot will be for the construction of the pole barn (2026) and the construction of the house (2027)

Below are the answers to the Home Occupation-CUP questionnaire:

1. Concrete construction- off site for new construction of homes and businesses
2. Owner will store concrete construction equipment inside pole barn structure & move to job sites when needed.
3. This business is currently operating daily off- site at job locations
4. This would be the primary storage location for this business. No business conducted here except bill paying along with personal bill paying
5. The business will not operate from this location. It will store equipment in the pole barn & pay bills in the 12 sqft assigned area
6. 5100 sqft pole barn will be for the equipment storage for this business
7. Total sq ft of the pole barn will be 5100sqft
8. no modifications will be made as there are no existing buildings
9. There will be a new pole barn built in 2026 & a new residence planned to be built 2027

10. No employees will work on site
11. No customers will visit the property
12. No
13. Trucks with or without trailers may come in/out during daylight hours.
14. 1 Business truck (also used for personal use) will be onsite
15. no vehicles will be stored on site
16. Other than for personal use- vehicles may enter or leave the property 1-2 times daily or less.
17. No delivery trucks
18. Trailers, skid steers, concrete forms will be stored in pole barn
19. if equipment requires maintenance and is in the pole barn yes they will service inside (change flat tire, tune equipment if needed)
20. no materials stored outside
21. no fuel, chemicals, or hazardous materials will be stored
22. equipment will be stored inside
23. there will be no noise generation
24. only outdoor lighting will be standard door lighting. No spot lights or lighting of signs
25. no dust, odors, vibration, or glare
26. no signage
27. no exterior evidence of a business
28. no products, materials, or equipment will be visible from the road once the pole barn is complete (2026)
29. use will be permanent
30. Local permits are obtained for business & for building of pole barn
31. Business permits are currently active, Building permits are applied for
32. Previous zoning approval acquired for pole barn prior to residence & in front of residence.

Kami Kattelus



**Georgetown/Scott County Planning Commission**  
230 East Main Street, Georgetown, Kentucky 40324  
502-867-3701

**AFFIDAVIT**

This Affidavit certifies that Kami Kattelus can represent my interest at the Planning Commission/Board of Adjustment Public Hearing scheduled for July 2nd, 2026 to discuss the S-2026-18 project.

Alberto Paulin

Owner or Owners Agent\*

SUBSCRIBED AND SWORN to before me by  
Kami Kattelus, Applicant, On this the 11 day of  
June, 2026.

Lena Jane Harrington

Notary Public

164 WP40259

State at Large

11/25/29

Expiration date

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



| 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**  
**1976 Burton Pike**  
**Staff Report to the Scott County Board of Adjustment**  
**July 2, 2026**

**FILE NUMBER:** S-2026-19

**PROPOSAL:** Variance Application to reduce the front yard setback from 50 feet to 12 feet to allow the construction of a single-family home

**LOCATION:** 1976 Burton Pike

**PARCEL ID:** 103-00-021.000

**APPLICANT:** Keith Roark on behalf of property owners Joan and Lola Coomer

**CONSULTANT:** N/A



**STATISTICS:**

|                       |  |
|-----------------------|--|
| Zone:                 | A-1 (Agricultural)   |
| Surrounding Zone (s): | A-1 (Agricultural)   |
| Site Acreage:         | 1 acre   |
| Access (Directly):    | Burton Pike  |
| Access                |  |
| (Nearest Arterial):   | Cincinnati Pike (US-25)  |
| Context:              | 850 feet south of the intersection of Burton Pike and Skinnerburg Road |



**BACKGROUND:**

Keith Roark ("Applicant") on behalf of Joan and Lola Coomer ("Property Owner") is requesting approval of a Variance to reduce the required front yard setback from 50 feet to 12 feet for the construction of a single-family home at the property addressed 1976 Burton Pike. ("Project Site") (Parcel ID: 103-00-021.000)

The Project site is a 1-acre parcel zoned A-1 (Agricultural). The site is currently developed with an existing residence and is directly accessed from Burton Pike. 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 front yard setback to 12 feet in order to construct a new single-family residence.

According to the Applicant, the existing residence on the property has been occupied by the property owner since 1975. The structure currently in a dilapidated condition and is considered unsafe for continued occupancy. The existing house measures approximately 576 square feet and is located approximately 12 feet from the front property line along Burton Pike.

The proposed residence would measure approximately 35 feet by 50 feet and would be constructed adjacent to the existing dwelling. The Applicant states that the property owner intends to remain in the existing residence during construction of the new dwelling due to age and health considerations. Upon completion of the new residence, the existing structure is proposed to be converted into a storage structure.

As shown on the FEMA Flood Map, a substantial portion of the north and western portions of the property are located within Flood Zone A associated with Lyles Fork. Due to the limited buildable area outside the floodplain and the small size of the lot, the Applicant proposes to place the new residence in line with the existing dwelling, approximately 12 feet from the front property line. As a result, a variance from the required 50-foot front yard setback is requested.

### **Sanitary Sewer:**

The existing residence is not served by public water or sanitary sewer service. Staff coordinated with WEDCO regarding the proposed onsite sewage disposal system for the replacement residence. WEDCO completed a site evaluation and identified a suitable location for the proposed septic system in the northern portion of the property. Although the proposed system area is located within the mapped FEMA floodplain, WEDCO determined that the location satisfies the applicable requirements of 902 KAR 10:085 and may be approved as a provisionally suitable system with the required design specifications and drainage improvements. The proposed residence will be served by this onsite septic 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 Project Site is a 1-acre parcel zoned A-1 (Agricultural), which is substantially smaller than the typical agricultural parcels within the surrounding area. Additionally, FEMA mapping indicates that a significant portion of the property is located within Flood Zone, reducing the available buildable area on the site.

Due to the constraints of the floodplain area, limited lot area, and the existing residence's location near the front property line, staff finds that there are site-specific circumstances that do not generally apply to surrounding A-1 properties which satisfy KRS 100.243.

- 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 Applicant is seeking to construct a replacement single-family residence for an existing home that is reportedly unsafe for continued occupancy. Strict application of the required 50-foot front setback would significantly limit the buildable area available outside the mapped floodplain and would reduce the Applicant's ability to construct a replacement residence. Staff finds that strict application of the setback requirement would create an unnecessary hardship and would limit the reasonable residential use of the property. Therefore, Staff finds this criteria is 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 lot configuration, floodplain location, and the placement of the existing residence. These circumstances were not created by actions of 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 of the adopted regulations.

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 1-acre parcel zoned A-1 (Agricultural), which requires a minimum 50-foot front yard setback.
2. The property is currently developed with an existing single-family residence located approximately 12 feet from the front property line.
3. The Applicant proposes to construct a replacement single-family residence measuring approximately 35 feet by 50 feet in line with the existing structure.
4. A substantial portion of the property is located within FEMA Flood Zone associated with Lytles Fork, reducing the available buildable area on the site.
5. The existing residence is reported to be unsafe for continued occupancy and lacks water and sewer utility services.
6. The limited lot size, floodplain constraints, and existing building placement constitute site-specific circumstances not generally applicable to surrounding A-1 properties.

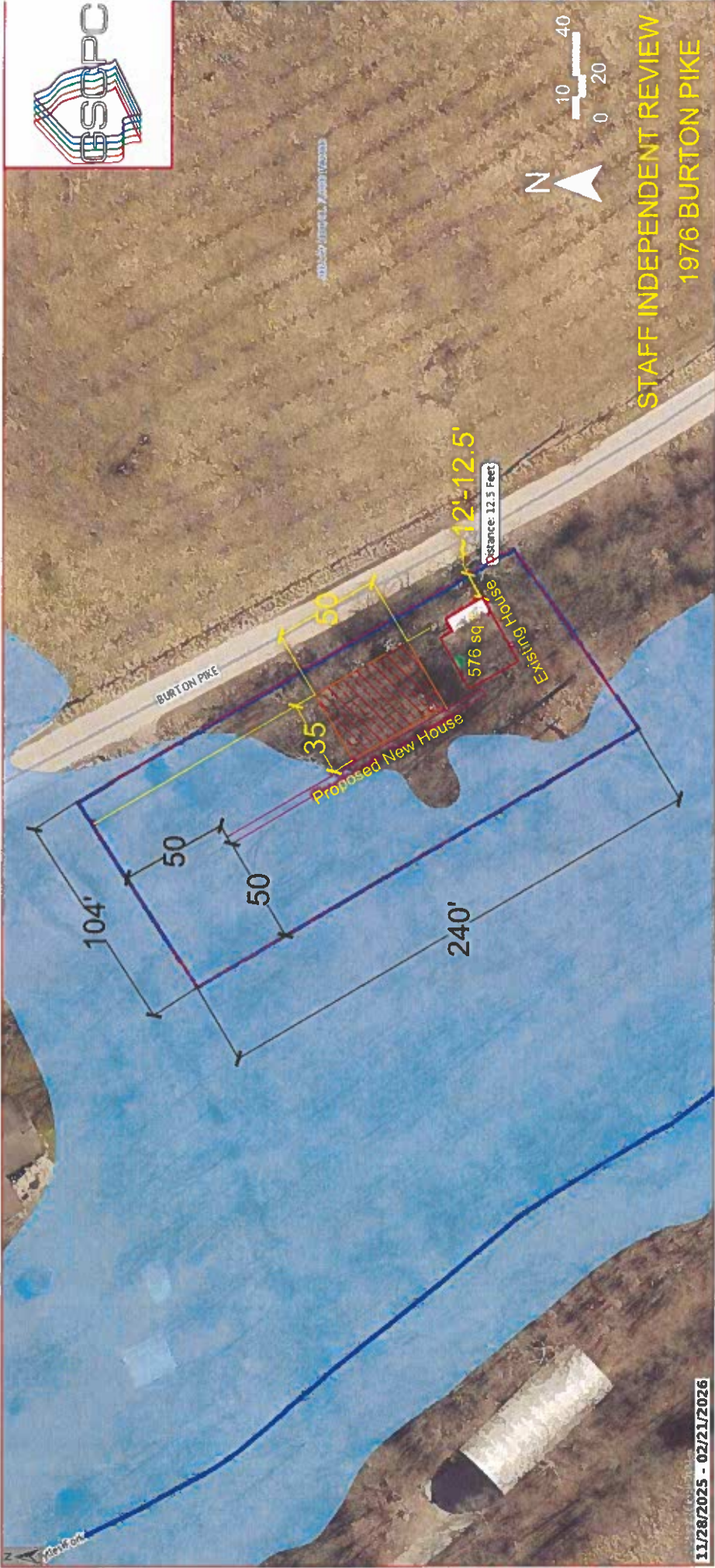
7. Strict application of the required front setback would significantly limit the Applicant's ability to construct a replacement residence outside the floodplain area.
8. The requested variance from 50 feet to 12 feet represents the minimum relief necessary to accommodate the proposed residence while avoiding encroachment into the floodplain and meet the required setbacks in the rear and side yards.
9. 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 front yard setback from 50 feet to 12 feet at 1976 Burton 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 obtain the applicable permits from the Building Inspection Office for the conversion of the existing residence into an accessory structure.
5. The Applicant shall return to the Board prior to any changes in the approved conditions.
6. The proposed residence shall be located outside of the mapped FEMA floodplain unless otherwise approved by applicable local, state and federal agencies.



STAFF INDEPENDENT REVIEW  
 1976 BURTON PIKE

11/28/2025 - 02/21/2026

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: 6-8-26 paid cash

1. APPLICANT Keith Frank

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 172 Barton Pike Georgetown, KY 40324

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

5. EXISTING USE Residence ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST Variance from the front-yard setback (to follow the existing building line)

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

6-8-26
DATE

# Scott County Floodplain



8/6/2026, 8:55:37 am

Flood Hazard Zones

1% Annual Chance Flood Hazard

Flood Hazard Boundaries

SFHA / Flood Zone Boundary

FIRM Panels

Drainage Lines

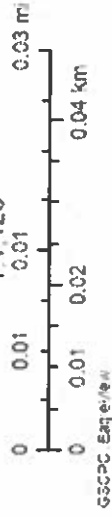
Creek Outline

Streets

State Highway

Parcels

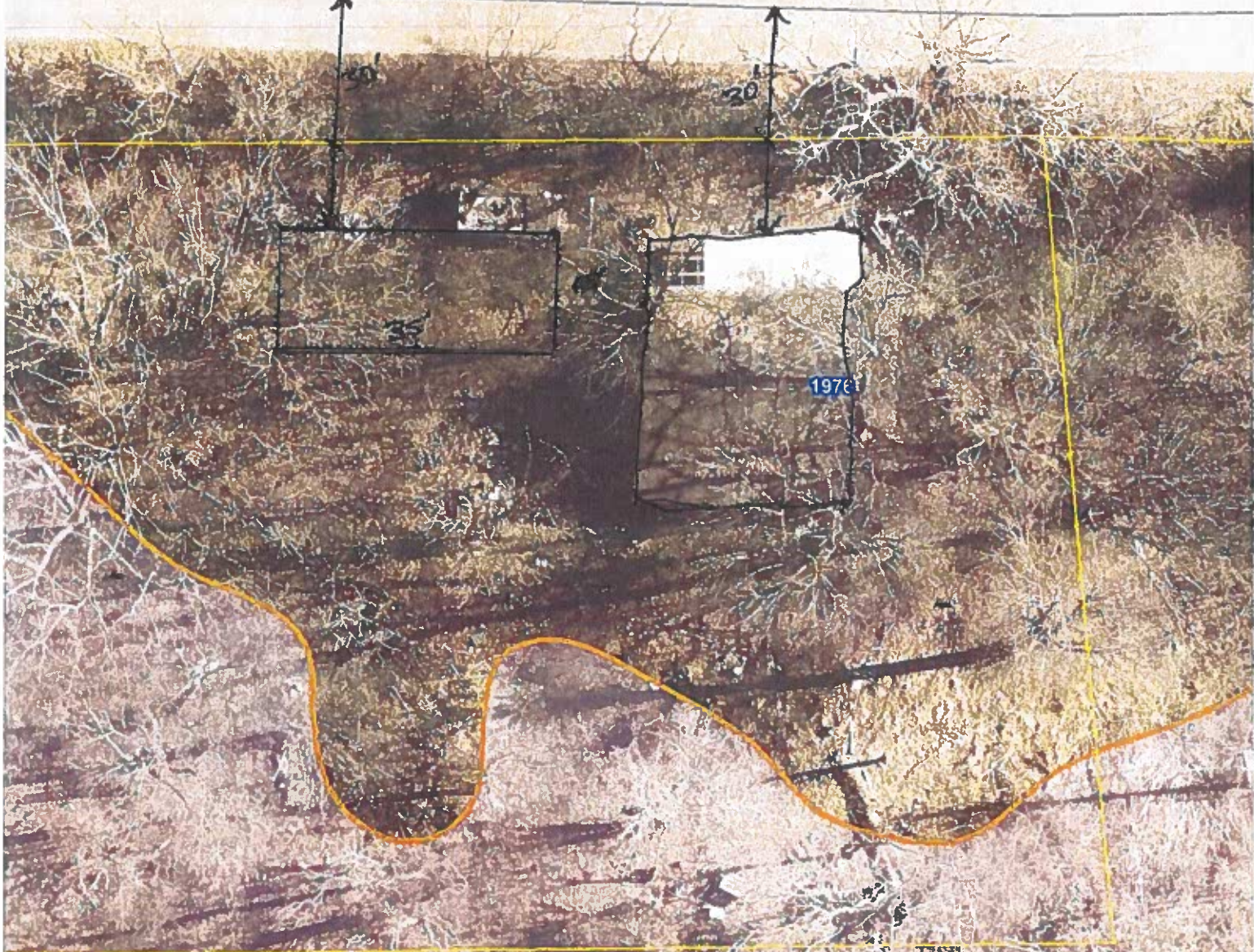
1:1,128



T.T.



TON PIKE



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1:240  
 1 in = 20 ft  
 0 5 10  
 Feet

**SCOTT COUNTY**  
 Property Valuation Administration  
 101 E Main Street, Ste 206, Georgetown, KY 40324  
 MAP TO BE USED FOR IDENTIFICATION  
 PURPOSES ONLY NOT FOR CONVEYANCE





10/19/2020

**Carol Madden**

---

**From:** Carol Madden  
**Sent:** Wednesday, June 17, 2026 2:17 PM  
**To:** Keith Roark  
**Cc:** Toshi Tusam  
**Subject:** RE: Variance Application for 1976 Burton Pike.

RECEIVED  
JUN 17 2026  
PLANNING COMMISSION

Hi Keith,

Got it. It's stamped and on her desk.

Carol

---

**From:** Keith Roark [REDACTED]  
**Sent:** Wednesday, June 17, 2026 2:13 PM  
**To:** Carol Madden [REDACTED]  
**Subject:** Fwd: Variance Application for 1976 Burton Pike.

----- Forwarded message -----

**From:** Keith Roark [REDACTED]  
**Date:** Wed, Jun 17, 2026, 11:14 AM  
**Subject:** Re: Variance Application for 1976 Burton Pike.  
**To:** Toshi Tusam [REDACTED]

To whom it may concern, my name is Keith Roark and I am acting on behalf of Ms. Joan Coomer at 1976 Burton Pike, Georgetown, Ky. 40324.

Ms. Coomer has lived at this property with her sister since 1975, no running water or sewage! Ms. Coomer is in her eighties now and her home is beyond repair, very unsafe to live in. Her sister was removed from the home due to health and safety reasons and will not be allowed to return home to her sister until there is a safe home for her. I am in the process of putting a team of volunteers to build them a clean, safe home on the property that should keep them safe for the remainder of their lives. I am asking that we would be permitted to move the new home 12' closer to the road in order to keep the home out of the area that has been deemed flood plane. Thank you for your consideration, Im sure this will be life changing for these ladies.

Keith Roark

[REDACTED]

On Wed, Jun 10, 2026, 10:39 AM Toshi Tusam [REDACTED] wrote:

Hi Mr. Roark,

Thank you for submitting the variance application for [1976 Burton Pike](#).

1976 Burton Pike



Received from WEDCO

T.T

**CABINET FOR HEALTH AND FAMILY SERVICES  
DEPARTMENT FOR PUBLIC HEALTH  
ONSITE SEWAGE DISPOSAL SYSTEMS  
SITE EVALUATION**

**2605105-01-86**

Scott  
County

Application No.

Owner's Name Joan and Lola Coomer

Lot Address 1976 Burton Pike

Applicant's Name Keith Roark

Address \_\_\_\_\_

| Evaluation Factors             | Proposed System Area  | Alternative Area 1   |
|--------------------------------|---|--|
| 1. Topography (slope %)        | 2%  | <input type="radio"/> S<br><input type="radio"/> PS<br><input type="radio"/> U |
| 2. Landscape Position          | Convex Toe Slope  | <input type="radio"/> S<br><input type="radio"/> PS<br><input type="radio"/> U |
| 3. Soil Texture and Group      | SIL III 0-10 in.<br>SiCL III 10-30 in.<br>SIC 30+ in.                               | <input type="radio"/> S<br><input type="radio"/> PS<br><input type="radio"/> U |
| 4. Soil Structure              | Granular 0-10 in.<br>Blocky 10-30 in.<br>Prismatic 30+ in.                          | <input type="radio"/> S<br><input type="radio"/> PS<br><input type="radio"/> U |
| 5. Internal Soil Drainage      | Mottles at 26 in.   | <input type="radio"/> S<br><input type="radio"/> PS<br><input type="radio"/> U |
| 6. Soil Depth (in.)            | Rock at 42 in.  | <input type="radio"/> S<br><input type="radio"/> PS<br><input type="radio"/> U |
| 7. Restrictive Horizons (in.)  | Fragipan at 26 in.  | <input type="radio"/> S<br><input type="radio"/> PS<br><input type="radio"/> U |
| 8. Available Space             | 1 acre  | <input type="radio"/> S<br><input type="radio"/> PS<br><input type="radio"/> U |
| 9. Overall Site Classification | <input type="radio"/> S <input checked="" type="radio"/> PS <input type="radio"/> U | <input type="radio"/> S <input type="radio"/> PS <input type="radio"/> U       |
| 10. Soil Series (if available) |   |  |

**S = SUITABLE    PS = PROVISIONALLY SUITABLE    U=UNSUITABLE**

11. List site and/or system modifications or alternatives required for site approval and the specific area selected for system installation: This site is provisionally suitable for 2 bedrooms with no basement and no garbage disposal with the following specifications:

Pretreatment: 1000 gal. septic tank with a residential effluent filter.  
 Distribution: Equal flow or hillside D-box.  
 Lateral Line Installation: 18 in. deep measured on the high side and laid out on contour.  
 Lateral Line Type Option 1: 297 ft. of 2-foot rock trenches, separated 6 ft. sidewall to sidewall, with 6 in. of cover soil.  
 Lateral Line Type Option 2: 163 ft. of 3-foot chambers, separated 8 ft. sidewall to sidewall, with no cover soil needed.  
 Lateral Line Type Option 3: 101 ft. of 6-foot chambers, separated 8 ft. sidewall to sidewall, with 2 in. of cover soil.  
  
 Curtain Drain: Must be installed at a depth of 36 in., extend at least 10 ft. beyond the last lateral line, and daylight downslope.  
  
 Cover Soil: Must be G3 or better from a non-restrictive horizon. Cover soil must extend 2 ft. beyond the lines in all directions and taper to grade an additional 10 ft. upslope and off sides, and an additional 15 ft. downslope.  
  
 Setbacks: 5 ft. off property lines; 10 ft. off driveways, curtain drains, utility easements, and structure foundations; and 25 ft. off the creek.

**FILLED OR DISTURBED SITES ONLY**

12. Percolation Test Required: Yes  No

13. Percolation tester instructions: Test to be run in flagged area at depth of \_\_\_\_\_ in. Presoaking of test holes to be in accordance with Section 6. (4) ( ) Test measurements to be conducted in accordance with Section 6. (5) ( ).

Attach copy of application and site plan. Draw in evaluation areas and designate area selected for system installation (flagged area).

6/18/2026    Start 2:30 A.M.   
 Date Requested    Time    P.M.   
6/26/2026    End 4:00 A.M.   
 Date Completed    Time    P.M.

1398  
 Certified Inspector    Cert. No.  
 WEDCO - Scott  
 County or District Health Department

**Georgetown/Scott County Planning Commission**  
230 East Main Street, Georgetown, Kentucky 40324  
502-867-3701

**AFFIDAVIT**

This Affidavit certifies that *Keith Park* can represent my interest at the Planning Commission/Board of Adjustment Public Hearing scheduled for *7-2-26* to discuss the *1976 Burton Pike* project.

*Joan B Cooner*  
Owner or Owners Agent\*

SUBSCRIBED AND SWORN to before me by  
*Joan B Cooner*, Applicant, On this the *16<sup>th</sup>* day of  
*June*, 20*26*.

JUDY A. FARIS  
NOTARY PUBLIC  
COMMONWEALTH OF KENTUCKY  
ID # KYNP43461  
MY COMMISSION EXPIRES FEBRUARY 16, 2030

*Judy Faris*  
Notary Public  
State at Large *Kentucky*  
*2/16/2030*

Expiration date

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



| OID | MapNumber      | Name1                      | Name2                   | MailAddress       | CityStateZ               | Complete_A       |
|-----|----------------|----------------------------|-------------------------|-------------------|--------------------------|------------------|
| 0   | 103-00-023.000 | DAY JOSHUA T & KASEY J     |                         | 1995 BURTON PIKE  | GEORGETOWN KY 40324-8938 | 1995 BURTON PIKE |
| 1   | 103-00-016.000 | HERNANDEZ MONICA HERNANDEZ |                         | 109 N COLONIAL DR | GEORGETOWN KY 40324      | 1978 BURTON PIKE |
| 2   | 103-00-021.000 | COOMER JOAN B & LOLA       |                         | 1976 BURTON PIKE  | GEORGETOWN KY 40324      | 1976 BURTON PIKE |
| 3   | 103-00-022.000 | WISE JAMES R & RUTH        | C/O LOLA & JOAN COOMERS | 1976 BURTON PIKE  | GEORGETOWN KY 40324      | BURTON PIKE      |

# VARIANCE APPLICATION

## 535 Craig Lane Staff Report to the Scott County Board of Adjustment July 2, 2026

**FILE NUMBER:** S-2026-20

**PROPOSAL:** Variance Application to reduce the northern side yard setback from 50 feet to 25 feet for the construction of a storage garage

**LOCATION:** 535 Craig Lane

**PARCEL ID:** 087-10-004.000

**APPLICANT:** Neal and Melissa Little

**CONSULTANT:** N/A



### STATISTICS:

Zone: A-1 (Agricultural)  
Surrounding Zone (s): A-1 (Agricultural)  
Site Acreage: 5 acres  
Access (Directly): Craig Lane  
Access  
(Nearest Arterial): Frankfort Pike (US-460)  
Context: 1 miles south of the intersection of Craig Lane and Frankfort Pike (US-460)



### BACKGROUND:

James Neal Little and Melissa Little ("Applicant") are requesting approval of a Variance to reduce the required northern side yard setback from 50 feet to 25 feet for the construction of a storage garage at the property addressed 535 Craig Lane with Parcel ID: 087-10-004.000.

The Project site is a 5-acre parcel zoned A-1 (Agricultural). The site is currently developed with a single-family residence, driveway access, existing barn, fencing, and associated residential improvements. The property is directly accessed from Craig Lane.

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 northern side yard setback to 25 feet for the construction of a detached storage garage intended for RV storage.

The proposed structure will measure approximately 30 feet by 36 feet and is proposed to be located approximately 25 feet from the northern property line. According to the Applicant, the requested variance is necessary due to the long and narrow configuration of the property, the location of the existing residence, barn, fencing, utility infrastructure, horse pasture, and the need to maintain adequate maneuvering space for a recreational vehicle. The Applicant further states that the proposed location would provide direct access from the existing driveway while preserving existing green space and landscaping on the property.

The submitted site plan indicates the proposed storage garage would be located north of the existing residence and east of the existing barn. The property is currently improved with a single-family residence, driveway, fencing, and an existing accessory barn.

**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 Project site is a 5-acre parcel within the A-1 Zone, which is consistent with the minimum lot size typically found throughout the surrounding agricultural tracts in the County. The Applicant states the presence of fencing, a horse pasture, an existing barn, utility locations, driveway alignment, and a pond easement as constraints affecting the placement of the proposed structure. While Staff acknowledges that these features influence site design, such conditions are commonly found on agricultural properties throughout Scott County and do not constitute unique circumstances that generally distinguish the property from others in the vicinity. Therefore, Staff finds this criteria is not satisfied.
  - 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 acknowledges the Applicant's intent to locate the proposed RV storage building adjacent to the existing driveway and in a manner that facilitates vehicle maneuvering. However, the submitted site plan demonstrates that the property contains substantial undeveloped area beyond the proposed building location. Staff finds that alternative locations and layout of the property appear available within the parcel that could provide compliance with the required 50-foot setback and allow construction of a storage building. Therefore, Staff finds that this criteria is not 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:** Staff finds that the existing residence, barn, driveway, fencing and utility infrastructure were established prior to the current request and are not the result of the actions taken by the Applicant to create the need for a variance. 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.

Staff recognizes that the subject property contains existing improvements, however, KRS 100.243 requires that a variance should arise from special circumstances which are unique to the property and that strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land. Based upon the submitted plans and Staff's review of the property, Staff finds that the proposed structure could be relocated and redesigned elsewhere on the property to achieve compliance with the required 50-foot setback standards while maintaining reasonable use of the property. Therefore, Staff finds the request does not satisfy the standards necessary for approval under KRS 100.243.

**FINDINGS:**

1. The Project Site is a 5-acre parcel zoned A-1 (Agricultural), which requires a minimum 50-foot setback from all property lines.
2. The property is developed with an existing single-family residence, driveway, barn, fencing, and associated residential improvements.
3. The Applicant proposes to construct a detached storage garage measuring approximately 30 feet by 36 feet for RV storage.
4. The Applicant requests to reduce the required northern side yard setback from 50 feet to 25 feet.
5. The Applicant states the narrow configuration of the property, existing fencing, pasture areas, barn, utility locations, and driveway circulation as reasons supporting the request.
6. Staff finds that the cited site features are generally common to agricultural properties within the A-1 zoning district and do not constitute unique circumstances warranting the requested variance.
7. Staff finds that the Applicant has not demonstrated that compliance with the required setback would deprive the property of reasonable use or create an unnecessary hardship.
8. Staff finds that alternative building locations appear available on the property that would allow compliance with the required 50-foot setback standards.
9. Staff finds that the request does not satisfy the standards required for approval under KRS 100.243.

**RECOMMENDATIONS:**

Staff recommends **Denial** of the Variance to reduce the required northern side yard setback from 50 feet to 25 feet in the A-1 (Agricultural) zoning district at 535 Craig Lane, 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. The Applicant shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall obtain a building permit from the Building Inspection Office prior to any construction.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.



STAFF INDEPENDENT REVIEW:  
535 CRAIG LANE

11/28/2025 - 02/11/2026

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: 6-8-26 CK# 179

1. APPLICANT Neal and Melissa Little

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 535 Craig Lane

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

5. EXISTING USE Residential ZONING DISTRICT A1

6. DESCRIPTION OF REQUEST Variance in the setback footage in order to build a storage garage for our camper. (50 ft to 25 ft)

T.T.

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.

James Neal Little  
APPLICANT

6/6/26  
DATE

**Neal & Melissa Little  
535 Craig Lane  
Georgetown, KY 40324**

June 6, 2026

Scott County Board of Adjustment  
230 E. Main Street  
Georgetown, KY 40324

Dear Board Members:

Please find attached our application for a variance in the setback footage for our property at 535 Craig Lane.

We would like to build a storage garage for our camper. Due to the narrowness of our lot, existing structures, and utility locations, we need to request a 25 ft setback instead of the current 50 ft setback as permitted for our current zoning.

Please find attached our plans for the structure and supporting information to address the need for the variance. We appreciate your review and consideration of our request.

Sincerely,

  
James Neal Little

  
Melissa Henson Little

## **Proposal for Variance to build RV Storage Garage**

**Neal and Melissa Little**

**535 Craig Lane**

**Georgetown, KY 41339**

We are requesting a 25 feet variance from the existing ordinance of a 50 feet setback in order to build a storage garage for our RV. Based on our property, this request is a reasonable use of the land. Not approving this proposal would cause hardship to us as property owners.

### **A. Special Conditions exist peculiar to the lot, land or building in question**

- Our 5 acre lot is long and narrow which restricts building space.
- Existing fencing, horse pasture, barn, and pond dam (20 ft easement) at time of purchase does not allow for options for alternate building space.
- Electrical and water services to the barn area restrict alternate building space.
- The need to access the proposed garage from the direct flow of the driveway for navigation of the camper to the storage.

### **B. That a literal interpretation of the zoning ordinance would deprive the applicant of the rights enjoyed by other property owners**

- A variance to 25 ft will allow a more natural flow off the driveway without restricting access for maneuvering our RV camper
- This proposed building site would contribute to the curb appeal and property value. It is important to us to preserve the green space, trees, and natural landscape of the property of our home site.
- Due to existing barn location and fencing, we need this building site approved in order to not restrict ease of access for our back field to assist in the care of our animals (ex: horse trailer / tractor access - room to turn and maneuver).

### **C. That the special conditions do not result from previous actions of the applicant.**

- Our builder suggested our home building location based on septic, utilities, drainage, etc.
- Fencing and barn were already existing at the purchase of the property.
- At the time of purchase of the property, we did not foresee that we would own a camper and have a need to store it properly.

### **D. That the requested variance is the minimal variance that will allow a reasonable use of the lot, land, or buildings.**

- A 25 ft setback will allow us to better utilize our property for a reasonable placement of the garage. A 50 ft setback would deter us from building the needed garage due to the evidence presented in the previous points.

## Neighbor Statement of Support

As property owners of 509 Craig Lane, we do not object to the proposed variance for the setback from 50 ft to 25 ft as submitted by our neighbors, Neal & Missy Little, property owners at 535 Craig Lane, to enable them to build a garage for their camper storage.

Tom Miller

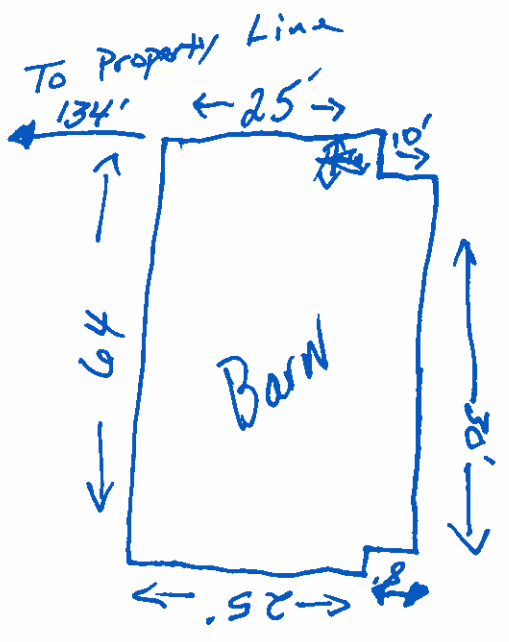
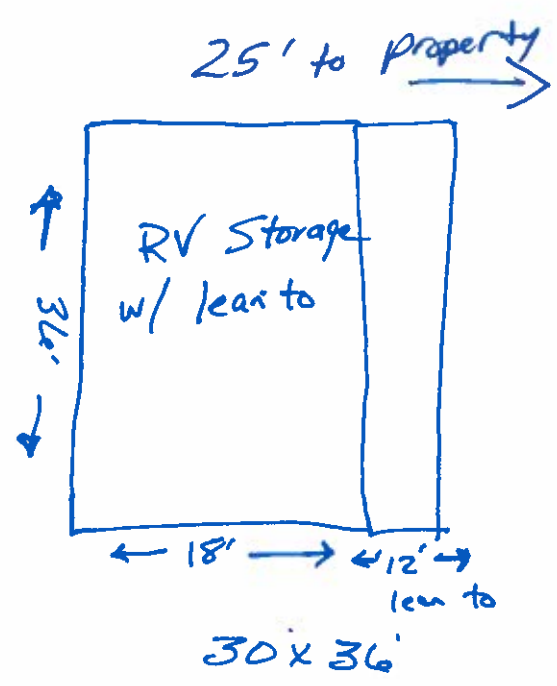
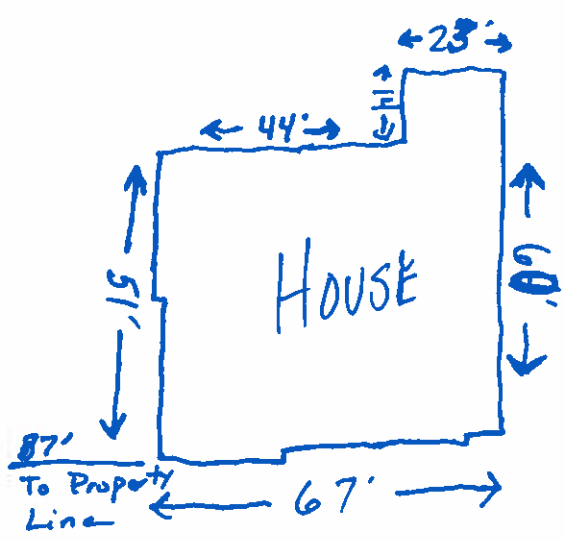
Tom Miller

Owners

509 Craig Lane

Christine M. Miller

Christine Miller



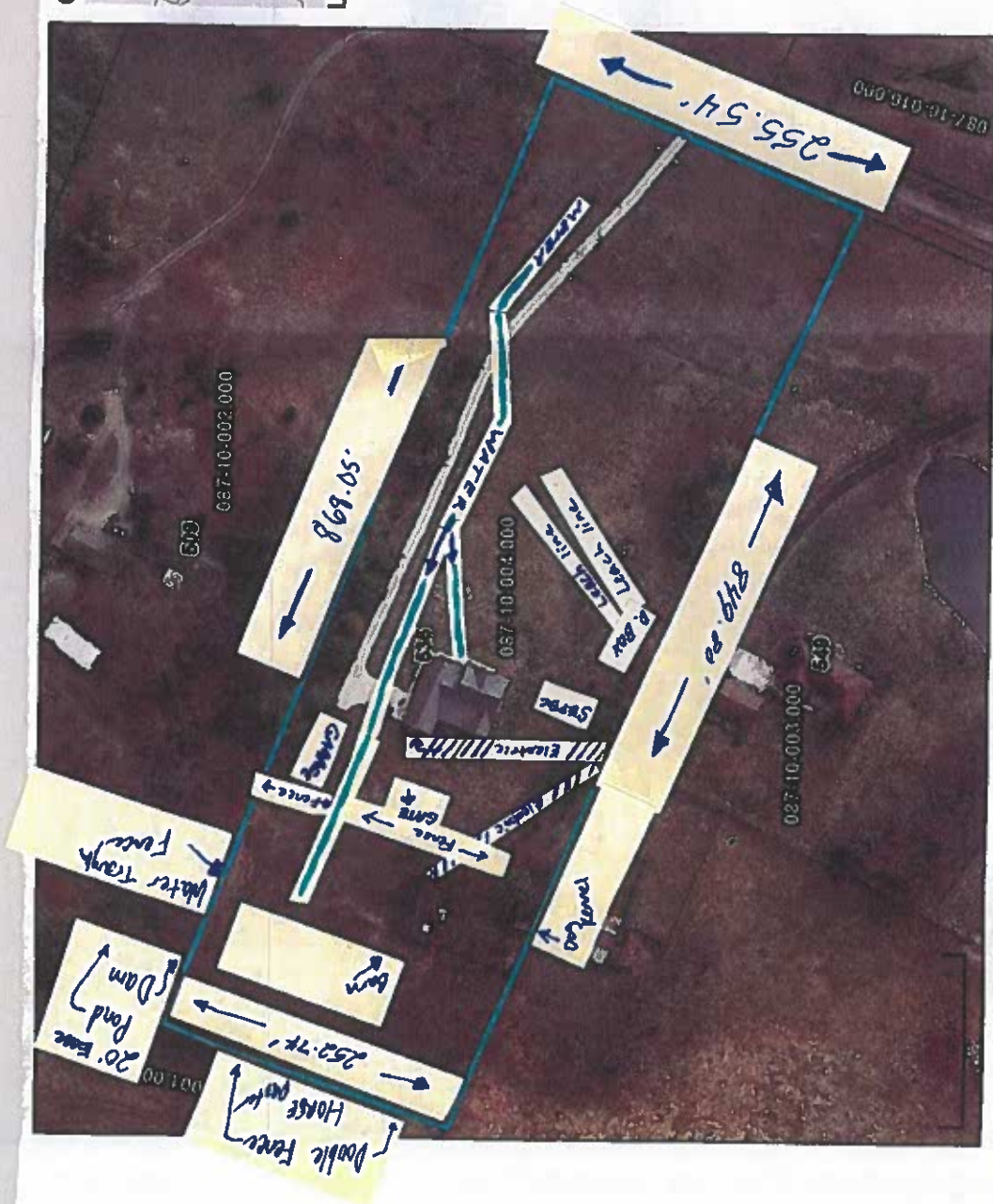
Proposed RV Storage to House:  
34'

Overview



Legend

- Parcels
- Roads
- County Outlines
- Scott
- <all other values>





| OID | MapNumber      | Name1                                  | Name2                            | MailAddress  | CityStateZ               |
|-----|----------------|--|----------------------------------|--------------|--------------------------|
| 0   | 087-10-001.000 | OLIPHANT TANNER & JILL                 |                                  | 505 CRAIG LN | GEORGETOWN KY 40324-9475 |
| 1   | 087-10-003.000 | SUTTON GEORGE F & SARA G               |                                  | 549 CRAIG LN | GEORGETOWN KY 40324      |
| 2   | 087-10-009.000 | LAWSON CASEY LEANN & ALISHIA           |                                  | 528 CRAIG LN | GEORGETOWN KY 40324-9475 |
| 3   | 087-10-010.000 | WALLACE CHAD & ANGELA                  |                                  | 546 CRAIG LN | GEORGETOWN KY 40324      |
| 4   | 087-10-002.000 | MILLER THOMAS H & CHRISTINE M TRUSTEES | THOMAS & CHRISTINE MILLER LIV TR | 509 CRAIG LN | GEORGETOWN KY 40324      |
| 5   | 087-10-004.000 | LITTLE JAMES NEAL & MELISSA HENSON     |                                  | 535 CRAIG LN | GEORGETOWN KY 40324-9475 |

**VARIANCE APPLICATION**  
**267 Anderson Road**  
**Staff Report to the Scott County Board of Adjustment**  
**July 2, 2026**

**FILE NUMBER:** S-2026-21

**PROPOSAL:** Variance Application to reduce the required southern side yard setback from 50 feet to 14 feet for the construction of an attached garage

**LOCATION:** 267 Anderson Road

**PARCEL ID:** 185-40-023.000

**APPLICANT:** Zachary Jones

**CONSULTANT:** N/A



**STATISTICS:**

Zone: A-1 (Agricultural)  
Surrounding Zone (s): A-1 (Agricultural)  
Site Acreage: 1 acre  
Access (Directly): Anderson Road  
Access  
(Nearest Arterial): Cherry Blossom Way (KY-620)  
Context: Approximately 2400 feet north of the intersection of Delaplain Road and Anderson Road

**BACKGROUND:**

Zachary Jones ("Applicant") is requesting approval of a Variance to reduce the required southern side yard setback from 50 feet to 14 feet to allow construction of an attached garage and walk-through mudroom at the property addressed 267 Anderson Road ("Project Site") with Parcel ID: 185-40-023.000.

The Project Site is a 1-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 southern side yard setback to 14 feet in order to construct an attached garage and walk-through mudroom connected to the existing residence.

According to the Applicant, the proposed addition consists of an approximately 8-foot by 16-foot walk-through mudroom and an approximately 24-foot by 32-foot attached garage. The walk-through mudroom is proposed to provide laundry and storage space, while the garage is intended for vehicle parking and personal storage. The proposed addition would be attached to the southern side of the existing residence.

The Applicant states that alternative locations on the property are constrained by existing site conditions. The front yard contains the existing septic system and leach field. Additionally, Section 4.462(4) of the Georgetown-Scott County Zoning Ordinance prohibits accessory structures within the required front yard. The eastern portion of the property contains overhead electric and communication utility lines, mature vegetation, and existing drainage patterns. The northern side of the property is limited by the location of the existing residence and associated drainage improvements.

The Applicant further states that the Project Site is an undersized lot of record containing approximately 1 acre, which is significantly smaller than the typical 5-acre A-1 parcel found throughout Scott County. Based on these site conditions, the Applicant proposes to locate the addition on the southern side of the residence and requests a reduction of the required side yard setback from 50 feet to 14 feet.

**Site Feasibility:**

Staff reviewed the proposed addition consisting of an approximately 8-foot by 16-foot walk-through mudroom and an approximately 24-foot by 32-foot attached garage in relation to the existing site conditions and property dimensions.

Based upon review of PVA records, Eagle View aerial mapping, and the submitted site sketch, the existing residence is located approximately 55 feet from the southern property line. The proposed mudroom and garage would extend approximately 32 feet toward the southern property line. Staff finds that the proposed addition could reasonably be accommodated while maintaining an approximate 23-foot setback from the southern property line.

Staff acknowledges the site constraints identified by the Applicant. The Project Site is an approximately 1-acre parcel, which is substantially smaller than the typical 5-acre A-1 parcel found throughout the County. The front yard contains the existing septic system and leach field and accessory structures are not permitted within the required front yard pursuant to Section 4.462(4) of the Georgetown-Scott County Zoning Ordinance. The eastern portion of the property contains overhead utility infrastructure, mature vegetation, and drainage features, while the existing residence is located approximately 18 feet from the northern property line, limiting opportunities for expansion in those directions.

Based on the submitted plans and site conditions, Staff finds that the southern side of the residence represents the most practical location for the proposed addition. However, Staff does not find that the requested reduction from 50 feet to 14 feet represents the minimum relief necessary. Staff finds that a reduced southern side yard setback of approximately 23 feet would allow reasonable use of the property while maintaining greater compliance with the zoning regulations.

## **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 Project Site is an approximately 1-acre parcel zoned A-1 (Agricultural), which is substantially smaller than the typical 5-acre A-1 parcel found throughout Scott County. The property contains several site-specific constraints, including the location of the septic system and leach field, overhead utility lines and mature vegetation to the east, and the placement of the existing residence approximately 18 feet from the northern property line. Staff finds these conditions constitute special circumstances that do not generally apply to other A-1 properties in the vicinity. However, Staff does not find that these circumstances justify the full extent of the requested setback reduction. Staff finds that the proposed addition could reasonably be accommodated with a southern side yard setback of approximately 23 feet.
  - 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 required 50-foot side yard setback would substantially limit the Applicant's ability to construct the proposed attached garage and mudroom due to the physical constraints present on the site and the limited size of the parcel. Staff finds that some degree of variance relief is warranted to allow reasonable residential expansion of the existing home. However, Staff finds that the Applicant has not demonstrated that a reduction to 14 feet is necessary and that a setback of approximately 23 feet would still allow reasonable use of the property.
  - 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 lot configuration, size of the parcel, the placement of the existing residence and utility lines that divide the parcel into two and limit feasible building options. These circumstances were not created by actions of 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.

Staff finds that while the property contains physical constraints, the Applicant has not demonstrated that the requested reduction from 50 feet to 14 feet represents the minimum relief necessary as required under KRS 100.243. Approval of the variance could allow an unreasonable circumvention of the zoning regulations.

**FINDINGS:**

1. The Project Site is an approximately 1-acre parcel zoned A-1 (Agricultural), which requires a minimum 50-foot side yard setback.
2. The Project Site is substantially smaller than the typical 5-acre A-1 parcel found throughout Scott County.
3. The property is currently developed with an existing single-family residence and associated driveway access.
4. The Applicant proposes construction of an approximately 8-foot by 16-foot walk-through mudroom and an approximately 24-foot by 32-foot attached garage connected to the existing residence.
5. Pursuant to Section 4.462(4) of the Georgetown-Scott County Zoning Ordinance, accessory structures are not permitted within the required front yard.
6. The eastern portion of the property contains overhead utility infrastructure, mature vegetation, and drainage features that limit development opportunities.
7. The existing residence is located approximately 18 feet from the northern property line, limiting expansion opportunities on the northern side of the residence.
8. Staff finds that the southern side of the residence represents the most practical and feasible location for the proposed addition.
9. Based on Staff's review of the proposed structure dimensions, site layout, and existing site constraints, sufficient area exists to accommodate the proposed addition while maintaining a southern side yard setback greater than the requested 14 feet.
10. The Applicant has demonstrated that some variance relief is necessary due to site-specific constraints; however, Staff does not find that the requested reduction from 50 feet to 14 feet represents the minimum relief necessary.
11. Staff finds that a southern side yard setback of approximately 23 feet would allow reasonable use of the property while maintaining greater compliance with the intent of the zoning regulations.

**RECOMMENDATIONS:**

Staff recommends **Denial** of the Variance to reduce the required southern side yard setback from 50 feet to 14 feet in the A-1 (Agricultural) zoning district at 267 Anderson Road. Staff finds that the Applicant has demonstrated a need for variance relief due to site-specific constraints. However, Staff does not find that the requested reduction represents the minimum relief necessary. Based on the site conditions and proposed structure dimensions, Staff believes that a reduced southern side yard setback of approximately 23 feet may allow reasonable use of the property while maintaining greater compliance with the zoning regulations.

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

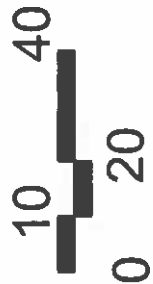
**Conditions of Approval:**

1. This property is subject to all requirements of the Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities. The Applicant shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.

3. The Applicant shall obtain a building permit from the Building Inspection Office prior to any construction.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.



11/28/2025 - 02/21/2026



STAFF INDEPENDENT REVIEW  
267 ANDERSON ROAD



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: 6-8-26 credit card

1. APPLICANT Zachary Jones

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 267 Anderson Rd

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

5. EXISTING USE Residence ZONING DISTRICT A-1

6. DESCRIPTION OF REQUEST Adding an attached garage approx 20 Ft from south property line  
14 ft  
(as per justification letter & other mate

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.

Zach Jones  
APPLICANT

6-8-26  
DATE

ANDERSON RD

281

185-40-021.000

Septic

267

185-40-023.000

Utility lines overhead

185-40-023.000

261

185-40-024.000

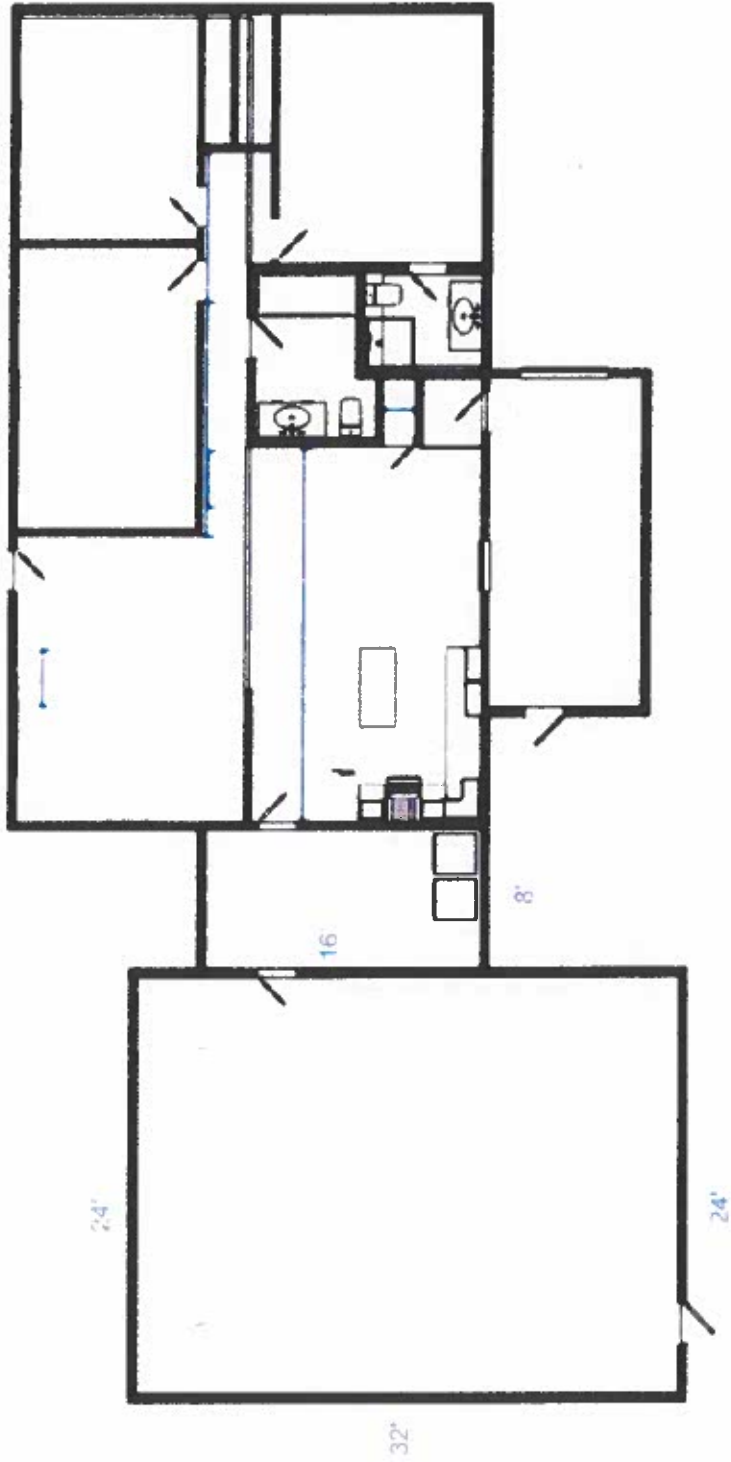
186-20-012.000

185-40-025.000

37 ft



267 Anderson Rd



Hello Toshi,

Please find below all information for the variance request on our property at 267 Anderson Road for the garage addition project we would like to pursue.

**Approximate Dimensions of the Addition:**

Walk-through mudroom measuring 8' wide and 16' deep to be built connected to existing home.

Garage measuring 24' wide and 32' deep to be built alongside walk-through mudroom to be built connected to existing home.

**Intended Use of the Garage and Walk-Through Mudroom**

We intend to use the walk-through mudroom for laundry and outerwear storage. The garage will be used for parking vehicles and storing personal items.

**Proposed Setbacks for the Garage and Walk-Through Mudroom**

The south side setback being requested will be 14 feet; the current setback between our main dwelling and the south side setback is 46 feet; we would like to be permitted to build the garage and walk-through mudroom within the setback of 14 feet. Our neighbor (261 Anderson Road) at the nearest home to the south setback has been informed of the intended construction and approves of the requested setback.

**Any Other Site Constraints That Affect Placement of the Structure**

The front of the property (west setback line) houses our septic and leech system, and we also think having an accessory added to the front would affect the visual appeal of the home.

The back of the property (east setback line) has overhead electric and internet utilities, and building an accessory in the rear would affect the natural drainage of the property. We would also need to remove existing mature trees to make this work, and would like to preserve the trees.

The opposing side of the property (north setback line) has existing sump pumps and yard drainage systems, and the existing property lines show that attempting to build the proposed addition on that side would have us encroaching on our neighbor's property. Additionally, the proposed construction would no longer tie into our existing driveway.

### **Additional Information That May Help Justify the Variance Request**



Our existing neighbor (261 Anderson Road) is please with the proposed construction and believes it will help to add equity to the neighborhood. We consider it the best possible placement on the property, as we feel it will not negatively impact our neighbors and the aesthetic appeal of the existing homes. Additionally, as an undersized lot of record according to the A1 zoning laws, we feel that any other option for adding to the home is not feasible any way besides the proposed construction location.

To Whom It May Concern:

This letter is to attest that Charles Helms (261 Anderson Road) has been notified that we intend to build an attached garage abutting the southern side setback closest to his property. He has been notified of the intended construction dimensions and the fact that said construction will require us to request a variance to adjust the southern side setback from the zoned 50 feet to 14 feet. We have discussed keeping an open line of communication for any changes or plans given from our contractor, and our neighbor (Charles Helms) has given us his verbal approval of said intended instruction plans.

If any further information is needed, please let us know.

Signed,

Charles Helms  
Rhonda Helms


Zachary Jones  
Rachael Jones



| OID | MapNumber      | Name1                             | Name2                 | MailAddress          | CityStateZ               | Complete_A      |
|-----|----------------|-----------------------------------|-----------------------|----------------------|--------------------------|-----------------|
| 0   | 185-40-016.000 | ESTES SUSAN G                     | C/O SUSAN MCKENZIE    | 1250 WOODLAKE RD     | STAMPING GROUND KY 40379 | 278 ANDERSON RD |
| 1   | 185-40-017.000 | KEITH RICKY & TINA                |                       | 1060 LISLE RD        | GEORGETOWN KY 40324      | 262 ANDERSON RD |
| 2   | 185-40-021.000 | VEGA JUAN D                       |                       | 686 ANDERSON RD      | GEORGETOWN KY 40324-9278 | 281 ANDERSON RD |
| 3   | 185-40-023.000 | JONES ZACHARY EVAN & RACHAEL ANNE |                       | 267 ANDERSON RD      | GEORGETOWN KY 40324-9277 | 267 ANDERSON RD |
| 4   | 185-40-024.000 | HELMS CHARLES RAY & RHONDA        |                       | 261 ANDERSON RD      | GEORGETOWN KY 40324-9277 | 261 ANDERSON RD |
| 5   | 186-20-012.000 | SMITH DANIEL & ALISON &           | STEPHEN & DARCY SMITH | 2328 CINCINNATI PIKE | GEORGETOWN KY 40324-9577 | DELAPLAIN RD    |

**VARIANCE APPLICATION**  
**4164 Newton Pike**  
**Staff Report to the Scott County Board of Adjustment**  
**July 2, 2026**

**FILE NUMBER:** S-2026-22

**PROPOSAL:** Variance Application to reduce the northern side yard setback from 50 feet to 10 feet and the rear yard setback from 50 feet to approximately 13 feet for the construction of a shop

**LOCATION:** 4164 Newton Pike

**PARCEL ID:** 207-20-006.000

**APPLICANT:** Joel and Jennifer Beagle

**CONSULTANT:** N/A



**STATISTICS:**

Zone: A-1 (Agricultural)  
Surrounding Zone (s): A-1 (Agricultural)  
Site Acreage: 1.13 acres  
Access (Directly): Newton Pike (KY-922)  
Access  
(Nearest Arterial): Cynthiana Road (US-62)  
Context: 0.5 miles south of the intersection of Newton Pike and Cynthiana Road (US-62)

**BACKGROUND:**

Joel and Jennifer Beagle ("Applicant") are requesting approval of a Variance to reduce the required northern side yard setback from 50 feet to 10 feet and the rear yard setback from 50 feet to approximately 13 feet for the construction of a shop at the property addressed 4164 Newton Pike ("Project Site") with Parcel ID: 207-20-006.000.

The Project site is a 1.13-acre parcel zoned A-1 (Agricultural). The site is currently developed with an existing residence and is directly accessed from Newton Pike.

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

### **APPLICATION REQUEST:**

The Applicant is requesting the approval of a Variance to reduce the required 50-foot northern side yard setback to 10 feet and the required 50-foot rear yard setback to approximately 13 feet for the construction of a detached shop building measuring approximately 32 feet by 52 feet with a concrete slab of 20 feet by 52 feet.

According to the Applicant, the proposed location is necessary due to the presence of septic and leach infrastructure, existing trees, and the limited size of the 1.13-acre parcel. The Applicant states that locating the structure in the rear portion of the property would minimize disturbance to existing site features while providing adequate space for a personal hobby shop.

Adjoining property owners at 4188 Newton Pike to the north and 4160 Newton Pike to the west and south have submitted letters indicating support for the request.

### **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 Project site is a 1.13-acre parcel zoned A-1 (Agricultural), which is 80% smaller than the typical agricultural tracts in the county which have the minimum lot acreage requirement of 5 acres. The property's narrow and elongated configuration and layout of the existing house, septic system, leach filed infrastructure and vegetation limits the available area for placement of the accessory building. Staff finds these conditions constitute site-specific circumstances that do not generally apply to surrounding A-1 properties. Therefore, Staff finds this criteria is satisfied.
  - 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 acknowledges that the size, layout, and existing development pattern of the property reduce the number of feasible locations for construction of the proposed accessory structure. However, based upon Staff's dimensional review of the submitted site plan, the proposed shop could reasonably be shifted further east on the property while maintaining the required 50-foot rear yard setback. Staff recognizes that some relief from the northern side yard setback may be warranted due to existing vegetation and site constraints along the southern portion of the property. However, the Applicant has not demonstrated that the requested reduction from 50 feet to 10 feet represents the minimum relief necessary to accommodate the proposed structure. Pursuant to KRS 100.243, the burden remains on the Applicant to provide evidence supporting the extent of the requested variance. Therefore, while Staff finds that some hardship exists due to the site's unique constraints, the evidence does not support the full amount of relief requested. Staff finds this criteria is only partially 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:** Staff finds that the existing residence and utility infrastructure were not created by actions of 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.

Staff recognizes that the subject property is constrained by its limited size, narrow lot layout, existing residence, septic system and associated leach fields and vegetation. These conditions support consideration of some variance relief. However, KRS 100.243 requires that a variance constitute the minimum relief necessary to prove the hardship while preserving the intent of the zoning regulations. Based upon the submitted site plan and Staff's review of the property, Staff finds that the requested reduction of the northern side yard setback from 50 feet to 10 feet and the rear yard setback from 50 feet to approximately 13 feet exceeds the minimum relief necessary. The evidence indicates the proposed structure could be reasonably repositioned on the site to achieve greater compliance with the setback requirements while still allowing reasonable use of the property. Therefore, Staff finds the request, as submitted, does not fully satisfy the standards necessary for approval under KRS 100.243.

**FINDINGS:**

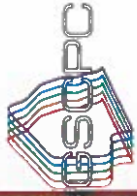
1. The Project Site is a 1.13-acre parcel zoned A-1 (Agricultural), which requires minimum 50-foot setback from all property lines.
2. The property is currently developed with an existing single-family residence and is accessed from Newton Pike.
3. The Applicant proposes to construct a detached shop building measuring approximately 32 feet by 52 feet with a concrete slab of 20 feet by 52 feet.
4. The Applicant requests to reduce the required northern side yard setback from 50 feet to 10 feet and the rear yard setback from 50 feet to approximately 13 feet.
5. The Applicant states that the presence of septic and leach field, vegetation, and lot size as constraints affecting building placement.
6. The site plan demonstrates that the proposed structure could be relocated to provide sufficient side yard setback while complying with the required 50 foot setback from the rear property line.
7. Staff finds that while some variance relief may be warranted, the requested 10-foot side yard and 13-foot rear yard setback does not represent the minimum relief necessary to allow reasonable use of the property.
8. Approval of the requested variance as submitted would constitute greater relief than necessary under the standards established in KRS 100.243.

**RECOMMENDATIONS:**

Staff recommends **Denial** of the Variance to reduce the required northern side yard setback from 50 feet to 10 feet and the required rear yard setback from 50 feet to 13 feet in the A-1 (Agricultural) zoning district at 4164 Newton 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. The Applicant shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall obtain a building permit from the Building Inspection Office prior to any construction.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.



2017-20 003:000

10

Setback Variance requested

Proposed Shop

Concrete Slab

50

~13

Setback Variance requested

50-foot setback

40

Existing House

66

NEWTON PIKE

2017-20 003:000



STAFF INDEPENDENT REVIEW  
4164 NEWTON PIKE

2017-20 003:000

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: 6-9-26 CK 2379

1. APPLICANT Joia Jennifer Beale

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 4164 NEWTOWN PIKE GEORGETOWN KY 40324

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

5. EXISTING USE RESIDENCE

ZONING DISTRICT \_\_\_\_\_

6. DESCRIPTION OF REQUEST From 50 FT SETBACK TO 10 FT ON NORTHSIDE AND 14 FT FROM WEST

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.

Joia Beale  
APPLICANT

6-9-26  
DATE



Joel and Jennifer Beagle

4164 Newtown Pike

Georgetown, KY 40324

6/8/2026

Georgetown-Scott County Planning

Commission / Board of Adjustment

230 East Main Street

Georgetown, KY 40324

RE: Variance Request for Setback Reduction (Shop) at 4164 Newtown Pike

Dear Members of the Board of Adjustment,

I am writing to formally request a variance from the setback requirements on my property located at 4164 Newtown Pike. The property is 1.1 acres in size and is subject to a standard 50-foot setback requirement. I am requesting a variance of ten (10) feet.

This variance is necessary to construct a secondary structure, specifically a shop intended for personal hobbies. Strict adherence to the standard 50-foot setback creates an unnecessary hardship due to the specific physical limitations of my property. At 1.1 acres, the lot is simply too small and narrow to accommodate the width of the proposed building under current rules. Furthermore, I have selected the specific placement the back corner of the property due to several critical site conditions and practical constraints.

- **Septic and Utility Infrastructure:** The placement is heavily dictated by the existing layout of the property's leach lines and septic lines, which restrict construction across other major areas of the lot
- **Environmental Preservation:** Positioning the shop in this back corner allows me to preserve the existing mature vegetation and trees on the property minimize environmental disruption.
- **Topography and Grading:** The chosen location accounts for the existing grading and slopes of the land. It provides the most level and structurally sound foundation area available.

- **Dirt Removal and Logistics:** Building in this specific area requires the absolute least amount of dirt removal. Placing the structure anywhere else would necessitate extensive, difficult and highly impractical excavation and extra dirt removal.

Regarding the exact boundaries, the structure will be positioned precisely 10 feet from the northern property line and 13 feet from the western property line. This placement represents the most efficient, logical, and low-impact use of the land given the unique physical constraints of the property.

Granting this variance will not alter the essential character of the neighborhood, nor will it be detrimental to the public welfare or adjacent properties. The proposed placement in the rear maintains a generous distance from neighboring homes and roadways while allowing me to use my lot effectively.

Thank you for your time, consideration, and guidance in this matter. Please let me know if you need any additional information, site plans, or surveys to process this application.

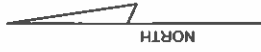
Sincerely,

Joel and Jennifer Beagle

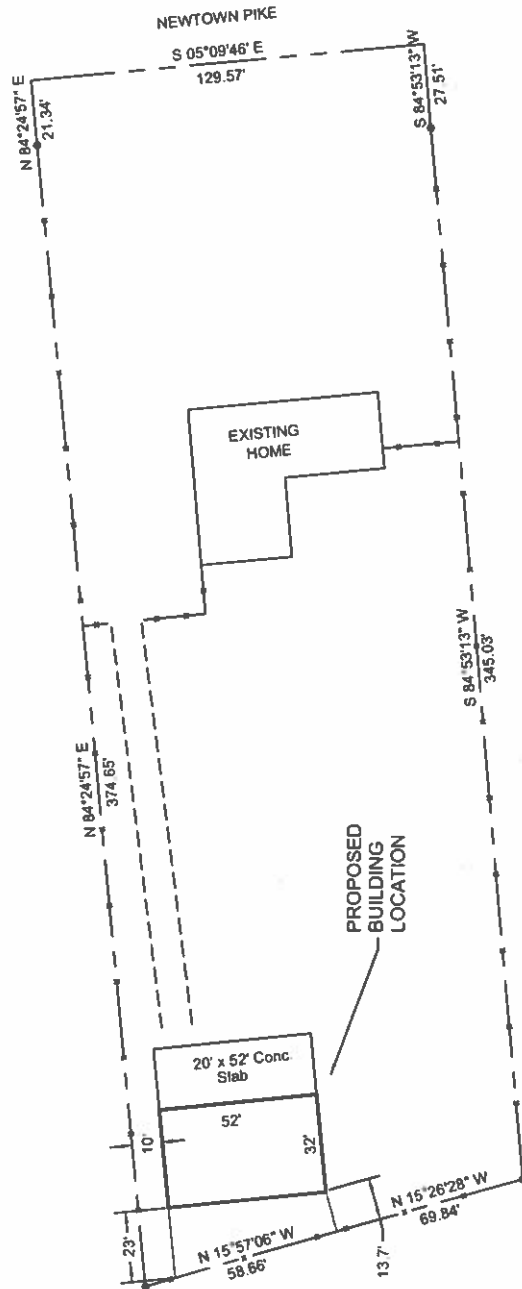
RECEIVED

JUN 15 2026

PLANNING COMMISSION



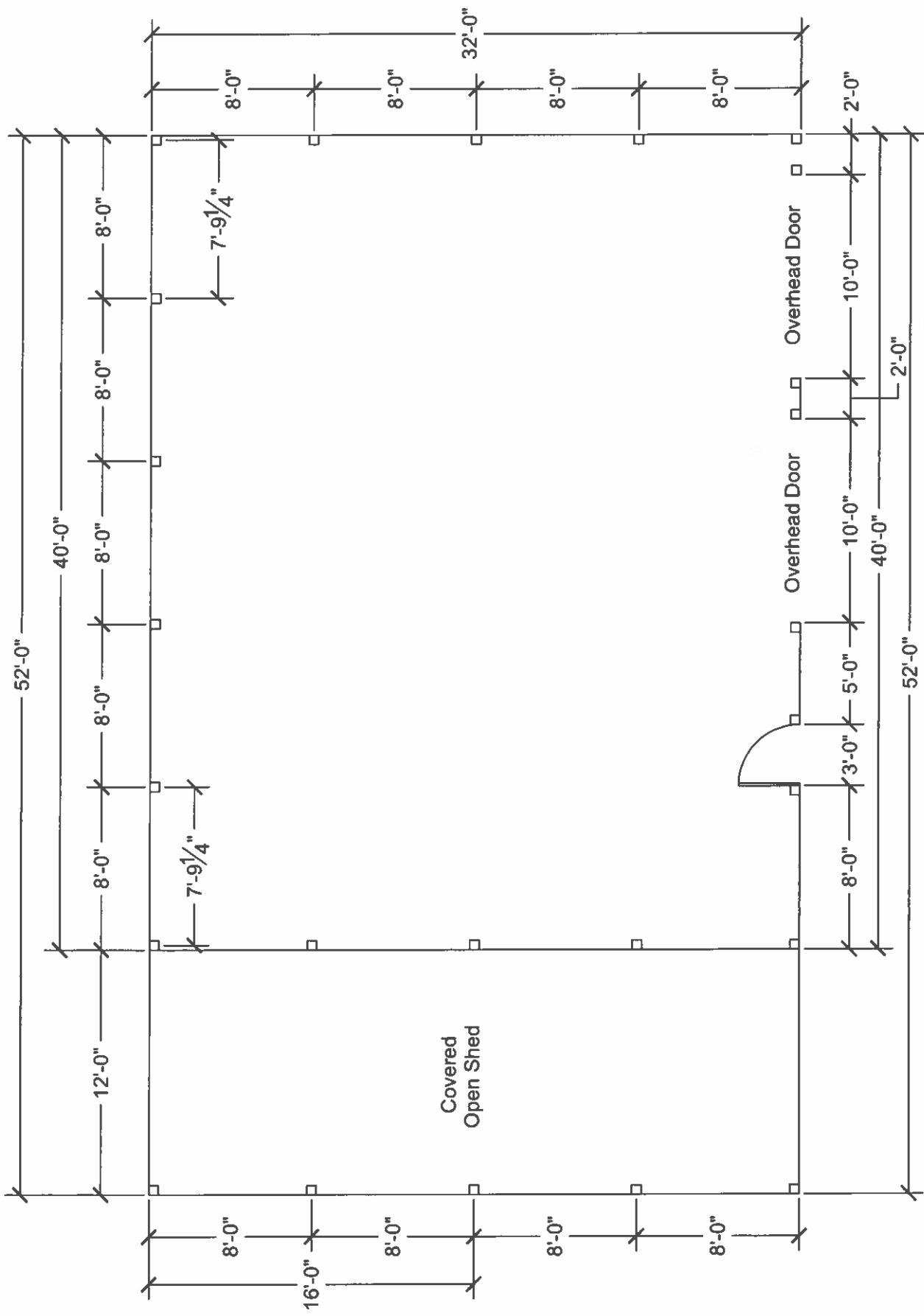
Vicinity Map



**SITE PLAN for VARIANCE REQUEST**

Scale: Not to Scale

JOEL & JENNIFER BEAGLE  
4164 Newtown Pike  
Georgetown, KY 40324



Covered  
Open Shed

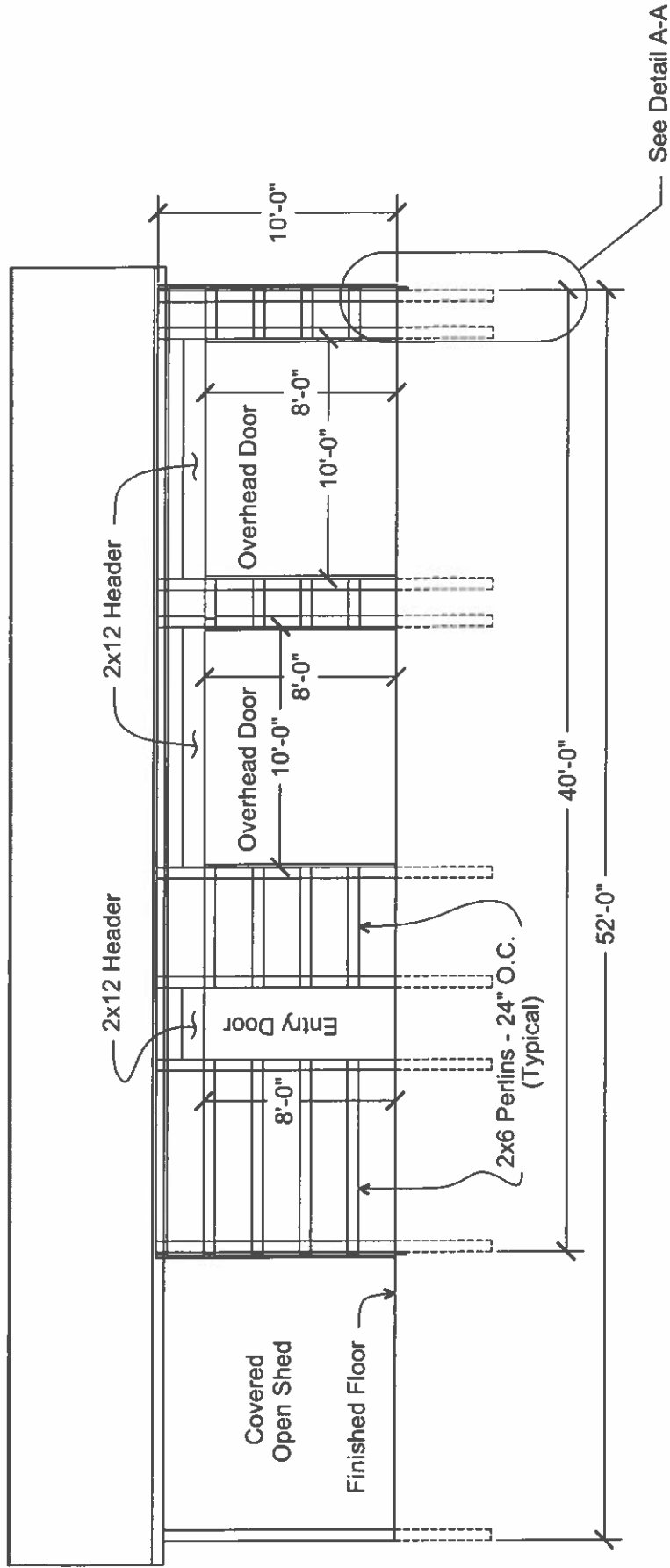
Overhead Door

Overhead Door

Overhead Door

**METAL BUILDING PLANS**  
 JOEL & JENNIFER BEAGLE  
 4164 Newtown Pike  
 Georgetown, KY 40324

**PLAN VIEW**  
 NOT TO SCALE



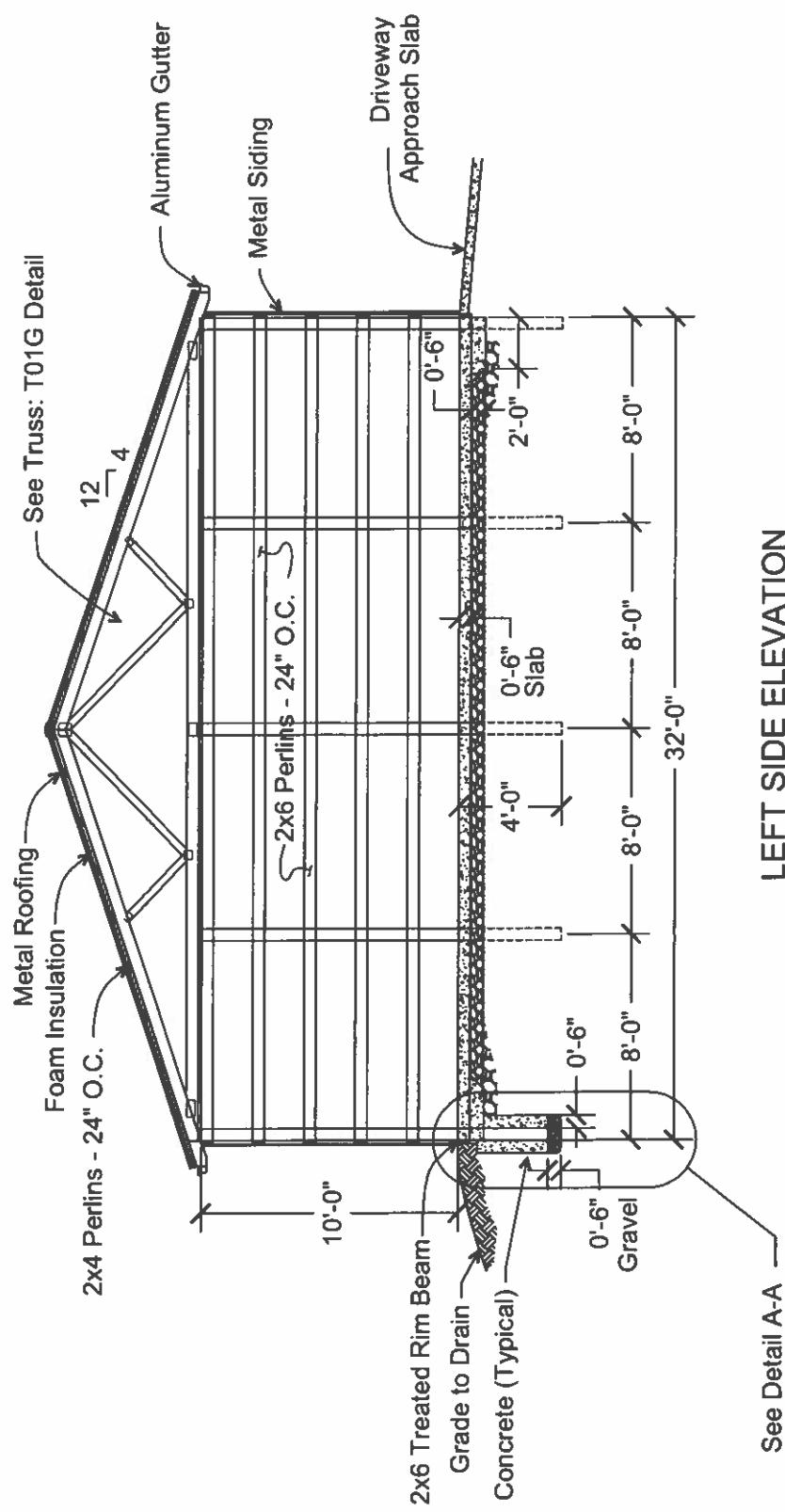
**FRONT ELEVATION**

NOT TO SCALE

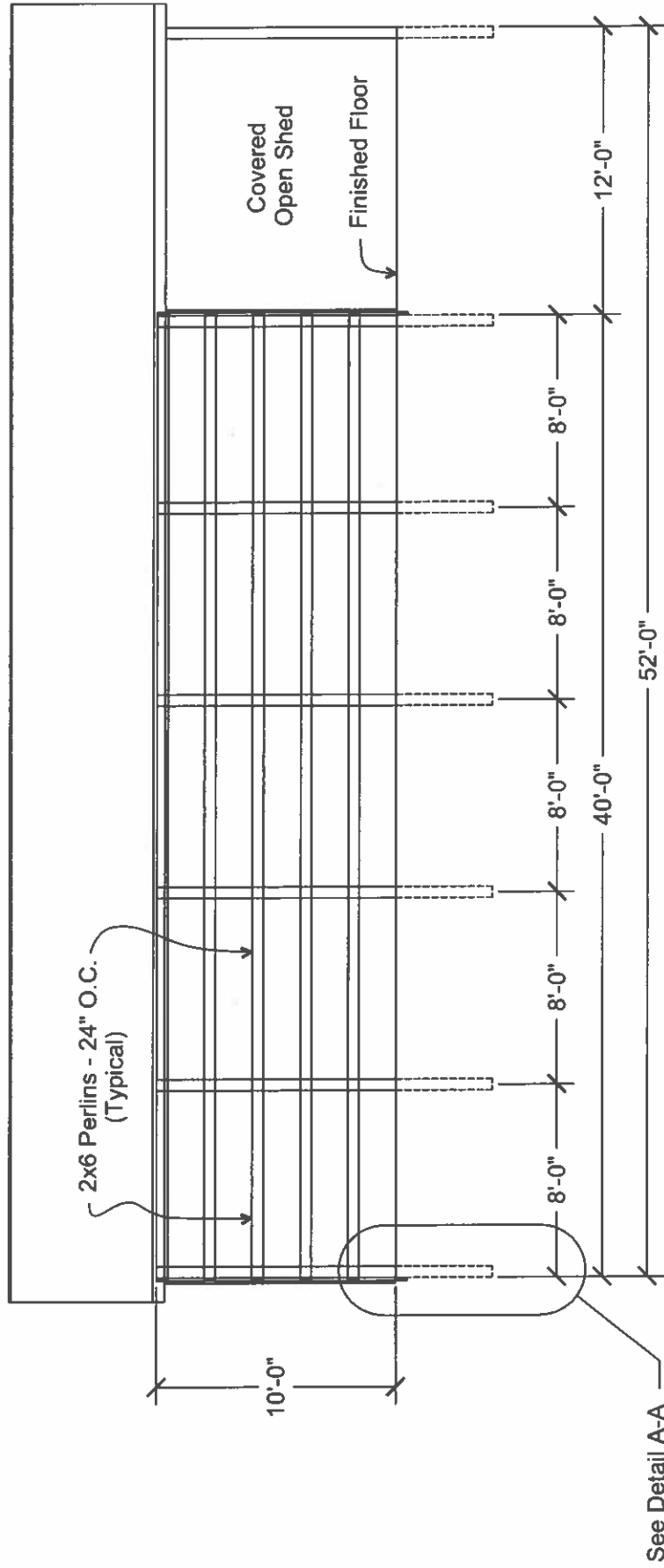
**METAL BUILDING PLANS**

JOEL & JENNIFER BEAGLE  
 4164 Newtown Pike  
 Georgetown, KY 40324





**LEFT SIDE ELEVATION**  
NOT TO SCALE



**REAR ELEVATION**

NOT TO SCALE

**METAL BUILDING PLANS**

JOEL & JENNIFER BEAGLE  
4154 Newtown Pike  
Georgetown, KY 40324

NEIGHBOR SUPPORT LETTER FOR VARIANCE REQUEST

Date: 6/16/2026

To: Georgetown-Scott County Planning commission / Board of Adjustment

RE: Variance Request for Detached Shop building at 4164 Newtown Pike, Georgetown KY 40324

I JOSE M INICUEZ am the owner / resident of the property located at:

4188 NEWTOWN PIKE GEORGETOWN KY

I have reviewed and discussed the variance request submitted by the owner of 4164 Newtown Pike for the construction of a shop building.

I understand that the property is subject to a 50-foot setback requirement and that the applicant is requesting a variance to allow the proposed shop building to be located within the setback area due to the size, shape, and topography of the property.

After reviewing the proposed project, I have no objection to the requested variance. I do not believe the proposed detached shop will negatively impact my property, obstruct my view, create safety concerns, reduce property values, or otherwise adversely affect the neighborhood.

I support the variance request and respectfully ask the Georgetown-Scott County Board of Adjustment to consider my support when reviewing this application.

Sincerely,

Signature: [Handwritten Signature]

Printed Name: JOSE M INICUEZ

Property Address: 4188 NEWTOWN PK

Phone Number (Optional): [Redacted]

Date: 6/16/2026

NEIGHBOR SUPPORT LETTER FOR VARIANCE REQUEST

Date: 6-15-2026

To: Georgetown-Scott County Planning commission / Board of Adjustment

RE: Variance Request for Detached Shop building at 4164 Newtown Pike, Georgetown KY 40324

I Wendy L. Young am the owner / resident of the property located at:

4160 Newtown Pike Georgetown, KY 40324

I have reviewed and discussed the variance request submitted by the owner of 4164 Newtown Pike for the construction of a shop building.

I understand that the property is subject to a 50-foot setback requirement and that the applicant is requesting a variance to allow the proposed shop building to be located within the setback area due to the size, shape, and topography of the property.

After reviewing the proposed project, I have no objection to the requested variance. I do not believe the proposed detached shop will negatively impact my property, obstruct my view, create safety concerns, reduce property values, or otherwise adversely affect the neighborhood.

I support the variance request and respectfully ask the Georgetown-Scott County Board of Adjustment to consider my support when reviewing this application.

Sincerely,

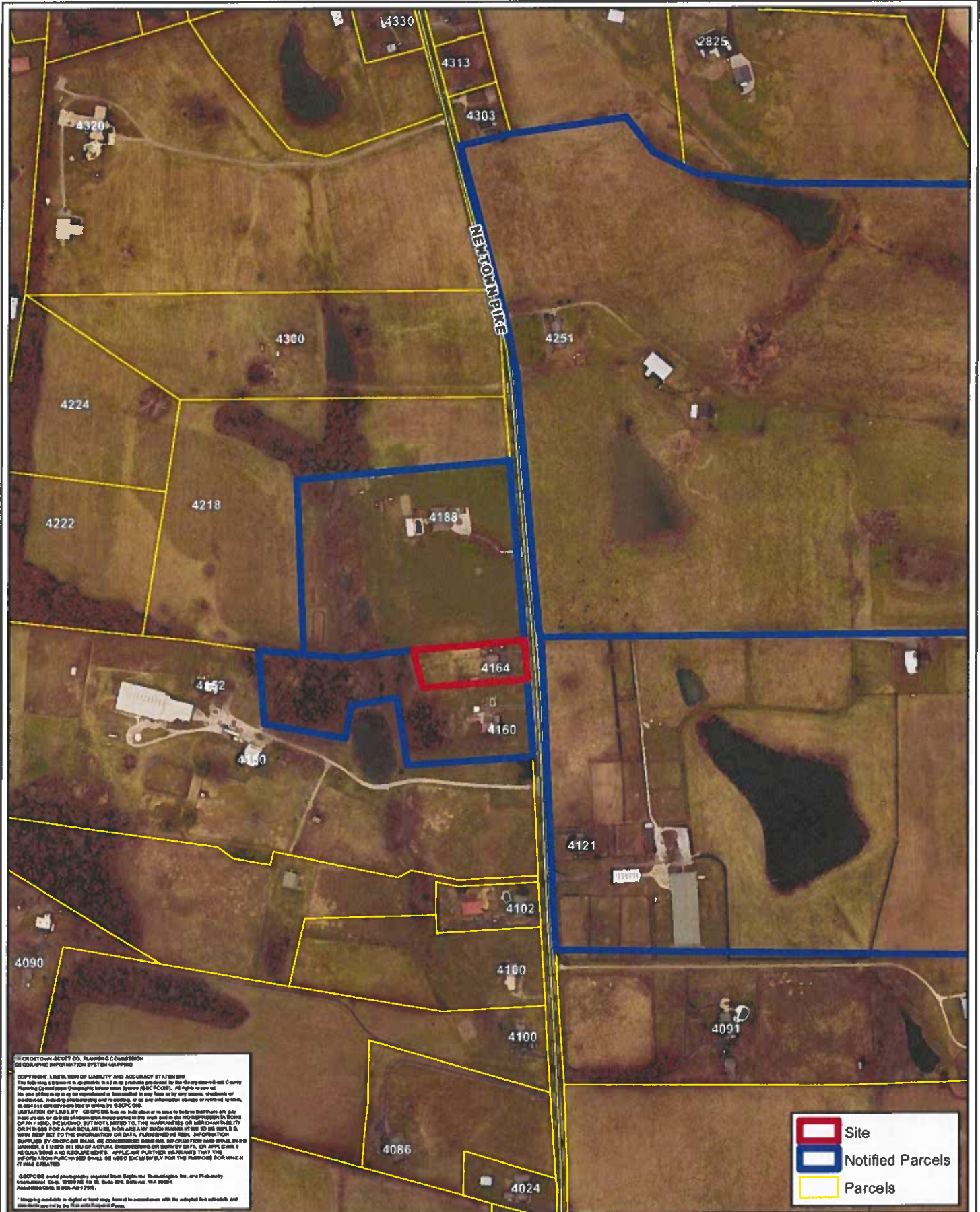
Signature: Wendy L. Young

Printed Name: Wendy L. Young

Property Address: 4160 Newtown Pike Georgetown, KY 40324

Phone Number (Optional): [REDACTED]

Date: WLY 6-15-2026



**COPYRIGHT © 2022 BY THE SCOTT COUNTY PLANNING COMMISSION**  
**GEOSPATIAL INFORMATION SYSTEM MAPPING**

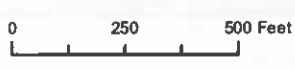
**COPYRIGHT, LIMITATION OF LIABILITY AND ACCURACY STATEMENT**  
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**SCOTT COUNTY PLANNING COMMISSION**  
 228 E. Main St., Georgetown, KY 40320  
 502-867-3791 | www.scottcountypa.com  
 Printed 01/12/2022

Site  
 Notified Parcels  
 Parcels

Map created by the Scott County Planning Commission GIS  
 228 E. Main St., Georgetown, KY 40320  
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 Printed 01/12/2022



**S-2026-22**  
 Scott County, Kentucky



Part of the Scott County PAH, the following policies are in effect and subject to change at any time.

| OID | MapNumber      | Name1                            | Name2                  | MailAddress        | CityStateZ               | Complete_A        |
|-----|----------------|----------------------------------|------------------------|--------------------|--------------------------|-------------------|
| 0   | 206-40-026.000 | MANOR ETTA K & JAMES H LEER IV & | MARILYN LEER MORRISSEY | 525 SOARDS RD      | GEORGETOWN KY 40324-9145 | 4251 NEWTOWN PIKE |
| 1   | 207-20-006.000 | BEAGLE JENNIFER RENEE & JOEL     |                        | 4164 NEWTOWN PIKE  | GEORGETOWN KY 40324-9771 | 4164 NEWTOWN PIKE |
| 2   | 207-20-004.000 | YOUNG WENDY                      |                        | 4160 NEWTOWN PIKE  | GEORGETOWN KY 40324      | 4160 NEWTOWN PIKE |
| 3   | 206-40-023.000 | INIGUEZ JOSE M & CONSUELO        |                        | 4188 NEWTOWN PIKE  | GEORGETOWN KY 40324      | 4188 NEWTOWN PIKE |
| 4   | 225-00-001.000 | GRACELANDS LLC                   | C/O ANTHONY REILLY     | 935 WEST ORANGE RD | DELAWARE OH 43015-9365   | 4121 NEWTOWN PIKE |

**Administrative Review**  
**5460 Leestown Road**  
**Staff Report to the Scott County Board of Adjustment**  
**July 2, 2026**

**FILE NUMBER:** S-2016-17

**USE:** Conditional Use Permit for welding and fabrication shop with additional warehousing and outdoor storage.

**LOCATION:** 5460 Leestown Road

**PARCEL ID:** 091-00-025.000



**STATISTICS:**

Zone: B-2 (Highway Commercial)  
Surrounding Zone (s): A-1 (Agricultural) : South, West and East,  
B-2 (Highway Commercial ) : North  
Site Acreage: 3.9 acres  
Access (Directly): Weisenberger Mill Road  
Access US 421



**BACKGROUND:**

5460 Leestown Road, Parcel ID: 091-00-025.000 has long operated as a welding and fabricating business (currently DBA C-Logic). Previous application to the Board of Adjustment include a conditional use permit (granted S-17-95) for outdoor storage, and a conditional use permit (denied S-48-98) for the recognition of a non-conforming use. In 2016 C-Logic requested a conditional use permit associated with the construction of a new building for expansion of their welding and fabrication operation as well as additional outdoor storage. The application for S-2016-17 stated that no odors or pollution was expected with the new building and the permit was granted.

**REASON FOR REVIEW:**

In late 2025, staff received a complaint from an adjoining neighbor that sandblasting and other business activities were unreasonably impacting the residential use of their property. Upon investigation, staff determined that onsite activity was creating a large number of airborne particulates that were not being contained onsite and were impacting surrounding properties. Additionally, in reviewing the record, staff

determined that outdoor sandblasting had neither been proposed nor considered at time of application in 2016 and as such its impacts had not been considered nor mitigated against. Finally, review of the site plan submitted in 2016, and comparing it to available aerial photography, staff determined that a number of additional structures had been built without an updated CUP or development plans. C-Logic was informed of these findings in January of 2026 but has yet to either cease outdoor sandblasting, request to modify their CUP, or apply for a development plan.

#### **ISSUES & ANALYSIS:**

Pursuant to KRS 100.237, properties operating under a conditional use permit are subject to periodic review for compliance. Additionally, statute dictates that expansions of a conditional use or changes in conditions require review and determination by the Board of Adjustment. Staff believes that the outdoor sandblasting, as well as the expansion of the use into new structures constitutes an expansion and a change of conditions and requires review by the Board of Adjustment.

Ultimately, staff believes that outdoor sandblasting is not conducive to the surrounding residential uses and is impairing the integrity and character of the area. Furthermore, the outdoor nature of the sandblasting would not allow for successful mitigation conditions to be applied to the use, and as such should not be allowed to continue.

#### **FINDINGS:**

1. The Project Site is a 3.9-acre parcel zoned B-2 and is accessed from Weisenberger Mill Road.
2. The site contains a long-running commercial welding and fabrication business.
3. KRS 100.237 allows periodic reviews of previously issued Conditional Use Permits.
4. Expansions in the use of the parcel constitute a change in conditions requiring review by the Board of Adjustment.
5. Outdoor sandblasting is generating offsite impacts that are negatively affecting the character and integrity of area.
6. These impacts cannot be reasonably mitigated.
7. A new development plan is required for the new building added to site.

#### **RECOMMENDATIONS:**

Staff recommends that all outdoor sandblasting or similar activity creating any smoke, haze, or other airborne particulates be ceased immediately. Staff also recommends C-Logic be required to submit an updated development plan to the Planning Commission by August 3<sup>rd</sup>, 2026.

Failing to comply with either of these recommendations, staff requests the Board of Adjustment grant the Administrative Official the authority to revoke the Conditional Use Permit for C-Logic and begin fining the operator \$100 dollars per day the business operates without an approved Conditional Use Permit.

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: S-2016-17

DATE/FEE RECEIVED: 5/2/16

1. APPLICANT BRIAN HALEN

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 5460 LEESTOWN RD LEXINGTON KY 40511

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

5. EXISTING USE \_\_\_\_\_ ZONING DISTRICT \_\_\_\_\_

6. DESCRIPTION OF REQUEST CURRENTLY OPERATE A WELDING/FAB SHOP AS WELL AS WAREHOUSING EQUIPMENT FOR OUR LAGRANGE HOME OFFICE WISH TO BUILD ADDITIONAL STRUCTURE

7. SUPPORTING INFORMATION: FOR EXPANSION NO FUTURE NOISES BEYOND THOSE ALREADY BEING PRODUCED ARE EXPECTED. NO ODORS/POLLUTION EXPECTED WITH NEW BUILDING.  
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. Site Plan 11/17

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.

Brian Halen Operations Manager Chlogie Inc

APPLICANT

DATE 5/2/16

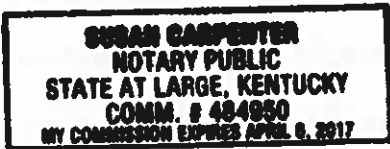
**Georgetown/Scott County Planning Commission**  
230 East Main Street, Georgetown, Kentucky 40324  
502-867-3701

**AFFIDAVIT**

This Affidavit certifies that Brian Halen can represent my interest at the Planning Commission/Board of Adjustment Public Hearing scheduled for \_\_\_\_\_ to discuss the Cloric - Fur Sher Commercial project.

[Signature]  
Owner or Owners Agent\*

SUBSCRIBED AND SWORN to before me by  
Kris Furlong, Applicant, On this the 13 day of  
May, 2016.



[Signature]  
Notary Public  
State at Large

4/6/2017  
Expiration date

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



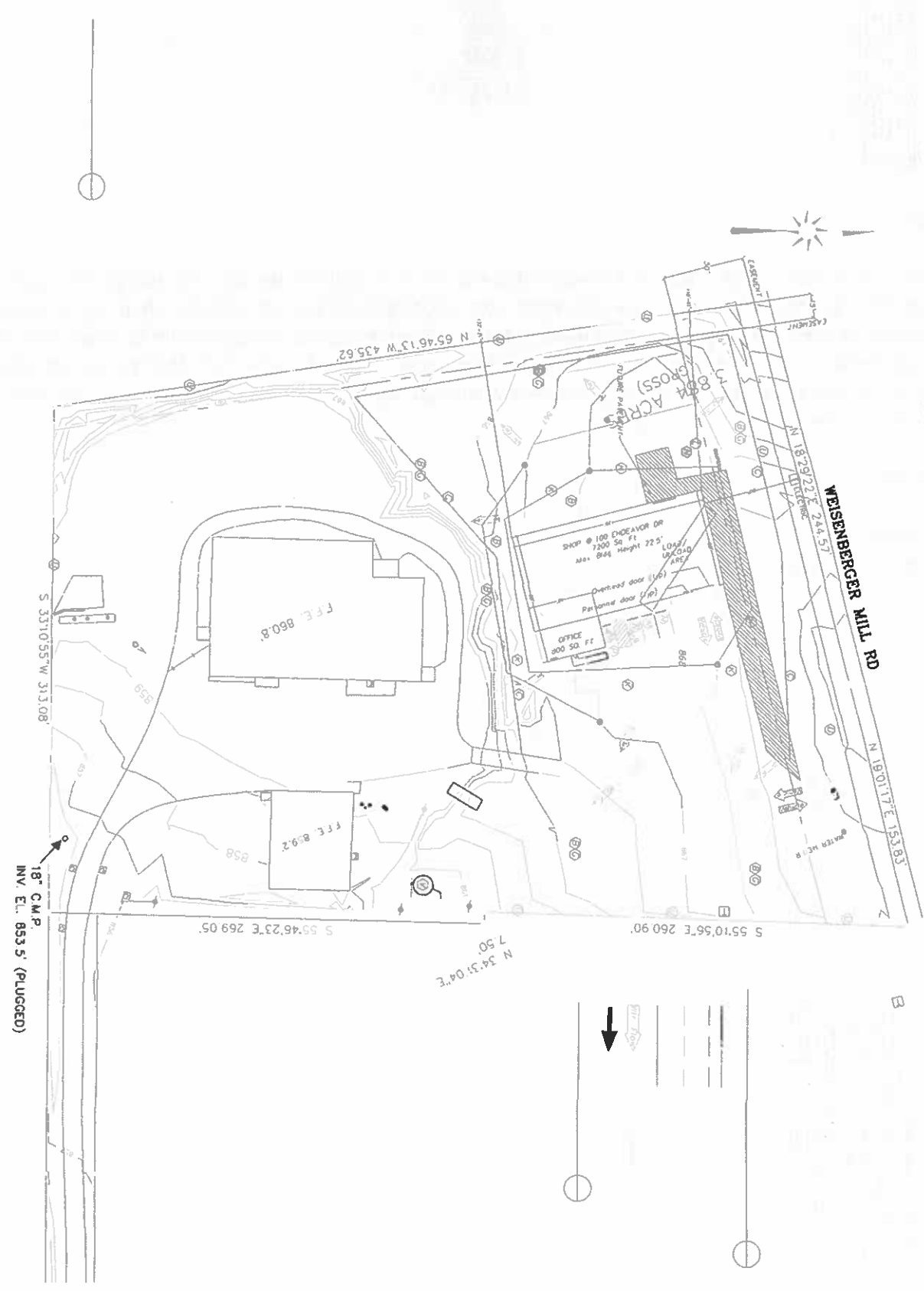
**5/19/16**

**Megan Chan,**

**In reference to your questions on the proposed use of the new building we are requesting, we would be using that for metal fabrication overflow from our existing facility on site prior to shipping. It would also be used to store construction machinery indoors. Minimal outside storage would be necessary, and would be limited to the area that currently have "bee boxes" stacked at this time. We will be outlining this outdoor storage in the corrections to be submitted on the 25<sup>th</sup>. What is on ground presently will not be there once construction is complete.**

**Thank you,**

**Brian Halen  
Operations Manager**



18' C.M.P.  
INV. EL. 853.5' (PLUGGED)

S 331°05' W 313.08'

S 55°46'23" E 269.05'

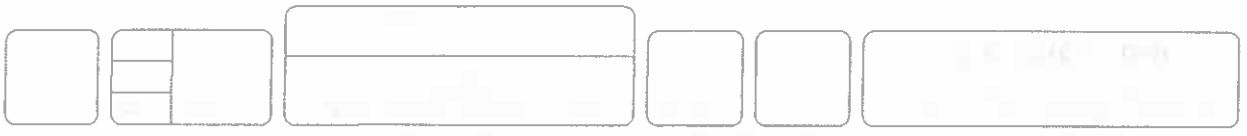
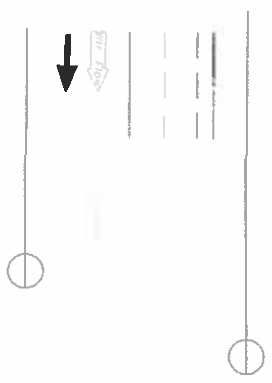
N 34°33'04" E  
7.50'

S 55°10'56" E 260.90'

N 65°46'13" W 435.62'

WEISBERGER MILL RD  
N 18°29'22" E 244.57'

N 18°01'17" E 153.83'



**Scott County board of Adjustment  
June 2, 2016  
Page two**

Adams was also concerned about noise, including Saturday and Sunday work hours and evening partying. The weekend evening noise has been going on since last summer. Adams claimed no expectation of manufacturing noise.

Richard Clemerson, 2781 Wiesenberger Mill, resident for eleven (11) years, was not necessarily opposed to the application. He simply wants a good neighbor. Acknowledged applicant has cleaned up the property far better than the prior owner. The Board attorney explained the definition and purpose of conditional use permits.

Applicant described his normal business hours as 7:30 a.m. – 4:30 p.m. He noted sometime demand requires additional hours of up to fifty-two (52) per week That may happen six times per year, mostly during June, July and August. Applicant is certain extra hours will be needed the next couple of weekends.

The Board discussed reasonable conditions if the requested permit were granted. Applicant would not be expected to work frequently on weekends. The buffer to which applicant agrees appears sufficient. Applicant's usual hours should not include weekends after 5:00 p.m.

**Isaacs moved approval of the application, subject to the Staff report, and the additional conditions of: a. manufacture noise reduced to reasonable level; b. no operations after 6:00 p.m. on weekends; c. neighbors may request further hearing if noise levels are not reasonable, or other conditions not met; and d. applicant will add a hedge and trees along Wiesenberger Mill Road. The motion was seconded by Holland. The Board unanimously approved the motion.**

**b. S-2016-18 – Marisa Cornett, 130 Robinson Lane, Georgetown, KY 40324, requested a conditional use permit to operate an in-home daycare at 130 Robinson Lane. The property is zoned Agricultural, A-1. The applicable provision is Zoning Ordinance: Section 4.12 (G). Required notices were given. There was no opposition. Staff recommends approval.**

The site over fourteen (14) acres. Applicant requests a Type II daycare (4-12 children).

**Upon motion by Holland, second by Isaacs, the Board unanimously approved the variance, subject to the Staff Report.**

**c. S-2016-19 –Andrew Inman, 150 Sabin Drive, Georgetown KY 40324, requested a variance to reduce the front yard setback from fifty (50) feet to thirty (30) feet at 150 Sabin Drive. Applicant's justification for the variance is the terrain's steep grade beginning fifty (5) into the lot. The property is zoned Agricultural, A-1. The applicable provision is Zoning Ordinance: Section 4.12 (G). Required notices were given. Staff recommends approval. There was no opposition.**

The property is a ten (10) acre lot. Staff recommends approval based upon topography. Approval would also reduce tree removal.

**Scott County board of Adjustment  
June 2, 2016  
Page two**

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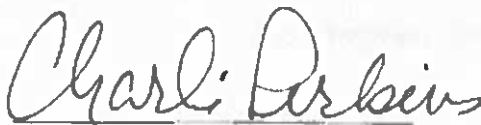
**Scott County board of Adjustment  
June 2, 2016  
Page three**

**Upon motion by Stamper, second by Holland, the Board unanimously approved the variance, subject to the Staff report.**

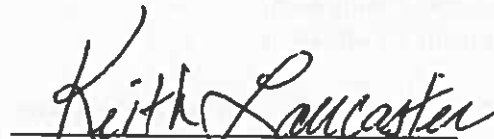
Being no further business, the meeting was adjourned.

Approved:

Attest:



**Charlie Perkins, Board Attorney  
and Recording Secretary**

---

**Keith Lancaster, Vice Chair**



Georgetown-Scott County Planning Commission  
Planning · Engineering · GIS

Reference Case No. S-2016-17

June 17, 2016

Brian Halen, C-Logic, Inc  
217 Paynes Landing Blvd  
Georgetown, KY 40324

Subject: Case No. S-2016-17, Conditional Use Permit: 5460 Leestown Road

Applicant,

At its regularly scheduled meeting on June 2<sup>nd</sup>, 2016, the Scott County Board of Adjustment approved application S-2016-17 for a conditional use permit at 5460 Leestown Road. The conditional use permit allows the Applicant to operate welding/fabrication shop as well as warehousing of equipment. The following conditions were attached to the conditional use permit.

Conditions:

1. Approval of the Conditional Use Permit does not exempt the Applicant for following all regulations in the *Zoning Ordinance* and the *Subdivision and Development Regulations*.
2. The Conditional Use Permit shall become null and void upon the transfer of ownership of the Project Site.
3. The Applicant shall return to the board if there are any changes to the approved conditions.
4. The Applicant shall abide by the Landscape Ordinance including:
  - a. Landscaping buffers adjoining any agriculturally zoned property. Such buffers shall be appropriately populated per Section 6.12 of the Landscape Ordinance.
  - b. The Weisenberger Road frontage shall be screened by a 6-foot tall continuous hedge, and Type A or B trees spaced 40 feet on centers.
5. There shall be no noise after 6 PM on weekends.

A copy of the minutes of the meeting can be provided to you when they become available. If you have any questions, please feel free to call at (502) 867-3701.

Sincerely,

Matt Summers, MPA  
Planner II

# SCOTT COUNTY BOARD OF ADJUSTMENT

**Project:** SCBOA MEETING **Meeting Date:** June 2, 2016  
**Chairman:** Keith Lancaster **Place/Room:** Courthouse

The Scott County Board of Adjustment requires that all those in attendance who wish to address the Board first register on the Sign-in sheet. Time limits may be established in instances where multiple speakers wish to be heard. All those who wish to address the Board will be sworn-in before they are heard. Adherence to these rules will facilitate timely meetings, ensure orderly processes, promote opportunities for public discourse and allow more citizens to present their views.

| Print Name        | Address                       | Phone | Email |
|-------------------|-------------------------------|-------|-------|
| Lowe H Atchley    | 102 Adams Lane<br>Lexington 4 |       |       |
| BEAN Helen        | 217 PAYNES LANDING BLVD       |       |       |
| Cary Williams     | 2740 Oxford Village           |       |       |
| Marisa Cornett    | 130 Robinson Ln Georgetown    |       |       |
| Richard Clemenson | 2781 Weisenburger             |       |       |

com

## Staff Report

### Scott County Board of Adjustment

**Item No. III.A      S-2016-17      Brian Halen**  
**5460 Leestown Road**  
**Lexington, KY 40511**

#### **Conditional Use Permit:**

Brian Halen ("Applicant") is requesting a conditional use permit to allow the operation of a welding/fabrication shop as well as warehousing of equipment at 5460 Leestown Road ("Project Site").

#### **Background:**

The Project Site is roughly 3.9 acres in size. The zoning on the Project Site is B-2 (Highway Commercial). The Project Site is bordered on the east, west, and south by properties zoned A-1. The adjoining properties to the north are zoned B-2.

There are no previous variances associated with the Project Site. There have been two previous conditional use permit applications on the project site.

- S-17-95 - At the May 15, 1995 meeting, a conditional use permit was granted to a previous property owner for outdoor storage. One of the conditions listed in the minutes was that trees of 8-10 feet be planted to screen the outdoor storage.
- S-48-98 - At the November, 16, 1998 meeting, the Board denied an application to recognize and expand a non-conforming use on the Project Site.

#### **Public Notification:**

Public notices were mailed to adjacent property owners in accordance with KRS 100.237 (6).

#### **Issues and Analysis:**

Section 4.422 of the Zoning Ordinance sets out the conditional uses for the B-2 zoning district. Amongst those uses are warehouses and outdoor storage/processing. From looking at past conditional uses granted on the Project Site, it is clear that outdoor storage has been allowed in the past. Additionally, the nearby commercially zoned properties have been used for outdoor storage for many years.

The use of the Project Site for welding/fabrication is not expressly permitted or prohibited in the B-2 zoning district. The Applicant has been in operation on the Project Site for over a

year. Since the notifications were sent out, staff has only heard from two adjoining property owners, neither of which had any problems with the proposed use of the Project Site. Unless other concerns are brought to staff's attention after the writing of this staff report, we may assume the current use on the Project Site is not negatively impacting the neighboring properties.

**Findings and Facts:**

1. Outdoor storage has been allowed on this site in the past.
2. The current use of the project site, including some welding and fabrication, has been in operation for over a year without any major complaints.
3. Increasing or replacing the landscaping buffer, particularly along Weisenburger Mill Road, should help to reduce any off-site impacts.

**Recommendations:**

Based upon the findings above, staff recommends **Approval** of the Conditional Use Permit to allow the operation of a welding/fabrication shop as well as warehousing equipment at 5460 Leestown Road. If the Board grants approval, staff recommends the following conditions be added:

1. Approval of the Conditional Use Permit does not exempt the Applicant for following all regulations in the *Zoning Ordinance* and the *Subdivision and Development Regulations*.
2. The Conditional Use Permit shall become null and void upon the transfer of ownership of the Project Site.
3. The Applicant shall return to the board if there are any changes to the approved conditions.
4. The Applicant shall abide by the Landscape Ordinance including:
  - a. Landscaping buffers adjoining any agriculturally zoned property. Such buffers shall be appropriately populated per Section 6.12 of the Landscape Ordinance.
  - b. Vehicular Use Area screening from all public and private right-of-ways. Such screening shall be appropriately populated per Section 6.13 of the Landscape Ordinance.

**Scott County Board of Adjustments  
June 2, 2016 Minutes**

Sonya Barrett, who replaces former Board member Henry Poston, and Janet Holland, who replaces former Board member Stewart Hughes, were sworn in as new members prior to the meeting.

The Meeting was called to order at 5:00 p.m. All members were present. Matt Summers was present as Staff to the Board.

Upon motion by Isaacs, second by Stamper, the Board unanimously approved the May 5, 2016, minutes. The Board Attorney administered the oath to those signed in to speak.

Old Applications:

a. S-2016-04 – Susan Conner, NOT PRESENT, This application was stricken from the agenda.

b. S-2016-16 – Carolyn and Bruce Williams, 2740 Oxford Village Lane, Georgetown, KY 40324, requested a variance to reduce the rear yard setback from twenty-one (21) feet to fifteen (15) feet at 2740 Oxford Village Lane, Georgetown, KY. The property is zoned Agricultural, A-1. The applicable provision is Zoning Ordinance: Schedule of Dimension Area Regulations. Required notices were given. There was no opposition. Staff recommends approval.

Applicants were previously approval for a variance reducing the rear setback to twenty-one (21) feet. Physical inspection of the property revealed the need for a reduction to fifteen (15) feet.

Upon motion by Holland, second by Stamper, the Board unanimously approved the application, subject to the Staff Report.

New Applications:

a. S-2016-17 – Brian Halen, 217 Paynes Landing Blvd., Georgetown, KY 40324, requested a conditional use permit to allow the operation of a welding/fabrication shop as well as warehousing equipment at 5460 Leestown Road. The property is zoned Business, B-2. The applicable provision is Zoning Ordinance: Section 4.411(C). Required notices were given. Staff recommends approval, with conditions.

The property is a former Motel and other business and industrial property at the corner of Wiesenberger Mill and Leestown Road. Staff recommends approval, due to prior approval of outdoor storage on site.

Neighboring property owner Lowell Ashley Adams, resident there sixteen (16) years, appeared to address concerned concerning truck traffic, impact on Wiesenberger and Leestown Road. Applicant agreed to plantings, or construction of up to eight (8) feet high blockade fencing.

**Scott County board of Adjustment  
June 2, 2016  
Page two**

Adams was also concerned about noise, including Saturday and Sunday work hours and evening partying. The weekend evening noise has been going on since last summer. Adams claimed no expectation of manufacturing noise.

Richard Clemerson, 2781 Wiesenberger Mill, resident for eleven (11) years, was not necessarily opposed to the application. He simply wants a good neighbor. Acknowledged applicant has cleaned up the property far better than the prior owner. The Board attorney explained the definition and purpose of conditional use permits.

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The site over fourteen (14) acres. Applicant requests a Type II daycare (4-12 children).

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The property is a ten (10) acre lot. Staff recommends approval based upon topography. Approval would also reduce tree removal.




## **Statement Regarding**

### **5460 Leestown Road Building and Conditional Use Proposal**

**Submitted by: Lowell Atchley, 102 Adams Lane, Lexington, KY 40511**

- **Increased activity and truck traffic on the drive off Leestown to the manufacturing location**
- **Possible effect on Leestown and perhaps Weisenberger Mill Road if any entry/exit occurs on that road**
- **Noise from the manufacturing process; since this process involves steel or other metals, there is a noise connected with that, the activity outside and inside; plus increased noise caused by the unloading, stacking, moving of the metals**
- **Manufacturing activity seems to go on throughout the week, Saturdays and Sundays included; last summer when the manufacturing began at this location, workers were playing loud music throughout the night and even into some mornings**
- **There are also bright lights at the location and that is apt to increase with the new building**
- **Quality of life; there is an expectation that if you are living in a rural area, even if it is a subdivision, that you wouldn't see and hear a manufacturing process**
- **Since the lot is being used for a metal manufacturing process, our potential property desirability and value will be affected for the long term**

# Legend

-  Adjoining Parcels
-  Site S-2016-17
-  Parcels



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South County Planning Commission GIS  
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0 70 140 280 Feet S-2016-17

Georgetown, Kentucky

Persons from the South County Park, For Reference Purpose  
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Mailing List: S-2016-17  
 Printed: 5/18/2016

| GIS_MapID      | Acres | Shape_area         | Name1                         | Name2                     | MailAddress               | CityStateZ                | Complete_A | plat_book |
|----------------|-------|--------------------|-------------------------------|---------------------------|---------------------------|---------------------------|------------|-----------|
| 091-00-029.000 | 5.00  | 217795.78345700000 | ATCHLEY LOWELL & KATHLEEN     | 102 ADAMS LN              | LEXINGTON KY 40511        | 102 ADAMS LN              |            | 6/2150    |
| 091-00-026.000 | 3.84  | 167441.49726700000 | PERKINS DONALD J              | 120 LANA LANE             | WINCHESTER KY 40391-2386  | 5464 LEESTOWN RD          |            |           |
| 091-00-025.000 | 3.74  | 163098.34875100000 | FUR SHER MANAGEMENT LLC       | 2247 COMMERCE PKWY        | LA GRANGE KY 40031        | 5460 LEESTOWN RD          |            |           |
| 091-00-027.000 | 5.20  | 226575.45695700000 | CLEMERSON RICHARD W & NANCY G | 2781 WEISENBERGER MILL RD | MIDWAY KY 40347-9753      | 2781 WEISENBERGER MILL RD |            | 6/2118    |
| 091-00-020.000 | 5.09  | 221790.94066900000 | COURTNEY JOHN                 | 2786 WEISENBERGER MILL RD | MIDWAY KY 40347           | 2786 WEISENBERGER MILL RD |            | 8/251     |
| 091-00-021.001 | 4.92  | 214138.59853500000 | COLUMBIA PEGGY                | 300 LEXINGTON RD          | VERSAILLES KY 40383       | 2782 WEISENBERGER MILL RD |            | 9/353     |
| 091-00-022.000 | 0.93  | 40687.36591140000  | PERKINS DONALD J & ASSOCIATES | 3325 ABNER FLAT RD        | BEATTYVILLE KY 41311-7300 | LEESTOWN RD               |            |           |