

GEORGETOWN BOARD OF ADJUSTMENT MEETING

SCOTT COUNTY FISCAL COURT

101 EAST MAIN STREET

August 3rd, 2026

5:30 P.M. EST/ 4:30 P.M. CST

AGENDA

I. BUSINESS:

- a) Approval of July 6th, 2026 Georgetown Board of Adjustment minutes.
- b) Swear in speakers.

II. APPLICATIONS – OLD:

- a) **G-2026-23 – (POSTPONED)** Ivey Mechanical, LLC, on behalf of VUTEQ, is seeking a Variance for the reduction of minimum I-1 front yard setbacks from 50 feet to 25 feet for the implementation of a large AC unit upon the property addressed 100 Carley Drive (Zoned I-1).
- b) **G- 2026-24** – Custom Signs and Engineering is seeking a series of 6 dimensional sign variances from the *Georgetown Sign Ordinance*, plus a conditional use permit for an interstate sign, for a proposed sign plan submitted on behalf of Huck's gas station (Martin & Bailey) upon the property addressed 1000 Lemons Mill Road (Zoned B-2).

III. APPLICATIONS – NEW:

- a) **G-2026-26** – Alexandria Sams is seeking a conditional use permit for a home occupation to operate a small home-based roadside stand selling baked goods and crafts upon the property addressed 131 Wellesly Avenue (Zoned R-1C PUD).
- b) **G-2026-27** – BGAR Properties, LLC is seeking a variance to reduce the front yard setback from 30 feet to 10 feet for the construction of a single-family home upon the property addressed 421 Main Avenue (Zoned R-2).
- c) **G-2026-28** – BGAR Properties, LLC is seeking a variance to reduce the front yard setback (towards Chambers Avenue) from 30 feet to 7.5 feet upon the property addressed 502 Main Avenue (Zoned R-2).
- d) **G-2026-29** – BGAR Properties, LLC is seeking a variance to reduce the front yard setback (towards Payne Street) from 30 feet to 10 feet upon the property addressed 531 Bourbon Street (Zoned R-2).

- e) **G-2026-30** – Alvaro Aguirre is seeking a variance to reduce the front yard setback (towards Wright Alley) from 24 feet to 21 feet to allow for a residential addition upon the property addressed 514 Maple Street (Zoned R-2).
- f) **G-2026-31** – **(POSTPONED)** Jeffrey Dale Butler is seeking a variance to reduce the minimum side yard setbacks (both side property lines) from 7.5 feet each to 1 foot each to allow for the implementation of a modular home upon the property addressed 105 Hickman Street (Zoned R-2).
- g) **G-2026-32** – Fastsigns of Louisville is seeking a series of 5 sign variances for a proposed sign plan submitted on behalf of Baptist Health at the property addressed 115 Amerson Way (Zoned B-4).
- h) **G-2026-33** – Michele Dunn is seeking a conditional use permit for a community space, defined as a recreational facility by the *Zoning Ordinance*, upon the property addressed 799 East Jackson Street (Zoned R-2).

IV. OTHER BUSINESS

- a) Board discussion and motion on by-laws amendment relating to the continuance of requested postponements.

V. ADJOURN.

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July 6, 2026, Minutes**

The meeting was called to order at 5:30 p.m. All members were present, one vacancy. Fleming, Shirley, Carper, Ketz, Tusam, and Smith were present as Staff.

Upon motion by McIntyre, second by Teague, the Board unanimously approved the June 1, 2026, minutes. Board Attorney administered the Oath to those signed in to speak.

Old Applications: None

New Applications:

a. **G-2026-20: Jennifer Baldwin**, 104 Mollie Way, Georgetown, KY 40324, requested a Conditional Use Permit (CUP) to allow her to purchase the property and operate a professional office (salon). This would be a resumption of a CUP established under the current owner, Chauncey Burchfield, of 330 North Broadway, Georgetown, KY 40324. The property is zoned R-2. The applicable provisions are KRS 100.237, KRS 100.111(6), and Zoning Ordinance §4.35E. Notices were given. Staff recommends approval.

Noah presented the application, gave background, explained the application. He recommended findings, conditions of approval, including paving of parking area, screening, and consolidation of the two (2) lots. This use is listed in the Zoning Ordinance as a conditional use. Based on the recommended findings, Noah recommended approval with conditions, including the submission of a development plan. He advised the Board the proposed use would not adversely impact the area and would provide a necessary service to community.

Jennifer Baldwin testified traffic will be much lighter than described by Noah. The number of customers is much lower. Visits are not hourly, but more like two (2) to three (3) hours in length. She asked the Board to not impose a paving requirement. The Board discussed that issue. The Board attorney explained the required annual review of CUPs and suggested the paving requirement could be reviewed at that time. He also noted the number of other similar CUPs without paving and without associated problems.

Upon Motion by Teague, second by Allen, the Board unanimously approved the application and staff report, except for the paving requirement, which it excluded. Paving would be reviewed at the one (1) year review of this permit.

b. **G-2026-21: Corrine Trimble**, 245 Agincourt Place, Georgetown, KY, requested a variance to reduce the front yard minimum setback from thirty (30) feet to twenty (20) feet at 223 East Jackson Street for construction of a new residence. The property is zoned R-2. The applicable provision is KRS 100.243. Notices were given. Staff recommends denial, advising this application does not meet the standards of KRS 100.243.

Noah presented the application, gave background, explained the application, and recommended findings and denial, advising the application did not satisfy KRS 100.243.

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Attorney for applicant, Doc Simms, explained the requested setback variance and a correction to his measurement. Board attorney described the placement of houses in this historic neighborhood. This property would be the only house in the neighborhood set back thirty (30) feet. He explained his home, around the corner, was only ten (10) feet from the sidewalk. His immediate neighbor to the south was closer. The unique circumstance to this property was it is the only property on which the home had been demolished. To require the current setback would alter the character of the area.

Teague moved approval saying approval would not alter the neighborhood and the need for the variance did arise from special circumstances. The motion was seconded by Schwartz. The Board unanimously approved the application.

c. G-2026-22: Cyron Holding LLC, 1890 Star Shoot Parkway #170, 139 Lexington KY 4051, Paul D. McQuirter, CEO, requested a Conditional Use Permit (CUP) for temporary outdoor storage at 1007 Delaplain Road, Georgetown, KY. The property is zoned I-1. The applicable provisions are KRS 100.237, KRS 100.111(6), Zoning Ordinance §4.53 C. Notices were given. Staff recommends approval.

Noah presented the application, explained the proposed use, Ordinance requirements, proposed findings, and recommended approval. The use, as proposed, satisfies our Ordinance.

Upon Motion by Emerson, second by Teague, the Board unanimously approved the application and Staff report.

POSTPONED: d. G-2026-23: Ivey Mechanical LLC, on Behalf of Vuteq, Georgetown, KY, requested a variance to reduce the front yard minimum setback from fifty (50) feet to twenty-five (25) feet at 100 Carley Drive to accommodate a large AC unit.

POSTPONED: e. G-2026-24: Custom Signs and Engineering requested sign variances for Huck's gas station at 1000 Lemons Mill Road.

f. G-2026-25: Alvaro Aguirre, 514 Maple Street, Georgetown, KY 40324, requested a variance of the front yard setback from thirty (30) feet to twenty-four (24) feet and the side yard setback from seven and five-tenths (7.5) feet to four and one tenth (4.1) feet for expansion of existing structure at 514 Maple Street. Georgetown, KY. The property is zoned R-2. The applicable provision is KRS 100.243. Notices were given. Staff recommends approval of front yard setback variance on Wright Alley and denial of the variance on the opposite side yard setback.

Noah presented the application, the background, the application of the statute, and recommended findings. The requested variances equal existing non-conforming setbacks. This

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home has a double-front yard setback. Noah demonstrated the variance request for the second front, Wright Alley, satisfied the factors in the statute. Staff recommended denial of the second request. The home is already 4.1 feet from the property line. The variance request is to extend the home to the rear along that existing non-conforming setback. Extending the building line further enlarges the area of the homes otherwise restricted proximity to its neighbor, without significantly adding to the buildable area. Applicant has reasonable use of the property without extending the existing non-conforming setback.

Holden Fleming explained the intent of the Ordinance to eliminate non-conforming uses over time.

Upon Motion by Schwartz, second by McIntyre, the Board approved front yard variance and the Staff report and denied the side yard variance. Teague voted "No" vote.

Board attorney and Fleming presented a proposed amendment of the Board's bylaws to provide for continuances. An accurate copy of the proposed amendment is attached to these minutes. The requirement is to present the amendment at one meeting and vote at the next meeting.

There being no further business, the meeting was adjourned.

Approved:

Jeremy Emerson, Chair

Attested:

Charlie Perkins, Board Attorney, and
Recording Secretary



VARIANCE & CONDITIONAL USE PERMIT APPLICATION
1000 LEMONS MILL ROAD
Staff Report to the Georgetown Board of Adjustment
August 3rd, 2026

FILE NUMBER: G-2026-24

PROPOSAL: Proposed sign package, including six sign variances and a conditional use permit for an interstate sign.

LOCATION: 115 Amerson Way.

APPLICANT: Allison Elpers of Custom Signs & Engineering, Inc.

CONSULTANT: Huck's Gas Station/Martin & Bailey (Client).

STATISTICS:

Zone:	B-2 (Community Commercial), and R-2 (Medium Density Residential).
Surrounding Zone (s):	B-4, R-3, R-2, I-1, A-1.
Site Acreage:	19.32 acres.
Access (Direct):	Artis Way, via entrances from McClelland Circle and Lemons Mill Road.
Access (Nearest Arterial):	McClelland Circle.
Context:	Corner lot at the intersection of McClelland Circle and Lemons Mill Road. Directly north of Anderson Amerson apartments. Directly west of The Mansion Estates.

BACKGROUND:

Custom Signs & Engineering has submitted the client sign package for the Huck's Gas Station that is to be located upon the property addressed 1000 Lemons Mill Road ("Project Site"). The final development plan for the Project Site was approved in September of 2025 (PDP-2023-50). The 19.32-acre lot was recently consolidated in June of this year. The overarching property is intended to become a mixed-use lot with separate tenants/developers for each, with a mix of both R-2 (residential) and B-2 (commercial) uses. The site itself has triple street frontage upon McClelland Circle, Lemons Mill Road, and tertiary street frontage for the building along Artis Way.

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



The sign package submitted includes a requested conditional use permit for an interstate sign, as well as six sign variances. Each will be reviewed and recommended separately in relation to the applicable regulations.

ISSUES & ANALYSIS:

CONDITIONAL USE PERMIT ANALYSIS:

The Georgetown Sign Ordinance makes the provision that "All signs greater than twenty-five (25) feet in height shall be considered as Interstate Signs and shall meet the standards set forth in section 10 of this Ordinance (the Sign Ordinance)" (Section 3.B). The Ordinance requires that all interstate signs require a conditional use permit (Section 10.2).

This sign plan depicts a freestanding pylon sign which is 420 inches/35 feet tall. It would be bolted to underground rebar mats so as to have a sturdy foundation. Because this sign is 35 feet tall, it must be considered as an interstate sign, and therefore must meet all requirements for signs defined as such.

Section 10 of the Georgetown Sign Ordinance outlines a specific set of requirements for interstate signs, which are reviewed point-by-point in the sections that follow. If the proposal for an interstate fails to meet any of these criteria, the proposal should be denied. These criteria include the following.

"An Interstate Sign must be located on the site of the use identified or advertised by the sign. These signs must meet all applicable setbacks for the district in which it is located" (10.1):

This interstate sign would be located on the use it advertises. However, it would not meet the applicable setbacks for the zone in which it is located. The Ordinance typically provides that Freestanding signs must be set back a minimum of ten (10) feet in permitted business zones. Because an interstate sign is classified differently than a freestanding sign, and section 10.1 makes the explicit provision that interstate signs must meet the minimum setbacks of the zone in which they are located, Staff finds that this sign would need to meet the minimum setbacks for the B-2 zoning district, rather than the typically proscribed 10 foot minimum. The B-2 zoning district requires 50-foot setbacks to the front yard (toward the road). As a result of these requirements, Staff finds that this interstate sign would need to meet fifty-foot setbacks.

This Interstate Sign, as currently shown on the plan, shows a 174-inch/14.91-foot setback from the nearest property line. Staff notes that this setback would need to be increased by another 35 feet, otherwise it would not meet the minimum provision of this regulation. Staff finds that this setback requirement must be enforced for safety reasons as well, because if a sign of this height were to fall, either through potential structural failure or an automobile accident, it would have the capacity to cause harm if it fell upon the right-of-way of the high-speed, high-traffic-volume arterial road that is McClelland Circle.

"Interstate Signs may be located within a three thousand five hundred (3,500) foot radius of the center point of Exit 69 of Interstate 64 or exits 125, 126, 129, or 136 of Interstate 75" (10.3):

If any interstate sign is proposed to be located outside of the radii proscribed by this regulation, the interstate sign must be denied. The nearest interstate exit in relative proximity to the Project Site is exit 125 of I-75. Included within the packet are visual references created by GIS staff showing the radii prescribed by this regulation. They clearly show that this Project Site is over 2,500 feet outside of the far edge of the nearest permissible radius. Because the Project

Site is located so far outside of the intended radius of interstate signs, the proposed interstate sign cannot meet standards.

"An Interstate Sign shall have a maximum area of one-hundred fifty (150) square feet per sign face. The maximum height for an Interstate Sign shall be 110 feet" (10.4):

A singular face of an interstate sign is any single direction to which the information or branding is displayed. In this case, the sign is double-sided, and both signs have the same amount of display area. The interstate sign's facing as shown upon the plan is 144 square feet in its display area, and therefore meets this requirement.

"Interstate Signs shall not be permitted under any of the following conditions:

- a. Within fifty (50) feet of an automobile bridge.
- b. Within fifty (50) feet of any local road intersection.
- c. Within one hundred (100) feet of any public park, historic district, recreational area, school, church, or any other Interstate Sign.
- d. Within five hundred (500) feet of any other Interstate Sign deemed to be on the same side of a street, road, or highway" (10.5):

The application would meet these standards.

"Properties that utilize an Interstate Sign shall not be permitted additional Freestanding Signs" (10.6):

The sign package as proposed does not show any further freestanding signs.

"If an Interstate Sign is illuminated, the sign shall be a minimum of one-hundred-fifty (150) feet away from any R-1A, R-1B, R-1C, R-2, or R-3 zoned property. In addition, the leading edge of an Interstate Sign shall be a minimum distance of 1,000 feet from an abutting residential use" (10.7):

This regulation requires that if an interstate sign is illuminated, it must be 150 feet away from residential zones, and 1,000 feet away from active residential uses with an occupant. This regulation is in place to protect the welfare of homeowners in the city of Georgetown, as an interstate sign within close proximity to their place of residence may cause a nuisance.

This proposed interstate sign would be illuminated. The nearest active residential use to the proposed site of the sign would be the Mansion Estates neighborhood, which consists of R-2-zoned single-family homes. The proposed location of this interstate sign would be 565 feet from the nearest of those homes. This application would not be able to meet this requirement, and there is no potential on-site location for this interstate sign which would be able to be 1,000 feet removed from the single-family homes of the Mansion Estates.

"Sign panels may not be placed one upon the other, except that up to one Interstate Sign may be allowed by the Board of Adjustments to co-locate on the pole of a legal on-premise Interstate Sign. The co-located sign may be an off-premise sign. Such co-located sign shall be placed below the on-premise sign with at least ten (10) feet of separation between them. The co-located sign shall meet all other requirements of this ordinance" (10.8):

Because this proposed sign is an on-premise sign, this regulation is not applicable.

"The backs of all Interstate Sign panels shall be shielded from public view, both from buildings and streets" (10.9):

This regulation is not directly applicable in this case, because this proposed sign is double-faced, and therefore has no "back."

"Interstate Signs may be back-to-back, double-faced, V-type or multiple-faced with not more than two faces to each facing and such structure shall be considered as one Interstate Sign. Such double-faced signs are allowed up to one hundred fifty (150) square feet of area for each face, for a total area not to exceed three hundred (300) square feet" (10.10):

The proposal would meet this requirement.

"Interstate Signs may incorporate changeable copy up to thirty (30) percent of a face area. If such changeable copy is electronic, it shall comply with the regulations on electronic signs as listed in Section 3 of this Ordinance" (10.11):

This interstate sign would include a digital display for gas prices. The digital which would be displayed upon this interstate sign is 66 square feet, equaling 44% of the total sign face area. This is in excess of 30% of the sign face. A variance is requested from this requirement, and the interstate sign as proposed would not meet this requirement without this variance.

Closing analysis on the conditional use permit:

All of the requirements of section 10 of the *Sign Ordinance* are intended so as to protect the community by preventing the implementation of interstate signs which are incompatible with the surrounding area. If a proposal for any conditional use permit for an interstate sign does not meet, or cannot meet, the siting or dimensional requirements for such a sign, then the conditional use permit must be denied so as to protect the welfare of the surrounding zones.

Staff reiterates that the proposed interstate sign is not located within the required radius of I-75 so as to place an interstate sign. It would be too close to nearby neighborhoods so as to be legally placed. The sign's proximity to the adjoining neighborhood of The Mansion Estates would generate nuisance in the form of incompatible aesthetic character because of the sign's height and illumination. Conditions could not be enacted so as to meet these siting requirements, because the sign could not be physically placed in any location on the Project Site so as to meet these siting standards. There is no location on the Project Site which would be 1,000 feet removed from the nearest residential use, nor would there be any location thereupon which would be within the required radius for interstate signs. The sign is over 2,500 feet removed from the end point of the allowable radius for Interstate Signs.

As a result of these issues, the Project Site is not eligible for a conditional use permit for an interstate sign, and Staff recommendation is denial.

Findings:

1. The Project Site is a 19.32-acre property, zoned B-2 and R-2.
2. The Interstate Sign would be located within the B-2 portion of the property.
3. The sign in question would be 35 feet in height, and the *Sign Ordinance* mandates that any sign which exceeds 25 feet in height must be qualified as an interstate sign.
4. Interstate signs are listed as an allowable conditional use in the B-2 zone, if they can meet all of the specific requirements outlined in section 10 of the *Sign Ordinance*.
5. The requirements of section 10 of the *Sign Ordinance* are in place to protect the public welfare, to protect the character of surrounding zones, and to prevent hazard or nuisance to residents of the city of Georgetown.

6. This sign as proposed does not meet all of the dimensional standards for an interstate sign as outlined in section 10.
7. The sign as proposed does not meet the siting requirements for an interstate sign. It would not be possible for any location upon the Project Site to meet these siting requirements.
8. Because it does not meet siting requirements, the site is not legally eligible for an Interstate Sign.
9. A variance is requested as it pertains to the digital area of the sign, to increase it to 44% of the total display area, which will be reviewed pursuant to KRS in following sections.

Recommendation:

Staff recommends **denial** of the conditional use permit for an interstate sign because the property is not legally eligible for signs defined as such. If the proposal were to be approved, Staff recommends the following conditions of approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance* and *Subdivision and Development Regulations*. All signs thereon are subject to the Georgetown Sign Ordinance.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall return to the Board **prior** to any changes in the approved conditions.
4. Pursuant to the requirements of the *Sign Ordinance*, section 10, the sign shall **not** be illuminated so as to prevent nuisance to adjoining residential zones.
5. Pursuant to the requirements of the *Sign Ordinance* and the *Zoning Ordinance*, the sign shall be fifty feet removed from all property lines.

VARIANCE ANALYSIS:

The sign plan requests a total of six sign variances. They are as follows:

1. The aforementioned increase to the digital area of the Interstate Sign from 30% to 44%.
2. A variance to display 3 wall signs toward a single street frontage.
3. A variance to display a wall sign toward the north of the site where the building does not have street frontage.
4. A variance to increase wall sign number maximums to allow the gas station awning signs to be displayed as proposed.
5. A variance to increase the maximum display area of the sum total of all wall signs for the building from 250 square feet to 365 square feet.
6. A variance to increase the maximum number of allowable wall signs for the building from 4 to 6.

Each variance will be reviewed and recommended separately in relation to the requirements of KRS 100.243.

"Findings necessary for granting variances.

1. *Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and*

will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:

- a. The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone;*
 - b. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and*
 - c. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*
- 2. The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*

Variance #1: Increase in changeable copy area for the interstate sign:

The *Sign Ordinance* requires that changeable copy shall not exceed 30% of the total surface area of any sign (Section 10.11). The proposed interstate sign would have a digital display area which is 44% of the total sign face. The variance is requested to increase this maximum by 14%. Because the Project Site is not legally eligible for the conditional use permit for an interstate sign, this variance is not applicable. Staff does not recommend that this variance be further considered in relation to the interstate sign, because the site is not eligible for such an interstate sign within which that digital area would be displayed.

Variance #2: Three Wall Signs Toward the Same Street:

This variance is requested to display a separate wall sign for each individual tenant of the primary building. There are three separate businesses within the building (Huck's gas station, Godfather's Pizza, and Cluck's food service).

The *Sign Ordinance* makes the allowance that "For buildings with distinct and separate uses, separate Wall Signs shall be permitted for each such use" (7.B.8), and this would grant these three signs. However, the *Sign Ordinance* does not make the explicit provision for extra wall sign square footage for multi-tenant developments, and the *Ordinance* mandates that the wall signage to be displayed toward a single frontage in the B-2 zoning district shall not exceed 150 square feet.

The sign package as proposed depicts three wall signs—one for each tenant—to be displayed toward Lemons Mill Road. While the Ordinance allows for the additional multi-tenant signs, it does not make the allowance for the extra square footage which these signs would have. These signs range in size from 58 square feet at the smallest to 85.15 square feet at the largest, for a total of 215 square feet. Therefore, a variance is required/requested for the display of these three signs toward Lemons Mill Road, in order to display 215 square feet of signage toward a single street.

KRS 100:243: "...the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare..."

Staff finds that this sign variance would not adversely affect any of these elements.

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

Staff finds that this variance would alter the essential character of the general vicinity. Approval of this variance would grant three wall signs of increased size towards Lemons Mill Road. To the east, the frontage of Lemons Mill is primarily constituted of residential developments. Similarly, there is the residential neighborhood of The Mansion Estates which directly adjoins the Project Site to the East.

While signage is an expected element of aesthetic character within B-2-zoned commercial developments, and multiple wall signs is a reasonable right of this multi-tenant use, 215 square feet of signage, which is proposed by this variance, would exceed that reasonable expectation. By exceeding that reasonable, allowed expectation, the variance would create a situation in which this use does not integrate with the surrounding residential areas.

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

Staff finds that this variance would allow an unreasonable circumvention of the zoning regulations, because the variance would display 215 square feet of wall signage toward a single street, whereas the Ordinance mandates that wall signage displayed toward a single street shall not exceed 150 square feet. This variance would entail an increase of over 25% above the maximum.

Furthermore, it is found that this variance would unreasonably circumvent the intent of the regulation from which relief is sought, because sign regulations are intended to protect the aesthetic character of surrounding areas, and three large commercial wall signs which exceed maximum regulations would be likely to alter the character of Lemons Mill Road for the neighboring residents.

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

The Applicant has stated that the unique circumstance from which this variance arises is the fact that there are different tenants within the building. These tenants include Godfather's Pizza, Cluck's Chicken, and Huck's Gas Station, as previously mentioned. It has been indicated that each tenant has a separate need for its own sign as a result of this business setup.

While this is a unique circumstance to some extent, it is also a circumstance which has been created for this development. Similarly, the *Sign Ordinance* explicitly, directly accounts for commercial lots with this unique circumstance in the form of allowing multiple wall signs for multi-tenant uses; it only does not grant additional square footage as a result of said unique circumstance.

Staff finds that while this multiple-tenant setup is a unique circumstance, it does not warrant this variance for additional wall sign square footage displayed toward a single frontage, because the *Ordinance* does not make any explicit provision for such variances in such a specific circumstance.

It is Staff's position that, aside from the multiple-tenant setup, there are no unique circumstances on site which would necessitate this variance. There is an increase in elevation grade toward McClelland Circle, but that would not affect the visibility of these signs, which are intended to be displayed toward Lemons Mill Road.

KRS 100.243: "[The Board shall consider whether] The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant:"

The Application material states that denial of this variance would create hardship, because commercial developments which do not have building signage see a 15-35% decrease in sales. Application material further goes on to state that if this variance for additional wall sign square footage were to be denied, then the signs would be disproportionately smaller than the facade of the building as it faces Lemons Mill Road, and that would similarly be a hardship.

Staff respectfully disagrees with the position of the application material. Firstly, legal precedent for variances notes that financial considerations would not create hardship. Secondly, the cited reduction in sales for buildings without wall signs would appear to refer to buildings which are entirely without wall signs, not buildings which do not have an increased display area of wall signs. Denial of this variance would not deny the display of wall signs, and it would not even deny the display of one separate sign for each tenant; it would only deny the additional 65 feet of requested square footage. In relation to the second claim made within application material, that denial of this variance would create hardship because the signs would be disproportionately scaled to the facade area of the entire building, Staff finds that a) having wall signs which are potentially disproportionately smaller than the building upon which they are displayed is not a hardship, because it does not generate any demonstrable issues, b) the facade of the building is a self-created circumstance because the user constructed this building, and, finally, c) that the *Ordinance* does not make any account for facade area in relation to wall sign area.

Staff finds that denial of this variance would not create hardship, nor would it deprive reasonable use. This is because the *Ordinance* directly accounts for the reasonable use of wall signage for multi-tenant commercial properties, without making any explicit provision for additional square footage for such properties.

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

The Application would meet this requirement.

KRS 100.243: "The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."

The proposal does not arise from willful violations of the zoning regulations.

Variance #3: To Display a Wall Sign Towards a Property Boundary With no Frontage:

The Applicant requests this variance to display a wall sign upon the north wall of the building. Figure 15 of the Georgetown Sign Ordinance clearly indicates that wall signs must be displayed toward a street (Section 7).

The sign package depicts a wall sign that would be displayed toward the north property boundary, which does not have direct street frontage. Artis Way, the tertiary frontage for this building, runs north along the east facade of the building, continues north, and then begins to slope west toward an access point from McClelland Circle. Based upon the way that the *Sign*

Ordinance defines street frontage, the eastern facade of the building fronts upon Artis Way, but the northern facade does not.

This would be a 50-square-foot sign displayed above a rear entrance to the building, only advertising for the Huck's tenant, and it would be internally illuminated. As a result of the fact that this sign would not directly front upon a street, a variance is needed to allow for this wall sign to be displayed as proposed.

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

The variance would not adversely affect these elements.

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

Staff finds that this variance would alter the character of the general vicinity, because this sign would face directly toward the R-2-zoned portion of the property to the north. Even if this R-2-zoned area has not yet been developed, it must be assumed that such development would eventually be done. This would be an illuminated sign wall sign, faced toward a residential zone which is approximately 300 feet away, and the sign would be clearly visible from said residential district. As a result, this sign as proposed would have the potential to alter the character of the adjacent residential zone to the north. When a commercial zoning district, within which this sign would be located, is adjacent to a residential zone, the expectation is that it must integrate effectively within the aesthetic character of adjoining neighborhoods, and, by extension, the future residential neighborhoods which can reasonably be expected to develop in the near future.

It is similarly noted that wall signs, because they are typically erected at a high elevation so as to be clearly visible, have a demonstrable impact on the character of the surrounding area as a result. Staff finds that a major element of why the *Sign Ordinance* mandates that wall signs must always face a street upon which the building directly fronts is to protect character, because wall signs have such a demonstrable effect on character. If this variance would circumvent that regulation, the intent of which is to protect character of zoning districts, then this variance would likely have an adverse impact upon character.

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

Staff finds that this variance would allow unreasonable circumvention, because it would directly contradict a relatively explicit provision of the *Sign Ordinance*.

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

Application material states that this variance arises from special circumstances, because if it were not to be approved, there would be no visible signs facing Artis Way (an internal access street to the entirety of the lot).

Staff would respectfully disagree with the above claim, positing that a) this wall sign as proposed would not directly face Artis Way, and, b) if this wall sign were to be displayed to the eastern facade of the building, this option would not require a variance, and would more directly serve the purpose of visibility from Artis Way, because it would directly face that street.

Staff finds that there are no unique circumstances from which this variance arises.

KRS 100.243: “[The Board shall consider whether] The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.”

The Application material states that this sign variance is needed so as to create clear identification from the rear. Because a diesel island canopy exists toward the north, it is indicated that clear identification is needed in relation to that direction.

Staff asserts that a freestanding sign displayed toward McClelland Circle would be a by-right option for the applicant which would serve this purpose. Staff finds that respective diesel island canopy would also have directional signage upon it, would be painted in the trademark colors of the business, and therefore would clearly demarcate this site’s use as a gas station.

Furthermore, denial of this variance would not create hardship, because the option would remain for a wall sign of this type to be displayed toward the east facade, which directly fronts upon Artis Way. This option is utilized in the sign plan as proposed in the form of a canopy sign, and that canopy sign would similarly not require a variance if the total square footage of wall signage upon the site were reduced to 250 square feet or less.

If the concern regards southbound drivers upon Artis Way (accessing from McClelland Circle) being able to clearly identify this use as a gas station, Staff finds that the diesel canopy would already clearly indicate that this use is a gas station, and that an up-to-25-foot-high freestanding sign displayed toward McClelland would remain as a by-right option for those drivers.

Denial of this variance would not deprive reasonable use in this case, because it does not stand to reason that it would be desirable for a wall sign to face in a direction to which the building does not directly front upon a street. If the concern from which this variance arises is the immediate identification of the use for southbound drivers on Artis Way, Staff posits that the by-right options for doing so would remain.

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

The Application would meet this requirement.

KRS 100.243: “The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought.”

The proposal does not arise from willful violations of the zoning regulations.

Variance #4: Gas Station Awning Sign Variances:

The *Sign Ordinance* makes the provision that signage incorporated as part of an awning or canopy shall be regulated in the same manner as wall signs (Section 7.B.9). The proposed sign package includes two non-exempt advertising signs which are displayed upon the pump station canopy to the south of the building. Both of these signs are 50 square feet in area.

Per the provision of the *Ordinance*, these signs are classified as wall signs. The first of these two signs, which faces to the south toward Lemons Mill Road, joins the three aforementioned multi-tenant signs upon the building which similarly face toward Lemons Mill Road. This sign requires an additional variance because it adds a fourth, non-multi-tenant sign facing toward this street, as well as because it would add an additional 50 square feet of area to the already-proposed 215 square feet of signage facing south, totaling 265 total square feet of area facing in a single direction (115 square feet over the 150 foot maximum that may face a single street).

The second canopy sign also requires a variance, because it adds another 50 square feet to the total wall sign square footage for the site in general. Literal interpretation of the *Sign Ordinance* would mandate that this site has 250 square feet, at maximum, of wall sign display area; and this sign, being in further excess of that maximum, also requires a variance.

The application states that the Applicant believes these canopy signs should be exempt. While the gas price canopy sign is considered exempt as a legal notice/official instrument required by law (Section 4.C), the two canopy signs in question for this variance are not exempt, because they clearly depict the trademarked Huck's logo, and in doing so, constitute advertising, and therefore non-exempt signage.

KRS 100:243: "...the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare..."

The variance would not adversely affect these elements.

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

Staff posits that the variance would alter the essential character of the vicinity, because, to reiterate, the Project Site directly adjoins residential zones and uses, and this increased degree of wall signage would significantly alter the character of the area to beyond what is intended for lots of this zone.

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

Staff posits that this variance would allow unreasonable circumvention of requirements, because these canopy signs would add an additional 100 square feet to what is an already proposed increase in wall sign maximums.

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

The application material does not claim any unique circumstances from which this variance arises.

Staff finds that there are no unique circumstances for the site, from which this canopy sign variance arises. Neither the east nor the west side of the canopy to which these signs would be fastened face toward changes in grade or similar issues which would constitute unique circumstances.

KRS 100.243: "[The Board shall consider whether] The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant:"

Denial of this variance would not create hardship, because the sign plan as proposed, even if all other variances were to be denied, would already have adequate display area in order for the land use to be immediately identified. Similarly, the canopy itself, and the fact that it is painted in the trademark colors of the business, serves as further identification of this use.

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

The Application would meet this requirement.

KRS 100.243: "The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."

The proposal does not arise from willful violations of the zoning regulations.

Variance #5: Increase in Total Square Footage of Wall Signs for the Entire Site:

Whereas other variances herein apply to specific signs or building facades, this variance applies to the entire Project Site. The Sign Ordinance mandates that:

Corner tenants, and/or tenants with front and rear street frontage, may have two (2) signs, one (1) on the face of each building frontage facing a public right-of-way. In either case, one Wall Sign shall be designated as the Primary Wall Sign and be allowed one hundred percent (100%) of the total allowable square footage for its district; while the second allowable Wall Sign shall be allowed two-thirds (2/3) of the total allowable square footage for its district (7.B.8).

Application of this metric would grant 150 square feet of wall signage to this property for the primary frontage, and then an additional 100 square feet of signage for the secondary frontage. However, this section of the *Sign Ordinance* does not make any sort of explicit provision for additional wall sign area for properties with triple frontage, such as the Project Site, therefore limiting it to a total of 250 square feet. Because additional increase for triple frontage is not explicitly allowed for, this variance would be needed to increase the by-right wall sign square footage from 250 square feet to the 365 square feet shown on the sign package.

Because this variance directly arises from the other individual wall sign variances outlined herein, the points of analysis in relation to KRS 100.243 remain the same. Because the sign-specific wall sign variances do not meet the standards of state law, this variance for the entire site, which directly arises from those variances, similarly does not meet the standards of state law for relief from regulations.

Variance #6: Increase in Total Number of Allowable Wall Signs for the Entire Site:

The *Sign Ordinance* would grant this site a total number of four wall signs; one as a baseline, a second for its secondary frontage, and two additional signs (one for each additional tenant). Though this property has triple frontage, the *Sign Ordinance* does not make the explicit allowance for an additional sign to be displayed toward a tertiary frontage. The sign package as proposed depicts 6 total signs, thereby requiring a variance for the additional two wall signs.

Because this variance also directly arises from the other individual wall sign variances outlined herein, the points of analysis in relation to KRS 100.243 remain the same. Because the sign-specific wall sign variances do not meet the standards of state law, this variance for the entire

site, which directly arises from those variances, similarly does not meet the standards of state law as it pertains to relief from regulations.

Findings:

1. The project site is a 19.32-acre property, zoned both B-2 and R-2. The area/use/building for which these signs are proposed is zoned B-2.
2. The sign variances listed above are proposed that the sign package may be approved as shown.
3. The Project Site is adjacent to residential zones, and therefore should be expected not to disturb surrounding neighborhoods. The proposed variances, in circumventing sign regulations which are intended to regulate character, would likely have a negative impact upon the nearby residences of The Mansion Estates.
4. Variance #1 is not applicable, because it pertains to an interstate sign for which this property is not eligible.
5. The variances as proposed for the sign plan would not meet the standards of KRS 100.243, for the following reasons:
 - a. The variances would alter the character of the general vicinity, particularly in relation to the adjoining residential zone to the east.
 - b. The variances would create unreasonable circumvention of zoning regulations.
 - c. While in some cases the variances may arise from special circumstances (such as multiple tenants), the *Sign Ordinance* makes the allowance for situations of that nature without the need for variances. There are no circumstances unique to the site which would necessitate variances such as these.
 - d. Denial of these variances would not create hardship, because by-right alternatives to these variances remain, such as a freestanding pylon sign of up to 25 feet in height.
6. Variances #5-6 apply to the entire site, and directly arise from the individual sign variances. Because the individual sign variances do not meet the standards of KRS 100.243, variances #5-6 also do not meet those standards.

RECOMMENDATION:

Given findings and analysis, staff recommends the following:

1. Staff has found that the variance for a 14% increase of digital changeable copy for the sign face of the interstate sign is **not applicable**, because the property is not eligible for said interstate sign.
2. **Denial** of the variance to display three wall signs total 215 square feet toward a single street frontage. If the Applicant were to reduce the total area of these three signs to 150 square feet or less, than the signs would not need a variance.
3. **Denial** of the variance to display a wall sign towards the North property boundary, which has no street frontage.
4. **Denial** of the gas station awning sign variances.
5. **Denial** of the variance to increase the maximum wall signage upon the property from 250 square feet to 365 square feet.
6. **Denial** of the variance to increase the total number of allowable wall signs for the site from 4 to 6.

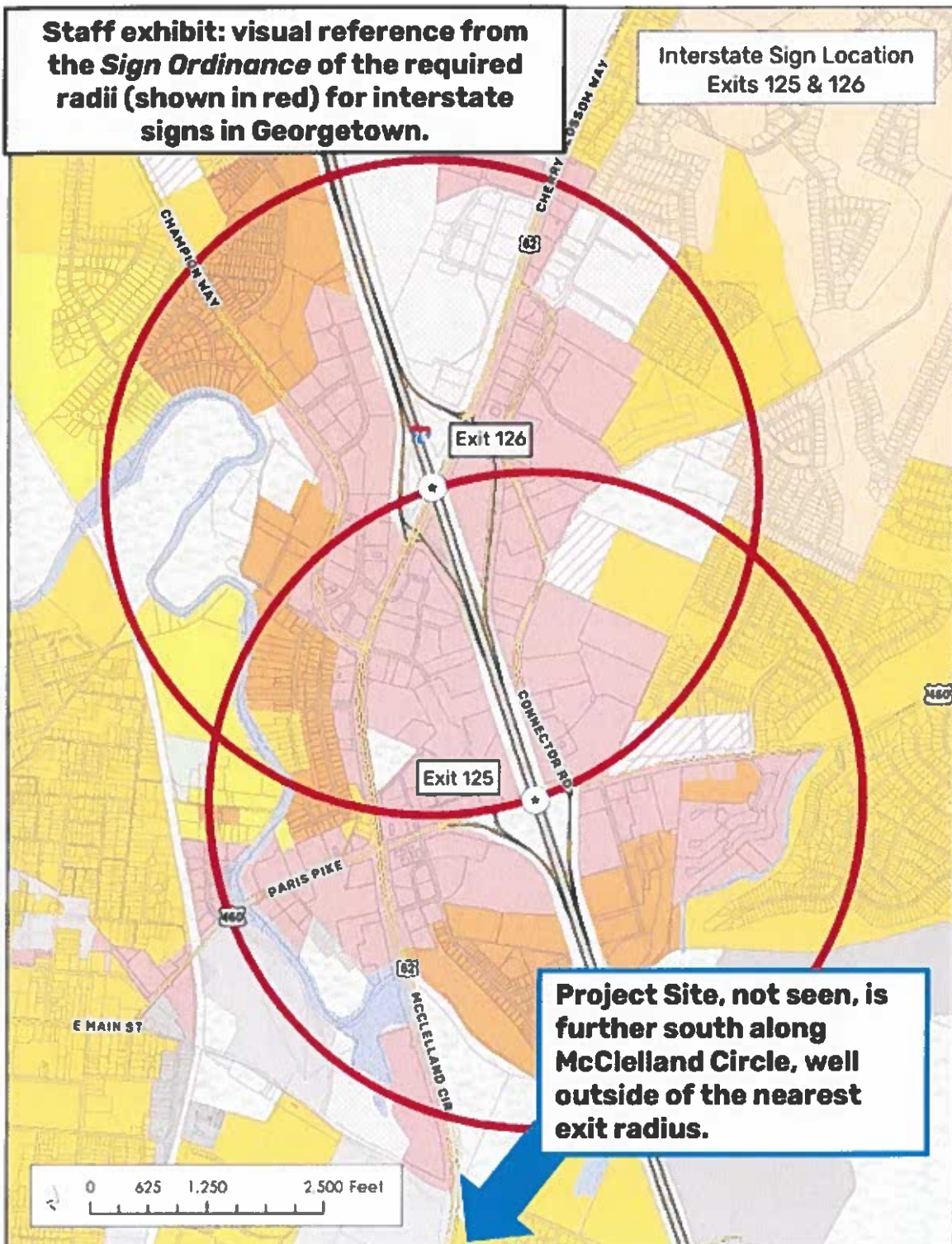
Should the Board elect to approve any of these variances, Staff recommends the following conditions of approval, which are general conditions that would apply equally to any and all variances approved for this sign packaged as proposed:

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance* and *Subdivision and Development Regulations*. All signs thereon are subject to the applicable regulations of the *Georgetown Sign Ordinance*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall return to the Board **prior** to any changes in the approved conditions.
4. All requirements of Georgetown Building Inspection as it relates to sign permits, electrical permits, etc.
5. Wall signs which face east or north, toward residential zones, shall not be illuminated.

Staff exhibit: visual reference from the *Sign Ordinance* of the required radii (shown in red) for interstate signs in Georgetown.

**Interstate Sign Location
Exits 125 & 126**



Project Site, not seen, is further south along McClelland Circle, well outside of the nearest exit radius.

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: _____

1. APPLICANT Custom Sign & Engineering, INC
- MAILING ADDRESS 5344 Vann Road, Newburgh, IN 47630
- PHONE NO. EMAIL
2. TYPE OF REQUEST (Check one or more) ☒ VARIANCE ☐ CONDITIONAL USE PERMIT
☐ HOME OCCUPATION (CUP) ☐ ADMINISTRATIVE REVIEW
3. PROJECT SITE 1000 Lemons Mill Road
4. JURISDICTION (Please Circle) Georgetown / Sadleville / Stamping Ground / Scott County
5. EXISTING USE Proposed gas station ZONING DISTRICT
6. DESCRIPTION OF REQUEST See attached request

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.

Allison (Apur)
APPLICANT

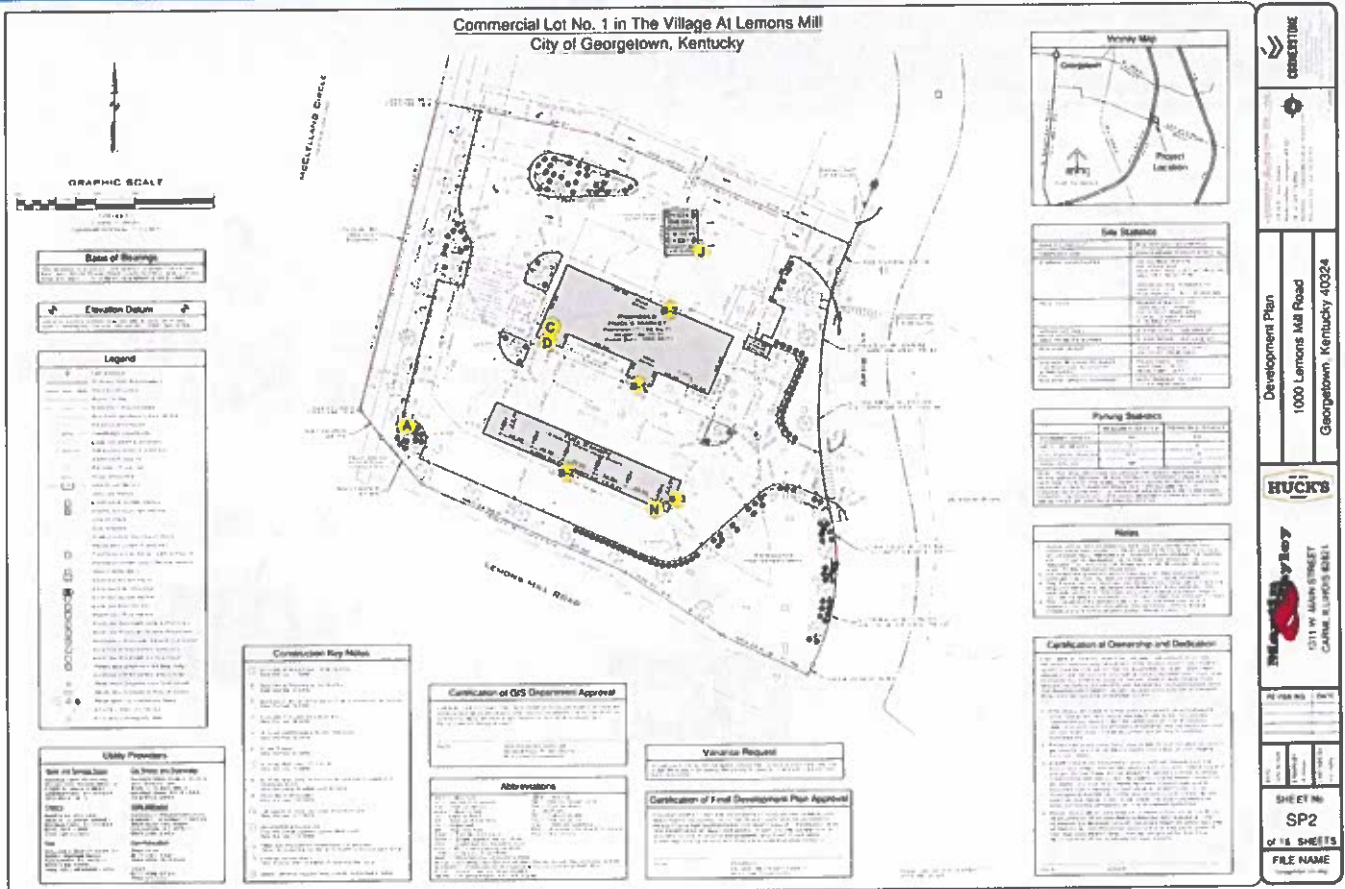
7-13-26
DATE

Description of Request:

Project Site – 1000 Lemons Mill Road

1. A variance for the height of a freestanding pylon/pole sign. Technically this sign would also need a conditional use permit for an interstate sign (page 27), but this would not meet any of the siting requirements for an interstate sign (page 57). We are also concerned that this pylon sign may be located within the sight triangle of the intersection of McClelland Circle and Lemons Mill Road, but we cannot be certain without being able to see the setbacks on the plan. You may need to file a setback variance for this sign as well, once we can clearly see setbacks.
2. The digital changeable copy of the Freestanding sign will require a variance because it takes up more than 30% of the total surface area of the sign (page 27).
3. A variance for the display area of the sum total of all of the wall signs, being in excess of 350 square feet total. You are allotted 2 sq ft of sign area per 1 linear sq feet of frontage, up to a maximum 150 feet for the main frontage, and up to a maximum of 100 feet (2/3rds) for the other two frontages. See pages 49 & 51 of the Ordinance. You are showing well over a total of 350 square feet.
4. A variance to have three wall signs displayed toward one road frontage (page 49).
5. A variance for the wall sign displayed toward the north of the site where the building does not have street frontage (page 49).
6. The canopy signs on the gas station awnings count as wall signs (page 51), therefore triggering two more Variances for:
 - a. Walls signs per frontage
 - b. and maximum square footage.

Martin & Bayley



CUSTOM SIGN & ENGINEERING, INC.
www.customsign.biz

CUSTOMER
Hucks 411

LOCATION
Georgetown, KY

DATE
7/1/2026

SALES REP
Josh R

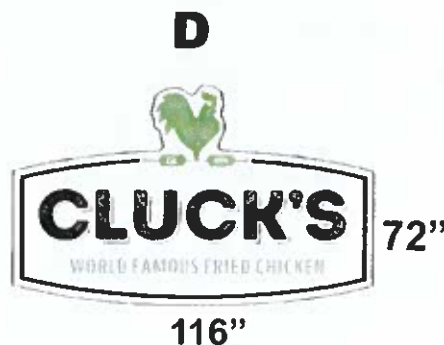
DESIGNER
Site Plan

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UL Underwriters Laboratories Inc.

UL

Martin & Bayley



LOCATION
Georgetown, KY

DATE
11/4/2025

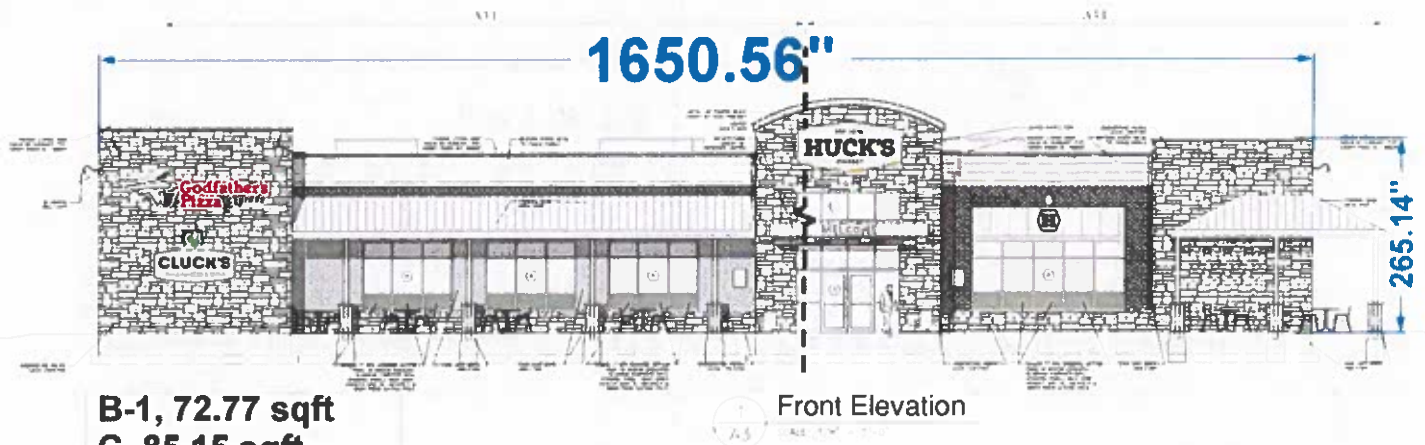
DESIGNED BY
Josh R

DESIGNED FOR
Signs for Permitting

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Martin & Bayley



B-1, 72.77 sqft
C, 85.15 sqft
D, 58 sqft
Total - 215.92 sqft



CUSTOMER
Hucks 411
APPROVED BY:

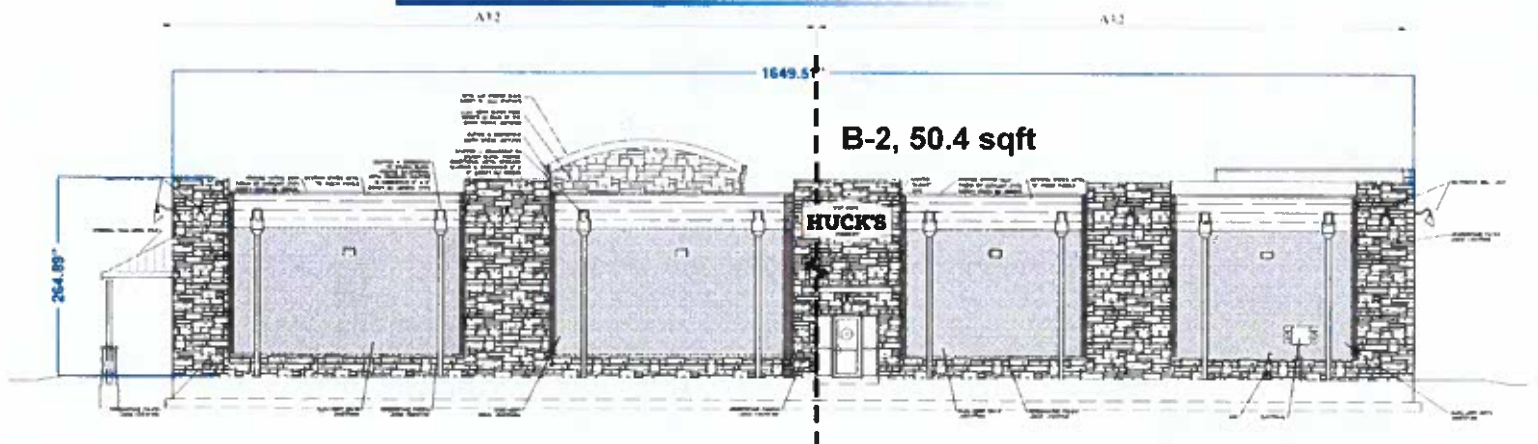
LOCATION
Georgetown, KY
DATE
7/1/2026

SALES REP
Josh R
DESIGN NO
Front Elevation

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Rear Elevation

SCALE 1/8" = 1'-0"

CUSTOM SIGN
 & DESIGN, INC.
www.customsign.biz

Customer: Huck's 411

Location: Georgetown KY

Date: 7/1/2026

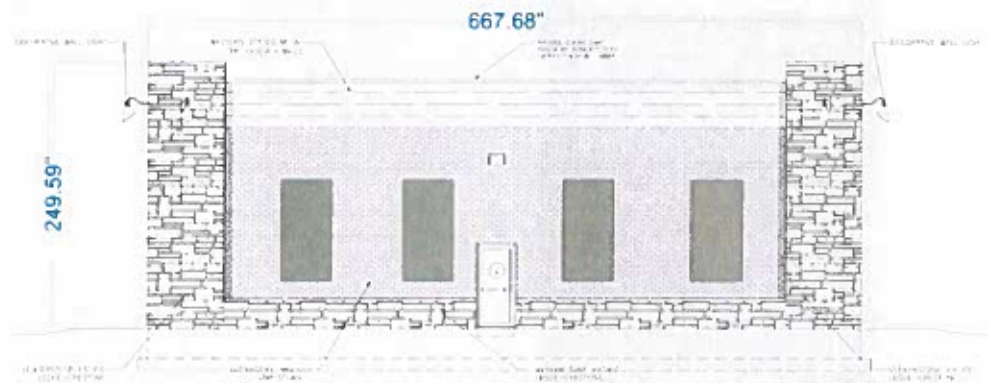
Client Rep: Josh R

Project: Rear Elevation

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Side Elevation



Side Elevation

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EXPERIENCE
 Hucks 411
 APPROVED BY

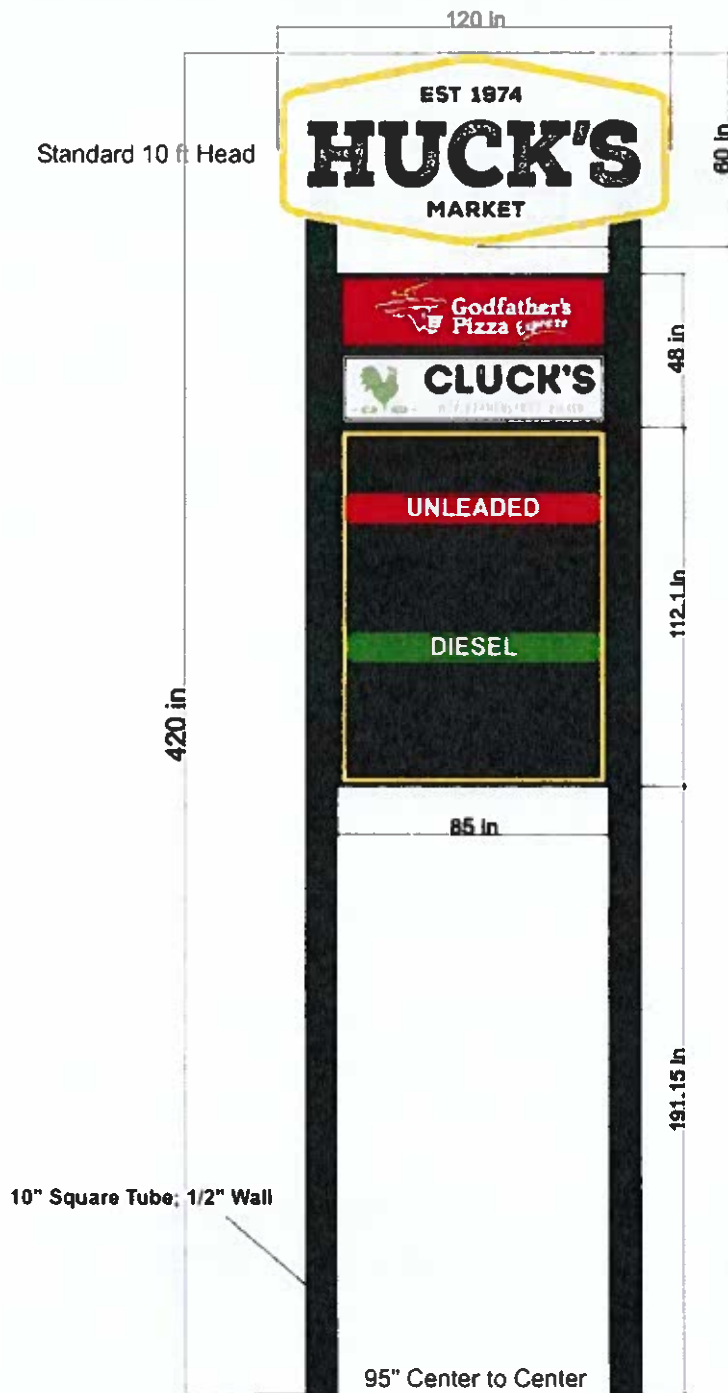
LOCATION
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 DATE
 7/1/2026

SALE'S REP
 Josh R
 DESIGN BY
 Side Elevation

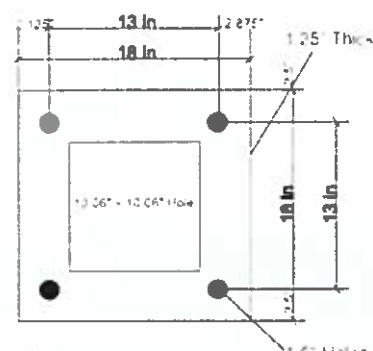
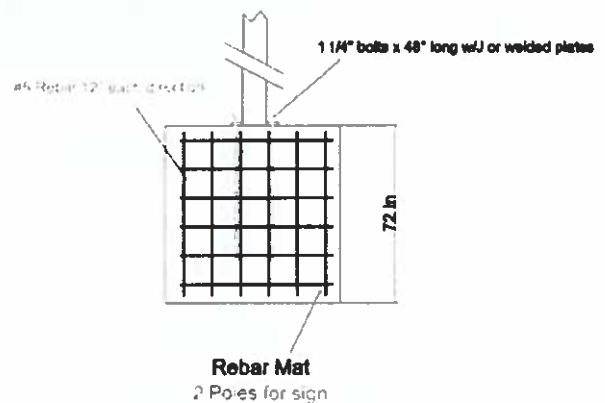
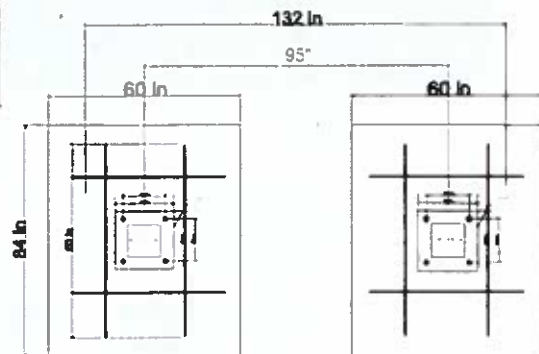
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Huck's



*144 total sq. ft



6 Bolts
1.25" Anchor Bolts @ 48" Long

Foundation 6' x 5' x 6'

CUSTOM SIGN
& ENGINEERING, INC.
www.customsign.biz

CUSTOMER:
Martin & Bayley

APPROVED BY:

LOCATION:

DATE:

11-11-24

SALES REP:
Scott E.

DESIGNED BY:

12ft Standard Pylon

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UL Underwriters Laboratories Inc.



Martin & Bayley

North 154' 616 sqft

48"

South 154' 616 sqft

10' Illuminated

48"

HUCK'S
HABERY

East 26' 104 sqft

10' Nonilluminated

48"

2 693.19

HUCK'S
HABERY

West 26' 104 sqft

10' Nonilluminated

48"

Total Sign Sqft

B-2, 50.4 sqft
B-3, 50.4 sqft
N, 34.94 sqft
Total 135.74 sqft

Total Canopy Sqft.
1440 sqft



Martin & Bayley

East 35'

10' Nonilluminated

48"



140 sqft

West 35'

10' Nonilluminated

48"

140 sqft

North 26'

48"

104 sqft

South 26'

48"

104 sqft

Total Sign Sqft

J, 19 sqft

Total Canopy Sqft.

488 sqft

July 13, 2026

RE: Sign Variance Request for 1000 Lemon Mill Road

Dear Members of the Board:

On behalf of Huck's, I respectfully submit this letter in support of the requested sign variances for the property located at 1000 Lemon Mill Road

The requested variances are necessary to allow the site to implement the company's approved signage program and maintain consistency with established corporate identity and branding standards. The proposed signage is intended to improve customer visibility, enhance wayfinding, and ensure that the business can be readily identified by motorists and pedestrians. We have significantly scaled the signs request back from a typical store to help closer align with the strict sign code.

As requested by KRS 100.243, the applicant believes the requested variances satisfy the applicable standards for approval.

Special Circumstances:

Height of the pole sign:

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

Requesting that pole sign variance be granted to allow the pole sign height of 35' instead of the 25'. The need for the requested variance arises due to the sign location elevation is 9' lower than the highway elevation. The sign needs to be higher to be visible from the street frontage. There were some concerns, the sign was in the sight triangle. We have submitted a rendering showing the sign has been placed back off both roads to meet the sight triangle requirement.

- (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;*
If the sign height is held to 25 feet, the sign would not be visible due to the shorter height

Price sign percentage:

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

The price sign shown has 24" tall digits. The only thing that is digital is the black areas of the price sign not the total area that has been calculated from the rendering. The prices have also been scaled according to traffic distance and speed. This is in the same proportion as the other signs in the same district. Most stations do not sell diesel, so they do not display the Diesel price. We need to display this price since we have a diesel

island, for trucks. This added distance gives larger trucks enough time to negotiate traffic.

- (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:* If we were to reduce the size of the price signs it would reduce the distance the customer needs to negotiate traffic. The only

God Fathers Pizza and Clucks Kitchen:

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

There are two separate businesses that operate inside the Hucks location, Godfather Pizza and Clucks Kitchen. These two businesses have a distinct following. We are requesting a variance that will allow for three front building signs: Hucks Market Logo, Godfathers pizza, and Clucks.

- (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 .* Locations that do not have building signs have sales that are normally 15-35 % less than stores that do have building signs. People visit the Hucks location just to purchase these food items. These signs are scaled to be in harmony with the design of the building. With the size of this station if signs were scaled to the size that the ordinance allows, they would be way out of proportion and appear to be small.

Rear Building Entrance:

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

There would be no visible sign facing the proposed Artis Way. We need visibility to this planned roadway.

- (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;* We are requesting a rear building sign that will be mounted above the rear entrance. Not all Hucks locations have a rear customer entrance. Since this location has a diesel island located at the rear of the building it needs a rear building sign to help mark the rear entrance door.

Gas Canopy Signs

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

All fuel brands require canopy signs to display what fuel is being sold. These signs help display the brand of gas and diesel the station supplies. We need canopy signs to notify customers that the fuel being sold is Hucks. Hucks has additives added to their fuel that have a following with their customers.

- (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*
Branding for Gas and Diesel branding is a standard all across the US, All major brands require and use canopy branding.

Gas Price for Canopy and DEF signs.

We feel these signs would be an exempt. It does not have any branding. It only displays the price and the availability of DEF under the diesel canopy which is required by law. There is no visibility to the road sign from the traffic headed west on Lemons Mill Road. We need to be able to display prices to that traffic.

Unnecessary Hardship

Strict application of the current sign regulations would create unnecessary hardship by limiting the property's ability to effectively identify the businesses offerings, brands, and entrances into the building.

Without the requested variances, the property would be unable to reasonably implement the company's minimum standardized signage program, resulting in reduced visibility, impaired customer wayfinding, and inconsistency with the brand identity used at similar locations.

The requested relief represents the minimum variance necessary to allow the property to function as intended while maintaining compatibility with surrounding commercial development.

No Adverse Impact

The proposed signage will not adversely affect public health, safety, or welfare. The signage has been designed to comply with all applicable construction, lighting, and safety requirements.

Furthermore, approval of the requested variances will not alter the essential character of the surrounding area, create a hazard or nuisance, or result in an unreasonable circumvention of the zoning regulations. The property is located within a commercial corridor where similar signage is common and appropriate.

Not Self-Created

The circumstances necessitating the requested variances are not the result of any willful action or violation by the applicant subsequent to the adoption of the applicable zoning regulations. Rather, the request is driven by the property's existing conditions and the company's operational and branding requirements.

For these reasons, we respectfully request approval of the proposed sign variances.

Thank you for your consideration of this request. Please contact me if additional information is needed.

Sincerely,

Allison A. Elpers

Custom Sign & Engineering, INC

Noah Smith

From: Noah Smith
Sent: Friday, July 24, 2026 11:57 AM
To: 'Andrea Riddle'
Cc: Allison Elpers
Subject: RE: Custom Sign 1000 lemons mill variances

Hi Miss Riddle,

Thank you for providing this. I wanted to reach out and pass some additional information along to both you and Miss Elpers. The ordinance makes the provision that you get up to 150 square feet of wall signage for the first street your building faces, and extra 100 for the second street. It doesn't explicitly account for the third street, and I understand your building has three streets of frontage. Because the ordinance does not explicitly account for extra square footage for the third street, as Staff I can't legally take that liberty.

So, for the variance to increase the wall sign square footage, the variance is to increase it from a 250 square foot maximum to what is shown, rather than a 350 square foot maximum to what is shown. It doesn't change the amount of money owed or anything of that nature, but I wanted to reach out and give a heads up about the technicality. Is your office comfortable with this?

Thank you,

Noah Smith
Planner I
Georgetown-Scott County Planning Commission
502-699-4618

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From: Andrea Riddle [REDACTED]
Sent: Friday, July 24, 2026 11:23 AM
To: Noah Smith [REDACTED]
Subject: Custom Sign

Noah,

The Interstate Sign will be internally illuminated. Let me know if you need any further information.

Kind Regards,

Andrea A. Riddle

Accounting

Custom Sign & Engineering, Inc.

5344 Vann Road

Newburgh, IN 47630



Noah Smith

From: Allison Elpers [REDACTED]
Sent: Thursday, July 16, 2026 11:02 AM
To: Noah Smith
Subject: Re: Sign Variance Request for 1000 Lemon Mill Road - 50532

Yes this is fine, provided that we comply with the requirements for a permit to be issued if this is approved. Please let me know if I need to do anything additional on my end.

Allison A. Elpers

**Vice President
Custom Sign & Engineering, Inc.
5344 Vann Road
Newburgh, IN 47630**

[REDACTED]

On Thu, Jul 16, 2026 at 9:53 AM Noah Smith [REDACTED] wrote:

Miss Elpers,

As it pertains to the increased 35' height of the pole sign, I just wanted to make sure that you are aware that it is technically a conditional use permit for an interstate sign. "All signs greater than twenty-five (25) feet in height shall be considered as Interstate Signs and shall meet the standards set forth in Section 10 in this Ordinance" (section 3.A). As such, we as Staff would legally need to classify it as a conditional use permit, and not a variance (the fee is the same). Instead of the state statute, it would be examined in relation to our standards for interstate signs, which are outlined in section ten. I wanted to confer with you to make sure this is acceptable.

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

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From: Allison Elpers [REDACTED]
Sent: Monday, July 13, 2026 4:19 PM
To: Noah Smith [REDACTED]
Subject: Re: Sign Variance Request for 1000 Lemon Mill Road - 50532

Sound good thank you.

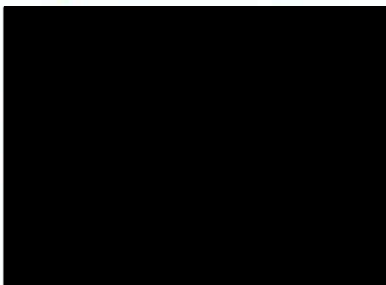
Allison A. Elpers

Vice President

Custom Sign & Engineering, Inc.

5344 Vann Road

Newburgh, IN 47630



On Mon, Jul 13, 2026 at 3:17 PM Noah Smith [REDACTED] wrote:

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

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From: Allison Elpers [REDACTED]
Sent: Wednesday, July 1, 2026 11:19 AM
To: Noah Smith [REDACTED]
Cc: Elise Ketz [REDACTED]; Holden Fleming [REDACTED]
Subject: Re: Sign Variance Request for 1000 Lemon Mill Road - 50532

Attached are the revised plans as requested. I have reached out to Matt to get the affidavit signed, as well as the property tax form. Do you want me to fill out a different application for this project? Please let me know if you have any questions or concerns.

Thanks,

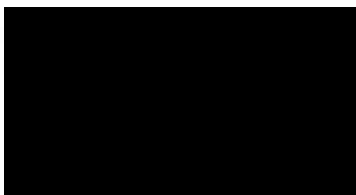
Allison A. Elpers

Vice President

Custom Sign & Engineering, Inc.

5344 Vann Road

Newburgh, IN 47630



[REDACTED]

On Thu, Jun 18, 2026 at 3:39 PM Noah Smith [REDACTED] wrote:

Miss Elpers,

Thank you for providing this. We also confirmed that at time of final build out this property will indeed have three street frontages, and there is a consolidation plat in the works that would grant this property frontage upon McClelland circle.

I have conferred with our senior staff today and there are some things that we have determined we still need in order for this application to be administratively complete.

- First off, I understand that Matt Welch is the owner of the site, and Huck's will be leasing it from him. We need you to provide us with an affidavit from Mister Welch. We also need a property tax code form from Mister Welch.
- We need elevations of the sides of the building, which are not currently included in the sign plan.
- We need an elevation visual of the freestanding sign in relation to the entire site. We need to see the setbacks on this freestanding sign.
- We would like to see a table with the total square footage of signage to be displayed toward each frontage.
- We would like to see a table with the total number of wall signs you plan to display toward each road frontage.
- We will need a 150\$ Variance fee for each Variance that is shown on the sign plan, numbered here below. We would require 900\$ for all of the Variances shown on the plan right now (7 total Variances shown, and you have already paid 150\$ at submittal).

The way the proposal is worded currently is unclear, and the implication is that you are asking for all variances that are shown. The request of relax sign regulations leaves it difficult to interpret exactly what you are requesting.

As a courtesy, we as Staff have determined that the sign plan, as shown, shows the following Variances. I'm including page numbers from our Sign Ordinance for each of the relevant regulations for your reference.

1. A variance for the height of a freestanding pylon/pole sign. Technically this sign would also need a conditional use permit for an interstate sign (page 27), but this would not meet any of the siting requirements for an interstate sign (page 57). We are also concerned that this pylon sign may be located within the sight triangle of the intersection of McClelland Circle and Lemons Mill Road, but we cannot be certain without being able to see the setbacks on the plan. You may need to file a setback variance for this sign as well, once we can clearly see setbacks.
2. The digital changeable copy of the Freestanding sign will require a variance because it takes up more than 30% of the total surface area of the sign (page 27).
3. A variance for the display area of the sum total of all of the wall signs, being in excess of 350 square feet total. You are allotted 2 sq ft of sign area per 1 linear sq feet of frontage, up to a maximum 150 feet for the main frontage, and up to a maximum of 100 feet (2/3rds) for the other two frontages. See pages 49 & 51 of the Ordinance. You are showing well over a total of 350 square feet.
4. A variance to have three wall signs displayed toward one road frontage (page 49).
5. A variance for the wall sign displayed toward the north of the site where the building does not have street frontage (page 49).
6. The canopy signs on the gas station awnings count as wall signs (page 51), therefore triggering two more Variances for:
 - a. Walls signs per frontage
 - b. and maximum square footage.

As it stands right now, the application is not administratively complete. There is not enough detail within this plan in order for us or the Board to review what you are asking for.

We will need all fees paid, as well as the bullet points listed at the top, and a formal confirmation of each Variance you may wish to apply for, before we can move forward with review of this sign plan. Without further clarification of this request, we cannot review this application. We will need this clarification by the end of the day on Monday, or we will need to postpone.

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

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From: Allison Elpers <aelpers@customsign.bz>

Sent: Thursday, June 18, 2026 11:11 AM

To: Noah Smith <nsmith@gscplanning.com>

Subject: Re: Sign Variance Request for 1000 Lemon Mill Road - 50532

Attached is the signed tax code paperwork. Please let me know if you have any questions or concerns.

Thanks,

Allison A. Elpers

Vice President

Custom Sign & Engineering, Inc.

5344 Vann Road

Newburgh, IN 47630

aelpers@customsign.bz

Phone - 812-401-1550

Cell - 812-589-2918

Fax - 812-401-1554

0 191-10-007 000	WEST GEORGETOWN KY CONGREG OF JEHOVAH'S	WITNESSES INC % MATT MILANO	2025 BURTON RD	GEORGETOWN KY 40324	1001 E MAIN ST EXT
1 191-10-008 000	V L M PARTNERS LLC		117 S WATER ST	GEORGETOWN KY 40324-1339	1002 MCCLELLAND CIR
2 191-10-008 000	V L M PARTNERS LLC		112 S WATER ST	GEORGETOWN KY 40324-1338	1005 MCCLELLAND CIR
3 191-10-010 000	EAST MAIN ESTATES HOMEOWNERS ASSOCIATION		1212 TABOR LAKE COVE	GEORGETOWN KY 40324-8775	167 SANTA BARBARA BLVD
4 191-10-012 000	COLCERI BRITTANY & DERRICK TAYLOR		511 CRUMBALUGH RD	GEORGETOWN KY 40324	171 SANTA BARBARA BLVD
5 191-10-014 000	P A J PROPERTIES INC		161 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	185 SANTA BARBARA BLVD
6 191-10-015 000	ADONIK SARAH		161 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	183 SANTA BARBARA BLVD
7 191-10-018 000	ARGAS-LITTON ISRAEL & ADILENE		161 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	181 SANTA BARBARA BLVD
8 191-10-018 000	ARGAS-LITTON ISRAEL & ADILENE		161 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	181 SANTA BARBARA BLVD
9 191-10-018 000	ARGAS-LITTON ISRAEL & ADILENE		161 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	181 SANTA BARBARA BLVD
10 191-10-021 000	EAST MAIN ESTATES LLC		1212 TABOR LAKE COVE	GEORGETOWN KY 40324	183 SANTA BARBARA BLVD
11 191-10-023 000	FRY BRANDON & BAILEY	C/O HOMEOWNERS ASSOCIATION	1212 TABOR LAKE COVE	GEORGETOWN KY 40324-8775	183 SANTA BARBARA BLVD
12 191-10-026 000	EDINGTON LISA JANE		155 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	157 SANTA BARBARA BLVD
13 191-10-030 000	ELINGTON GARNETT		155 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	157 SANTA BARBARA BLVD
14 191-30-008 000	SANDOVAL JESUS & CHARLOTTE YOUNG-OMIEDO		153 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	153 SANTA BARBARA BLVD
15 191-30-008 000	OULLEN JERRY		151 SANTA BARBARA BLVD	GEORGETOWN KY 40324	151 SANTA BARBARA BLVD
16 191-30-008 000	WATSON NORMAN S		145 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	147 SANTA BARBARA BLVD
17 191-30-010 000	FARELL GILBERT		145 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	147 SANTA BARBARA BLVD
18 191-30-011 000	RILEY CHRISTOPHER & CHASSITY		141 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	141 SANTA BARBARA BLVD
19 191-30-012 000	MAJOR JONATHAN ROY & DOROTHY E BARRON		148 SANTA BARBARA BLVD	GEORGETOWN KY 40324	148 SANTA BARBARA BLVD
20 191-30-014 000	AMBURGET CHRISTOPHER W/6 MARIA E BONIFANT		139 SANTA BARBARA BLVD	GEORGETOWN KY 40324	139 SANTA BARBARA BLVD
21 191-30-015 000	CHAFIN JESSICA LEA		137 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	137 SANTA BARBARA BLVD
22 191-30-016 000	HE TRICH SHAWN & PARIN		135 SANTA BARBARA BLVD	GEORGETOWN KY 40324	135 SANTA BARBARA BLVD
23 191-30-020 000	WATSON NORMAN S		135 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	135 SANTA BARBARA BLVD
24 191-30-021 000	COOK MAXINE M		135 SANTA BARBARA BLVD	GEORGETOWN KY 40324	135 SANTA BARBARA BLVD
25 191-30-026 000	HARRINGTON NATHAN A		127 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	127 SANTA BARBARA BLVD
26 191-30-028 000	BARNES CEDRICK LEE & SHANA ASHLEY		125 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	125 SANTA BARBARA BLVD
27 191-30-032 000	COOK LINDA J & RICHARD M		123 SANTA BARBARA BLVD	GEORGETOWN KY 40324-8775	123 SANTA BARBARA BLVD
28 191-30-034 000	AGEE TAYLOR L & RACHEL B		108 WILLOW OAK WAY	GEORGETOWN KY 40324-8308	121 SANTA BARBARA BLVD
29 191-30-038 000	ALLOWAY HAL		118 COUNTRY CLUB DR	GEORGETOWN KY 40324	119 SANTA BARBARA BLVD
30 191-30-040 000	LESTER TIMOTHY		108 COUNTRY CLUB DR	ASHLAND KY 4101-2144	117 SANTA BARBARA BLVD
31 191-30-044 000	LESTER TIMOTHY		108 COUNTRY CLUB DR	ASHLAND KY 4101-2144	117 SANTA BARBARA BLVD
32 191-30-045 000	FULTZ MICOTT ERIC		108 PARK PLACE CT	GEORGETOWN KY 40324	109 PARK PLACE CT
33 191-30-046 000	DAWSON LIAM		108 PARK PLACE CT	GEORGETOWN KY 40324	109 PARK PLACE CT
34 191-30-047 000	SOSH STEPHANIE & WESLEY		111 PARK PLACE CT	GEORGETOWN KY 40324-8778	107 PARK PLACE CT
35 191-30-051 000	SIPPLE JERICHOD & DANIELLE J BOWLING		111 PARK PLACE CT	GEORGETOWN KY 40324	115 SANTA BARBARA BLVD
36 191-30-053 000	BILLINGS EVA M & WILLIAM R		108 PARK PLACE CT	GEORGETOWN KY 40324	108 PARK PLACE CT
37 191-30-060 000	WATSON NORMAN S		108 PARK PLACE CT	GEORGETOWN KY 40324	108 PARK PLACE CT
38 191-30-060 000	ANDERSON AMERSON APARTMENTS LLC		1256 PROVIDENCE PLACE PKWY STE 250	LEXINGTON KY 40511-6378	1005 LEMONS MILL RD
39 191-30-060 000	ANDERSON AMERSON APARTMENTS LLC		1256 PROVIDENCE PLACE PKWY STE 250	LEXINGTON KY 40511-6378	1005 LEMONS MILL RD
39 191-30-370 000	ANDERSON AMERSON APARTMENTS LLC		1256 PROVIDENCE PLACE PKWY STE 250	LEXINGTON KY 40511-6378	1005 LEMONS MILL RD



Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-24

July 20th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a sign plan, including 5 sign variances and 1 conditional use permit for an interstate sign, has been filed with the Georgetown Board of Adjustment for the property addressed 1000 Lemons Mill Road (Zoned B-2), by Custom Signs and Engineering, on behalf of Huck's Gas Station (Martin & Bailey). These variance proposals include, but are not limited to, a conditional use permit for a 35-foot-tall interstate sign, increases in the maximum number of wall signs, and increases in general sign square footage.

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-24.

The application, having been previously postponed, will now be considered by the Board on **August 3rd, 2026** in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. The meeting will begin at 5:30 PM. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

If you have any questions or concerns, please contact me by email at nsmith@gscplanning.com or by phone at 502-867-3701.

Sincerely,

Noah Smith
Planner I
GSCPC

CONDITIONAL USE PERMIT APPLICATION
131 WELLESLEY AVENUE
Staff Report to the Georgetown Board of Adjustment
August 3rd, 2026

FILE NUMBER: G-2026-26

PROPOSAL: Conditional use permit for a home occupation to operate a small roadside stand selling food products and crafts.



LOCATION: 131 Wellesley Avenue.

APPLICANT: Alexandrias Sams.

CONSULTANT: None.

STATISTICS:

Zone:	R-1C PUD.
Surrounding Zone (s):	R-1C PUD.
Site Acreage:	0.26 acres.
Access (Direct):	Wellesley Avenue.
Access (Nearest Arterial):	Cherry Blossom Way, Cynthiana Road.
Context:	Residential lot located within the Pleasant Valley subdivision.

BACKGROUND:

Alexandria Sams ("Applicant") is requesting a conditional use permit for a home occupation to be located upon the property addressed 131 Wellesley Avenue ("Project Site"). The proposal itself is for a small roadside stand which would sell food products as well as crafts, with the Applicant serving as the only staff to the business.

The Project Site was created as lot #15 of the Pleasant Valley subdivision, unit 1B (Plat Cabinet 9, slide 201).

ISSUES & ANALYSIS:

KRS 100.111(6) defines Conditional Uses as those uses which are essential to or would promote the public health, safety, or welfare in one or more zones, but which would impair the integrity and character of the zone in which it is located or in adjoining zones unless restrictions on location, size, extent and character of performance are imposed in addition to those imposed in

the zoning regulation. Conditional uses may be permitted in districts as designated under the zoning district regulations but only when specifically approved by the Board of Adjustment.

A Conditional Use Permit is legal authorization to undertake a conditional use. The question of a conditional use proposal is if the use can conceivably function in a specific space without negatively affecting the surrounding area.

Comprehensive Plan:

The goals and objectives of the *Comprehensive Plan* document indicate the need for uses of this nature: “[The community and legislation should] Encourage small-scale commercial and temporary businesses to increase entrepreneurship and provide access to a wider range of local goods, services, and capital” (Economic Growth 2.2). Staff posits that this proposed use would promote the public welfare in this zone, because uses of this nature are called for in the currently adopted *Comprehensive Plan* document.

Home Occupation Considerations:

This proposal constitutes a conditional use permit for a home occupation in a residential zone. The *Zoning Ordinance* defines “Home Occupations” as follows:

- “[A] Professional office, one professional with no staff, studio or personal services maintained or conducted within a dwelling or accessory building. Home occupations must meet the following conditions:
- 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 a wall sign not to exceed 5 square feet in area which may identify the home occupation. Complete sign information can be found in the Sign Ordinance, Appendix C.
 - c. The home occupation shall not generate any atmospheric pollution, light flashes, glare, odor, noise, vibration, truck or other heavy traffic.

(Article II, #73).”

The application material denotes this proposal as a home occupation, and it fits the basic definition as such. The Applicant has indicated that the only “staff” to the use would be the Applicant herself. The use as proposed would provide personal, low-scale retail services. Therefore, this proposal is to be classified as a home occupation. The three minimum criteria for home occupations have been applied to this proposal, and they are as follows:

- a. The home occupation must be incidental to the principal residential use, and be limited to 25% of the ground floor area, in no event to exceed 300 square feet:**

The latter metric of 300 square feet would need to be applied in this case. The stand as proposed would not occupy over 300 square feet of floor area. The Applicant and their family live in the home, and as a result this proposal would be both an accessory use. It would also be dimensionally secondary in terms of the space it would inhabit.

- b. The home occupation shall result in no exterior evidence, except a wall sign not to exceed 5 square feet in area which may identify the home occupation:**

Because the application material explicitly indicates that this use would entail a "roadside stand," to be located towards the street, Staff asserts that this proposal would not meet this metric. If the use itself were to take place upon the front yard and/or street, then that would constitute clear exterior evidence of the use.

c. The home occupations shall not generate any atmospheric pollution, light flashes, glare, odor, noise, vibration, truck or other heavy traffic:

Given the considerably small-scale nature of the use as proposed, entailing the sale of food and handmade crafts, Staff posits that the use would not generate any manner of disturbances of this nature to the surrounding area.

Closing Analysis:

The proposal would not meet the standards outlined for home occupations as defined by the *Zoning Ordinance*, because, in this case, a roadside stand would be clear exterior evidence of the home occupation. However, Staff posits that were the proposal to be located within the home, then approval of a home occupation that is similar in nature would be justifiable.

Findings:

- 1) The Project site is a 0.26-acre property, zoned R-1C PUD.
- 2) The proposal is for a conditional use permit for a roadside stand, defined as an allowable conditional use for a home occupation in a residential zone by the *Zoning Ordinance*.
- 3) The proposal would not adversely affect the public health, safety or welfare.
- 4) The proposed use is called for by the *Comprehensive Plan*, and therefore it can be expected that it would provide a clear benefit to the public welfare.
- 5) The use as proposed, being a roadside stand, would be clearly visible from the road, and therefore would not meet the requirements for uses defined as home occupations.
- 6) Were the use to be located within the home, the proposal would meet all requirements, and, with that added condition, Staff believes that a recommendation of approval would be justifiable.

RECOMMENDATION:

Given findings and analysis, staff recommends **Denial** of the requested conditional use permit for a home occupation upon the property addressed 131 Wellesly Avenue, on the basis that it would have exterior visibility, and therefore would not meet requirements for such uses. Should the Board motion to approve this application, Staff recommends the following.

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall return to the Board prior to any changes.
4. There shall be no exterior evidence of the home occupation (the business shall be located inside of the home and/or within an accessory structure).

5. The use shall not exceed 300 square feet in dimension.
6. The use shall remain incidental and accessory to the primary residential use of the property.
7. If the use is to be located upon the roadside, it must be a minimum of ten feet removed from the right of way of Wellesly Avenue.
8. Patrons of the use must park in the driveway of the property addressed 131 Wellesly Avenue. There shall be no off-street parking for the use.
9. Hours of operation shall be limited to 9am through 7pm, Sunday through Saturday.

RECEIVED

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725 2026

FOR OFFICIAL USE ONLY:

APPLICATION NO: _____

DATE FEE RECEIVED: 7-7-26

PLANNING COMMISSION

\$150.00 money order

1. APPLICANT Alexandria Sams

MAILING ADDRESS 131 Wellesly Avenue Georgetown, KY 40324

PHONE NO _____

EMAIL _____

2. TYPE OF REQUEST (Check one or more)

☐ VARIANCE

☐ CONDITIONAL USE PERMIT

☒ HOME OCCUPATION (CUP)

☐ ADMINISTRATIVE REVIEW

3. PROJECT SITE 131 Wellesly Avenue Georgetown, KY 40324

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

5. EXISTING USE Single-family residence

ZONING DISTRICT _____

6. DESCRIPTION OF REQUEST I am requesting approval to operate a small home-based roadside stand selling Kentucky cottage food products (baked goods)

7. SUPPORTING INFORMATION: and handmade crafts.

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.

Alexandria Sams

APPLICANT

6/30/26

DATE

Home Occupation Statement

A.

The business is incidental to the primary residential use of the property. The stand will only occupy a small portion of the property and residence.

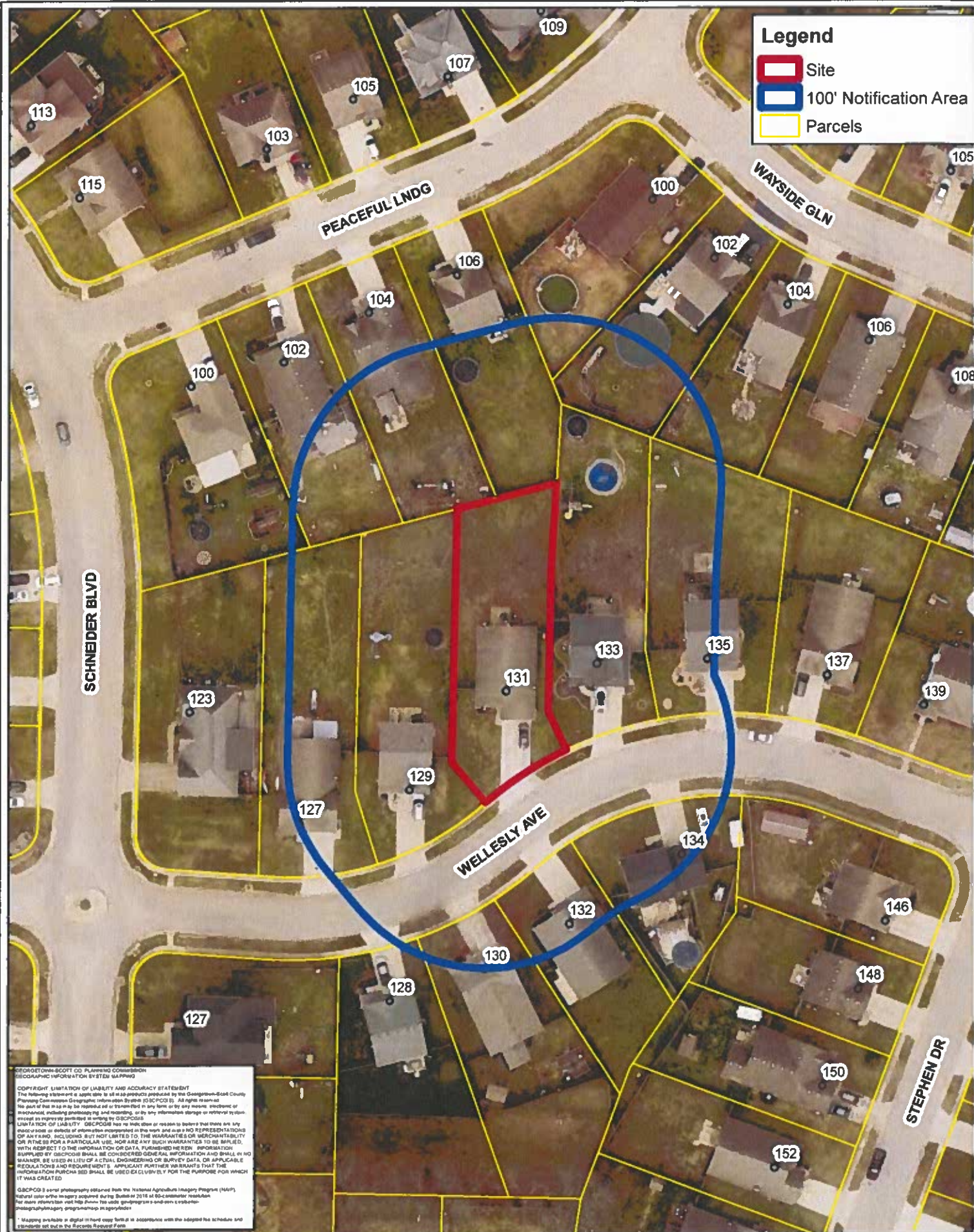
B.

No exterior evidence of the business will exist except for one small sign that complies with local sign regulations.

C.

The business will not create excessive noise, odor, dust, vibration, lighting, or heavy traffic. Customer visits will be occasional and parking will be accommodated safely on the property, if necessary. The stand will also have wheels, allowing it to be transported into the garage on the property. It will not permanently reside on the property.

I am requesting approval for a small roadside stand to be located on my residential property. The stand will be a low-impact use that remains secondary to the property's primary use as a residence. The stand will operate during reasonable daytime hours only. It will not generate excessive noise, odors, glare, vibration, pollution, or heavy traffic. Customer visits will be brief, with only a few vehicles at a time, and no commercial truck traffic is expected. The operation is intended to serve local residents and will be conducted in a manner that preserves the quiet character of the neighborhood. I am committed to maintaining the property in a clean, orderly, and safe condition and ensuring that the roadside stand is operated respectfully and with minimal impact on neighboring properties.



OID	MapNumber	Name1	Name2	MailAddress	CityStateZip	Complete_A
0	187-40-104.000	SHOEMAKER COUGLS & JENNIFER		100 PEACEFUL UNDO	GEORGETOWN KY 40324-8058	100 PEACEFUL LANDING
1	187-40-106.000	HAYLEY L JAMES		100 PEACEFUL LANDING	GEORGETOWN KY 40324-8058	100 PEACEFUL LANDING
2	187-40-107.000	FREDERICK JAMES M & ROBIN R		104 PEACEFUL LANDING	GEORGETOWN KY 40324-8058	104 PEACEFUL LANDING
3	187-40-108.000	NOE MATTHEW ROCKY & CAITLYN M RICE		108 PEACEFUL LANDING	GEORGETOWN KY 40324-8058	108 PEACEFUL LANDING
4	187-40-110.000	WINSTEAD DENNIS G & DELORES A		100 WAYSIDE GLN	GEORGETOWN KY 40324-8057	100 WAYSIDE GLEN
5	187-40-111.000	BARNETTE MELISSA		127 WELLESLEY AVE	GEORGETOWN KY 40324	127 WELLESLEY AVE
6	187-40-113.000	ROLAND JORDAN A & HAYLEE M		128 WELLESLEY AVE	GEORGETOWN KY 40324-8081	128 WELLESLEY AVE
7	187-40-114.000	CAUDILL ANTHONY G & AMY		102 WAYSIDE GLEN	GEORGETOWN KY 40324	102 WAYSIDE GLEN
8	187-40-115.000	CAUDILL JAMES COPHER CHASE		131 WELLESLEY AVE	GEORGETOWN KY 40324-8091	131 WELLESLEY AVE
9	187-40-117.000	BACK JEREMY		133 WELLESLEY AVE	GEORGETOWN KY 40324-8091	133 WELLESLEY AVE
10	187-40-119.000	JULLERAT JENNA L & WHITNEY M WALKER		104 WAYSIDE GLEN	GEORGETOWN KY 40324-8057	104 WAYSIDE GLEN
11	187-40-119.000	ADAMS MICHAEL TRAVIS & KIMBERLY LYNN		135 WELLESLEY AVE	GEORGETOWN KY 40324	135 WELLESLEY AVE
12	187-40-121.000	STEPHENS CHAD E & NANCY E		134 WELLESLEY AVE	GEORGETOWN KY 40324-8091	134 WELLESLEY AVE
13	188-20-119.000	PACK PAGE & LOGAN THORNIBERRY		128 WELLESLEY AVE	GEORGETOWN KY 40324	128 WELLESLEY AVE
14	188-20-134.000	BRANDENBURG DAVID S		130 WELLESLEY AVE	GEORGETOWN KY 40324	130 WELLESLEY AVE
15	188-20-137.000	HORFLEET SARAH		132 WELLESLEY AVE	GEORGETOWN KY 40324-8091	132 WELLESLEY AVE



Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-26

July 20th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a conditional use permit has been filed with the Georgetown Board of Adjustment for the property addressed 131 Wellesly Avenue (Zoned R-2), by Alexandria Sams. The conditional use permit is for a roadside stand to sell baked goods and crafts, defined by the *Zoning Ordinance* as a home occupation (4.3.3.2.d).

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-26.

The application will be considered by the Board on **August 3rd, 2026** in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. The meeting will begin at 5:30 PM. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

If you have any questions or concerns, please contact me by email at nsmith@gscplanning.com or by phone at 502-867-3701.

Sincerely,

Noah Smith
Planner I
GSCPC

**VARIANCE APPLICATION
421 MAIN AVENUE
Staff Report to the Georgetown Board of Adjustment
August 3, 2026**

FILE NUMBER: G-2026-27

PROPOSAL: Reduction of minimum front yard setback in the R-2 zone from 30 feet to 10 feet.

LOCATION: 421 Main Avenue

APPLICANT: BGAR Properties

CONSULTANT:

STATISTICS:

Zone:	R-2
Surrounding Zone (s):	R-2
Site Acreage:	4175 sq ft.
Access (Direct):	Main Avenue
Access (Nearest Arterial):	North Hamilton Street
Context:	Main Avenue between Teddy Ave and Booker Ave



BACKGROUND:

BGAR Properties ("Applicant") is requesting a variance in the form of a reduction of the minimum R-2 front yard setbacks from 30 to 10 feet for the property addressed 421 Main Avenue for the construction of a new residence.

The current Project Site is an undersized legal lot of record. There are no previous applications to the Georgetown Board of Adjustment for the project site.

ISSUES & ANALYSIS:

Per the *Schedule of Dimension Area Regulations*, the typical minimum R-2 front yard setbacks are 30 feet. The Applicant has filed for a Variance to reduce this requirement to 10 feet. The Applicant has indicated that the reduced front yard setback is intended to grant a larger, more spacious backyard and to align with the character of adjacent homes.

"KRS 100.243 Findings necessary for granting variances.

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

2. *The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*

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

Staff finds that the variance would not adversely affect the public health, safety, or welfare. The setback reduction would not encroach upon the right of way of Main Avenue.

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

Staff finds that the proposed variance would not alter the character of the general vicinity. Homes along Main Avenue generally do not meet the minimum R-2 front yard setback requirement. The difference between this proposal and other homes within the general vicinity is that the adjacent homes have existing non-conforming status, whereas this proposal regards a new development that is therefore held to all current regulations.

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

Staff finds that the proposal would allow an unreasonable circumvention of zoning regulations, because it does not meet the other standards of KRS 100.243. While staff recognizes this is an undersized lot which may warrant some relief, the degree of relief requested may not be the minimum amount needed for the reasonable use of the land.

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

This parcel is greatly undersized. Zone standard minimum lot size is 7500 square feet, while this lot is only 4175 square feet. As such, staff posits that while some relief from the strict application of the requirements may be warranted, the degree of relief requested may not be the minimum amount needed for the reasonable use of the land.

KRS 100.243: "[The Board shall consider whether] The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant:"

The Applicant has indicated that this variance proposal is intended to grant the reasonable use of the site in the form of a larger backyard. Staff, however, finds that the strict application of the provisions of the setback regulation would not deprive the reasonable use of the site.

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

The application meets this requirement.

KRS 100.243: "The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."

There have been no willful violations of the Ordinance.

Closing Analysis:

Staff finds that the application does not meet the standards outlined in KRS 100.243. In a submitted site plan, the applicant has demonstrated that there is still room in the rear yard to place the home further back on the lot. As such, it must be recognized that the requested relief is not the minimum required for reasonable use of the property.

Findings:

- 1) The Project site is a 4175 sq ft. property, zoned R-2.
- 2) The proposal is for a Variance from the minimum R-2 front yard setback requirement, in the form of a reduction from 30 feet to 10 feet from Main Avenue.
- 3) The proposal would not adversely affect the public health, safety or welfare.
- 4) The Variance does arise from special circumstances, as this is an undersized lot of record.
- 5) The requested relief may not be the minimum required for reasonable use of the property.

RECOMMENDATION:

Given findings and analysis, staff recommends **Denial** of the requested Variance for a reduction of the front yard R-2 setback on the basis that it does not meet the standards of KRS 100.243. Should the Board motion to approve this application, staff recommends the following.

Conditions of Approval:

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

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

FOR OFFICIAL USE ONLY:

APPLICATION NO: 6-2026-27 DATE FEE RECEIVED: 7-8-26 CK 2121

RECEIVED

JUL 08 2026
PLANNING COMMISSION

1. APPLICANT BGAR Properties, LLC
MAILING ADDRESS 119 Public Beach Drive Georgetown, Ky
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 421 Main Ave Georgetown, Ky 40324

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

5. EXISTING USE Residential Lot ZONING DISTRICT R-2

6. DESCRIPTION OF REQUEST Reduce front yard setback to 10ft
to accommodate single family home

7. SUPPORTING INFORMATION:

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

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

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

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

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

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

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

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

[Signature]
APPLICANT

6-22-26
DATE

RECEIVED

JUL 08 2026

PLANNING COMMISSION

Comments for 421 Main Ave

A- The lots in this older neighborhood predate the modern planning and zoning regulations we have in Georgetown/Scott Co. The sizes, particularly the widths of the lots require special considerations by P&Z simply because this is an older neighborhood that was designed over a hundred years ago in some cases.

B – Without a setback variance, the literal interpretation of the zoning ordinance would deprive the owners of 421 main ave of rights enjoyed by other properties in the area. There are many homes with this approximate setback to the street in the immediate area. Just a couple examples are 417,419,and 427 main ave.

C – I, nor the property owner have done anything to cause this need.

D- I believe this is a reasonable minimum variance to build a house due to the width of the lot. The house would be a two story that is about 1400 sq ft. A driveway for offstreet parking would be utilized on the right side of the home.

421 Main Ave

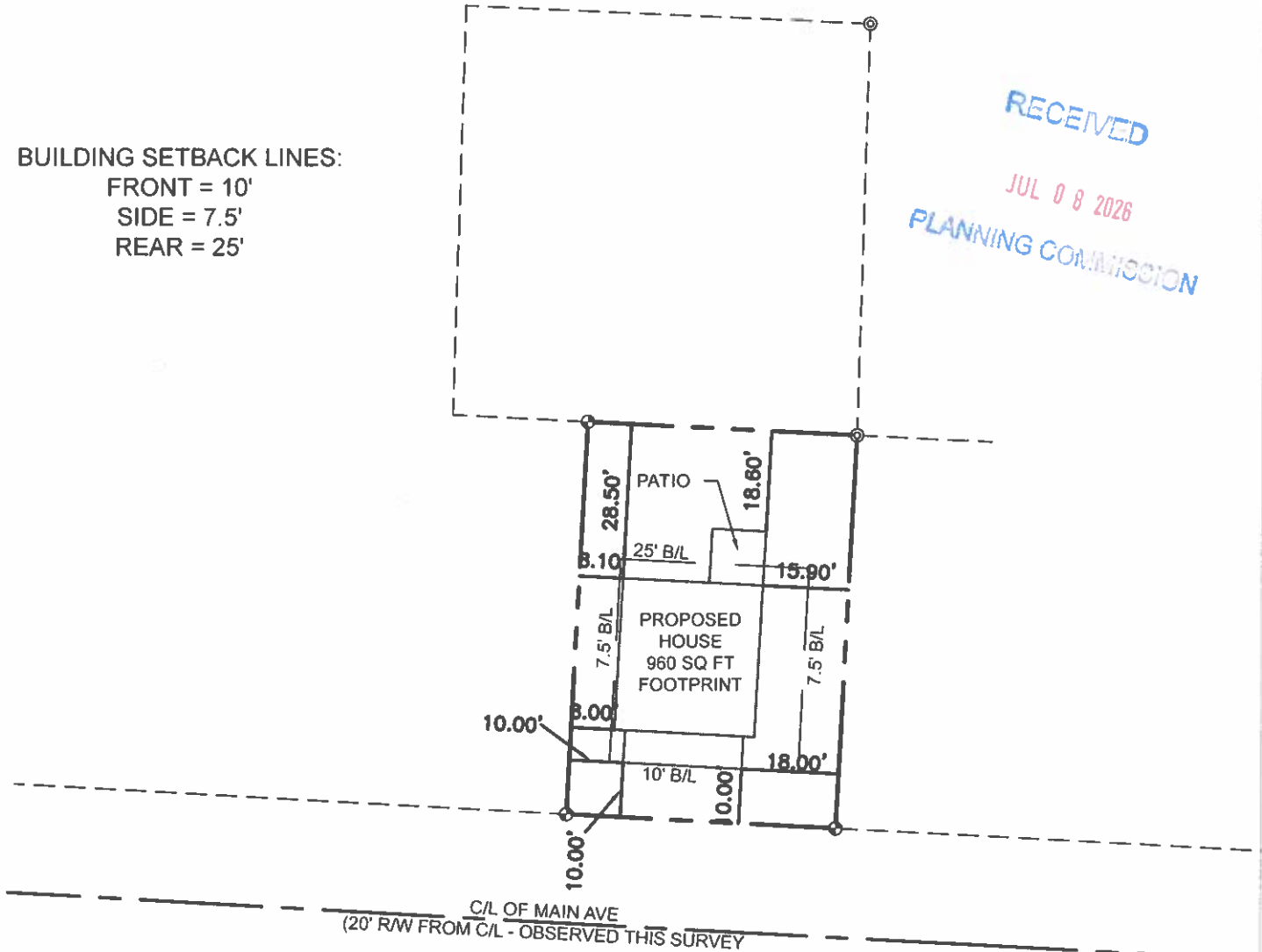
CURRENT OWNERS
BGAR PROPERTIES LLC
DEED BOOK 459 / PAGE 177
(PROPERTY ONE)
LOT ZONING = R-2

BUILDING LOCATION PLAT
421 MAIN AVE
GEORGETOWN, KY 40324



BUILDING SETBACK LINES:
FRONT = 10'
SIDE = 7.5'
REAR = 25'

RECEIVED
JUL 08 2026
PLANNING COMMISSION



PREPARED BY:
HEATH LAND SURVEYING LLC
ZACHARY W. HEATH PLS #4648
PO BOX 985
GEORGETOWN, KY 40324



(NOT A RECORDABLE DOCUMENT - NOT A SURVEY)



CD	MapNumber	Name1	Name2	MallAddress	CityStateZip	Complete_A
0	185-20-185.000	PAVIES DEPOT PARTNERS LLC & WRIGHT STACEY MAHE	JAMES & MELISSA KELLY	112 S WATER ST	GEORGETOWN KY 40324	618 N HAMILTON ST
1	185-20-186.000	SCOTT MANOR SFE LLC		814 WILMINGTON ST	GEORGETOWN KY 40324	614 N HAMILTON ST
2	185-20-200.000	CHRISTOPHER DARNELL & ELAINE		PO BOX 187	GEORGETOWN KY 40324	605 N MAIN AVE
3	185-20-208.000	WILLIAMS VICKIE L		340 MARTIN LUTHER KING BLVD	GEORGETOWN KY 40324	605 N MAIN AVE
4	185-20-207.000	LUSBY DAVID J		417 MAIN AVE	GEORGETOWN KY 40324	605 N MAIN AVE
5	185-20-214.000	JOHNSON LARRY & FANNIE		121 LOCH LOMOND DR	GEORGETOWN KY 40324	417 MAIN AVE
6	185-20-215.000	B G A R PROPERTIES LLC		119 PEBBLE BEACH DR	GEORGETOWN KY 40324	427.5 MAIN AVE
7	185-20-219.000	JOHNSON LARRY & FANNIE		340 MARTIN LUTHER KING BLVD	GEORGETOWN KY 40324	425 MAIN AVE
8	185-20-220.000	JONES DARRINUS & LESLEY S		340 MARTIN LUTHER KING BLVD	GEORGETOWN KY 40324	419 MAIN AVE
9	185-20-226.000	R E B LLC		301 GAND AVE	GEORGETOWN KY 40324	425 MAIN AVE
10	185-20-227.000	WILLS MALDRED M		420 MAIN AVE	GEORGETOWN KY 40324-1873	425 MAIN AVE
11	185-20-231.000	WILKINS CLYDE A & ELMIRA		348 N COURT ALLEY	GEORGETOWN KY 40324	348 TEDDY AVE
12	185-20-238.000	B G A R PROPERTIES LLC		119 PEBBLE BEACH DR	GEORGETOWN KY 40324-9593	424 MAIN AVE
13	185-20-241.000	B G A R PROPERTIES LLC		119 PEBBLE BEACH DR	GEORGETOWN KY 40324-9593	422 MAIN AVE
14	185-20-241.001	JOHNSON LARRY & FANNIE		427.5 MAIN AVE	GEORGETOWN KY 40324	428 MAIN AVE
15	185-20-246.000	TAYLOR HARRY & ELLA		207 DORAL DR	GEORGETOWN KY 40324	432 MAIN AVE
16	185-20-252.000					



Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-27

July 20th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a variance has been filed with the Georgetown Board of Adjustment for the property addressed 421 Main Avenue (Zoned R-2), by BGAR Properties, LLC. The variance is to reduce the front yard setback from 30 feet to 10 feet to allow for the construction of a home thereon.

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-27.

The application will be considered by the Board on **August 3rd, 2026** in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. The meeting will begin at 5:30 PM. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

If you have any questions or concerns, please contact me by email at nsmith@gscplanning.com or by phone at 502-867-3701.

Sincerely,

Noah Smith
Planner I
GSCPC



**VARIANCE APPLICATION
502 MAIN AVENUE
Staff Report to the Georgetown Board of Adjustment
August 3, 2026**

FILE NUMBER: G-2026-28

PROPOSAL: Reduction of minimum front yard setback in the R-2 zone from 30 feet to 7.5 feet.

LOCATION: 502 Main Avenue

APPLICANT: BGAR Properties

CONSULTANT:

STATISTICS:

Zone:	R-2
Surrounding Zone (s):	R-2
Site Acreage:	4200 sq ft.
Access (Direct):	Main Avenue
Access (Nearest Arterial):	North Hamilton Street
Context:	Chambers Avenue and Main Avenue



BACKGROUND:

BGAR Properties ("Applicant") is requesting a variance in the form of a reduction of the minimum R-2 front yard setbacks from 30 to 7.5 feet along Chambers Avenue for the property addressed 502 Maine Avenue for the construction of a new residence.

The current Project Site is a legal lot of record with double frontage. There are no previous applications to the Georgetown Board of Adjustment for the project site.

ISSUES & ANALYSIS:

Per the *Schedule of Dimension Area Regulations*, the typical minimum R-2 front yard setbacks are 30 feet. The Applicant has filed for a Variance to reduce this requirement to 7.5 feet. The Applicant has indicated that the reduced front yard setback is intended to align with the character of adjacent homes. The applicant also posits that being an undersized lot, this is the minimum relief required for reasonable use of the property.

"KRS 100.243 Findings necessary for granting variances.

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

- c. *The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*
2. *The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*

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

Staff finds that the variance would not adversely affect the public health, safety, or welfare. The setback reduction would not encroach upon the right of way of Payne Street.

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

Staff finds that the proposed variance would not alter the character of the general vicinity. Homes along Chambers and Main Avenue generally do not meet the minimum R-2 front yard setback requirement. The difference between this proposal and other homes within the general vicinity is that the adjacent homes have existing non-conforming status, whereas this proposal regards a new development that is therefore held to all current regulations.

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

Allowing this variance would allow for the construction of a two story home that is approximately 15 feet wide. While undersized, this lot does have residential use by right. Staff finds that the home proposed is modest in nature, and that the request for relief is reasonable.

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

This parcel has frontage along both Chambers and Main Avenues. The lot as a result has two front yard setbacks. Chambers Avenue also has a 30 foot right of way, further limiting buildable area on this lot. As such, staff posits that relief from the strict application of the requirements may be warranted.

KRS 100.243: "[The Board shall consider whether] The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant:"

The Applicant has indicated that this variance proposal is intended to grant the reasonable use of the site and allow for neighborhood conformity. Given the unique circumstances of the lot, Staff finds strict application of the regulations would deprive the applicant of reasonable use of the land.

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

The application meets this requirement.

KRS 100.243: "The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."

There have been no willful violations of the Ordinance.

Closing Analysis:

Staff finds that the application does meet the standards outlined in KRS 100.243. As a double frontage lot, the project site does face unique circumstances.

Findings:

1. The Project site is a 4200 sq ft. property, zoned R-2.

2. The proposal is for a Variance from the minimum R-2 front yard setback requirement, in the form of a reduction from 30 feet to 7.5 feet from Chambers Avenue.
3. The proposal would not adversely affect the public health, safety or welfare.
4. The Variance does arise from special circumstances, as this is a double frontage lot.
5. The requested relief will allow for reasonable use of the property.

RECOMMENDATION:

Given findings and analysis, staff recommends **Approval** of the requested Variance for a reduction of the front yard R-2 setback on the basis that it does meet the standards of KRS 100.243. Should the Board motion to approve this application, staff recommends the following.

Conditions of Approval:

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



RECEIVED

JUL 08 2026

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3728 **PLANNING COMMISSION**

FOR OFFICIAL USE ONLY:

APPLICATION NO: 6-2026-28DATE FEE RECEIVED: 7-8-26CK # 2122

1. APPLICANT BGAN Properties, LLC
 MAILING ADDRESS 119 Pebble Beach Dr. Georgetown, Ky 40324
 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 502 Main Ave
4. JURISDICTION (Please Circle) Georgetown / Sadieville / Stamping Ground / Scott County
5. EXISTING USE Residential Lot ZONING DISTRICT R-2
6. DESCRIPTION OF REQUEST Reduce setback to 7.5 feet on side lot line (side to chambers ave).

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

6-22-26
 DATE

RECEIVED

JUL 08 2026

PLANNING COMMISSION

Comments for 502 Main Ave

A- The lots in this older neighborhood predate the modern planning and zoning regulations we have in Georgetown/Scott Co. The sizes, particularly the widths of the lots require special considerations by P&Z simply because this is an older neighborhood that was designed over a hundred years ago in some cases.

B – Without a setback variance, the literal interpretation of the zoning ordinance would deprive the owners of 502 main ave of rights enjoyed by other properties in the area. There are many homes with this approximate setback to the street in the immediate area. Just a couple examples are 512 Main Ave and 338 Chambers Ave.

C – I, nor the property owner have done anything to cause this need.

D- I believe this is a reasonable minimum variance to build a house due to the width of the lot. The house would be a two story that is about 1400 sq ft and only about 15 feet wide. A driveway for offstreet parking would be utilized at the rear of the home entering from chambers. The recent survey for this property observed a large right of way for chambers ave, presumably that was taken by the city at some point for widening of chambers ave, which resulted in the lot only being 30 feet wide. Some of this right of way is yard for this property. This would mean that a home built 7.5 feet from the property line would actually be 12-14 feet from the street edge. Previous GIS maps for the area show a home once occupied the lot that was wider than what I am proposing

502 Main Ave

BUILDING SETBACK LINES:

FRONT = 30'

SIDE = 7.5'

REAR = 25'

BUILDING LOCATION PLAT

502 MAIN AVE

GEORGETOWN, KY 40324

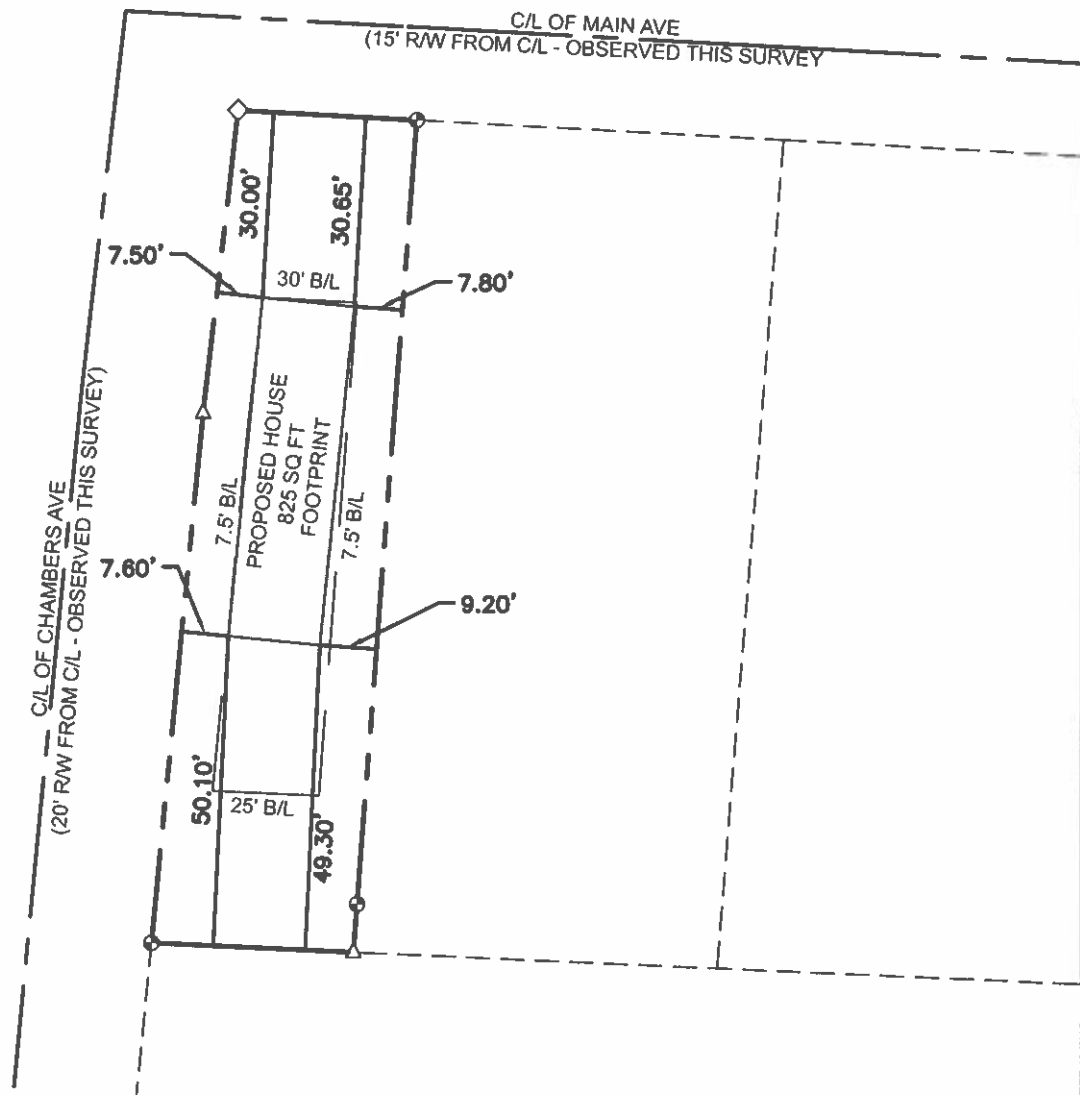
RECEIVED

JUL 08 2026

PLANNING COMMISSION



CURRENT OWNER:
BGAR PROPERTIES LLC
D.B. 459 / PG. 177
LOT ZONING = R-2



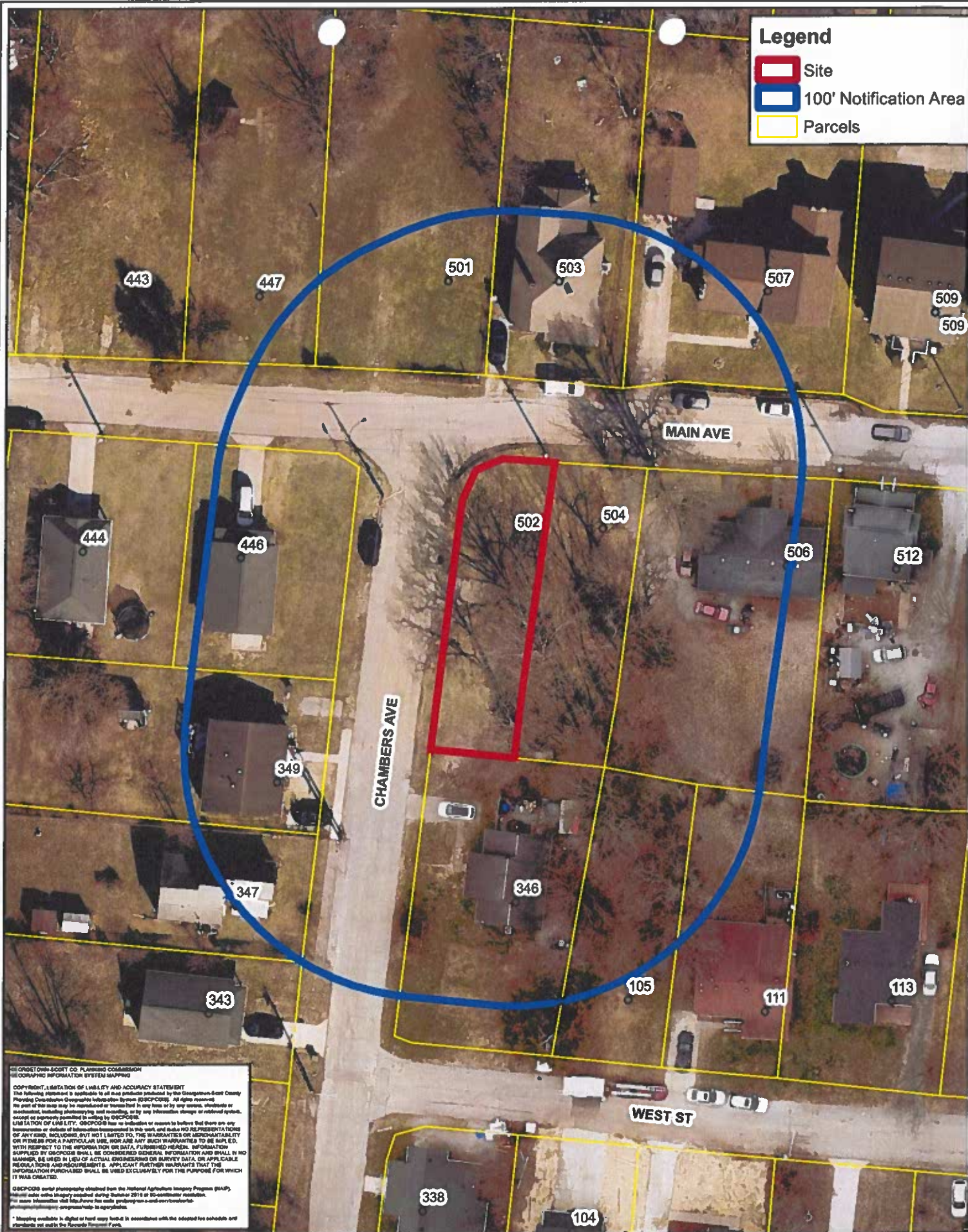
PREPARED BY:
HEATH LAND SURVEYING LLC
ZACHARY W. HEATH PLS #4648
PO BOX 985
GEORGETOWN, KY 40324



(NOT A RECORDABLE DOCUMENT - NOT A SURVEY)

Legend

- Site
- 100' Notification Area
- Parcels



GEORGETOWN-SCOTT CO. PLANNING COMMISSION
GEOGRAPHIC INFORMATION SYSTEM MAPPING

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GIS/PCPDS aerial photography obtained from the National Agriculture Imagery Program (NAIP), which is color with imagery captured during Summer 2016 of 30-centimeter resolution. This same information was also provided as a color print on a 30-centimeter resolution.

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



OID	MapNumber	Name1	Name2	MainAddress	CityStateZ	Complete_A
0	186-20-254 000	JENKINS HARRISON		3637 BEECHWOOD CIR	LEXINGTON KY 40514	447 MAIN AVE
1	186-20-268 000	BUTLER ANDRE L		1501 CLARKSBURY	GEORGETOWN KY 40324	447 MAIN AVE
2	186-20-275 000	TAYLOR HARRY JR & ELLA		207 DORAL LN	GEORGETOWN KY 40324	501 MAIN AVE
3	186-20-284 001	SIMPLY SOUTHERN PROPERTIES LLC		207 DORAL DR	GEORGETOWN KY 40324	501 MAIN AVE
4	186-20-284 001	TAYLOR HARRY & ELLA		P O BOX 810293	LEXINGTON KY 40514	501 MAIN AVE
5	186-20-294 000	BLACKWELL TERESA L		207 DORAL DR	GEORGETOWN KY 40324	507 MAIN AVE
6	186-20-298 000	B G A F PROPERTIES LLC		348 CHAMBERS AVE	GEORGETOWN KY 40324-1898	348 CHAMBERS AVE
7	186-20-298 000	LEWIS GEORGE HENRY		1910 RAWLINGS ST	GEORGETOWN KY 40324-6583	502 MAIN AVE
8	186-20-305 000	WILSON CLYDE		347 CHAMBERS ST	CHATTANOOGA TN 37408-4233	504 MAIN AVE
9	186-20-305 000	WILSON CLYDE & MARGARET		347 CHAMBERS AVE	GEORGETOWN KY 40324	508 MAIN AVE
10	186-20-317 000	FISHER PATRICIA		348 CHAMBERS AVE	GEORGETOWN KY 40324	347 CHAMBERS AVE
11	186-20-324 000	WILLIAMS RICKY LANE		1358 DORCHESTER DR	GEORGETOWN KY 40324	348 CHAMBERS AVE
12	186-20-331 000	HAWKINS JAMES & MARY		111 WEST ST	GEORGETOWN KY 40324	111 WEST ST



Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-28

July 20th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a variance has been filed with the Georgetown Board of Adjustment for the property addressed 503 Main Avenue (Zoned R-2), by BGAR Properties, LLC. The variance is to reduce the front yard setback towards Chambers Avenue from 30 feet to 7.5 feet for the construction of a home thereon.

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-28.

The application will be considered by the Board on **August 3rd, 2026** in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. The meeting will begin at 5:30 PM. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

If you have any questions or concerns, please contact me by email at nsmith@gscplanning.com or by phone at 502-867-3701.

Sincerely,

Noah Smith
Planner I
GSCPC



**VARIANCE APPLICATION
531 BOURBON STREET
Staff Report to the Georgetown Board of Adjustment
August 3, 2026**

FILE NUMBER: G-2026-29

PROPOSAL: Reduction of minimum front yard setback in the R-2 zone from 30 feet to 10 feet.

LOCATION: 531 Bourbon Street

APPLICANT: BGAR Properties

CONSULTANT:

STATISTICS:

Zone:	R-2
Surrounding Zone (s):	R-2
Site Acreage:	10,500 sq ft.
Access (Direct):	Bourbon Street
Access (Nearest Arterial):	North Hamilton Street
Context:	Bourbon Street and Payne Street



BACKGROUND:

BGAR Properties ("Applicant") is requesting a variance in the form of a reduction of the minimum R-2 front yard setbacks from 30 to 10 feet along Payne Street for the property addressed 531 Bourbon Street for the construction of a new residence (duplex).

The current Project Site is a legal lot of record with double frontage. There are no previous applications to the Georgetown Board of Adjustment for the project site.

ISSUES & ANALYSIS:

Per the *Schedule of Dimension Area Regulations*, the typical minimum R-2 front yard setbacks are 30 feet. The Applicant has filed for a Variance to reduce this requirement to 10 feet. The Applicant has indicated that the reduced front yard setback is intended to align with the character of adjacent homes.

"KRS 100.243 Findings necessary for granting variances.

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

2. *The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*

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

Staff finds that the variance would not adversely affect the public health, safety, or welfare. The setback reduction would not encroach upon the right of way of Payne Street.

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

Staff finds that the proposed variance would not alter the character of the general vicinity. Homes along Bourbon and Payne Streets generally do not meet the minimum R-2 front yard setback requirement. The difference between this proposal and other homes within the general vicinity is that the adjacent homes have existing non-conforming status, whereas this proposal regards a new development that is therefore held to all current regulations.

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

Staff finds that the proposal would allow an unreasonable circumvention of zoning regulations, because it does not meet the other standards of KRS 100.243. While staff recognizes this is double frontage lot with two front yard setbacks, which may warrant some relief, the degree of relief requested may not be the minimum amount needed for the reasonable use of the land.

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

This parcel has frontage along both Payne and Bourbon Streets. The lot as a result has two front yard setbacks. As such, staff posits that while some relief from the strict application of the requirements may be warranted, the degree of relief requested may not be the minimum amount needed for the reasonable use of the land.

KRS 100.243: "[The Board shall consider whether] The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant:"

The Applicant has indicated that this variance proposal is intended to grant the reasonable use of the site and allow for neighborhood conformity. Staff, however, finds that the more strict application of the provisions of the setback regulation would not deprive the reasonable use of the site.

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

The application meets this requirement.

KRS 100.243: "The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."

There have been no willful violations of the Ordinance.

Closing Analysis:

Staff finds that the application does not meet the standards outlined in KRS 100.243. While a duplex is a permissible use in the zone, a smaller footprint would require less relief from the regulations. As a double frontage lot, the project site does face unique circumstances. However, the requested relief may not be the minimum required for reasonable use of the property.

Findings:

1. The Project site is a 10,500 sq ft. property, zoned R-2.
2. The proposal is for a Variance from the minimum R-2 front yard setback requirement, in the form of a reduction from 30 feet to 10 feet from Payne Street.
3. The proposal would not adversely affect the public health, safety or welfare.
4. The Variance does arise from special circumstances, as this is a double frontage lot.
5. The requested relief may not be the minimum required for reasonable use of the property.

RECOMMENDATION:

Given findings and analysis, staff recommends **Denial** of the requested Variance for a reduction of the front yard R-2 setback on the basis that it does not meet the standards of KRS 100.243. Should the Board motion to approve this application, staff recommends the following.

Conditions of Approval:

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

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

RECEIVED

JUL 08 2026

PLANNING COMMISSION

FOR OFFICIAL USE ONLY:

APPLICATION NO: 6-2026-27

DATE FEE RECEIVED: 7-8-26

CK# 2120

1. APPLICANT BGAR Properties, LLC
MAILING ADDRESS 119 Public Beach Drive Georgetown 40324
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 531 Bourbon Street

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

5. EXISTING USE Residential home ZONING DISTRICT R-2

6. DESCRIPTION OF REQUEST Reduce setback on lot line fronting
Payne Street to 10 feet

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.

R. C. [Signature]
APPLICANT

6-22-26
DATE

RECEIVED

JUL 08 2016

PLANNING COMMISSION

Comments for 531 Bourbon Street

A- The lots in this older neighborhood predate the modern planning and zoning regulations we have in Georgetown/Scott Co. The sizes, particularly the widths of the lots require special considerations by P&Z simply because this is an older neighborhood that was designed over a hundred years ago in some cases.

B – Without a setback variance, the literal interpretation of the zoning ordinance would deprive the owners of 531 Bourbon Street of rights enjoyed by other properties in the area. There are many homes with this approximate setback to the street in the immediate area. Just a couple examples are 306 Payne Street and 310 Payne street.

C – I, nor the property owner have done anything to cause this need.

D- I believe this is a reasonable minimum variance to build a house or duplex due to the width of the lot and the fact that the other side of the lot is a drainage easement that handles flow from the entire block with which it sets. This setback is the same as the house that has been on the lot for many years.

531 Bourbon

BUILDING SETBACK LINES:

FRONT = 30'

SIDE = 7.5'

REAR = 25'

BUILDING LOCATION PLAT

531 BOURBON STREET
GEORGETOWN, KY 40324



RECEIVED

JUL 08 2026

PLANNING COMMISSION

CURRENT OWNER:
LUBY RENTAL PROPERTIES LLC
D.B. 435 / PG. 381
LOT ZONING = R-2

8' DRAINAGE EASEMENT
ASSUMED THIS SURVEY
BASED ON FIELD EVIDENCE

PROPOSED
DUPLICATE
2700 SQ FT
FOOTPRINT

PAYNE STREET

BOURBON STREET

PREPARED BY:
HEATH LAND SURVEYING LLC
ZACHARY W. HEATH PLS #4648
PO BOX 985
GEORGETOWN, KY 40324

0 30 60 90



SCALE: 1" = 30'

(NOT A RECORDABLE DOCUMENT - NOT A SURVEY)





Legend

- Site
- 100' Notification Area
- Parcels

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 GIS/PCPDS aerial photography obtained from the National Aerial Imagery Program (NAIP). Natural color aerial imagery acquired during Summer 2015 at 30-centimeter resolution. For more information visit <http://www.faa.gov/procurement-and-contracting/photography/aerial-imagery-program/naip.aspx>.
 * Mapping available in digital or hard copy format to be consistent with the adopted two standards and standards set out in the Resolution of the Board.

Map created by the Georgetown-Scott County Planning Commission GIS
 230 E. Main St., Georgetown, KY 40324
 502-467-3761 www.geoplaning.com
 Printed 7/19/2024 JHC

0 15 30 60 Feet

G-2026-29
 Georgetown, Kentucky



Portals from the Scott County PMS. For Reference Purpose Only. Not Survey Grade, and Subject to Change at any time.
 Scott County Planning Commission
 230 E. Main St., Georgetown, KY 40324
 502-467-3761 www.geoplaning.com

OID	MapNumber	Name1	Name2	MapAddress	City/State2	Complete_A
0 186-40-134.000		LEWIS HARRY L		218 PROSPECT ST	GEORGETOWN KY 40324	318 PROSPECT ST
1 186-40-136.000		J VANMETER PROPERTIES LLC		515 BROOKVIEW DR	GEORGETOWN KY 40324	318 PROSPECT ST
2 186-40-155.000		SALENT K PROPERTIES LLC	% BRIAN CHARLES KNAUP	3508 BROOKVIEW DR	LEXINGTON KY 40517	309 PAYNE ST
3 186-40-156.000		ELECTRO-SHIELD PROPERTIES LLC		230 CHAMBERS AVE	GEORGETOWN KY 40324	230 CHAMBERS AVE
4 186-40-161.000		SALENT K PROPERTIES LLC		3508 BROOKVIEW DR	LEXINGTON KY 40517	307 PAYNE ST
5 186-40-165.000		LUSBY RENTAL PROPERTIES LLC		121 LOCH LOMOND DR	GEORGETOWN KY 40324-6501	531 BOURBON ST
6 186-40-170.000		HENDRICKS BLAKE		809 LIVANIA LN	LEXINGTON KY 40509-1759	310 PAYNE ST
7 186-40-173.000		SALENT K PROPERTIES LLC		125 LAUREVIEW DR	GEORGETOWN KY 40324	308 PROSPECT ST
8 186-40-182.000		SALENT K PROPERTIES LLC		309 PAYNE ST	GEORGETOWN KY 40324	308 BOURBON ST
9 186-40-183.000		MASON RODNEY A NAO		118 JOHNSTONE TRL	GEORGETOWN KY 40324	308 BOURBON ST
10 186-40-184.000		HAMILTON LAMAR		103 BACK STRETCH DR	GEORGETOWN KY 40324-9677	603 BOURBON ST
11 186-40-212.000		FASTPITCH RENTALS LLC				602 BOURBON ST
		MASON KIMBERLY				

Public Comment

Noah Smith

From: Noah Smith
Sent: Monday, July 27, 2026 1:15 PM
To: 'Brian Knapp'
Cc: Rhett Shirley
Subject: RE: Application G-2026-29

Mister Knapp,

Yes. I will follow up shortly with the staff report, which is being made available today. That should answer these questions.

Thank you,

Noah Smith
Planner I
Georgetown-Scott County Planning Commission
502-699-4618

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

From: Brian Knapp [REDACTED]
Sent: Friday, July 24, 2026 9:59 AM
To: Noah Smith [REDACTED]
Subject: Re: Application G-2026-29

Dear Mr. Smith,

Thank you for providing the application with the building location plat.

- 1) Could you please clarify where the access points to the subject property are located? Specifically, will there be driveway access from Bourbon Street or Payne Street? Where is the off street parking located?
- 2) Is the requested variance to allow a 7.5' building line setback or a 10.0' building line setback from Payne St? The application says 10' but the drawing says 7.5'. Does this mean that the vertical wall of the structure has to be set back 10.0' but the eave of the roof can overhang into the building setback by 2.5'?

Thank you

Brian Knapp

On Fri, Jul 24, 2026 at 9:33 AM Noah Smith [REDACTED] wrote:

Mr Knapp,

Please find attached. I will place your statement in the record for this application. Please let us know if you have any questions.

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

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

From: Brian Knapp [REDACTED]
Sent: Thursday, July 23, 2026 4:30 PM
To: Noah Smith [REDACTED]
Subject: Application G-2026-29

Hello Mr. Smith,

Thank you for notifying me of the requested variance at 531 Bourbon St. I was notified because I own both 307 and 309 Payne Street. 307 Payne St abuts the subject property. I see that the variance is to reduce the setback on Payne St.

I would like to see a drawing of the subject property with the proposed setbacks on all sides shown, and with required off street parking spaces identified. Parking is not permitted on this side (the west) side of Payne. St. Therefore street parking is very hard to come by on the east side of Payne St. Replacing the single family dwelling with a multi-family unit will increase parking demand. So properly accounting for parking will be necessary.

I would like the drawing to also show the orientation of the proposed structure.

The reduced setback will affect the viewshed from and to my property.

Please send the requested drawing to [REDACTED] and reachout to me with any questions at [REDACTED].

Thank you,

Brian

Silent K Properties, LLC

Brian Knapp

[REDACTED]



Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-29

July 20th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a variance has been filed with the Georgetown Board of Adjustment for the property addressed 531 Bourbon Street (Zoned R-2), by BGAR Properties, LLC. The variance is to reduce the front yard setback towards Payne Street from 30 feet to 10 feet for the construction of a duplex thereon.

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-29.

The application will be considered by the Board on **August 3rd, 2026** in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. The meeting will begin at 5:30 PM. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

If you have any questions or concerns, please contact me by email at nsmith@gscplanning.com or by phone at 502-867-3701.

Sincerely,

Noah Smith
Planner I
GSCPC

**VARIANCE APPLICATION
514 MAPLE STREET
Staff Report to the Georgetown Board of Adjustment
July 6th, 2026**

FILE NUMBER: G-2026-30

PROPOSAL: To reduce the front yard setback from 24 feet to 21 feet to allow for an expansion to an existing home.

LOCATION: 514 Maple Street.

APPLICANT: Alvaro Aguirre.



CONSULTANT: Gary Roland (surveyor).

STATISTICS:

Zone:	R-2.
Surrounding Zone (s):	R-2.
Site Acreage:	0.2 acres.
Access (Direct):	Maple Street and Wright Alley.
Access (Nearest Arterial):	North Broadway.
Context:	Intersection of Wright Alley and Maple Street.

BACKGROUND:

Alvaro Aguirre ("Applicant") is applying for a variance to reduce the front yard setback line upon the property from 24 feet to 21 feet. This proposal is intended to allow for an addition to an existing single-family home at 514 Maple Street ("Project Site"). The Project Site is a residential lot which pre-dates zoning regulations, and it is a corner lot with double frontage upon both Wright Alley and Maple Street. The property was surveyed on an unrecorded plat in February of this year.

There are previous applications to the Georgetown Board of Adjustment for the Project Site. In July of 2026, the Applicant applied for a reduction in both the side yard setback as well as the front yard setback (G-2026-25). At that time, the Board reduced the front yard setback to 24 feet, while denying the side yard setback. The front yard setback which was reduced under case number G-2026-25 is the same front yard to which this current case pertains.

The Applicant has filed this application to reduce the 24-foot front yard setback towards Wright Alley to 21 feet, indicating that the previously granted reduction did not provide sufficient relief to allow for the residential addition as intended

ISSUES & ANALYSIS:

Per the *Schedule of Dimension Area Regulations*, the minimum R-2 setback is 30 feet for the front yard. As previously granted by the Board, the current front yard setback toward Wright Alley is 24 feet. The Applicant proposes to reduce this 24-foot setback to 21 feet.

The front of the home is 21 feet from Wright Alley. Moving east along this south property boundary, the wall of the home slopes inward, creating a 24-foot setback line. The Applicant's proposal is to fill the 3-foot difference, creating a continuous building line of 21 feet toward Wright Alley.

Because the home has existing, non-conforming setbacks toward Maple Street, Wright Alley, and the side yard, the home itself has existing, non-conforming status.

The *Zoning Ordinance* states that "A non-conforming structure shall not be enlarged, replaced, or altered except in conformance with the Zoning Ordinance" (2.41.a), and it is noted that previous variances for this property would have already granted conformance with the *Zoning Ordinance*, though this variance is still required for the further encroachment.

"KRS 100.243 Findings necessary for granting variances.

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

KRS 100:243: "...the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare..."

Staff finds that the variance would not adversely affect the public health, safety, or welfare. The proposed setback line of 21 feet would remain safely removed from the right-of-way of Wright Alley.

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

Staff posits that the variance, on its face, would not alter the essential character of the general vicinity, because most homes within the immediate vicinity of Maple Street or Wright Alley do not meet minimum R-2 setback standards.

However, this proposal would create further encroachment of both the existing walls of the home, as well as the walls which are planned for construction. This variance would bring the building line of the entire home an additional three feet toward Wright Alley, and Staff believes that this would alter the character of that respective street.

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

Staff believes that the proposal would allow an unreasonable circumvention of zoning regulations, because the Board has already seen it fit to reduce the front yard setback to 24 feet under G-2026-25. The existing front yard setback of 24 feet already represents the minimum relief necessary given the circumstances. Staff finds that further reduction of what is already a reduced front yard setback would create an unreasonable circumvention of regulations.

Staff asserts that any variance that represents more than the minimum relief necessary to grant reasonable use is an unreasonable circumvention. This proposal would seek to increase the degree of non-conformity for the setback line. It would pull most of the home another 3 feet closer to the street.

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

Staff finds that the variance does arise from special circumstances which do not generally apply to land in the same vicinity or zoning district. The Project Site has double frontage upon both Wright Alley and Maple Street, which is an uncommon circumstance that does not apply to most residential lots. Whenever a corner lot has double frontage, it must meet front yard setbacks towards both streets upon which the lot has frontage. The double frontage for this Project Site dictates that it must meet double front yard setbacks in relation to both streets. The home is held to setback standards which are more stringent than usual, as a result of its double frontage.

The age of the home is also a unique circumstance which does not generally apply to lots in the R-2 zone. It was constructed before the implementation of zoning standards, as a result it does not meet those zoning standards, and this reality generally does not apply to most R-2 lots.

KRS 100.243: "[The Board shall consider whether] The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant:"

Staff posits that the denial of this proposed variance would not create hardship, because the reasonable use of the property was already granted when the front yard setback was reduced from 30 feet to 24 feet under G-2026-25. Staff posits that respective approval represented the minimum relief necessary in order to grant the residential renovation as proposed, and it was in keeping with the existing building lines of the home, thereby granting reasonable use.

Staff asserts that this renovation and expansion of the structure would be achievable without further reduction of the setback in question, and therefore finds that this variance would not create hardship or deprive reasonable use were it to be denied.

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

The Application would meet this requirement.

KRS 100.243: "The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."

The proposal does not arise from willful violations of the zoning regulations, because the home was built prior to the implementation of minimum R-2 setback standards.

Closing Analysis:

Staff finds that the requested setback reduction does not meet the standards of KRS 100,243, because the existing setback of 24 feet already represents the minimum relief necessary to grant the reasonable use of the property, and, as a result, denial of the variance would not create hardship.

The granting of variances must operate in relation to the minimum amount of relief which would be necessary in order to grant reasonable use; if the previously granted variance is all which was necessary in order to grant this infill development proposal, Staff believes that further reduction should not be granted. Therefore, finding that further reduction of the front yard setback specifically represents more than the minimum relief necessary in order to grant reasonable use—because the previous reduction in the front yard setback already granted the minimum relief necessary—Staff believes the recommendation for this variance should be denial.

Findings:

- 1) The Project site is a 0.2-acre property, zoned R-2.
- 2) The front yard setback in question has been previously reduced from 30 feet to 24 feet, under case number G-2026-25. That reduction represented the minimum relief necessary in order to grant the reasonable of the property.
- 3) The variance is to reduce the front yard setback from 24 feet to 21 feet.
- 4) The variance is intended to allow for a renovation of the existing home, including an expansion of use from single-family to multi-family residential.
- 5) The variance would not be to the detriment of the public health, safety, and welfare.
- 6) The variance would not be to the detriment of the character of the surrounding area, though bringing the entirety of the home an additional 3 feet toward Wright Alley may alter the character of that street.
- 7) Because of the double frontage upon both Wright Ally and Maple Street, the requested variance arises from special circumstances which generally would not apply to land in the same vicinity, or the same zone, as the Project Site.
- 8) The denial of the variance would not create hardship, nor deprive reasonable use, because:

- a. The proposed expansion would be achievable without further reduction of the front yard setback.
- b. A previous variance, specifically to reduce the front yard setback, has been granted by the Board of Adjustment with the intent of granting this residential expansion, and thereby, reasonable use of the property has already been granted.

RECOMMENDATION:

Staff recommends **Denial** of the requested variance to reduce the front yard setback from 24 feet to 21 feet upon the property addressed 514 Maple Street, on the basis that it does not meet the standards of KRS 100.243. Should the Board motion to approve this application, Staff recommends the following.

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The applicant must consult with, and meet all requirements of Georgetown-Scott County Building Inspection prior to implementation of the proposed expansion,
4. Per the recommendation of the Fire Marshall and Code Enforcement, if the expansion to the home encroaches to less than 15 feet of the shed in the rear yard, said shed shall be moved or removed.

RECEIVED

JUL 10 2026

PLANNING COMMISSION

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

FOR OFFICIAL USE ONLY:

APPLICATION NO: _____

DATE FEE RECEIVED: 7-13 Paid Cash

1. APPLICANT Alvaro Aguirre

MAILING ADDRESS 514 Maple St Georgetown, Ky 40324

PHONE NO. _____

EMAIL _____

2. TYPE OF REQUEST (Check one or more)

☒ VARIANCE

☐ CONDITIONAL USE PERMIT

☐ HOME OCCUPATION (CUP)

☐ ADMINISTRATIVE REVIEW

3. PROJECT SITE Georgetown 514 Maple St Georgetown, Ky 40324

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

5. EXISTING USE Residential use

ZONING DISTRICT R2

6. DESCRIPTION OF REQUEST Setback variance of 2'8" for a sidewalk considered front due to wright alley

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.

Alvaro Aguirre
APPLICANT

07-13-2026
DATE

To the Georgetown-Scott County Board of Adjustment

Re: Request for Revised Front Setback Variance - 514 Maple Street, Georgetown, KY

Dear Members of the Board,

I respectfully request approval of a 21-foot front setback variance for my property at 514 Maple Street. I also want to acknowledge that my earlier reference to a 24-foot setback was my error, and I appreciate the opportunity to correct it.

My property is located at 514 Maple Street in Georgetown, Kentucky. The public alley along the side of my home is classified as a street under the zoning ordinance, which causes that side lot line to be treated as a front yard rather than a side yard. As a result, front-yard setback requirements apply, significantly reducing the buildable area on my lot.

The purpose of this project is to convert my existing single-family home into a multi-family home. This conversion will provide additional housing and allow me to make reasonable use of my property. The proposed addition is designed to fit the surrounding neighborhood, improve the appearance and value of the property, and comply with all applicable building and safety requirements.

Granting the requested 21-foot front setback variance will allow this project to move forward despite the hardship created by the alley's classification as a street. Without the variance, the usable building area is severely limited, making a reasonable addition difficult. This hardship results from the unique configuration of my property, not from any action on my part.

I respectfully ask the Board to approve this revised 21-foot front setback variance request. Thank you for your patience, understanding, and continued consideration of my application. I also appreciate your service to our community and your thoughtful review of my request.

Sincerely,

Alvaro Aguirre
514 Maple Street
Georgetown, KY 40324



Noah Smith

From: Alvaro Aguirre [REDACTED]
Sent: Wednesday, July 22, 2026 9:02 AM
To: Noah Smith
Subject: Alvaro current layout

Hello Noah good morning sir. Her I present the current lay out and in another text I'll send you the future layout, let me know if they work or not I'll have to do something else.

8:58 ↗



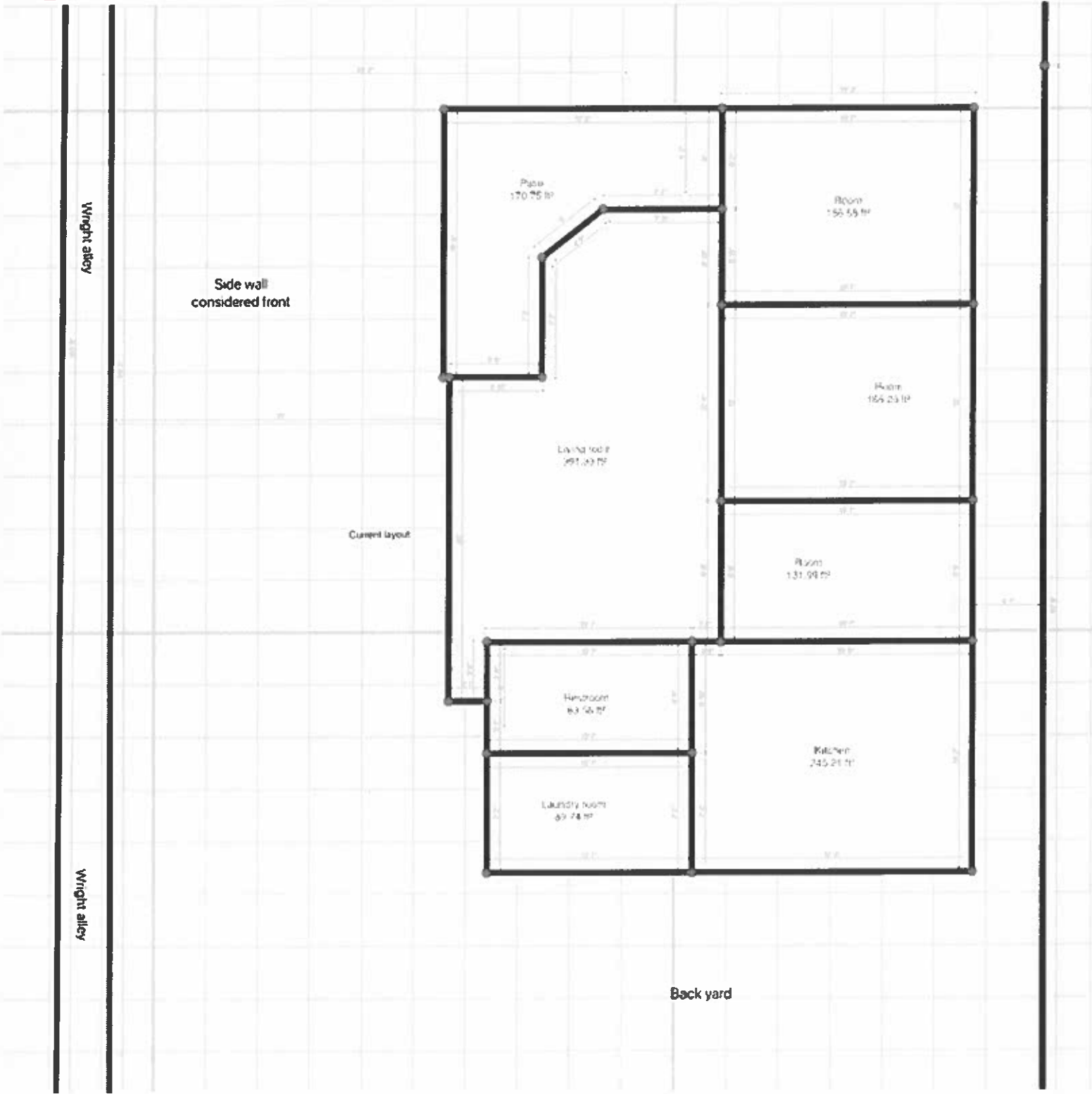
2D



Alvaro current layout

AA

Alvaro Aguirre
To Noah Smith



Noah Smith

From: Alvaro Aguirre [REDACTED]
Sent: Wednesday, July 22, 2026 9:02 AM
To: Noah Smith
Subject: Alvaro future layout.

8:55 



2D

Wright alley

Wright alle

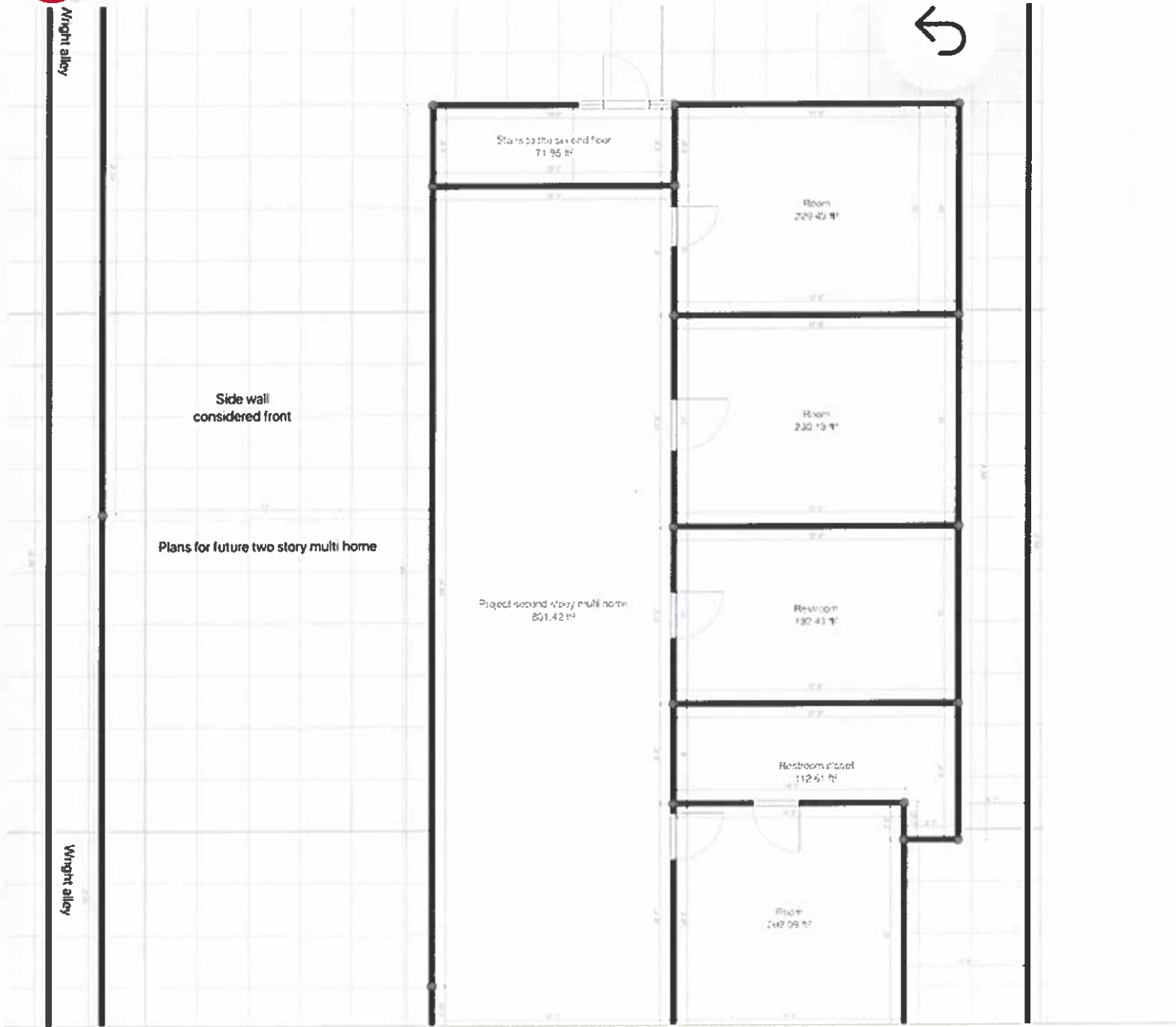
58' 5"

Alvaro future layout.

AA

Alvaro Aguirre

To Noah Smith



OID	MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
0	166-20-045.000	HOUSING AUTHORITY OF GEORGETOWN		126 SCROGGIN DR	GEORGETOWN KY 40324	500 NORTHERN HEIGHTS DR
1	166-20-088.000	CHRISKAY, LLC		126 SCROGGIN WAY	GEORGETOWN KY 40324-8890	510 MAPLE ST
2	166-20-073.000	PHILLIPS BRANDON M & MEGAN LEANN		516 MAPLE ST	GEORGETOWN KY 40324-2810	518 MAPLE ST
3	166-20-074.000	SOTO JOSE L & KELSEA		517 MAPLE ST	GEORGETOWN KY 40324-1843	517 MAPLE ST
4	166-20-078.000	SAMPSON JACKIE JR		518 MAPLE ST	GEORGETOWN KY 40324	518 MAPLE ST
5	166-20-061.000	OFLUIT RYAN		515 MAPLE ST	GEORGETOWN KY 40324	515 MAPLE ST
6	166-20-085.000	RAMOS ALVARO AGUIRRE & JACQUELYN M AGUIR		514 MAPLE ST	GEORGETOWN KY 40324-2810	514 MAPLE ST
7	166-20-085.000	LOBBE REALTY PROPERTIES LLC		121 LOCH LOMOND DR	GEORGETOWN KY 40324-8501	510 MAPLE ST
8	166-20-097.000	LOBBE REALTY PROPERTIES LLC		121 LOCH LOMOND DR	GEORGETOWN KY 40324-8501	510 MAPLE ST
9	166-20-101.000	BLANDIER EUDY G & PRISCILLA	C/O PRISCILLA MORELAND	246 JOHNSON MILL RD	GEORGETOWN KY 40324	508 GANO AVE
10	166-20-105.000	HUNTER HOMER NELSON & TEFFANY		508 GANO AVE	GEORGETOWN KY 40324	508 GANO AVE
11	166-20-105.001	ARMENTEROS PROPERTY GROUP LLC		1344 GLENVIEW DR	LEWINGTON KY 40314-2204	507 GANO AVE
12	166-20-110.000	FOSTER MICHAEL		511 GANO AVE	GEORGETOWN KY 40324-1837	511 GANO AVE
13	166-20-112.000	WALDROUP ANDREW P & DANA		244 AGINCOURT PL	GEORGETOWN KY 40324-8170	513 GANO AVE



Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-30

July 20th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a variance has been filed with the Georgetown Board of Adjustment for the property addressed 514 Maple Street (Zoned R-2), by Alvaro Aguirre. The variance is to reduce the front yard setback toward Wright Alley from 24 feet to 21 feet for the construction of a residential addition thereon.

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-30.

The application will be considered by the Board on **August 3rd, 2026** in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. The meeting will begin at 5:30 PM. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

If you have any questions or concerns, please contact me by email at nsmith@gscplanning.com or by phone at 502-867-3701.

Sincerely,

Noah Smith
Planner I
GSCPC

**VARIANCE APPLICATION
115 AMERSON WAY
Staff Report to the Georgetown Board of Adjustment
August 3rd, 2026**

FILE NUMBER: G-2026-32

PROPOSAL: Series of sign variances from the *Georgetown Sign Ordinance* to allow for a sign package to be approved as proposed.



LOCATION: 115 Amerson Way.

APPLICANT: Joseph Bennett of Fastsigns of Louisville.

CONSULTANT: Baptist Health (client).

STATISTICS:

Zone:	B-4 (Community Commercial).
Surrounding Zone (s):	B-4, A-1, R-3.
Site Acreage:	3.10 acres.
Access (Direct):	Amerson Way.
Access (Nearest Arterial):	McClelland Circle.
Context:	Directly south of Amerson Orchard townhomes, directly west of the Harmony Ridge subdivision.

BACKGROUND:

Fastsigns of Louisville has submitted the client sign package for the Baptist Health that is to be located upon the property addressed 115 Amerson Way ("Project Site"). The final development plan for the Project Site was approved in July of 2025 (PDP-2025-02). The site has triple street frontage upon McClelland Circle, Amerson Way, and Pleasant View Drive.

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

The sign package and narrative submitted includes a total of five sign variances.

ISSUES & ANALYSIS:

Exempt Signs:

It first must be noted that the *Georgetown Sign Ordinance* exempts certain sign types from its own provisions for various reasons. Because exempt signs are exempted from the regulations of the *Sign Ordinance*, said exempt signs would not require variances.

The *Ordinance* lists "Signs necessary to promote health, safety, and welfare" as exempt signs which are not bound to the provisions of the sign regulations (Section 4.A). Because the proposed use to which this sign package pertains is a hospital, many of the signs thereupon are necessary to promote the public health.

Staff reviewed the sign plan at time of submittal to determine which signs would qualify for the exempt status, and therefore would not need variances. It was ultimately found that signs such as "AMBULANCE ENTRANCE," or "EMERGENCY AND URGENT CARE" which would undoubtedly be in place to benefit the public health and safety would be exempt. Those signs would not need variances as a result of their exempt status.

However, there are also signs proposed within the plan which would not be legally considered exempt. Signs which are displayed for the purpose of advertising (i.e. any signs with logos or the company name, as defined by the *Sign Ordinance*, Section 2), are not exempt, because they constitute advertising, and because they would not be necessary in a strictly legal sense to promote public health. If the use is a hospital, which is necessary for public health, but that hospital is at the same time a business, then Staff asserts that signs which do not directly pertain to the wayfinding of emergency vehicles, and instead identify Baptist Health as a trademarked commercial brand via logos or text, would not be exempt. Seen below is a visual reference, prepared by Staff, of what was found to be defined as exempt, versus what was found to not be exempt:

Exempt sign (seen left) vs. a non-exempt sign (seen right)



The sign plan requests a total of five sign variances. These variances apply exclusively to the signs shown on the sign package which display logos, advertising, or branding, and are therefore not exempt. They are as follows:

1. The Applicant requests to increase the by-right freestanding sign maximums for the sign numbered E-15.
2. To display two wall signs toward the same street frontage (towards McClelland Circle) for signs E-2 and E-6.
3. To display a wall sign toward a property boundary which does not have street frontage for sign E-14.
4. To increase the by-right wall sign allowance from 250 square feet to 309 square feet.
5. To increase the total number of maximum allowable wall signs for the site to 5.

Each variance will be reviewed and recommended separately in relation to the requirements of KRS 100.243.

KRS 100.243:

"Findings necessary for granting variances.

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

Variance #1: Freestanding Sign Height:

The Applicant requests this variance to increase the by-right freestanding sign maximums for the sign numbered E-15. This sign would be displayed toward Pleasant View Drive. The *Georgetown Sign Ordinance* mandates that all Freestanding Signs in the B-4 district must be ground-monument signs (6.C.9). The *Ordinance* goes on to mandate that monument signs must not exceed 8 feet in height, and that freestanding signs of this nature which exceed 8 feet must be qualified as a blade sign, rather than a monument. The freestanding sign shown on the sign package is 12 feet in height, 4 feet over the maximum, and, as a result, requiring a variance for the display of a blade sign in the B-4 zone. It is noted that while this sign is also technically above the maximum square footage of display area for freestanding signs in the B-4 zone, it would not need that respective variance, because the bottom half of the sign is utilized for exclusively wayfinding purposes, and does not display logos or advertising, therefore having a clear exemption as a sign necessary to promote public health.

This first variance as proposed would be to allow for an increase in the maximum freestanding sign height in the B-4 zone from eight feet to twelve feet. The stated intent of this variance is to allow for drivers to identify the emergency/medical services on the Project Site in a timely or immediate manner.

KRS 100:243: "...the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare..."

The variance would not adversely affect the public health, safety, or welfare. Staff finds that it would potentially preserve the public health, safety, or welfare, because the variance would allow for more clear or obvious identification of a medical service, whether that may be for the motoring public in general or for ambulances.

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

It is Staff's belief that the variance would not alter the essential character of the general vicinity. If one is to assume that a hospital and its accompanying furnishings would alter character, then because that hospital has already been approved and built upon this site, the

essential character has already been altered, and the signage which would accompany it would not further alter that character.

The degree of increase from 8 feet to 12 feet would not be to such an extent that there would be a demonstrable impact on character. Similarly, Staff posits that with the other nearby commercial and industrial developments which front upon McClelland Circle, the 4-foot increase in sign height would not alter the character of this immediate area.

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

Staff posits that this increase in sign height would not be an unreasonable circumvention of zoning regulations, because a 50% increase in height may be necessitated by the use to which this sign would pertain.

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

Staff posits that the special circumstance, in this case, is the fact that the land use of the Project Site is a hospital, and this is not a common circumstance for properties within the immediate area. Similarly, hospitals are not a common land use within the B-4 district. As a result, the variance arises from special circumstances.

KRS 100.243: "[The Board shall consider whether] The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant:"

If this were any typical B-4 business, it would be clear that the increase in sign height would not be absolutely necessary, and denial thereof would not create hardship. However, because this is an emergency medical service, it can be reasonably inferred that it has a more immediate need for clear identification than typical commercial uses.

Therefore, it is Staff's opinion that denial of this variance would create hardship, because a hospital would inherently have an increased need for clear identification, identification which would be lost were the variance to be denied.

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

The Application would meet this requirement.

KRS 100.243: "The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."

The proposal does not arise from willful violations of the zoning regulations.

Variance #2: Two Wall Signs Toward the Same Street:

The Applicant requests this variance to display two wall signs toward the same street frontage (towards McClelland Circle) for signs E-2 and E-6. The *Sign Ordinance* mandates that developments containing double frontage must display no more than one wall sign toward a single street (7.B.8). With two wall signs shown as fronting upon Amerson Way, the variance is needed for those signs to be erected as proposed.

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

Staff finds that the variance would not adversely affect the public health, safety, or welfare. It may benefit the public welfare in allowing for more clear identification of the hospital.

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

Staff finds that the display of two wall signs towards a single frontage would have the potential to alter the character of the general vicinity, because it is intended and desirable that only one wall sign shall front upon any given street, and wall signs have a demonstrable effect on character because they are often large, fastened at a high elevation, and clearly visible.

However, it is also noted that many properties which front upon McClelland Circle are commercial or industrial in nature, the nature of those properties plays a role in defining the character of the general vicinity. Staff's assertion is that the two wall signs in question would not alter the essential character of the general vicinity.

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

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

The special circumstance, in this case, is the fact that this is a hospital which would require a higher degree of visibility than other commercial developments.

KRS 100.243: "[The Board shall consider whether] The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;"

These wall signs are intended to be displayed toward McClelland Circle, which is an arterial road with a high volume of traffic, and such traffic often moves at a high speed. Therefore, it follows that increased visibility, or lack thereof, may be a hardship in this case, because a hospital would require as much clear demarcation for drivers as reasonably possible. The hardship that may be created by denial would be the fact that denial may potentially make it more difficult for ambulances or drivers to identify the hospital. Therefore, Staff believes that denial of this variance would create hardship for both the hospital as well as emergency vehicles or citizens.

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

The Application would meet this requirement.

KRS 100.243: "The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."

The proposal does not arise from willful violations of the zoning regulations.

Variance #3: To Display a Wall Sign Toward the South Property Boundary:

The Applicant requests this variance to display a wall sign toward a property boundary which does not have street frontage for sign E-14. Figure 15 of the Georgetown Sign Ordinance clearly indicates that wall signs must be displayed toward a street (Section 7). The sign package depicts a wall sign that would be displayed toward the south property boundary, which does not have street frontage. As a result, the sign package would need a variance to allow for this wall sign to be displayed as proposed.

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

The variance would not adversely affect any of these. However, it is noted that this specific variance may not benefit public health in the same way that other variances would, because it would not face a street, and, therefore, would not directly serve to make the medical services thereupon visible to motorists or emergency vehicles. For example, if a wall sign identifying a hospital is displayed toward the right-of-way of a street through which the property is accessed, then it would be clear how that wall sign may benefit public health, life, or safety, because it would directly serve to make the hospital visible to motorists or emergency vehicles. However, when a wall sign is not displayed toward a right-of-way, Staff asserts that said sign cannot be proven to serve the same public benefit. The variance would not negatively impact the public health, safety, or welfare, but it cannot be proven to benefit those elements, either.

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

A wall sign which is not displayed toward a street frontage may impact the character of the general vicinity in a way in which wall signs displayed toward a street would not. It is expected that wall signs would face the road. That is a reasonable expectation of character, because that is intended for commercial zones, and it is the typical characteristic of a property or building with street frontage.

On the other hand, a wall sign which does not front upon any street may disrupt character, because it is not expected that a wall sign would face a property boundary that is without a street. Staff posits that a large part of the intent of the Georgetown Sign Ordinance's provision that wall signs must face a street upon which the building fronts is to ensure that character is not disrupted.

Similarly, the south property boundary to which this sign would face would face other neighborhood commercial districts, and a large wall sign of this nature may alter the character of those zones in particular.

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

It is Staff's belief that the variance would allow an unreasonable circumvention of zoning regulations, because the *Ordinance* mandates that all wall signs must face a street, and all wall sign regulations as written in section 7 of that document are provided in relation to street frontage. A literal interpretation of the Ordinance is that when there is no street frontage, there is no wall signage.

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

It has been noted that the land use of a hospital is a unique circumstance in and of itself. While that would similarly apply to this variance, it is Staff's position that in the case of this specific sign, those circumstances do not warrant this variance, because the hospital would not indisputably need to be visibly identified from an area which has no street, and, resultingly, from which the property is not accessed.

KRS 100.243: "[The Board shall consider whether] The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;"

In this case, strict application of the regulations would deny the wall sign. It is Staff's opinion that strict application would not deprive reasonable use, nor create unreasonable hardship. This is because of two primary findings:

- a. Other wall signs, which are exempted from the need for variances per section 4.A of the Ordinance, already create clear identification of the use toward the same boundary toward which this sign would be displayed.
- b. While a hospital may need other sign variances in order to ensure clear visibility from the road, it does not need such an increased level of visibility from a boundary through which or from which there are no roads, and from which it is not accessed.

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

The Application would meet this requirement.

KRS 100.243: "The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."

The proposal does not arise from willful violations of the zoning regulations.

Variance #4: Wall Sign Square Footage Increase:

The Applicant requests this variance to increase the by-right wall sign allowance from 250 square feet to 309 square feet. Whereas other variances herein pertain to specific signs or facades of the building, this variance would apply to the entirety of the site. The Sign Ordinance mandates that:

Corner tenants, and/or tenants with front and rear street frontage, may have two (2) signs, one (1) on the face of each building frontage facing a public right-of-way. In either case, one Wall Sign shall be designated as the Primary Wall Sign and be allowed one hundred percent (100%) of the total allowable square footage for its district; while the second allowable Wall Sign shall be allowed two-thirds (2/3) of the total allowable square footage for its district (7.B.8).

Application of this metric would grant 150 square feet of wall signage to this property for the primary frontage, and then an additional 100 square feet of signage for the secondary frontage. The complication is that this section of the Sign Ordinance does not make any sort of explicit provision for additional wall sign area for properties with triple frontage, such as the Project Site. Because it is not explicitly allowed for, this variance would be needed to increase the by-right wall sign square footage from 250 square feet to 309.

It is noted that were variance #2, variance #3, or variance #5 to be denied, in one or in all, this variance would no longer be necessary, because the total square footage of wall signage

thereupon the Project Site would be reduced to below 250 square feet as a result of any of those respective denials. This allowance for increased area for non-exempt signs results from the sum total area of the other wall sign variances contained within this proposal.

Because this variance directly arises from the other wall sign variances outlined herein, the points of analysis in relation to KRS 100.243 remain the same.

Variance #5: Increase in Total Allowable Wall Signs:

The Applicant has requested this variance increase the total number of allowable wall signs for the site from 2 to 5. The *Sign Ordinance* requires that "Developments that contain corner or double frontage lots shall be permitted one wall mounted sign per street" (7.B.11). This site has triple frontage. However, the Georgetown Sign Ordinance does not make the explicit provision for a third wall sign in cases such as this, where a property has triple road frontage. The sign package depicts 5 total non-exempt wall signs. Therefore, this final variance is required as it relates to the display of these additional three signs.

The same as variance #4, this variance directly arises from the other wall sign variances proposed. Therefore it is noted that if variance #2 or variance #3 were to be denied, this variance would change. If one of those individual variances were to be approved and the other were to be denied, this variance would be reduced to 4 wall signs. If both were to be denied, this variance would require an increase of one additional wall sign for the tertiary frontage. If all other variances were to be approved, this variance would essentially be approved by default. Similarly, if variance #4 were to be denied, this variance would be denied by default. This is because the requested allowance for the increased total number of wall signs results from the other wall sign variances contained within this proposal.

Because this variance directly arises from the other wall sign variances outlined herein, the points of analysis in relation to KRS 100.243 remain the same.

Closing Analysis:

Staff asserts that all of the signs accounted for with these variances are not exempt, because they display logos, advertising, and trademarks of a brand. They may serve to benefit the public health, but they are not necessary to do so. As a result, for these non-exempted signs to be approved as shown, they must meet the statutory requirements of KRS 100.243 to be displayed as proposed. The findings have been made that variance #1 and #2 would meet state statute, and therefore should be approved. However, variance #3 would not meet the requirements of KRS, and therefore it is found that it should be denied. Variance and #4 and #5 arise from the other wall sign variances, and therefore would vary according to whether the other wall sign variances are approved or denied.

Findings:

1. The project site is a 2.3-acre property, zoned B-4.
2. The *Georgetown Sign Ordinance* gives allowances and restrictions for signage within this zone.
3. Many of the signs depicted on the sign package are legally exempt from the need for sign variances, because they are narrowly tailored to directly promote public health, safety, and welfare (in allowing for clear identification of emergency services).

4. Signs which constitute advertising by displaying logos, trademarks, or brand names, are not exempt from the need from variances, and the variances which are accounted for herein exclusively pertain to those signs.
5. The following findings for variance #1, the increased height of a freestanding sign in the B-4:
 - a. The *Ordinance* requires that signs in the B-4 zone shall not exceed 8 feet in height.
 - b. This sign, being 12 feet in height, requires a variance for the additional 4 feet.
 - c. The variance would not adversely affect the public health, safety, or welfare.
 - d. The variance would not alter the essential character of the general vicinity.
 - e. The variance would not allow an unreasonable circumvention of the zoning regulations.
 - f. The variance arises from unique circumstances, because the land use in question to which this sign pertains is a hospital.
 - g. Denial of the variance would create hardship, because hospitals have an increased need for visibility compared to what uses are typically found in the B-4 zoning district.
6. The following findings for variance #2, to display two wall signs toward the same street:
Variance #2 Findings:
 - a. The *Ordinance* requires that only one wall sign may be displayed toward a single street.
 - b. The Application requests a variance to display two wall signs toward McClelland Circle, and requires a variance to do so.
 - c. The application would not adversely affect the public health, safety, and welfare.
 - d. Because wall signs affect visual character, the variance may affect the essential character of the general vicinity, but not to an extent such as to be unprecedented for a use such as a hospital.
 - e. The variance arises from unique circumstances, because a hospital is in itself an uncommon use which has different needs than a standard commercial use.
 - f. Denial of the variance would create hardship in the form of a lack of visibility for emergency vehicles or other motorists in need of the site's services.
7. The following findings for variance #3., to display a wall sign upon a building face which does not have street frontage:
 - a. The *Ordinance* requires that wall signs might only be displayed toward a street upon which the building fronts.
 - b. The variance would not negatively affect health, safety, or welfare, but Staff finds it also would not demonstrably benefit those elements in the same way that other the sign variances proposed for this use would.
 - c. The variance would alter the character of the general vicinity, because the expectation for wall signs is that they must front upon a street. Because wall signs inherently affect character, both in their own zone as well as in adjoining zones, this variance would affect character because it is not in keeping with the general expectation of aesthetic character in surrounding zones.
 - d. A wall sign displayed toward a property boundary upon which there is no street frontage or access would become an unreasonable circumvention of regulations, because all wall sign regulations are written explicitly in relation to the streets upon which those signs front.
 - e. While a hospital is, in itself, a unique circumstance upon the property, this specific sign variance does not arise from that unique circumstance, because the hospital

- would not need the same level of visibility toward a direction in which there is no street, nor egress/ingress.
- f. Staff makes two primary findings as to why denial of the sign variance would not create hardship, and they are as follows:
 - i. Other, exempt wall signs, displayed toward the south boundary of the property, already would create the necessary visibility toward the south boundary.
 - ii. While a hospital may require an increased level of visibility, such visibility would not be required toward a property boundary which there is no street.
 8. The following findings for variance #4, to increase the maximum total of square footage for all wall signs upon the site:
 - a. This variance directly arises from variances #2 and #3. If either were to be denied, this variance would not be applicable.
 - b. Because Staff finds that variance #3 does not meet the requirements of state statute, and it should be denied, Staff believes that this variance must also be denied.
 - c. All findings made for variance #2 and variance #3.
 9. The following findings for variance #5, to increase the maximum number of all wall signs upon the site from 2 to 5:
 - a. This variance directly arises from variances #2 and #3. If either were to be denied, this variance would change.
 - b. Because Staff finds that variance #3 does not meet the requirements of state statute, and therefore should be denied, Staff believes that this variance must be reduced to an increase of 4.
 - c. All findings made for variance #2 and #3.

RECOMMENDATION:

Given findings and analysis, staff recommends the following:

1. **Approval** of variance #1.
2. **Approval** of variance #2.
3. **Denial** of variance #3.
4. **Denial** of variance #4.
5. **Denial** of variance #5 as proposed, as denial of variance #3 would reduce the sum total of all wall signs upon the site to 4. Board may elect to approve the increase to 4 if it so chooses.

Should the Board elect to approve any of these variances, Staff recommends the following conditions of approval, which are standard requirements of the *Ordinance*, and shall be applicable to any and all variances for this sign package as proposed:

Conditions of Approval:

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

3. The Applicant shall return to the Board **prior** to any changes in the approved conditions.
4. All other signage on site, such as wall signs, must meet the requirements of the *Georgetown Sign Ordinance*.
5. The exempt signs shown upon the plan, while defined as exempt from the zoning-based restrictions of the *Sign Ordinance*, shall remain subject to all building and electrical code requirements when or if they are required.
6. Any and all freestanding signage thereupon the property shall be 10 feet removed from property lines, and shall be safely removed the sight triangle of entrance intersections.

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: _____

1. APPLICANT Fastsigns of Louisville, Joseph Bennett

MAILING ADDRESS 600 E Main, STE 102, Louisville, KY, 40202

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 Baptist Health FSED 115 Amerson Way, Georgetown

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

5. EXISTING USE New Construction - Baptist Health ZONING DISTRICT B4

6. DESCRIPTION OF REQUEST Request use variance to allow for the entire proposed sign package, being a standard signage package for this client, and most of which promotes public health

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.

Joe Bennett

APPLICANT

July 08, 2026

DATE

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FASTSIGNS Louisville
4604 Shepherdsville Rd
Louisville, KY 40218

TO: Georgetown, KY Board of Adjustments

Project: Baptist Health Freestanding Emergency Department

Subject: Request for Signage Variances

This narrative is submitted on behalf of Baptist Health in support of our request for variances to the Georgetown Zoning Ordinance regarding the Freestanding Emergency Department project. The proposed signage plan has been carefully designed to ensure clear, safe, and efficient wayfinding for patients seeking critical care. Given the nature of this facility, the necessity for clear identification surpasses standard commercial signage requirements.

We believe that special conditions exist peculiar to the use of the site as a Freestanding Emergency Department, and that a literal interpretation of the zoning ordinance would deprive the facility of the ability to provide adequate and safe site identification, which is in the interest of public health and safety.

Summary of Variances Requested:

1. **Freestanding Signage (E-15):** We request a variance to allow for the proposed monument/blade sign design (E-15) at a proposed height of 12 feet. The current B-4 zoning restriction mandates monument signs be 8 feet or shorter. The proposed 12-foot height is necessary to ensure the signage is clearly visible to motorists navigating the site, ensuring that emergency services are identifiable without delay.
2. **Multiple Wall Signs Per Street Frontage:** We request variances to allow for the display of more than one advertising wall sign per street frontage (specifically impacting signs E-6 and E-7). This proposal is in line with the client's architectural design, and both signs are needed to ensure the facility is properly identified and to guide patients to the correct entrance.
3. **3. Non-Street Facing Wall Signs:** We request a variance for wall sign E-14, which does not directly face a street. This sign is critical for wayfinding and is necessary to provide visibility to northbound traffic on McClelland Cir.
4. **Total Signage Display Area:** We request a variance to allow for a total wall sign display area of 309 square feet, exceeding the site maximum of 250 square feet. This 59-square-foot increase is necessary to accommodate the full branding and directional information required to properly identify a major medical facility, while maintaining aesthetic consistency with the building's architecture.

Justification:

These requests are not the result of actions by the applicant, but rather are necessitated by the unique site geometry and the life-safety requirements inherent in a medical facility. The requested variances represent the minimum deviation necessary to ensure that patients can locate and access emergency services safely. The proposed plan minimizes visual clutter while prioritizing essential public navigation.

We believe these requested variances are consistent with the public interest and will not adversely affect the use or enjoyment of adjacent properties.

Respectfully,



Joe Bennett
Senior Project Manager
FASTSIGNS® of Louisville
600 East Main Street, Suite 102
Louisville, KY 40202



4604 Shepherdsville Rd Louisville, KY 40218

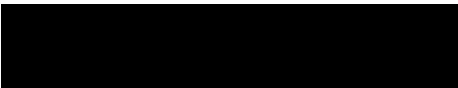


Georgetown FSED & Clinic



BAPTIST HEALTH

Exterior Sign Family



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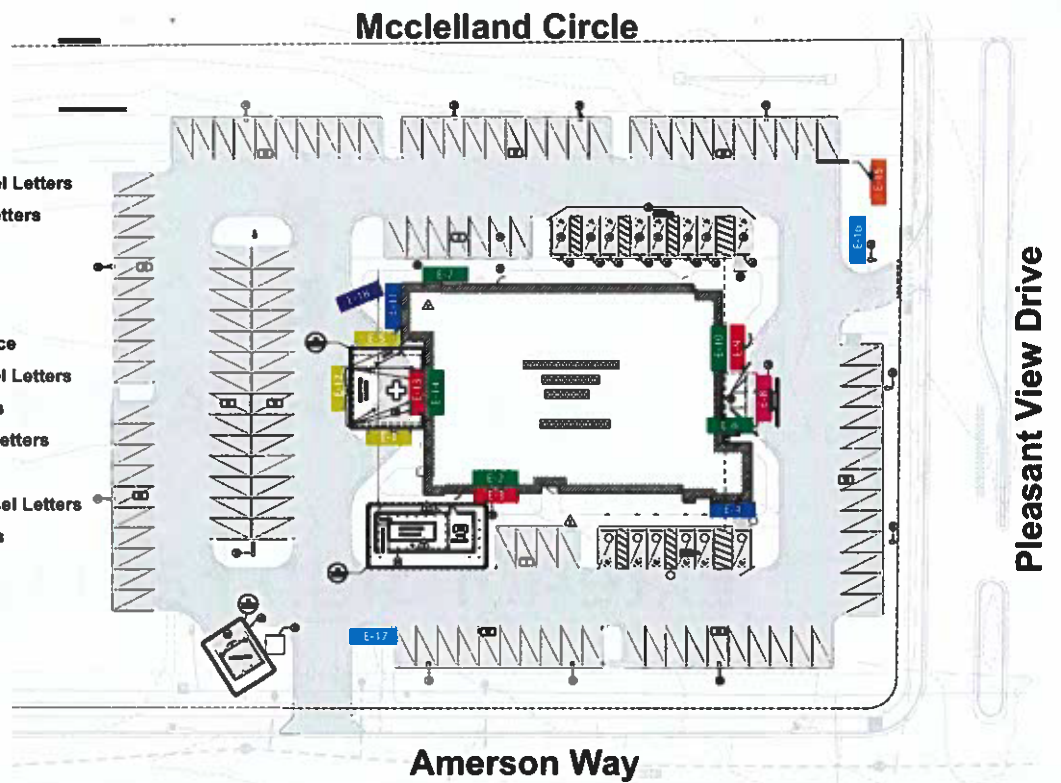


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LEGEND:

- E-1 13" Clearance Letters
- E-2 24" BH Illuminated Channel Letters
- E-3 28" Urgent Care Illuminated Channel Letters
- E-4 16" Address Illuminated Channel Letters
- E-5 13" Clearance Letters
- E-6 20" BH Illuminated Channel Letters
- E-7 24" BH Illuminated Channel Letters
- E-8 24"h x 8.5"d Cabinet with hinged face
- E-9 28" Urgent Care Illuminated Channel Letters
- E-10 24" BH Illuminated Channel Letters
- E-11 16" Address Illuminated Channel Letters
- E-12 16" Ambulance Letters
- E-13 28" Urgent Care Illuminated Channel Letters
- E-14 24" BH Illuminated Channel Letters
- E-15 BIPA Monument
- E-16 Post and Panel Directional
- E-17 Post and Panel Directional
- E-18 Vehicular Regulatory sign



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E-1

1 ft 1 in Clearance 14'

x1 set Channel letters, canopy

Colors

- ☒ Black Returns and Trim Cap
☐ White Faces

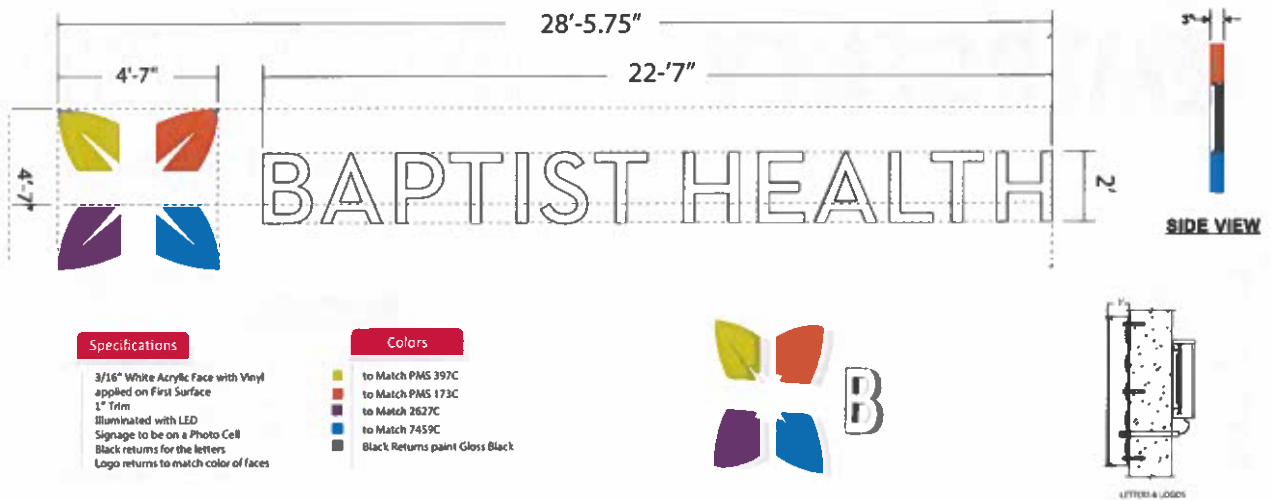
1	3/16" WHITE ACRYLIC FACE
2	1" TRIM BLACK
3	BLACK RETURNS



SIDE VIEW

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E-2





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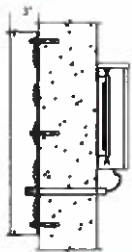
E-3

32 ft 5.45 in

2 ft 4 in

EMERGENCY & URGENT CARE

Font: Futura STD Bold Condensed



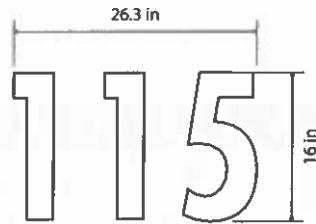
LETTERS & LOGOS

Color

- ☒ 28" white acrylic channel letters with translucent vinyl printed to match PMS 485c
illuminating Red at night
Returns painted to match PMS 485c
- ☐ & Urgent Care in white letter with black returns and black trim cap

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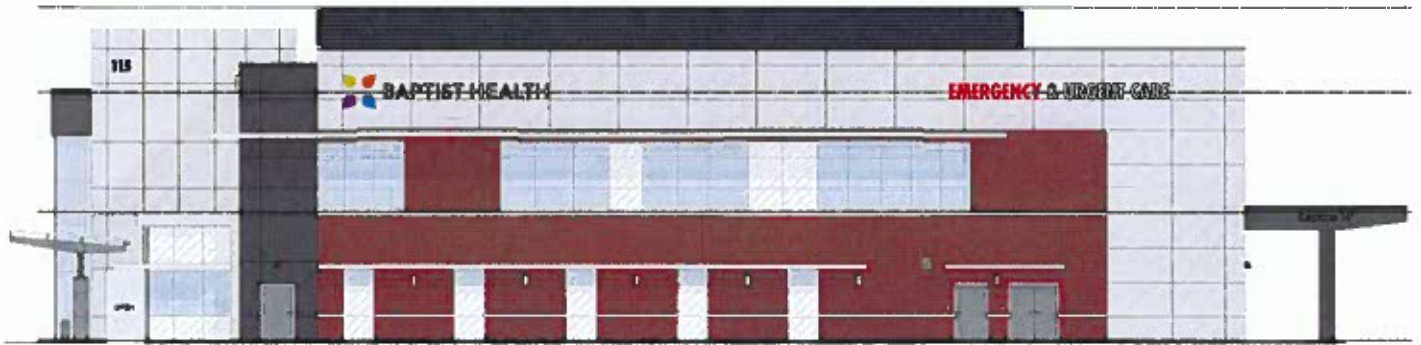
E-4





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E-5

1 ft 1 in Clearance 14'

x1 set Channel letters, canopy

- Colors
- ☒ Black Returns and Trim Cap
- ☐ White Faces

1	3/16" WHITE ACRYLIC FACE
2	1" TRIM BLACK
3	BLACK RETURNS





Georgetown FSED & Clinic

E-6

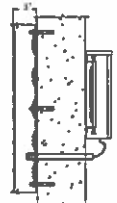


Specifications

3/16" White Acrylic Face with Vinyl applied on First Surface
1" Trim
Illuminated with LED
Signage to be on a Photo Cell
Black returns for the letters
Logo returns to match color of faces

Colors

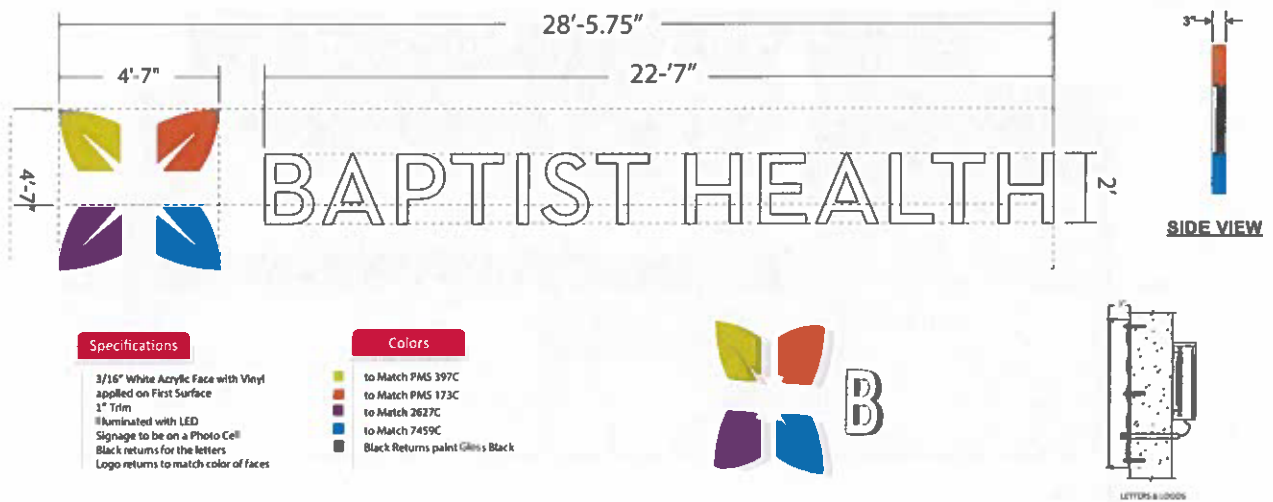
to Match PMS 397C
to Match PMS 173C
to Match 2627C
to Match 7459C
Black Returns paint Gloss Black



LETTERS & LOGOS

FASTSIGNS
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E-7





Georgetown FSED & Clinic



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E-8



Font: Futura STD Bold Condensed

8.5" deep x .09 thick aluminum cabinet w lexan face.
Block out vinyl printed to match PMS 485c w UV laminate.
Only text will illuminate.
Back & returns finished and painted MP 12416 Shipyard Grey
White LED illuminated.
5" extruded aluminum raceway or C channel painted MP 18133 Grey Steel Metallic

Colors

■ to match PMS 485C
Illuminated with White LED



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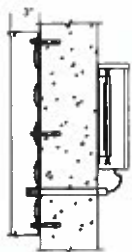
Georgetown FSED & Clinic

E-9

32 ft 5.45 in

2 ft 4 in
EMERGENCY & URGENT CARE

Font: Futura STD Bold Condensed



LETTERS & LOGOS

Color

- ☒ 28" white acrylic channel letters with translucent vinyl printed to match PMS 485c
Illuminating Red at night
Returns painted to match PMS 485c
- ☐ & Urgent Care in white letter with black returns and black trim cap

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E-10





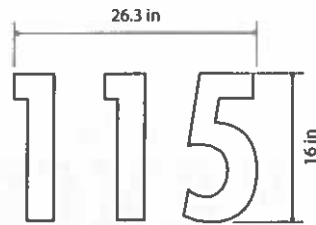
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E-11



Colors

☐ White Faces

1 3/8" WHITE Aluminum letters

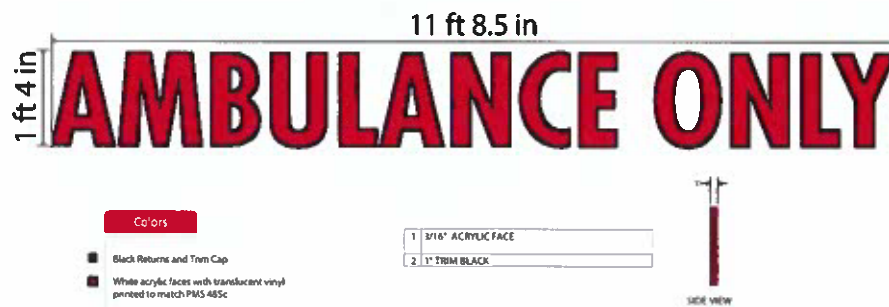




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E-12



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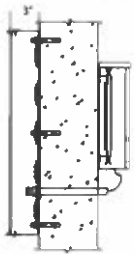
E-13

32 ft 5.45 in

2 ft 4 in

EMERGENCY & URGENT CARE

Font: Futura STD Bold Condensed



Color

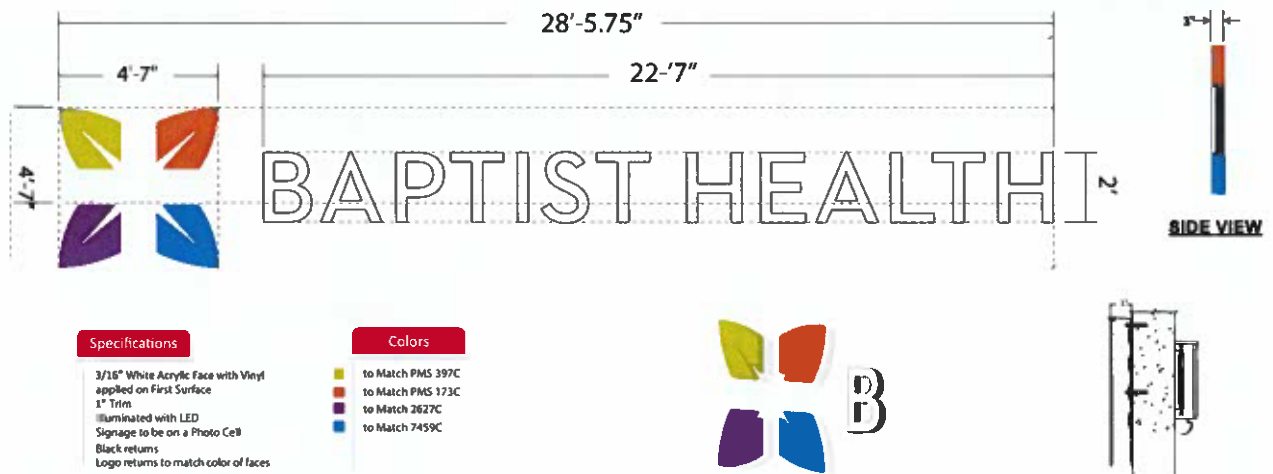
- ☒ 28" white acrylic channel letters with translucent vinyl printed to match PMS 485c
Illuminating Red at night
Returns painted to match PMS 485c
- ☐ & Urgent Care in white letter with black returns and black trim cap



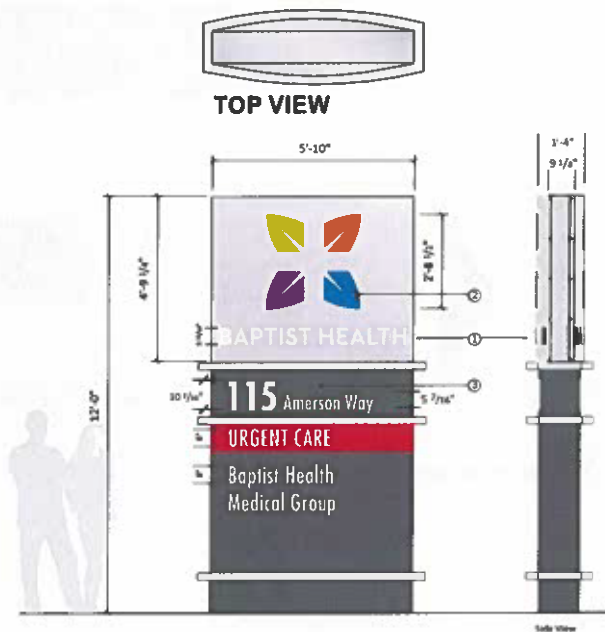
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Georgetown FSED & Clinic

E-14



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E-15

Specifications

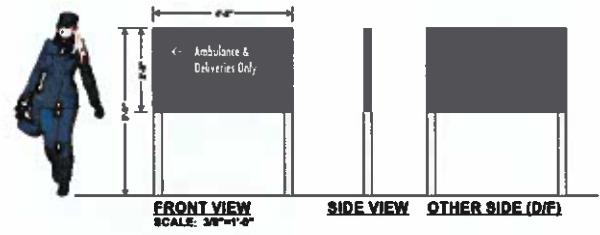
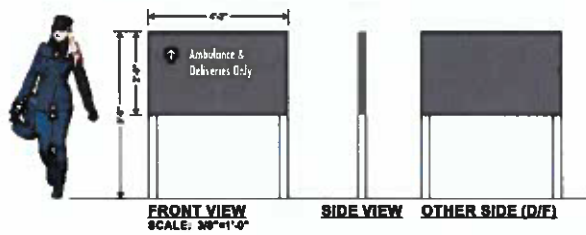
BIP.A Building ID Pylon (D/F)
 Font: Futura STD Med. Condensed
 Address Font: Futura STD Bold Condensed
 70 Sqft

- ① .125 Routed Aluminum faces
- ② .500" push thru logo copy
- ③ Directional copy backed up white
- ④ 4 brushed aluminum decor
- ⑤ Sloan signbox II LED Illumination*

Colors

- to Match PMS 397C
- to Match PMS 173C
- to Match 2627C
- to Match 7459C
- .177 WHITE ACRYLIC 2447
- #4 BRUSHED ALUMINUM FINISH
- to match MP12416 Shipyard Grey
- P12 - MP18133 - GREY STEEL METALLIC
- 1/2" CLEAR PUSH THRU w/ 2447 WHITE BACKER
- to match PMS 485C

E-16



***Message to be determined

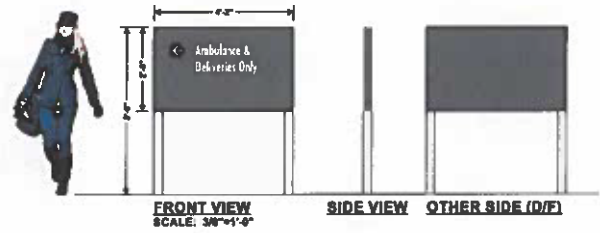
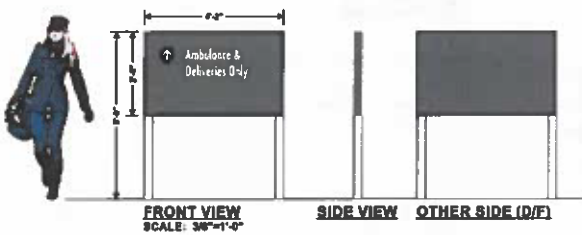
Specifications

1/8" TK Bended Aluminum panel

Colors

- Black TBO
- to match MP22435 Shipyard Gray

E-17



***Message to be determined

Specifications

1/8" TK Bended Aluminum panel

Colors

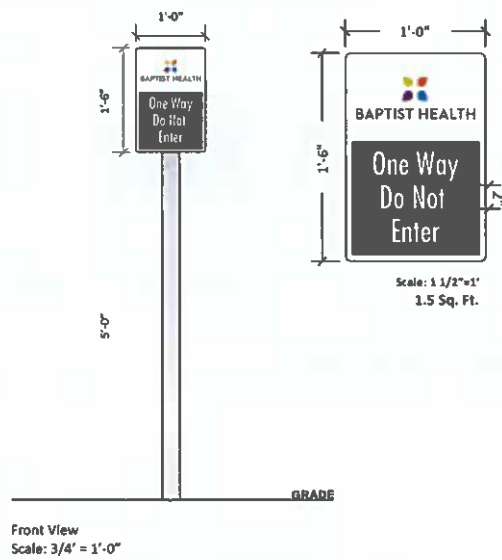
- Black T80
- to match 14P12416 Sheppard Gray



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Georgetown FSED & Clinic

E-18



Specifications

QTY. 1 Vehicular Regulatory Signs

Font: Futura STD Medium Condensed
1/8" Aluminum panel with
reflective vinyl applied on first surface
Specs TBD by engineering

Vinyl Specs and paint TBD.

Colors

- to Match PMS 397C
- to Match PMS 173C
- to Match 2627C
- to Match 7459C
- White reflective Vinyl TBD
- to match PMS 0425

FASTSIGNS
Make Your Statement™

FRONT VIEW - TYPICAL
SCALE: NTS



Scale: 1 1/2" = 1'
1.5 Sq. Ft.

E-18

Vinyl Specs and paint TBD.

Colors

- ☐ White
- ☒ to match PMS 287 CV

Specifications

1/8" Aluminum panel with reflective vinyl applied on first surface. On New Post.

Specs TBD. by engineering.



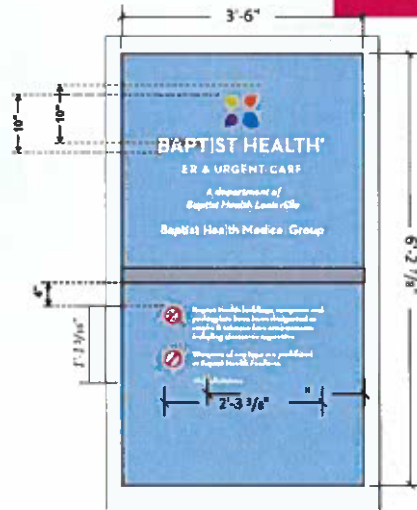
BAPTIST HEALTH®

Georgetown FSED & Clinic

vinyl

Colors

- to Match PMS 397C
- to Match PMS 173C
- to Match 2627C
- to Match 7459C
- White

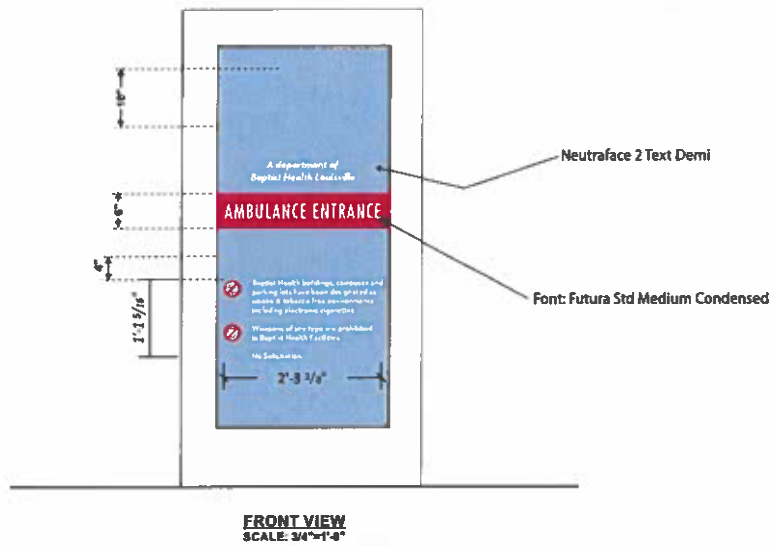


FRONT VIEW
SCALE: 3/4"=1'-0"

FASTSIGNS
Make Your Statement™

vinyl

Colors	
	to Match PMS 397C
	to Match PMS 173C
	to Match 2627C
	to Match 7459C
	White



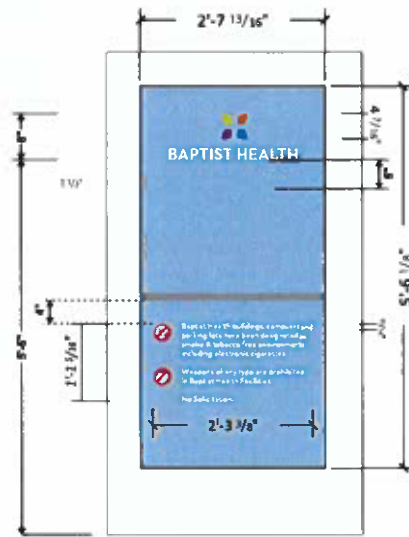


Georgetown FSED & Clinic

vinyl

Colors

- to Match PMS 397C
- to Match PMS 173C
- to Match 2627C
- to Match 7459C
- White



FRONT VIEW
SCALE 3/8"=1'-0"



Georgetown FSED & Clinic

vinyl

ELECTRIC
EMERGENCY ELECTRIC
STAIRWELL EXIT

SPRINKLER ROOM
DECONTAMINATION 
MECHANICAL

MED GAS 

Font: Futura Std Medium Condensed

FASTSIGNS
Make Your Statement™

Noah Smith

From: Joe Bennett [REDACTED]
Sent: Thursday, July 23, 2026 12:50 PM
To: Noah Smith
Subject: Re: Baptist Health Freestanding Emergency Department Signage

Noah,

I wanted to clarify that the variance requested for multiple advertising signs facing one street applied to signs E-6 and E-7, both of which face McClelland Circle.

E-6 does not face Amerson Way.

Regards,

Joe Bennett
Senior Project Manager
FASTSIGNS® of Louisville [REDACTED]
600 East Main Street, Suite 102
Louisville, KY 40202
[REDACTED]

On Tue, Jul 21, 2026 at 10:17 AM Noah Smith [REDACTED] wrote:

Hi Mister Bennett,

Nothing else at this time, we just need the affidavit before EOD Monday at some point.

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

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From: Joe Bennett [REDACTED]
Sent: Monday, July 20, 2026 12:08 PM
To: Noah Smith [REDACTED]
Subject: Re: Baptist Health Freestanding Emergency Department Signage

Yes, that is fine. Thank you. I am still waiting for the signed and notarized form for representation. What else are we still needing to get to you?

Regards,

Joe Bennett

Senior Project Manager

FASTSIGNS® of Louisville | [REDACTED]

600 East Main Street, Suite 102

Louisville, KY 40202

[REDACTED]

On Mon, Jul 20, 2026 at 11:18 AM Noah Smith [REDACTED] wrote:

Mister Bennet,

As I finalize the agenda, I wanted to reach out and confirm that the fifth and final variance in relation to your application would be the total number of wall signs (5 wall signs, you are typically restricted to one

Noah Smith

From: Joe Bennett [REDACTED]
Sent: Monday, July 20, 2026 12:08 PM
To: Noah Smith
Subject: Re: Baptist Health Freestanding Emergency Department Signage

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Regards,

Joe Bennett
Senior Project Manager
FASTSIGNS® of Louisville [REDACTED]
600 East Main Street, Suite 102
Louisville, KY 40202
[REDACTED]

On Mon, Jul 20, 2026 at 11:18 AM Noah Smith [REDACTED] wrote:

Mister Bennet,

As I finalize the agenda, I wanted to reach out and confirm that the fifth and final variance in relation to your application would be the total number of wall signs (5 wall signs, you are typically restricted to one per frontage, and so there's the fifth variance for the additional signs over 3. See section 7). You've already paid for 5 total variance (750\$), so we are not going to require any further fees. We probably already discussed this beforehand, but I just wanted to confirm this and give you a heads up. With all of the moving parts on this project, I just wanted to keep you in the loop.

So, we have the 4 variances listed in your narrative, plus the fifth variance for the total number of wall signs; just to confirm, are you comfortable with this classification?

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

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From: Joe Bennett [REDACTED]
Sent: Wednesday, July 15, 2026 10:36 AM
To: Noah Smith [REDACTED]
Subject: Re: Baptist Health Freestanding Emergency Department Signage

Here's the third of these forms signed. This completes this particular form.

Regards,

Joe Bennett

Senior Project Manager

FASTSIGNS® of Louisville | [REDACTED]

600 East Main Street, Suite 102

Louisville, KY 40202

[REDACTED]

On Tue, Jul 14, 2026 at 4:17 PM Noah Smith <[REDACTED]> wrote:

Yes sir.

Regards,

Joe Bennett

Senior Project Manager

FASTSIGNS® of Louisville [REDACTED]

600 East Main Street, Suite 102

Louisville, KY 40202

On Tue, Jul 14, 2026 at 12:27 PM Noah Smith [REDACTED] wrote:

Mister Bennett,

Confirming that we have received this payment and that you are on the agenda for August 3rd. I will be in touch, and please always reach out if you have any questions or concerns. Thank you for bearing with us this week as we clerically finalized what variances were needed while also dealing with the phone lines being down yesterday.

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

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From: Joe Bennett <[REDACTED]>
Sent: Tuesday, July 14, 2026 11:32 AM
To: Noah Smith <[REDACTED]>
Cc: Carol Madden <[REDACTED]>
Subject: Re: Baptist Health Freestanding Emergency Department Signage

Carol,

Here is my email address.

Regards,

Joe Bennett

Senior Project Manager

FASTSIGNS® of Louisville <[REDACTED]>

600 East Main Street, Suite 102



On Thu, Jul 9, 2026 at 11:34 AM Noah Smith <[REDACTED]> wrote:

Mister Bennet,

Our receptionist is Carol Madden, and she usually handles payment for BOA applications. I am CC'ing her here. As long we have the application file and the initial 150\$ payment this would be on the agenda and we would handle the other fees as soon as I can get that list to you with further

The second PDF is the application which we would need by Monday. At this stage, it would just need to read "variances necessary to allow sign plan as shown." Once I determine with my director the exact number of signs which are not exempt, I will send you a list of each. you would need to furnish a letter listing each variance and why you/your client believe it is necessary, as well as a 150\$ fee for each variance.

The first PDF is more for your client to fill out then you, just get those signatures to verify tax history and any building code are both in good standing. That tax form document isn't due until the 20th.

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

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From: Joe Bennett <[REDACTED]>
Sent: Monday, July 6, 2026 2:12 PM
To: Noah Smith <[REDACTED]>
Subject: Re: Baptist Health Freestanding Emergency Department Signage

Noah,

After reviewing the codes, I found five potential variances. The "Exempt" status seems to cover a lot of the signs on our proposal. And that exempt status may further relieve 2 of the 5 variances (if the under canopy sign is considered exempt and thus, also exempt from size and illumination restrictions). The wall sign chart (Section 7, page C-29) has a minor typographic error that makes it appear that the allowance is one sign. However, by carefully reading the intent, I believe the

allowance is 1 square foot per foot of frontage not to exceed 150. If I am reading that chart correctly, only 3 of our proposed signs would be outside the total allowed signage area.

If my understanding of the sign codes is correct, there would only be three variances.

Please see the attached spreadsheet for my figures.

Let me know your thoughts.

Regards,

Joe Bennett

Senior Project Manager

FASTSIGNS® of Louisville | [REDACTED]

600 East Main Street, Suite 102

Louisville, KY 40202

[REDACTED]

On Wed, Jul 1, 2026 at 4:53 PM Noah Smith [REDACTED] wrote:

Mister Bennet,

It was nice speaking to you earlier, and thank you for providing this. I have forwarded this plan on to the rest of our staff.

Our regulations provide that "signs necessary to promote the public health, safety, and welfare," are exempt signs which are not held to typical regulations. Because this is, obviously, a hospital that promotes public health and safety, I am not certain where this leaves us in terms of which signs would need variances vs which would not.

I am looking to discuss with my senior staff to get a clear path forward in terms of what we would define as exempt signs here, and what would still need a variance, and where that would leave us with the application.

In the meanwhile, would you be able to send a letter with a listing of each variance you believe this sign plan would need at this time? I am putting together a list as well, and I believe I have noticed 5 so far.

Our intention is to get a clear read on which signs need variances, and what the required fee for those variances would be (150\$ each), at some point next week.

Thank you,

Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

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From: Joe Bennett [REDACTED]
Sent: Wednesday, July 1, 2026 3:15 PM
To: Noah Smith [REDACTED] >
Cc: Sam Cilone [REDACTED] >; Angela Corbett [REDACTED] >
Subject: Baptist Health Freestanding Emergency Department Signage

Noah,

Thank you so much for taking my phone call and providing detailed information. Attached you will find the sign package proposal for the project. We look forward to working with Georgetown & Scott County to get this project permitted and underway .

Please let me know if you need any other information from me.

Regards,

Joe Bennett

Senior Project Manager

FASTSIGNS® of Louisville | [REDACTED]

600 East Main Street, Suite 102

Louisville, KY 40202

[REDACTED]

Joe Bennett

Senior Project Manager

FASTSIGNS® of Louisville | [REDACTED]

600 East Main Street, Suite 102

Louisville, KY 40202

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Noah Smith

Planner I

Georgetown-Scott County Planning Commission

502-699-4618

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From: Joe Bennett [REDACTED]
Sent: Wednesday, July 1, 2026 3:15 PM
To: Noah Smith [REDACTED]
Cc: Sam Cilone <[REDACTED]>; Angela Corbett [REDACTED]
Subject: Baptist Health Freestanding Emergency Department Signage

Noah,

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Please let me know if you need any other information from me.

Regards,

Joe Bennett

OID	MapNumber	Name1	Name2	MailAddress	CityState2	Complete_A
0 182-10-002 002		ANDERSON AMERSON LLC				130 MCCLELLAND CIR
1 182-10-002 003		ANDERSON AMERSON LLC		1256 PROVIDENCE PLACE PKWY STE 250	LEXINGTON KY 40511-8378	130 MCCLELLAND CIR
2 182-10-002 004		ANDERSON AMERSON LLC		1255 PROVIDENCE PLACE PKWY STE 250	LEXINGTON KY 40511-8378	130 MCCLELLAND CIR
3 182-10-002 007		ANDERSON AMERSON LLC		1255 PROVIDENCE PLACE PKWY STE 250	LEXINGTON KY 40511-8378	SCHOOL HOUSE RD
4 182-10-002 010		ANDERSON AMERSON LLC		1255 PROVIDENCE PLACE PKWY STE 250	LEXINGTON KY 40511-8378	128 AMERSON WAY
5 182-10-002 012		BAPTIST HEALTHCARE SYSTEM INC		1255 PROVIDENCE PLACE PKWY STE 250	LEXINGTON KY 40511-8378	315 PLEASANT VIEW DR
6 182-10-002 013		BAPTIST HEALTHCARE SYSTEM INC		1901 CAMPUS PL	LOUISVILLE KY 40299-2206	115 AMERSON WAY
				1901 CAMPUS PL	LOUISVILLE KY 40299-2206	MCCLELLAND CIR



Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-32

July 20th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a sign plan including 5 sign variances has been filed with the Georgetown Board of Adjustment for the property addressed 115 Amerson Way (Zoned B-4), by Fast Signs of Louisville, on behalf of Baptist Health. These variance proposals include, but are not limited to, a variance for the increased height of a freestanding sign in order to display a blade sign in the B-4 zone, increases in the maximum allowable wall signage, and increases in general sign dimensions/square footage.

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-32.

The application will be considered by the Board on **August 3rd, 2026** in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. The meeting will begin at 5:30 PM. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

If you have any questions or concerns, please contact me by email at nsmith@gscplanning.com or by phone at 502-867-3701.

Sincerely,

Noah Smith
Planner I
GSCPC

CONDITIONAL USE PERMIT APPLICATION
799 EAST JACKSON STREET
Staff Report to the Georgetown Board of Adjustment
August 3rd, 2026

FILE NUMBER: G-2026-33

PROPOSAL: Conditional Use Permit for a recreational facility to operate a community center and gathering space

LOCATION: 799 East Jackson Street.

APPLICANT: Michele Dunn.



STATISTICS:

Zone:	R-2.
Surrounding Zone (s):	R-2, B-1, B-3.
Site Acreage:	0.25 acres.
Access (Direct):	East Jackson Street.
Access (Nearest Arterial):	South Broadway.
Context:	Directly east of Georgetown College Campus. North of Avondale Ave and East Jackson Street Intersection

BACKGROUND:

Michele Dunn DBA Dunn in the Kitchen ("Applicant") is requesting a Conditional Use Permit for a recreational facility to operate a community gathering place at the property addressed 799 East Jackson Street ("Project Site"). Recreational facilities such as community centers, parks, and sports fields are listed as a conditional use in all zoning districts. There is one previous application to the Georgetown Board of Adjustment for the Project Site, wherein the Applicant requested and was approved for a conditional use permit for a neighborhood commercial facility to operate a commercial kitchen with meal pickup and delivery services on the property. At that time, the Project Site was a brick

warehouse in a state of disrepair, and the proposed use provided a method by which the property could be repurposed through infill development. The application was approved and the use is ongoing.

The Project Site is zoned R-2 and measures 0.25 acres. The site adjoins Georgetown College Main Campus to the north and west. There is an existing approximately 4,400 sq ft commercial-type structure on the property and associated parking and service structures on the property. In 2021, it was identified that a majority of the building would not be utilized.

ISSUES & ANALYSIS:

Local ordinance defines "conditional use" as those uses which are essential to or would promote the public health, safety, or welfare in one or more zones, but which would impair the integrity and character of the zone in which it is located or in adjoining zones unless restrictions on location, size, extent and character of performance are imposed in addition to those imposed in the zoning regulation. Hereafter, a conditional use permit is the legal authorization to undertake conditional use consisting of a factual determination by the Board of Adjustment which justifies the issuance of the permit and a statement of the special conditions (if any) which must be met in order for the use to be permitted.

It is the Board of Adjustment's duty to review the submitted request considering the following questions:

1. Is the request an appropriate conditional use in the subject property's zoning district?
2. Is the type of conditional use essential to or does it promote/enhance the public health, safety, or welfare of the area and surrounding zones?
3. What potential impacts could the conditional use have on adjoining property owners?
4. Are any restrictions necessary to be placed on the proposed use for it to be constructive to the surrounding neighborhood?

As a non-residential use in a residential zone, this proposal would need to be deemed to either have no negative impact on the surrounding area, or conditions would need to be added to prevent any potential off-site impacts that may arise from the use proposed.

Commercial Kitchen – 2021 Permit

The 2021 permit was for the neighborhood commercial facility for a commercial kitchen for pickup and delivery. There were five conditions of approval, the first four of which being those typical for a conditional use permit, and the last one prohibiting on-street parking on East Jackson Street. At the time of 2021 hearing, there were concerns expressed regarding the parking options for those staff and guests to the project site. East Jackson Street was determined to not satisfy the road width requirements for on-street parking, so the fifth condition was included to ensure that the use would not impact the roadway.

Commercial Kitchen – 2026 Current Operations

The Applicant has provided the following details of the business operations:

Hours	
Mon-Thurs	10am-5pm
Fri	10am-4pm
Sat-Sun	Closed
Staff	
Total Employed	6 (including owner)
Maximum Staff On-Site	5 (including owner)
Signage	Window decal on door

The Planning Commission Office has not received a complaint related to the commercial kitchen on the Project Site since its’ establishment in 2021. In 2022, it was reviewed by the Board of Adjustment with no comments being noted for the business.

Community Gathering Place – 2026 Proposal

The Applicant has returned to the Board of Adjustment for an amended conditional use permit to facilitate the use of the remaining space (approximately 2,200 sq ft) within the 4,400 sq ft building not utilized for the commercial kitchen, otherwise known as the Commonhouse. Food would continue to be prepared as part of the commercial kitchen permit, however meal service would not be provided unless for a special event and community dinners. An exhibit provided by the Applicant shows up to ten tables with six chairs per table for a desired capacity of 60 community members.

The Applicant aims to be a “third space” in the community. “Third spaces” as coined by sociologist Ray Oldenberg in his book *The Great Good Place* (1989), are those locations for social interaction and public relaxation separate from your home (first space) and your work/school (second place) environments.¹ Third spaces are often best exemplified as libraries, cafes, gyms, and community centers where people can socialize, work, play, and/or relax. The Applicant envisions, as noted in their supplemental information, that the space would operate as a community gathering place for game nights, workshops, and community dinners, amongst other functions.

Operating Hours

The hours of operation would not differ for weekdays, and some weekend hours may occur if demand warrants it. After hours evening events would be allowed only by reservation, and in those circumstances all events would cease by 10pm on the weekdays and 11pm on the weekends. In instances of evening events, Staff reminds the Board of Adjustment and the Applicant of the local noise ordinance which includes requirements that noise would not be heard between the hours of 9pm and 7am (amongst other regulations)².

Operations of a Restaurant

The Applicant has stated that the proposed conditional use permit would not include regular meal service, which would be considered indicative of a restaurant use. The previously approved 2021

¹ “Redefining Third Spaces: Modern Approaches to Informal Urban Gathering Places”, by Michele Lerner for *Urban Land Institute*. Last updated July 24, 2024.
² Article II Section 28-33 through 28-60, *City of Georgetown Code of Ordinances, April 2024 Code Supplement*
G-2026-33, 799 East Jackson Street, Page 3 of 6

conditional use permit specifically stated that the food prepared would be for take away and reheated at a secondary location, not to eat the food prepared on-site. While a community center would be an allowable conditional use for this R-2-zoned property, a restaurant would not be permitted.

Staff finds that a condition of approval could be that approval of the conditional use permit would not facilitate *regularly scheduled, made-to-order meal service* would be appropriate. In this instance, a *"regularly scheduled, made-to-order meal service"* includes regular hours where individuals could arrive on the property, place orders for made-to-order food, and consume said food in the building. This would not include private events or community dinners as those are not on a set weekly schedule nor the 2021 permit as those meals are not consumed on-site.

Parking Plan

The Applicant states that there are eight total parking spaces on-site, seven passenger vehicle spaces and one ADA space. As referenced in the 2021 application, the most applicable parking metric for the use would be that which is used for restaurants and retail, or one space per 150 sq feet of floor area, equivalent to 30 on-site (off-street) spaces, two of which being ADA spaces. The Applicant states that there is street parking on East Jackson Street, Avondale Ave and Fountain Ave which guests to the property could utilize.

East Jackson Street has been determined to be inappropriate for street parking given that the road measures 20-to-22 feet in width depending on the location and has a 90-degree bend at the intersection with Maddox Street which greatly limits the ability for motorists to travel safely. City streets must be at least 26 feet wide to allow for parking on one side. These widths are required to allow fire trucks and other emergency vehicles to pass unobstructed. There are no signs in place restricting street parking on E. Jackson Street, but staff would not recommend any street parking be allowed for any new or existing uses on East Jackson Street in the interest of public safety.

Of the 56 residences off Fountain Avenue and Avondale Avenue, 54 of them have driveways for personal vehicles. Despite the number of driveways, it appears that there are a prevalent number of resident and guest vehicles which park along both streets. While both roads are of sufficient width to allow for some on-street parking, the spaces cannot be reserved for solely commercial or residential uses, nor can they be defined as ADA-only spaces.

Staff advises prioritizing the existing neighborhood when it comes down to on-street parking. Some additional traffic may occur on those roads, but it should be limited to protect the community character. Since there appears to be insufficient parking to satisfy the required number of off-street parking spaces, Staff recommends that the Applicant work with nearby property owners, such as Georgetown College, to facilitate off-street parking options. An agreement with the College or similar entity would allow for parking to be clearly defined for guests to the community gathering place while not interrupting the existing residents' right to property enjoyment.

Comprehensive Plan:

The larger Georgetown-Scott County community identifies a priority to support small businesses and urban infill, developing parks and communal spaces, and invest in quality-of-life amenities that residents, guests, and families desire. Because the proposal is in alignment with the goals and objectives of the Comprehensive Plan, and that document is intended to provide guidelines which, when put into practice, would demonstrably benefit the community, Staff finds that the proposed use would promote the public welfare, both in the zone in which it is located, as well as in surrounding zones.

Closing Analysis:

Staff finds that the conditional use permit as proposed would be suited to the surrounding area, and would provide a benefit to the public welfare. It is essential to note that a conditional use permit to this effect does have impacts on the community specifically related to noise and parking. By having limited daily operating hours, no regularly scheduled made-to-order meal service, and evening events being on limited occasions, Staff concludes that the conditional use permit is self-limiting and therefore poses no concerns related to noise. Staff does, however, have reservations regarding the compatibility of the use's demand for additional parking. On-site (off-street) parking accounts for only eight (8) of the thirty (30) parking spaces required for the proposed use (26.6%), and the remaining twenty-two (22) parking spaces would have to be sourced from on-street parking in the nearby neighborhood. Were the Applicant able to find a nearby off-street lot or area which they could direct customers and guests to park within, Staff's concerns would be abated. Staff is willing to work with the Applicant to find a compatible off-street lot but does not support commercial parking taking parking spaces from residents and their guests in the surrounding neighborhood.

FINDINGS:

1. The Project Site is a 0.25-acre parcel zoned R-2 Medium Density Residential. The site has an approximately 4,400 square foot commercial building made of brick.
2. In 2021, a conditional use permit for a neighborhood commercial facility for a commercial kitchen with meal pickup and delivery service was approved by the Georgetown Board of Adjustment.
3. The proposed use would be for a community gathering space, otherwise known as a recreational facility, which is a conditional use in all zoning districts.
4. Approval of the conditional use permit would not adversely impact the public health, safety, or welfare, and would not alter the character of the general vicinity when considering the impacts of noise. The proposed use would have similar operating hours to the existing commercial operation on the property with evening hours for private events on a reservation-only basis.
5. Approval of the conditional use permit would not adversely impact the public health, safety, or welfare, but would not alter the character of the general vicinity when considering the impacts of parking. The Project Site has limited on-site parking, meeting only 26.6% of the required that would be required on site. Approval of the permit without consideration of the parking impacts on the surrounding neighborhood would be detrimental to the existing residents.

RECOMMENDATION:

Staff recommends **approval** of the requested Conditional Use Permit for a recreational facility for the operation of a community center and gathering space at the property addressed 799 East Jackson Street. Should the Board approve this application, staff recommends the following.

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. All conditions of approval from the 2021 commercial kitchen conditional use permit shall apply.

4. Operating hours, staff counts, and the proposed use(s) shall be only those requested by the conditional use permit as articulated in the report above. The applicant shall return to the Board prior to any changes in the approved conditions as it relates to scale, dimension, or intensity of this use.
5. Approval of the conditional use permit includes the provision that there shall be no on-street parking on East Jackson Street, Fountain Avenue, and Avondale Avenue associated with the community center use. If an arrangement cannot be made with an adjoining property owner regarding off-street parking options for the community center, the Applicant shall return to the Georgetown Board of Adjustment for a determination of the feasibility of the use under these conditions.
6. The maximum number of occupants of the building shall be determined by the Georgetown Fire Marshall prior to beginning of the use, and at no point shall exceed 60 unless the Applicant first returns to the Georgetown Board of Adjustment to amend the application. If the Fire Marshall determines that the total building capacity is less than 60 individuals, the Applicant shall notify Planning Commission staff of the new capacity for inclusion into the record for the application.
7. The Applicant shall satisfy all requirements as set forth by the Georgetown Fire Department and all other applicable service and utility providers.
8. Approval of the conditional use permit does not include approval of restaurant operations. In this instance, restaurant operations are defined as regularly scheduled, made-to-order meal service or regular hours where individuals could arrive on the property, place orders for made-to-order food, and consume said food in the building.
9. The Applicant shall return to the Georgetown Board of Adjustment within 12 months of approval to review the 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: 9-2026-33

DATE FEE RECEIVED: 7-15-26 OK-1356

RECEIVED

PLANNING COMMISSION
JUL 15 2026

1. APPLICANT Michele Dunn

MAILING ADDRESS 100 Buffalo Run Ct Georgetown KY 40324

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 799 E. Jackson St Georgetown

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

5. EXISTING USE Commercial Kitchen / Storage ZONING DISTRICT R-2

6. DESCRIPTION OF REQUEST community gathering space - game nights, workshops, community dinners (free, to benefit local charities)

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 withdraw my case, the paid fee will not be returned after legal notice have been submitted. If the applicant is not the owner of project site, an affidavit will need to be completed.

Michele Dunn
APPLICANT

7-13-26
DATE

VINE + TABLE COMMONHOUSE / DUNN IN THE KITCHEN

799 E Jackson St
Georgetown, KY

July 13, 2026

GSC Planning + Zoning Board of Adjustment
230 E Main St
Georgetown, KY 40324

Dear Staff and Board Members,

Dunn in the Kitchen, a commercial meal prep kitchen operating under a conditional use permit for nearly four years, would like to utilize the additional space in our building to create a community gathering space called Vine + Table Commonhouse.

While food may occasionally be served (such as small catered events and free community dinners benefiting local charities), Dunn in the Kitchen will remain a meal prep kitchen. Customers will receive fully cooked and cooled meals in microwave-safe containers that they can reheat at their convenience. We anticipate no additional noise or odor. Our neighbors have often expressed delight in the pleasant aromas and their happiness that we have moved into the neighborhood.

For more information about our unique plan to serve the surrounding community, please refer to the attached narrative. The internal floor plan includes two direct exits equipped with panic/push bars for safe egress. Our property currently has seven parking spaces, *plus* one ADA-compliant space, as indicated on the site plan and boundary survey. Additionally, I have attached a map showing an additional 20+ potential parking spaces within a 400-foot radius of our entrance to meet the parking threshold for our square footage (~2000 sq ft).

Sincerely,

Michele L. Dunn

Owner/Chef



Vine + Table COMMONHOUSE

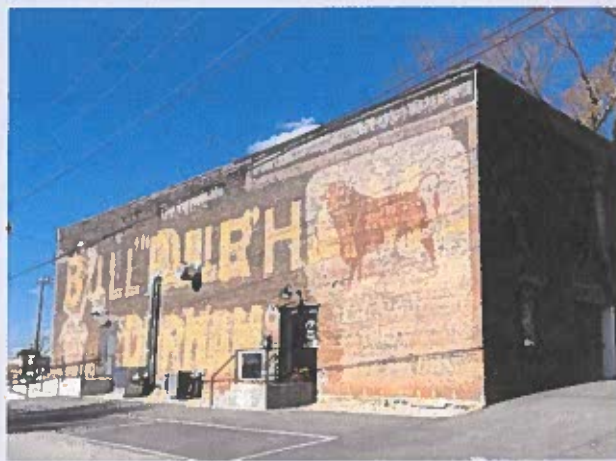
Rooted in Family. Gathered in Community.

Vine + Table Commonhouse is an extension of your kitchen table, a place to gather and foster genuine community.

The mission of Dunn in the Kitchen has always been to make meal time easier in an effort to bring families and friends back to the dinner table. Now we're opening our back-room doors for Georgetown folks to meet up for game night, host a workshop or get out of the office for a bit. We're creating a "third place," outside of home and work, for everyday people to connect in a space that's personal.

An eclectic mix of kitchen tables and comfy furnishings provide a relaxing, home-like environment, available for rent by the table or section, at a reasonable cost. The goal here is community, not a big-city, members-only space that's exclusive or performative.

Holding space at a table where all are welcome has been the driving force in the evolution of Dunn in the Kitchen. From an in-home personal chef service to a brick-and-mortar meal prep kitchen and now the addition of a community gathering place, we're not just doing business— we're living out a calling to build stronger families and in turn, a stronger community.



*Come as you are.
leave connected.*

799 E Jackson St, Georgetown

DESIRED
CAPACITY
2100

10 tables
x 6 ppl = 60

60 people
is our sweet
spot!

VINE +
TABLE
COMMONHOUSE

KITCHEN

STORAGE

OFFICE

Dunn in the
Kitchen
MERCANTILE

ding
Door

EXI

EXIT

TRASH

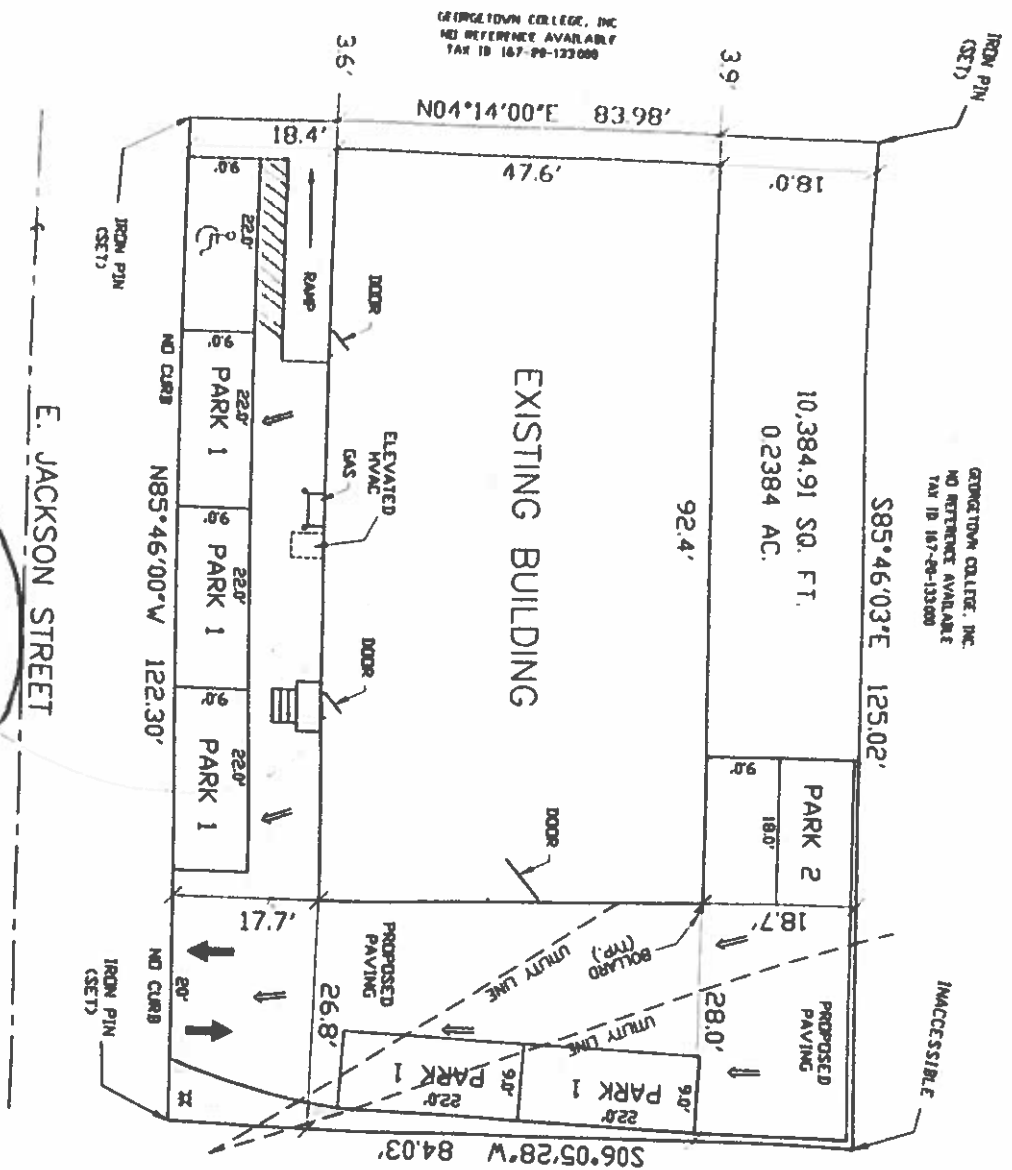
WC/ADA

WC

EXIT

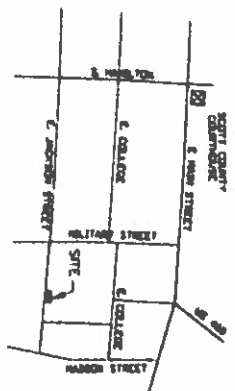
R

M



DAVID LUBY
R.R. 366, P. 760

LANDMARK DEV. GROUP LLC
B.B. 331 P. 254



VICINITY MAP

[illegible]

MINOR SITE PLAN & BOUNDARY
SURVEY
FOR

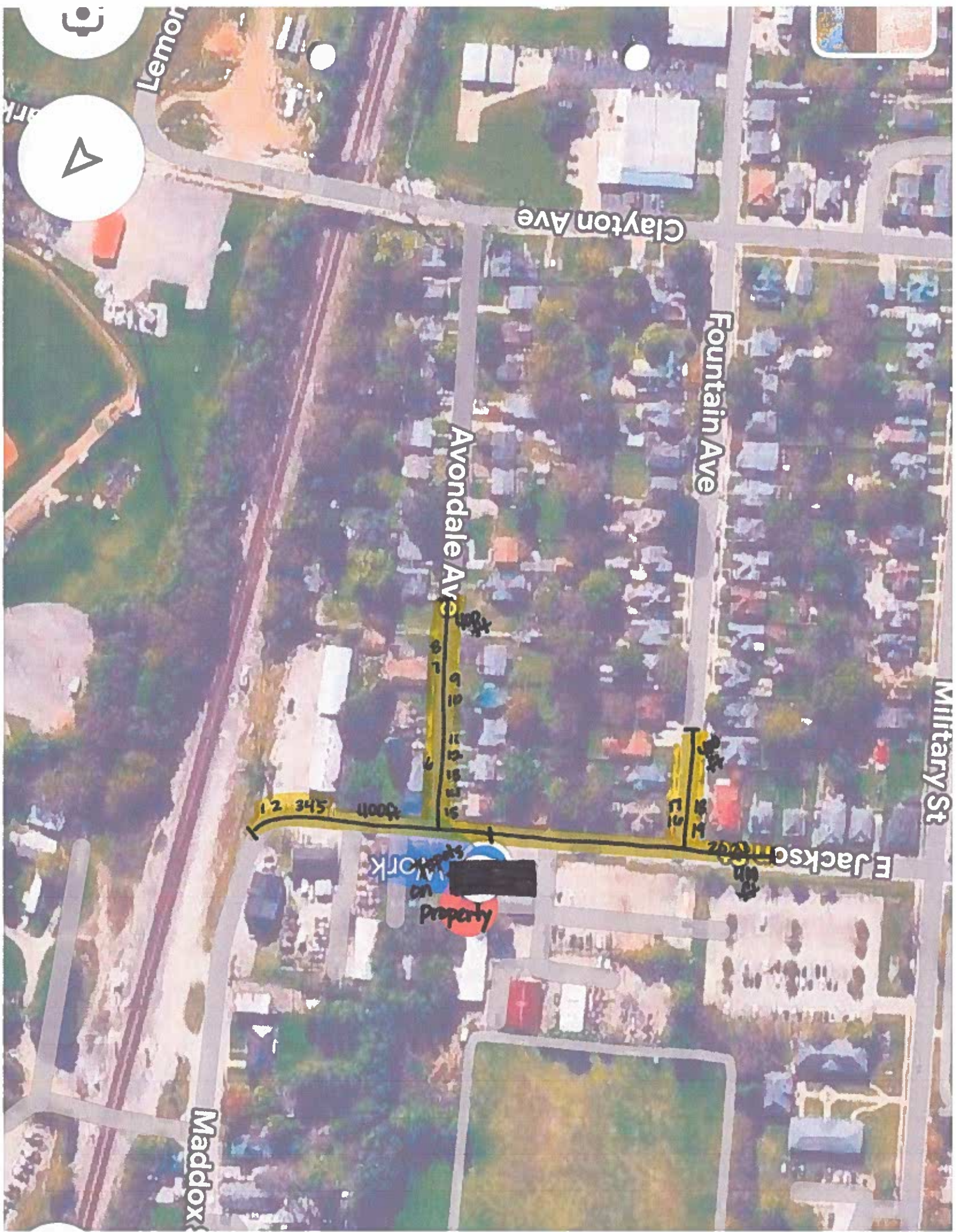
MICHELE DUNN
799 E. JACKSON STREET

METES & BOUNDS

DEED BOOK 424, PAGE 344
GEORGETOWN, SCOT CO, KENTU

GEORGETOWN, SCOTT CO., KENTUCKY
APRIL 19, 2022

THIS PLAN REPRESENTS A BOUNDARY SURVEY AND
COMPLETES WITH 201 N49 18.15Q.



Clayton Ave

Fountain Ave

Avondale Ave

Military St

E Jackson St

Maddox St

WORK
Property

Elise Ketz

From: Michele Dunn [REDACTED]
Sent: Monday, July 27, 2026 7:13 AM
To: Elise Ketz
Cc: Noah Smith
Subject: Re: 799 East Jackson Street

Good morning! Feel free to stop by today. My busiest cooking time is from about 9-12 so it might take me a minute or two to get to a point where I could step away for a few minutes if you stop by during that time. Otherwise I'll be there from about 8:30-5. Thanks!



On Jul 24, 2026, at 1:51 PM, Michele Dunn [REDACTED] wrote:

Pop in anytime! I'm here until 4pm today.
The mercantile is just lack of a shorter way to denote our customer checkout area.



On Jul 24, 2026, at 12:18 PM, Elise Ketz [REDACTED] wrote:

Michele,

Thank you for the detailed response to my questions. I have an additional question related to the mercantile, mainly, what is the intention of that space? The application is specifically for a recreational facility for a community gathering space so I'm not entirely certain how a mercantile play into that permit.

If this afternoon is still available, I would appreciate the opportunity to come by and get a feel for the scale and form of the use. Please let me know if that is an option and I can pop by at short notice.

Best,
Elise

<image001.png>

Elise Ketz
Senior Planner, AICP
Georgetown – Scott County Planning Commission

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From: Michele Dunn [REDACTED]
Sent: Thursday, July 23, 2026 8:21 PM
To: Elise Ketz [REDACTED]
Cc: Noah Smith [REDACTED]
Subject: Re: 799 East Jackson Street

1. What are the existing hours of operation for the kitchen?
Business hours are 10am-5pm Mon-Thur, 10am-4pm Fri
Someone is usually there to start prep by 7am. How would the hours change if the use permit were to be approved? Kitchen Hours should remain the same. We will be working on a reservation basis for evenings and see how things go but 10pm would be ending time for reservation.
 1. What would the latest time that the use would be operating on the property for special events? 10pm weekdays, 11pm weekends
2. What days is the kitchen open presently, and would that change with this use permit? See above. If we have an event we're catering for the kitchen would be open to us but not open for meal prep purchases.
3. How many staff do you have for the kitchen? Six staff, including me. During the largest working shift, how many do you have during the weekdays and weekends? Five at the most, two are related, living in the same household and ride together. One staff member doesn't have his license yet and another lives nearby and walks to work often.
 1. How would this change with the new use? Maybe one or two more staff but would likely be working evenings on their own
 2. For special events, how many staff would you expect to be working on site? Max of six. See above about cars though.
4. Do you propose any signage associated with the business/community center? Not at this time other than door signage (window decals)
5. Have you worked with Georgetown College or other property owners regarding off-street parking options? We are scheduled to meet to discuss next week.

Regarding the street parking, this will all be a moot point if we are able to work something out with the College, but I'm very mindful of the impact on the neighborhood. When I walked around to see what parking was available I noticed that nearly every house has a driveway and that made me feel better about using the street parking

occasionally. My hope is, both for the community events and regular use, many of the attendees would be residents from the surrounding neighborhood so few additional cars would be coming in from other areas.

—
<~WRD0003.jpg>

On Jul 23, 2026, at 1:44 PM, Michele Dunn
[REDACTED] wrote:

Hi Elise!

I'll get you answers on this later this afternoon but for planning purposes, you all are welcome to come by tomorrow. I have a meeting offsite from 9-10:30 but I could meet with you before or after that, whatever works best for your schedule.

Thanks for your insight on zoning; I have often wondered why I'm in that R-2 category to begin with.

—
<~WRD0003.jpg>

On Jul 23, 2026, at 10:02 AM, Elise Ketz
[REDACTED] wrote:

Michele,

I'm working with Noah Smith due to my previous experience with reviewing this application and have several questions that I would appreciate clarification on. Going forward, it is my plan to use this email thread to

1. What are the existing hours of operation for the kitchen? How would the hours change if the use permit were to be approved?
 1. What would the latest time that the use would be operating on the property for special events?
2. What days is the kitchen open presently, and would that change with this use permit?
3. How many staff do you have for the kitchen? During the largest working

shift, how many do you have during the weekdays and weekends?

1. How would this change with the new use?
2. For special events, how many staff would you expect to be working on site?
4. Do you propose any signage associated with the business/community center?
5. Have you worked with Georgetown College or other property owners regarding off-street parking options? It is highly recommended due to the following items below.

1. The street parking is public and for many residents and their guests it is their only option for vehicle parking. There are concerns that guests to the community center would take up the only parking options for the residents in the neighborhood, especially for special events and gatherings that occur after typical 9-5 working hours.
2. Local and federal regulations have specific requirements related to parking space allocation. There are specific regulations for ADA spaces which need to be taken into consideration related to a business which public street spaces cannot easily alleviate.
3. Without some type of agreement or plan besides just using public street parking, Staff is concerned about the impact on the neighborhood and on the business. For example, we regularly hear comments about the limited options for parking on Georgetown's Main Street and how that impacts businesses and community members. Having a clear

location where everyone can park could alleviate some of these concerns.

Is there a good time either Friday (tomorrow, 07/24) or Monday morning (07/27) where we could come to the property and look at the interior of the space. It would help a great deal to see how/what the use would look like in the building in person.

An aside:

The following are just my thoughts based upon my experience in the community. Over the years I have seen numerous properties with incremental expansion of their conditional use permits as business needs change. It appears that, in this instance, the building at 799 East Jackson Street was not constructed for residential use and has not been utilized in a residential manner typical of the R-2 Medium Density Residential zoning district for an extended period. Because this is not an inherently commercial zone, each time the business shifts our regulations require that you return to the Board of Adjustment for approval before new projects are undertaken. As your business needs change, it may be a more efficient use of your time to pursue a rezoning to a commercial zone (such as the B-4 Community Commercial district) so that you would not have to constantly ask for review by and approval from the Board of Adjustment before making those changes. I'd hate for your business to be impacted with the Board of Adjustment timeline when a rezoning to a more appropriate zone could facilitate what you want to do with your property with far greater ease and far fewer hoops. Ultimately, this is up to you, it's just something to think of as your needs change overtime.

If there are any questions, feel free to reach out.

Best,

Elise

<image001.png>

Elise Ketz

Senior Planner, AICP

Georgetown – Scott County Planning Commission

230 East Main Street, Georgetown KY 40324

(502)-867-3701 | www.gscplanning.com

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Georgetown-Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2021-12

May 4, 2021

Michele Dunn
Dunn in the Kitchen, LLC
100 Buffalo Run Ct.
Georgetown, KY 40324

Subject: Case No. G-2021-12

Applicant,

At a special meeting on May 3, 2021, the Georgetown Board of Adjustment **Approved** application G-2021-12 for a Conditional Use Permit to allow a neighborhood commercial use of a commercial kitchen for pickup and delivery at 799 E. Jackson Street. The following conditions were attached to the approval:

1. The property is subject to all requirements in the *Zoning Ordinance* and the *Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state and local regulations and shall provide copies to the Board of Adjustment staff of all permits issued on behalf of the Applicant as a result of the approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall return to the Board **prior** to any changes in the approved conditions or new uses.
4. The conditional use permit shall become null and void upon the transfer of ownership or sale of the Project Site.
5. On street parking shall not be allowed for the Project Site due to the narrowness of East Jackson Street.

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, AICP, MPA
Senior Planner



CONDITIONAL USE PERMIT APPLICATION 799 E. JACKSON STREET

Staff Report to the Georgetown Board of Adjustment MAY 3, 2021

FILE NUMBER: G-2021-12

PROPOSAL: Conditional Use Permit to allow a neighborhood commercial use.

LOCATION: 799 E. Jackson Street

APPLICANT: Dunn in the Kitchen, LLC

CONSULTANT: N/A



STATISTICS:

Zone	R-2 (Medium-Density Residential)
Surrounding Zone(s)	R-2
Site Acreage	~0.25 Acres
Access	E. Jackson Street

BACKGROUND:

The Applicant is seeking a Conditional Use Permit to allow a neighborhood commercial use at 799 E. Jackson St (Project Site). More specifically, the Applicant is seeking approval to use the existing building for a commercial kitchen with pickup and delivery. There are no previous variance or conditional use permit applications on file for the Project Site.

ISSUES & ANALYSIS:

The existing building is a brick warehouse that has been unused for many years. The site plan submitted by the Applicant shows a commercial kitchen and retail space, both for use by the Applicant. Loading, deliveries, and trash would be handled on the east side of the building, and staff parking would be on the north side of the building. The site plan also shows six (6) off-street parking spaces along the building frontage on East Jackson Street.

Most of the building space does not have a proposed use at this time, and any future uses of that space would need to either be a residential use, or the Applicant would need to return to the Board of Adjustment for an amendment of the Conditional Use Permit.

Redevelopment of the site, including rehabilitation and repurposing of the existing building is supported by the Comprehensive Plan. Staff has included some excerpts from the Comprehensive Plan below.

- "Urban centers should be strengthened through incentives, infill and adaptive reuse of existing buildings, incremental and sustainable growth." (Fundamental Principles, pg. 26)
- "Providing infill also benefits the community by strengthening its urban form and increasing usership of existing areas." (Community Form Goal 1, pg. 40)
- "We encourage small start-ups, and adaptive reuse of existing buildings...the reuse of existing structures can reduce costs for young businesses and help to revitalize urban cores..." (Economic Growth Goal 2, pg. 180)

Using the building for a commercial kitchen with pickup and delivery as shown on the site plan should not adversely impact the public health, safety, or welfare. It should not significantly alter the character of the general vicinity. Allowing for a reuse of this building keeps the structure from falling into further disrepair or becoming a blight on the surrounding area.

Staff has heard concerns from some residential property owners regarding the parking needs this application would generate. The site plan shows eight (8) off-street parking spaces for employees and customers. This meets the number of spaces required by Ordinance for a retail and restaurant use (these were the closest uses described in the regulations to those proposed by the application). Both retail and restaurant uses require one parking space per 150 square feet of area.

Staff measured the width of E. Jackson Street and estimates it to be between 20-22 feet wide depending on the location the measurement is taken. City streets must be at least 26 feet wide to allow for parking on one side. These widths are required to allow fire trucks and other emergency vehicles to pass unobstructed. There are no signs in place restricting street parking on E. Jackson Street, but staff would not recommend any street parking be allowed for any new or existing uses on East Jackson Street in the interest of public safety. The Board may find it necessary to request the Applicant return in 12 months to review the permit and its conditions. Staff has added this as the 6th condition of approval. Staff does not think it is necessary, but has included the condition in case the Board deems it appropriate.

Staff has also heard some concerns regarding the future use of the remainder of the building. At this time, there are no uses proposed for this space. Any additional commercial uses of the site would need to be approved by the Board of Adjustment where discussions can be had regarding the appropriateness and impacts on the surrounding area. This application is for a commercial kitchen with pickup and delivery as presented in the application materials.

Findings:

1. Approval of the conditional use permit would not adversely impact the public health, safety, or welfare, and would not alter the character of the general vicinity.
2. The adaptive reuse of the building for a neighborhood commercial use is supported by the Comprehensive Plan.
3. The Applicant is proposing adequate off-street parking for the use proposed use.

4. East Jackson Street does not appear to be wide enough to allow for on-street parking even though there is not signage to indicate its prohibition.

RECOMMENDATION:

Staff recommends **Approval** of the conditional use permit to a neighborhood commercial use of a commercial kitchen for pickup and delivery at 799 E. Jackson Street. Should the Board approve this application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance and Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall return to the Board **prior** to any changes in the approved conditions or new uses.
4. The conditional use permit shall become null and void upon the transfer of ownership or sale of the Project Site.
5. On street parking shall not be allowed for the Project Site due to the narrowness of East Jackson Street.
6. The Applicant shall return to the Georgetown Board of Adjustment in 12 months to review the Conditional Use Permit.



Legend

- Site
- 100' Notification Area
- Parcels



GEORGETOWN & SOUTHERN CO. PLANNING COMMISSION
GEOGRAPHIC INFORMATION SYSTEM MAPPING

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GISPCOB aerial photography obtained from the National Aerial Imagery Program (NAIP). Aerial color ortho is imagery acquired during Summer or Fall of 2016 at 60-centimeter resolution. For more information visit the website: www.gispcob.com and aerial color ortho photography/imagery programs/maps on a regular basis.

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



Map created by the Georgia town-
South County Planning Commission GIS
230 E. Main St., Georgetown, KY 40324
502-887-3701 www.gispcob.com
Printed 7/18/2026 JKF

0 25 50 100 Feet

G-2026-33
Georgetown, Kentucky



Parcels from the Scott County Plat, For Reference Purpose
Only. Not Survey Grade, and Subject to Change as a result of
future surveying and mapping work.



OID	MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
0	167-20-133.000	GEORGETOWN COLLEGE		COLLEGE ST	GEORGETOWN KY 40324	795 E JACKSON ST
1	167-20-162.000	MUNCY CORINNA ANN		700 E JACKSON ST	GEORGETOWN KY 40324-1631	700 E JACKSON ST
2	167-20-164.000	HOLDCRAFT CASEY & ANTONE L DUNCAN		404 FOUNTAIN AVE	GEORGETOWN KY 40324-1535	404 FOUNTAIN AVE
3	167-20-185.000	DUNN IN THE KITCHEN LLC		100 BUFFALO CT	GEORGETOWN KY 40324-1516	799 E JACKSON ST
4	167-20-191.000	C A W INVESTMENTS LLC		546 CRAIG LN	GEORGETOWN KY 40324-9475	401 AVONDALE AVE
5	167-20-195.000	SLUSS KENDRA LEIGH		403 AVONDALE AVE	GEORGETOWN KY 40324	403 AVONDALE AVE
6	167-20-205.000	SHIPLEY FLOYD C		803 E JACKSON ST	GEORGETOWN KY 40324	803 E JACKSON ST
7	167-20-206.000	LANDMARK DEVELOPMENT GROUP LLC		112 S WATER ST	GEORGETOWN KY 40324	E JACKSON ST 801.5
8	167-20-209.000	LUSBY DAVID J		121 LOCH LOMAND DR	GEORGETOWN KY 40324	801 E JACKSON ST
9	167-20-227.000	COOK FRED N		804 E JACKSON ST	GEORGETOWN KY 40324	804 E JACKSON ST
10	167-20-239.000	C K L MANAGEMENT LLC		235 MADDOX ST STE 101	GEORGETOWN KY 40324	235 MADDOX ST





Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

Reference Case No. G-2026-33

July 20th, 2026

Dear Resident/ Property Owner,

As an adjoining property owner, you are being notified that a conditional use permit has been filed with the Georgetown Board of Adjustment for the property addressed 799 East Jackson Street (Zoned R-2), by Michele Dunn. The conditional use permit is for a community center, defined by the *Zoning Ordinance* as a recreational facility (2.33.1.f). This community space, as proposed, would host around 60 chairs.

You are being notified about this application because your property is within 100 feet of the site for this application, numbered G-2026-33.

The application will be considered by the Board on **August 3rd, 2026** in the Scott County Courthouse (101 E. Main Street, Georgetown, KY) on the third floor. The meeting will begin at 5:30 PM. All interested persons are invited to participate. You are encouraged to attend this meeting if you have concerns, or if you would like to voice your support or opposition to the application.

If you have any questions or concerns, please contact me by email at nsmith@gscplanning.com or by phone at 502-867-3701.

Sincerely,

Noah Smith
Planner I
GSCPC