

GEORGETOWN BOARD OF ADJUSTMENT MEETING

SCOTT COUNTY FISCAL COURT

101 EAST MAIN STREET

April 6th, 2026

5:30 P.M.

AGENDA

I. BUSINESS:

- a) Approval of February 2nd, 2026 Georgetown Board of Adjustment minutes.
- b) Swear in speakers.

II. APPLICATIONS - OLD:

- a) **G-2026-07 - (POSTPONED)** Jon Eller of Goodwill Industries of Kentucky is requesting a Variance for the display of a Pylon Sign to be located upon the property addressed 100 Ashton Grove Path (Zoned B-4).

III. APPLICATIONS - NEW:

- a) **G-2026-08** - Kendall Properties, LLC is applying for a dimensional side setback variance to allow for adjoining townhome lots at the properties addressed 233-235 Tanbark Drive (Zoned R-2).
- b) **G-2026-09** - Kendall Properties, LLC is applying for a dimensional side setback variance to allow for adjoining townhomes at the properties addressed 345-347 Williamsburg Lane (Zoned R-3).
- c) **G-2026-10** - Victory Life Church is requesting a variance for the display of two wall signs upon the property addressed 1141 Lexington Road (Zoned B-2).
- d) **G-2026-11** - Chad Halsey is requesting a conditional Use Permit for a 3-bed hospital/assisted living facility at the property addressed 498 North Shoshoni Trail (Zoned R-1).
- e) **G-2026-12** - Coe Norton of Tactical Raccoons, LLC is requesting a Conditional Use Permit for a home occupation/Federal Firearms License business at the property addressed 122 Bill Perkins Lane (Zoned R-1C PUD).

IV. OTHER BUSINESS:

- a) Election of Officers.

IV. ADJOURN.

**Georgetown Board of Adjustment
February 2, 2026, Minutes**

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

Upon motion by Allen, second by Teague, the Board unanimously approved January 5, 2026, minutes.

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

Old Applications: None

a. **G-2026-04 – Sharpe’s Towing, 210 East Honaker Road, Stamping Ground, KY 40379**, requested a Conditional Use Permit (CUP) for the operation of a towing and storage facility at 550 Delaplain Road, Georgetown, KY 40324. [Chad Marshall owner of property] The property is zoned I-1. The applicable provisions are KRS 100.237 and the Zoning Ordinance, Section 4.53(C). Notices were given. Staff recommends approval. There was no opposition.

Noah presented the application, the background information, and proposed findings and recommended conditions of approval. The application satisfies the Ordinance and Statute, appropriate conditions to avoid adverse impacts are recommended. This use is listed as a CUP in this zone.

Holden Fleming, Director, addressed the Board concerning the limit of twenty (20) vehicles. Staff is not prepared to recommend a specific number. Therefore, the Board should hear the applicant on the maximum number of vehicles. There are already inoperable vehicles on site belonging to the property owner. Those vehicles will likely remain. These conditions are applicable to applicant only.

Mrs. Sharp emphasized existing cars are outside of applicant’s site. Applicant’s site is also outside of the flood plain. Regardless of the number of vehicles, no cars shall be beyond the approved area. The required setback is satisfied. She explained the number of days a vehicle may be on the property.

Upon motion by the Chair, second by Allen, the Board unanimously incorporated the staff report and approved the application, with the following changes to the conditions of approval: the maximum number of vehicles is increased to thirty-five (35), and the number of days vehicles may be on this site shall be forty-five (45), at the close of which, applicant shall immediately commence the claiming process unanimously approved.

Georgetown Board of Adjustment
February 2, 2026, Minutes
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b. G-2026-05 – Denton Floyd, 509 Spring Street, Jeffersonville, IN 47130, requested a Conditional Use Permit (CUP) for operation of an Assisted Living Facility on Tract 5, of the Georgetown Commons site at McClelland Circle [parcel 168-40-213.004]. The property is zoned R-3. The applicable provision is KRS 100.237 and the Zoning Ordinance, Section 4.35. G. Notices were given. Staff recommends approval. There was no opposition.

Noah presented the application, background information, findings, and recommended conditions of approval. Staff approves the placement of three (3) story buildings forty-seven (47) feet in height. Noah discussed the built-out amenities. This use is a listed CUP in this zone. The application meets locational requirements and traffic generation requirements. It also meets the parking regulations. There are no expected offsite impacts. It is harmonious with surrounding area. The plan shows screening, buffers, and setbacks comply with fencing. Staff recommends approval.

Applicant's attorney stated this plan is integrated with Georgetown Commons development. There is market study support for this application.

Upon motion by Emerson, second by Walters, the Board unanimously approved the application, subject to Staff report, including the three-story height.

c. G-2026-06 –Spectrum Alliance (LTD. LLC) 105 WindHaven Drive, Nicholasville, KY 40356, requested a variance pertaining to the use of a pylon sign on the property at 101 Meadow Lane, Georgetown, KY 40324. The property is zoned B-4. The applicable provision is Sign Ordinance Section 6.C.9. Notices were given. Staff recommends approval.

Currently this property has an unapproved sign not permitted in the B-4 zone. This application is for a similar type of sign that is not allowed. Staff is using the variance language used by applicant. It is not, however, applicable. Applicant requests the wrong type of sign and excessive area. For that reason, staff recommends denial.

Applicant's attorney, Jill Bruner, argued applicant could comply with conditions of approval. Applicant does not yet have a final design. The final sign would not have distractive messaging.

Holden Fleming clarified the staff's recommendation is denial, not to replace the current non-conforming sign with another non-conforming sign. Therefore, if applicant replaces the current sign, it must be with a conforming sign, a monument sign.

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February 2, 2026, Minutes
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Jill Bruner countered, when the trees have leaves, a monument sign will not be visible.

Upon motion by Chair, second by Allen, the Board unanimously denied the application based on the Staff report.

Other business: Elise announced elections will be held at the March meeting.

There being no further business, the meeting was adjourned.

Attested:

Approved:

Charlie Perkins, Board Attorney
and Recording Secretary

Nate Schwartz, Chair

VARIANCE APPLICATION
233-235 TANBARK DRIVE
Staff Report to the Georgetown Board of Adjustment
April 6th, 2026

FILE NUMBER: G-2026-08

PROPOSAL: Variance to reduce the side yard setback from 7.5 feet to 0 feet, Variance in the form of reduction of minimum R-2 lot size, to facilitate the division of a duplex into two separate parcels.



LOCATION: 233-235 Tanbark Drive.

APPLICANT: Kendall Properties, LLC.

CONSULTANT: N/A

STATISTICS:

Zone: R-2 (Medium Density Residential)
Surrounding: R-2 (Medium Density Residential), B-2, R-1C.
Site Acreage: 0.30 acres.
Access (Direct): Timberland Way to Tanbark Drive.
Access (Arterial): Cherry Blossom Way.
Context: East of Cherry Blossom Way, South of Timberland Way.

BACKGROUND:

Kendall Properties ("Applicant"), is applying for two Variances--to reduce the minimum R-2 side yard setback from 7.5 feet to 0 feet, and to reduce the minimum lot size standard by 10-15% for the two lots being created--to facilitate the division of an existing duplex into two separate parcels/properties. The building already exists as seen in image references

provided by staff. The existing duplex lot was created legally as lot 32 of the Forest Oaks subdivision.

ISSUES & ANALYSIS:

"KRS 100.243 Findings necessary for granting variances.

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

"Zero lot line" arrangements are not uncommon for duplexes and other attached single family structures, as they allow for independent ownership of units. The *Zoning Ordinance* does not technically grant such a reasonable use by right due to minimum R-2 setback requirements. Two Variances from the *Schedule of Dimension Area Regulations* are required to allow for the platting as proposed to occur.

The Comprehensive Plan (2024) states "...there is a mismatch between the current household sizes and the number of smaller dwelling units being constructed." The document also indicates a need for "middle housing" in the area, defining townhomes as an example of such. As a goal/objective, it states that "[the community and legislation should] Encourage the expansion of affordable and middle-income housing opportunities throughout the community" (HO 1). Staff finds that the granting of this application, in allowing for the use of traditional townhomes, would fill such a need for "missing middle housing" as identified by the adopted Comprehensive Plan.

The issue is that strict, literal interpretation of the *Ordinance* deprives the reasonable use of the intended by-right medium-density (and, by extension, townhome-style) use of this R-2 property. The Ordinance lists single family dwellings (which includes townhomes), and yet the setback provisions for the R-2 would effectively prohibit the use of townhome-style "zero-lot-line" housing. Denial of the requested variance would create hardship and

deny the reasonable use of the land for the applicant/users of the parcel, as it would not allow for the desirable independent ownership of single family units at this location.

The other essential issue regarding this application is that it will create two lots that are nonconforming in size. The submitted subdivision plat shows the creation of two lots of 6,362 to 6,717 square feet, respectively, and the R-2 minimum single-family lot size is 7,500 square feet. This Variance entails a reduction of 15% for the smaller lot and 10% for the larger lot. The existing lot at 233-235 Tanbark Drive was created legally, and utility service has been established to the site.

Though there is a reduction in the proposed lot sizes from the typically established minimums, the density of the building thereupon the site will not violate maximum R-2 density (12 dwelling units per acre). Finding that the a) the reduction of R-2 minimum lot size in this specific case is not unreasonable, and, b) that the lots created by such a Variance will not violate density maximums, staff recommends approval of the reduction in minimum lot size.

Additionally, a certification of appropriate firewall separation between units is required on the new plat to ensure proper safety measures have been put in place. This may be done by a certified and licensed home inspector, and current plats submitted by the Applicant are signed by Georgetown Building Inspection in regard to their ability to implement a safe firewall between the two units/parcels.

FINDINGS:

1. The Project Site is a 0.32 acre parcel in the R-2 Zone.
2. Though "Zero lot line" arrangements are not uncommon for duplexes and other attached single family structures, as they allow for independent ownership of units, the *Zoning Ordinance* does not such a development practice by right by reason of an arguably unintended technicality.
3. The strict, literal interpretation of minimum side yard setbacks and minimum lot size in the R-2 zoning district would deprive the Applicant of the reasonable use of the land.
4. Denial of the requested variance would create hardship for the applicant, as it would not allow for independent ownership of attached single family units at this location.
5. Approval of the variance would not create a situation that is not in line with the general character and circumstances afforded to other attached single family structures.
6. The reduction of minimum lot sizes is acceptable in this specific case, as all other setbacks will be met, safety standards will be ensured, and maximum R-2 density will not be exceeded in the case of either parcel.
7. Documentation of fire wall will need to be approved by the building inspector.

RECOMMENDATION:

Staff recommends **Approval** of the requested Variance to reduce the side yard setback from 7.5 feet to 0 feet to facilitate the division of a duplex into two separate properties at the property currently addressed 233-235 Tanbark Drive. Staff also recommends **Approval** of the reduction of the minimum R-2 lot size by 10-15% for the two lots being created. Should the Board approve the application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance* and *Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities 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 provide certification on the new plat from a certified licensed home inspector ensuring the existence of a proper fire wall separating the two units being divided, and shall comply with any request from staff, the Board, or the Building Inspection officer pertaining such a fire wall.
4. The Applicant shall acquire approval from, and comply with all requirements of, all utility or service providers to the site prior to final recording of the subdivision plat to which this application pertains.

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: 6-2026-08 DATE FEE RECEIVED: 3-16-26 Cash

- 1. APPLICANT Kendall Properties LLC
- MAILING ADDRESS [REDACTED]
- PHONE NO. [REDACTED] EMAIL [REDACTED]
- 2. TYPE OF REQUEST (Check one or more)
 - VARIANCE
 - CONDITIONAL USE PERMIT
 - HOME OCCUPATION (CUP)
 - ADMINISTRATIVE REVIEW
- 3. PROJECT SITE 233-235 Tanbark Dr
- 4. JURISDICTION (Please Circle) Georgetown / Sadieville / Stamping Ground / Scott County
- 5. EXISTING USE Duplex ZONING DISTRICT _____
- 6. DESCRIPTION OF REQUEST Subdivide Duplex into Townhomes

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

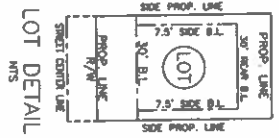
I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that if I withdraw my case, the paid fee will not be returned after legal notice have been submitted. If the applicant is not the owner of the project site, an affidavit will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

[Signature]
APPLICANT

3/16/26
DATE



LEGEND
 ○ - IRON PIN SET #3928
 ● - IRON PIN (FOUND)



LOT DETAIL

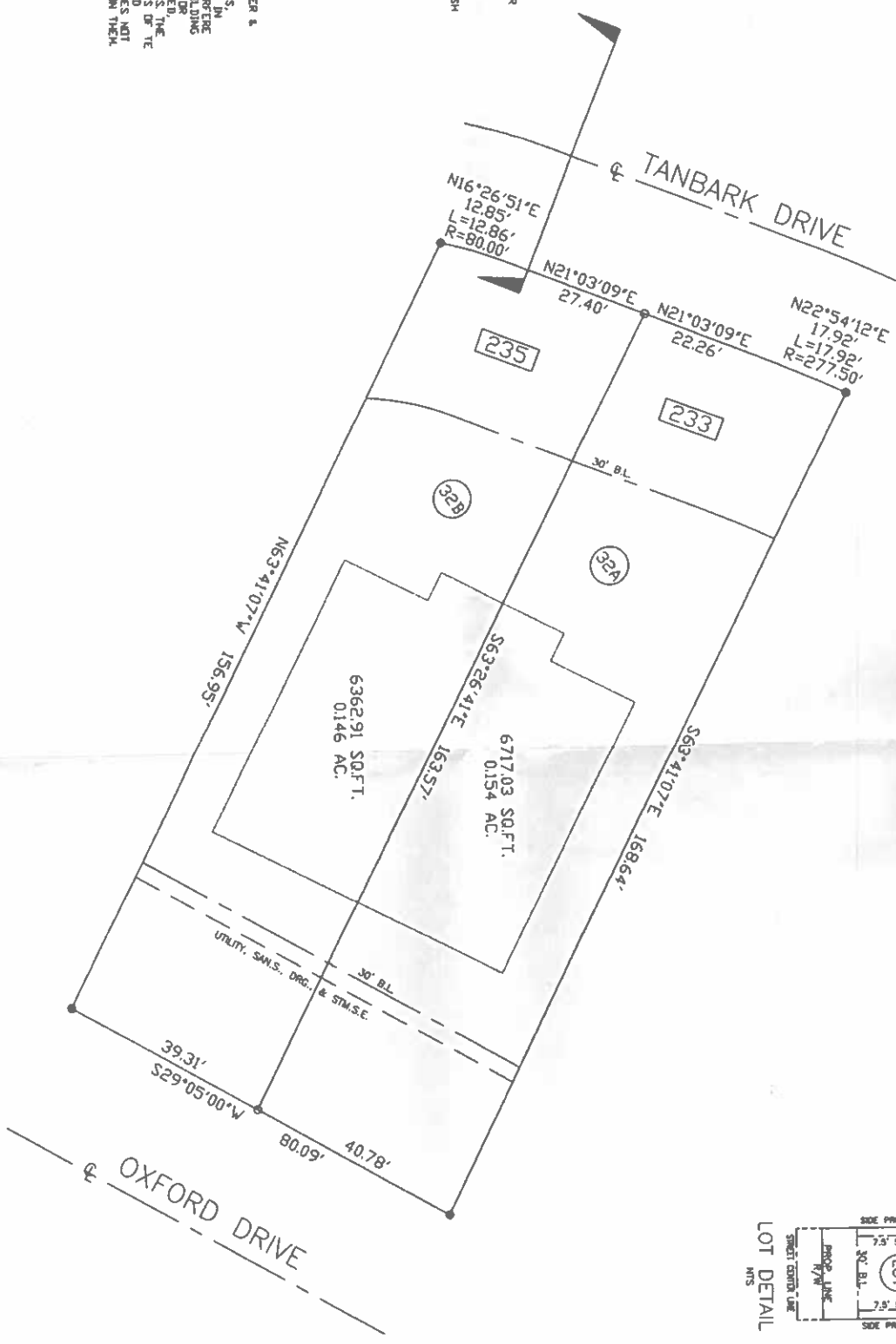
[Signature]
 DATE

CERTIFICATE OF ACC
 I HEREBY CERTIFY THAT THE
 A TRUE AND CORRECT SURVEY
 GEORGE TOWN-SOUTH COUNTY
 RECORDS DEPARTMENT HAS BEEN
 SPECIFICALLY REVIEWED BY THE PLAN
 OFFICER.

[Signature]
 SURVEYOR

CERTIFICATION OF
 THE DIVIDING WALLS HAVE
 STANDARDS FOR FIREWALLS
[Signature]
 FIREWALL INSPECTOR

PURPOSE NOTE:
 THE PURPOSE OF TH
 SUBDIVIDE ONE LOT I
 LOTS.



IRON
 CHANNELS, STEELWATER
 CHAINS FOR MAINTENANCE
 OR FOR CONSTRUCTION
 OF GRASS CLIPPINGS,
 REAS

EASEMENT

3. KENTUCKY UTILITIES
 FROM HEREON, AFTER &
 THE ANY AND ALL TREES,
 ON THE EASEMENT'S DR IN
 SAID FACILITY, NO BUILDING
 (ED) AND NO LANDFILL OR
 TO BE MAINTAINED OR
 ALIATION OF FACILITIES, THE
 REBY GRANTED TO USERS OF THE
 MSTRUCT, MAINTAIN AND
 4SEMENTS, ALL LOT LINES NOT
 HAVE 5' EASEMENTS ON THEM.



SURVEY NOTES:

1. THE PROPERTY DEPICTED HEREON IS SUBJECT TO ALL NOTES.
2. ALL IRON PINS THAT WERE SET BY ARE 1/8 INCH LONG, #8 STEEL, REINFORCING BARS BEARING PLASTIC IDENTIFICATION CAPS AFFIXED TO THEIR UPPER ENDS WHICH ARE STAMPED "8928".
3. THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION

OID	MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
0	189-10-063.000	CURRY EVELYN JOAN		108 BLOSSOM PARK DR	GEORGETOWN KY 40324-9075	108 BLOSSOM PARK DR
1	189-10-064.000	BIDDLE LAURIE L	C/O LAURIE L BISIG	106 BLOSSOM PARK DR	GEORGETOWN KY 40324-9075	106 BLOSSOM PARK DR
2	189-10-065.000	MITCHELL DEBORAH E		104 BLOSSOM PARK DR	GEORGETOWN KY 40324	104 BLOSSOM PARK DR
3	189-10-067.000	COX R KENNETH II & MARY FRANCES		102 BLOSSOM PARK DR	GEORGETOWN KY 40324	102 BLOSSOM PARK DR
4	188-30-024.000	KENDALL PROPERTIES LLC		1125 BRIDLEWOOD LN	LEXINGTON KY 40515-8528	TANBARK DR 224-228
5	188-30-034.000	MUENCH RENTAL PROPERTIES LLC		573 AVENSTOKE RD	WADDY KY 40076-8907	TANBARK DR 225-227
6	189-10-036.000	BREDWOOD MELINDA D S 2013 REVOC TRUST		109 LOCH LOMOND DR	GEORGETOWN KY 40324-8501	TANBARK DR 236-238
7	189-10-052.000	BEIL JAMES T		237 TANBARK DR	GEORGETOWN KY 40324-8437	TANBARK DR 237-239
8	189-10-056.000	PENDERGRASS FREDDY & REBECCA		215 DRUID HILLS DR	DICKSON TN 37055-3332	TANBARK DR 233-235
9	189-10-058.000	KENDALL PROPERTIES LLC		1125 BRIDLEWOOD LN	LEXINGTON KY 40515-8528	TANBARK DR 229-231
10	189-10-039.000	KENDALL PROPERTIES LLC		1125 BRIDLEWOOD LN	LEXINGTON KY 40515-8528	230 TANBARK DR
11	189-10-049.000	SMITH JENNIFER & DEAN A		241 TANBARK DR	GEORGETOWN KY 40324	241 TANBARK DR
12	189-10-069.000	SMITH JOHNNY & CHIYOKO		100 BLOSSOM PARK DR	GEORGETOWN KY 40324	100 BLOSSOM PARK DR
13	189-10-039.001	KENDALL PROPERTIES LLC		1125 BRIDLEWOOD LN	LEXINGTON KY 40515-8528	232 TANBARK DR
14	189-10-039.002	SKINNER JAMES R		234 TANBARK DR	GEORGETOWN KY 40324	234 TANBARK DR

VARIANCE APPLICATION
345-347 WILLIAMSBURG LANE
Staff Report to the Georgetown Board of Adjustment
April 6th, 2026

FILE NUMBER: G-2026-09

PROPOSAL: Variance to reduce the side yard setback from 7.5 feet to 0 feet, Variance in the form of reduction of minimum R-3 lot size, to facilitate the division of a duplex into two separate parcels.



LOCATION: 223-235 Tanbark Drive.

APPLICANT: Kendall Properties, LLC.

CONSULTANT: N/A

STATISTICS:

Zone:	R-3 (High Density Residential)
Surrounding	R-3 (High Density Residential), R-2, A-1.
Site Acreage:	0.216 acres.
Access (Direct):	Williamsburg Lane.
Access (Arterial):	Cincinnati Pike.
Context:	0.5 miles west of Scott County high school in the Colony subdivision.

BACKGROUND:

Kendall Properties ("Applicant"), is applying for two Variances--to reduce the minimum R-3 side yard setback from 7.5 feet to 0 feet, and to reduce the minimum lot size by 30 to 60% for the two lots being created--to facilitate the division of an existing duplex into two separate parcels/properties. The building already exists as seen in image references provided by staff. The existing duplex lot was created legally as lot 33 of the Colony subdivision.



ISSUES & ANALYSIS:

"KRS 100.243 Findings necessary for granting variances.

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

"Zero lot line" arrangements are not uncommon for duplexes and other attached single family structures, as they allow for independent ownership of units. The *Zoning Ordinance* does not technically grant such a reasonable use by right due to minimum R-3 setback requirements. Two Variances from the *Schedule of Dimension Area Regulations* are required to allow for the platting as proposed to occur.

The Comprehensive Plan (2024) states "...there is a mismatch between the current household sizes and the number of smaller dwelling units being constructed." The document also indicates a need for "middle housing" in the area, defining townhomes as an example of such. As a goal/objective, it states that "[the community and legislation should] Encourage the expansion of affordable and middle-income housing opportunities throughout the community" (HO 1). Staff finds that the granting of this application, in allowing for the use of traditional townhomes, would fill such a need for "missing middle housing" as identified by the adopted Comprehensive Plan.

The issue is that strict, literal interpretation of the *Ordinance* deprives the reasonable use of the intended by-right use of this R-3 property. The Ordinance lists single family dwellings (which includes townhomes) as a by-right use, and yet the setback provisions for the R-3 would effectively prohibit the use of townhome-style "zero-lot-line" housing. Denial of the requested variance would create hardship and deny the reasonable use of the land for the applicant/users of the parcel, as it would not allow for the desirable independent ownership of single family units at this location.

The other essential issue regarding this application is that it will create two lots that are nonconforming in size. The submitted subdivision plat shows the creation of two lots of 3,961 to 5,539 square feet, respectively, and the R-3 minimum single-family lot size is 7,500 square feet. This Variance entails a reduction of 60% for the smaller lot and 30% for the larger lot. The existing lot at 345-347 Williamsburg Lane was created legally, and utility service has been established to the site.

Though there is a reduction in the proposed lot sizes from the typically established minimums, the density of the building thereupon the site will not violate maximum R-3 density (16 dwelling units per acre). Finding that the a) the reduction of R-3 minimum lot size in this specific case is not unreasonable, and, b) that the lots created by such a Variance will not violate density maximums, staff suggests approval of the reduction in minimum lot size.

Additionally, a certification of appropriate firewall separation between units is required on the new plat to ensure proper safety measures have been put in place. This may be done by a certified and licensed home inspector, and current plats submitted by the Applicant are signed by Georgetown Building Inspection in regard to their ability to implement a safe firewall between the two units/parcels.

FINDINGS:

1. The Project Site is a 0.22 acre parcel in the R-3 Zone.
2. Though "Zero lot line" arrangements are not uncommon for duplexes and other attached single family structures, as they allow for independent ownership of units, the *Zoning Ordinance* does not such a development practice by right by reason of an arguably unintended technicality.
3. The strict, literal interpretation of minimum side yard setbacks and minimum lot size of the R-3 zoning district would deprive the Applicant of the reasonable use of the land.
4. Denial of the requested variance would create hardship for the applicant, as it would not allow for independent ownership of attached single family units at this location.
5. Approval of the variance would not create a situation that is not in line with the general character and circumstances afforded to other attached single family structures.
6. The reduction of minimum lot sizes is acceptable in this specific case, as all other setbacks will be met, safety standards will be ensured, and maximum R-3 density will not be exceeded in the case of either parcel.
7. The two units share an existing access point, and therefore will require a maintenance agreement between ownership of the two properties being created.
8. Documentation of fire wall shall be approved by the building inspector.

RECOMMENDATION:

Staff recommends **Approval** of the requested Variance to reduce the side yard setback from 7.5 feet to 0 feet to facilitate the division of a duplex into two separate properties at the property currently addressed 345-347 Williamsburg Lane. Staff recommends **Approval** of

the reduction of the minimum R-3 lot size by 30-60% for the two lots being created. Should the Board approve the application, staff recommends including the following conditions of approval:

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown – Scott County Zoning Ordinance* and *Subdivision and Development Regulations*.
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities 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 provide certification on the new plat from a certified licensed home inspector ensuring the existence of a proper fire wall separating the two units being divided, and shall comply with any request from staff, the Board, or the Building Inspection officer pertaining such a fire wall.
4. The Applicant shall acquire approval from, and comply with all requirements of, all utility or service providers to the site prior to final recording of the subdivision plat to which this application pertains.

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: 6-2026-09 DATE FEE RECEIVED: 3-16-26 cash

1. APPLICANT Kendall Properties LLC

MAILING ADDRESS [REDACTED]

PHONE NO. [REDACTED] EMAIL [REDACTED]

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

3. PROJECT SITE 345-347 Williamsburg Ln.

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

5. EXISTING USE Duplex ZONING DISTRICT _____

6. DESCRIPTION OF REQUEST Subdivided Duplex into Townhomes

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

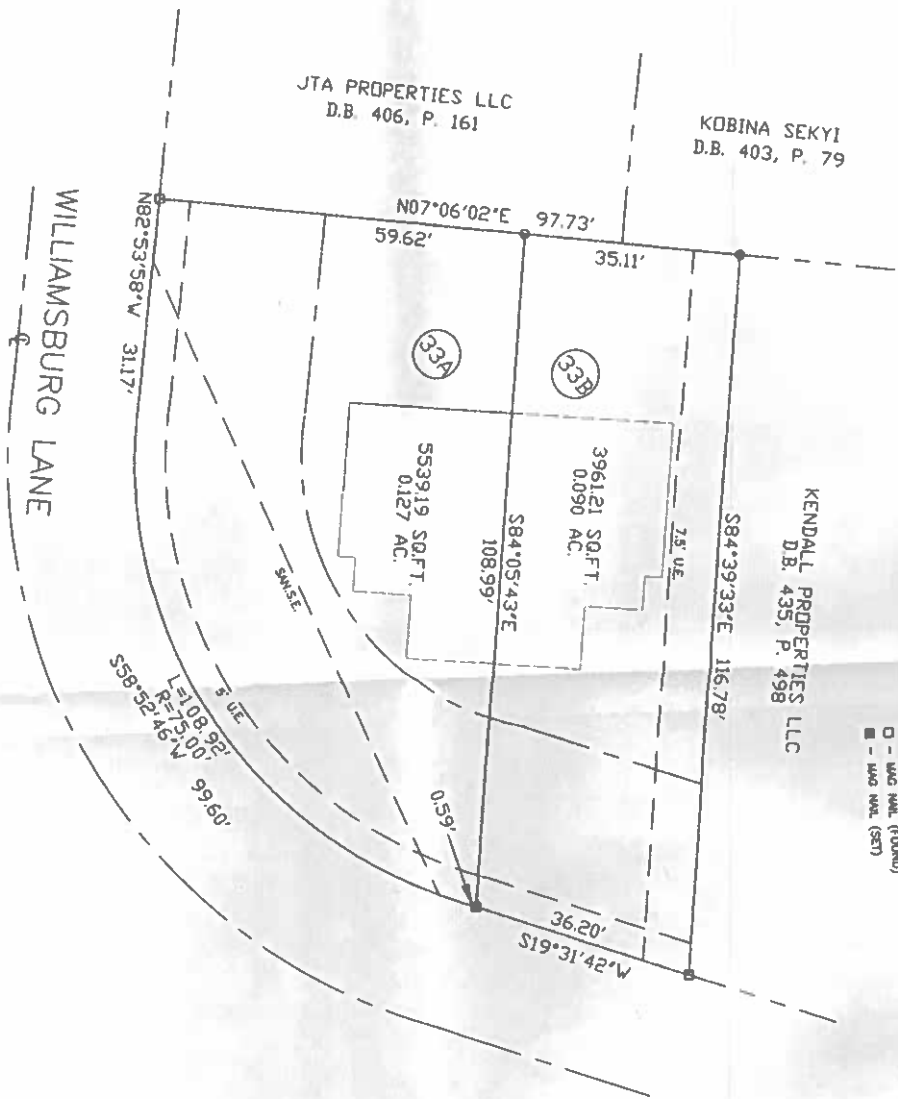
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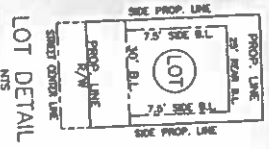
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SURVEY NOTES:
1. THE PROPERTY DEPICTED HEREON IS SUBJECT TO ALL NOTES, EASEMENTS, AND RESTRICTIONS PREVIOUSLY OF RECORD.
2. ALL IRON PINS THAT WERE SET BY ARE 18 INCH LONG, #8 STEEL REINFORCING BARS BEARING PLASTIC IDENTIFICATION CAPS AFFIXED TO THEIR UPPER ENDS WHICH ARE STAMPED "3222".
3. THE SURVEY SHOWN HEREON WAS CONDUCTED UNDER ANY DIRECTION WITH A SODIA ORIS RECEIVER AND A SODIA SURVEYING SOFTWARE WITH AN ERROR TOLERANCE OF NO MORE THAN 0.09'.
4. THIS SURVEY IS BASED ON AN URBAN CLASS SURVEY AS DEFINED BY THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS WHICH IS PROMULGATED AT 201 KY ADMIN. REG. 18.150. THE SURVEY OF THIS PROPERTY MEETS OR EXCEEDS SAID STANDARDS AND WAS PERFORMED IN FEBRUARY OF 2023.



LEGEND
○ - IRON PIN SET 1992B
● - IRON PIN (FOUND)
□ - UAC WALL (FOUND)
■ - UAC WALL (SET)



CHERRYVILLE
STATE OF KENTUCKY

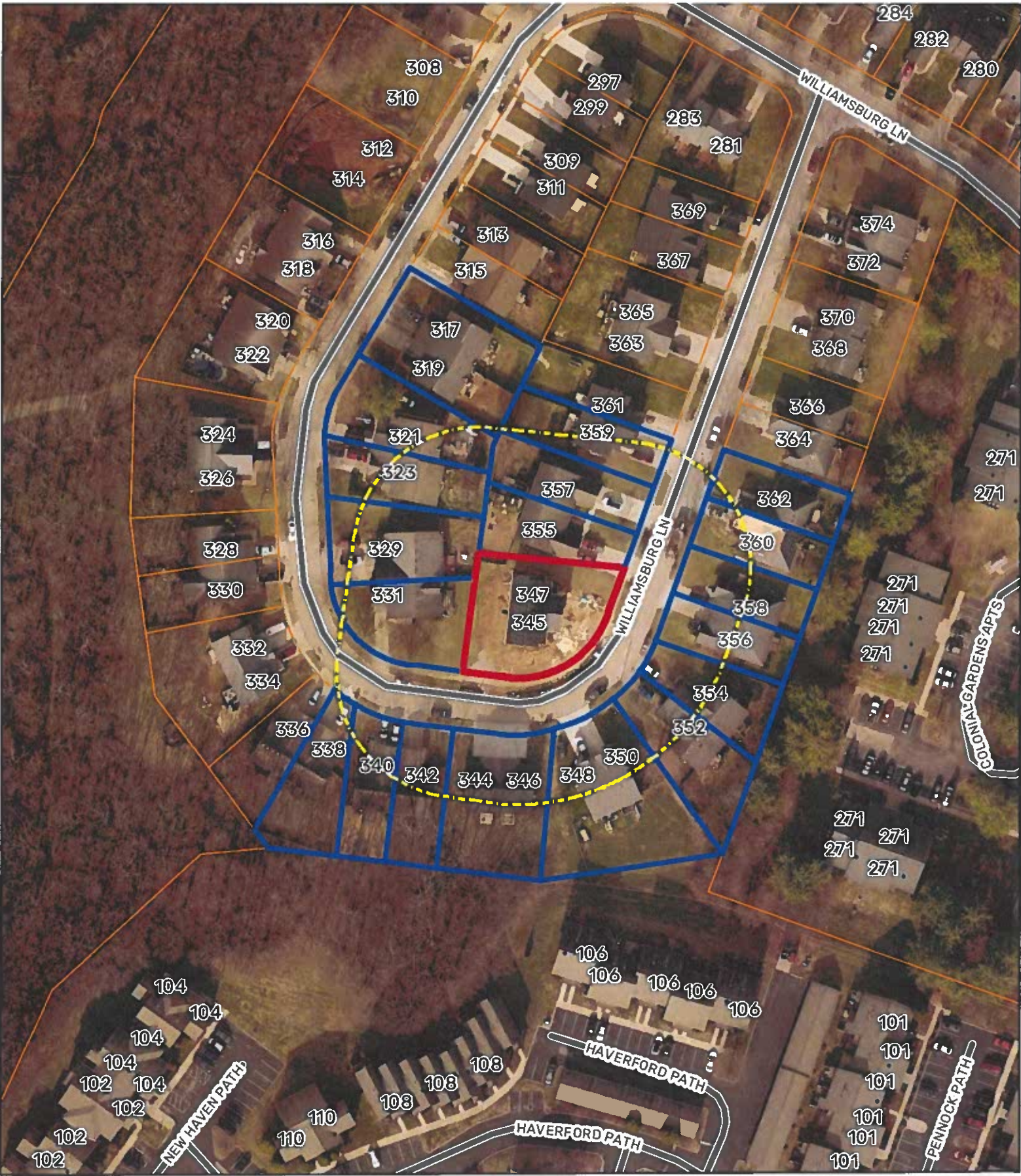
OWNER/CLIENT INFO:
KENDALL PROPERTIES LLC
1125 BROOKWOOD LANE
LEWINGTON, KY 40315
859-743-0880

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND BEING A TRUE AND CORRECT SURVEY TO THE ACCURACY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS HAVE BEEN PLANNED AND SPECIFICATIONS OF THE PLANNING COMMISSION OR I OFFICER.
[Signature]
DATE 3/11

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE LOT INTO 2 TOWNHOM LOTS.

MINOR SUBDIVISION RECORD PLAT
THE COLONY SUBDIVISION
OF
LOT 33
OF RECORD AT
DEED BOOK 457, PAGE 106,
STAMP & STRIP 183.

OID	MapNumber	Name1	Name2	MailAddress	CityStateZ
0	138-20-021.000	MANLEY GENE		330 SHERWOOD DR	GRAYSON KY 41143-8854
1	138-20-025.000	SNIDER TERRI		321 WILLIAMSBURG LN	GEORGETOWN KY 40324
2	138-20-028.000	WILLIAMS PAULA		133 MCINTOSH PARK	GEORGETOWN KY 40324
3	138-20-031.000	SEKYI KOBINA		329 WILLIAMSBURG LN	GEORGETOWN KY 40324-2581
4	138-20-033.000	KENDALL PROPERTIES LLC		1125 BRIDLEWOOD LN	LEXINGTON KY 40515-8528
5	138-20-040.000	KENDALL PROPERTIES LLC		1125 BRIDLEWOOD LN	LEXINGTON KY 40515-8528
6	138-20-041.000	WELLS HENRY M JR		362 WILLIAMSBURG LN	GEORGETOWN KY 40324-2581
7	138-20-046.000	MILLER DOUGLAS A		356 WILLIAMSBURG LN	GEORGETOWN KY 40324
8	138-20-047.001	MILLAY PHILLIP R & KEELY N		336 WILLIAMSBURG LN	GEORGETOWN KY 40324-2581
9	138-20-050.001	O'DEA HEATHER & KENNETH		340 WILLIAMSBURG LN	GEORGETOWN KY 40324-2581
10	138-20-052.000	ROBERTS WESLEY & ELIZABETH MARIE		354 WILLIAMSBURG LN	GEORGETOWN KY 40324
11	138-20-053.000	B G A R PROPERTIES LLC		119 PEBBLE BEACH DR	GEORGETOWN KY 40324-9593
12	138-20-055.000	DWELLSTONE LLC		217 LAKESIDE DR	GEORGETOWN KY 40324-8912
13	138-20-037.000	J T A PROPERTIES LLC		106 WHISTLER CT	GEORGETOWN KY 40324-9289
14	138-20-044.000	GREEN LORI MICHELLE		360 WILLIAMSBURG LN	GEORGETOWN KY 40324
15	138-20-049.000	GISLER ROBERT & PAT		281 CHURCHILL XING	NICHOLASVILLE KY 40356-2583
16	138-20-046.001	STIVERS MICHELLE		358 WILLIAMSBURG LN	GEORGETOWN KY 40324-2581
17	138-20-050.000	O'DEA HEATHER & KENNETH		340 WILLIAMSBURG LN	GEORGETOWN KY 40324-2581
18	138-20-025.001	DELONG WILLA		323 WILLIAMSBURG LN	GEORGETOWN KY 40324-2581
19	138-20-033.001	KENDALL PROPERTIES LLC		1125 BRIDLEWOOD LN	LEXINGTON KY 40515-8528



DISCLAIMER
 This map is for informational purposes only and does not constitute an offer of insurance or any other financial product. The information on this map is derived from public records and is not guaranteed to be accurate. The map is not intended to be used as a basis for any legal or financial decision. For more information, please contact your insurance agent or financial advisor.

Site
100' Notification Area
Notified Parcels
Parcels

**G-2026-09
 Notification Map**

0 50 100 200 Feet

VARIANCE APPLICATION
1141 LEXINGTON ROAD
Staff Report to the Georgetown Board of Adjustment
April 6th, 2026

FILE NUMBER: G-2026-10

PROPOSAL: Variance to allow for the display of two wall signs.

LOCATION: 1141 Lexington Road.

APPLICANT: Victory Life Church

CONSULTANT: N/A

STATISTICS:



Zone: B-2.
Surrounding Zone (s): A-1, P-1.
Site Acreage: 4.03 Acres.
Access (Direct): Lexington Road.
Access (Nearest Arterial): Lexington Road.
Context: North of the intersection of Lexington Road and McClelland Circle.

BACKGROUND:

The application before the Board of Adjustment is for the display of two wall signs as defined by the *Georgetown Sign Ordinance*. Pursuant to the requirements of the *Ordinance*, the church was established as a conditional use in the B-2 district in May of 2009. The *Georgetown Sign Ordinance* provides that any building may have one wall sign per street upon which the building fronts. The church building under current conditions has frontage upon one street (Lexington Road).

The Applicant requests a variance in the form of two wall signs to be displayed towards the street frontage. The question for the Board's consideration is if the signage may be split into two separate signs rather than a single continuous display. Application material depicts two separate signs, one being a 5.83x23' text wall sign that is already displayed, and the other being a 9x9' logo wall sign that has not yet been erected.

ISSUES & ANALYSIS:

"KRS 100.243 Findings necessary for granting variances.

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

- b. *The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and*
 - c. *The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*
2. *The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*

Application material states that the two wall signs in question constitute a singular wall sign, citing it as a single identity element designed to fit the proportions of the building. Staff finds that the *Sign Ordinance*, with the two figures listed below, defines any single display face separately displayed in itself is a separate and distinct wall sign.

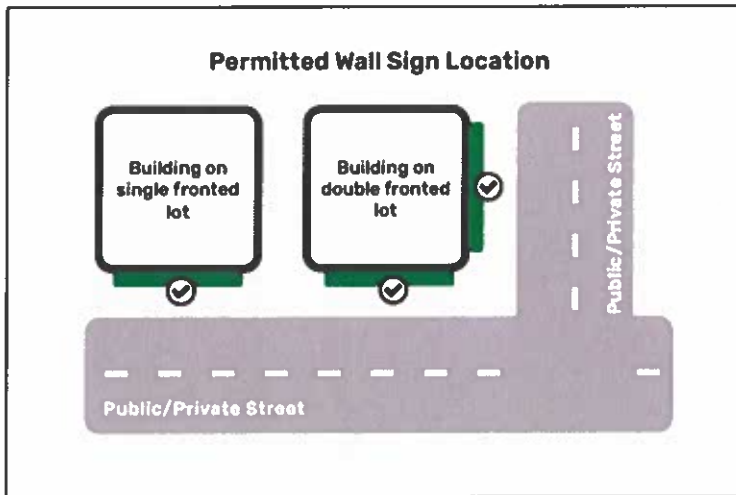
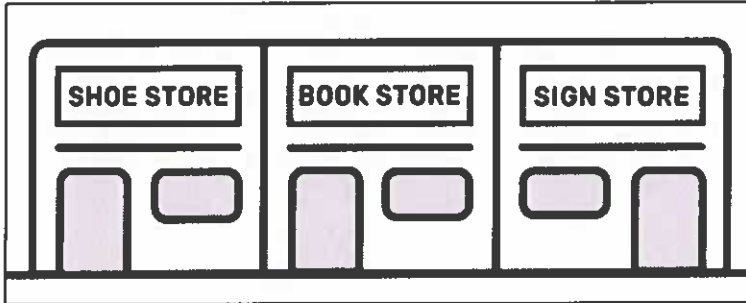


Figure 16 & 17 of the Georgetown Sign Ordinance, indicating what constitutes a singular wall sign. It is one continuous display face displayed by a single tenant towards a single street upon which the building fronts.

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*

The Variance would create unreasonable circumvention of the *Ordinance*. The *Sign Ordinance* makes the provision that only one wall sign may be allowed per street upon which any building fronts. In allowing two wall signs displayed toward a single street, on a building that only has single frontage, therein is unreasonable circumvention.

Second, the dimensional area of the signs shown on the application are in excess of the maximum display area for wall signs in the B-2. Wall signs are granted one square foot of display area per linear foot of street frontage, up to a maximum of 150 square feet. The dimensions of the two wall signs shown upon the application, as measured by the *Sign Ordinance* (2.C.2), are in excess of the 150-foot maximum by 15-20 square feet. Therefore, the granting of this application would grant the display of wall signage that is in excess of the typical wall signage display maximum.

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

The applicant argues that special conditions exist, as the building has a wide and unbalanced façade requiring uniquely distributed design philosophy regarding the display of signage. This is not a particularly unique circumstance, and staff finds that it does not necessitate a Variance.

- 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;*

The applicant states that strict interpretation of the Ordinance in this specific case would deprive rights already exercised by similar institutional and commercial entities in the city. The applicant cites precedence of similar buildings/uses with multiple wall signs, including other churches with crosses displayed. Staff finds the following in regard to this claim:

- a. A cross or other religious symbol does not constitute a sign as defined by the Ordinance.
- b. Other non-conforming signs or sign variances do not constitute precedence for the granting of other Variances.

Similarly, application material requests approval of any of the following:

- a. One unified architectural feature
- b. One coordinated wall sign, or
- c. The requested Variance based on the criteria outlined in application material.

Staff posits that because the application material indicates the reality of acceptable alternatives, denial of the Variance would not create unreasonable hardship as it pertains to institutional advertising or architectural/aesthetic character. Staff also finds that other reasonable alternatives exist in regard to intended balancing of architectural character, as the display of other religious symbology would be defined as an exempt sign and would therefore not require a Variance.

- c. *The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*

The Applicant states that the Variance request arising from the unique architectural features of the building is not self-created, and staff agrees, finding the circumstances at hand are not the doing of the applicant, though said circumstances do not justify the Variance.

Findings:

- 1) The site for this application is a 4.03-acre parcel, zoned B-2.
- 2) The signs depicted in application material, as defined by the Ordinance, are two separate wall signs.
- 3) The Variance regards the display of the text and logo as distinct and separate signs.
- 4) Should the applicant elect to display both the text and logo shown in the application as one single, continuous display face, the sign would require a dimensional Variance if it is to be over 150 square feet.
- 5) The display of exempt religious symbology upon the facade would provide the intended aesthetic or architectural balance indicated in application material.
- 6) The granting of the Variance would create unreasonable circumvention, because;
 - a) the Ordinance makes the provision that there may only be one wall sign for one building with frontage upon a single street, and,
 - b) the sum total display area of these two signs would exceed the maximum display face for wall signage in the B-2 zoning district (150 sq ft).
- 7) The indication of acceptable alternatives to the Variance in the application material reveals that denial of the Variance would not create hardship or deprive reasonable use of the land.

RECOMMENDATION:

Given findings and analysis, staff recommends **Denial** of the Variance request for the display of a wall sign in the B-2 zone upon 1141 Lexington Road on the basis that it does not meet the standards of KRS 100.243. Denial of this application would not deny or restrict the display of the materials as one single wall sign face (if it remains under 150 square feet), nor would it deny the display of religious symbology as an exempt sign. Should the Board approve this application, staff recommends 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*. 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 total dimensional area (total sum in square feet) of the two signs shall not exceed 150 square feet.
6. The applicant shall acquire sign permits from Building Inspection.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

RECEIVED

MAR 16 2026

PLANNING COMMISSION

FOR OFFICIAL USE ONLY:

APPLICATION NO: 6-2026-10 DATE FEE RECEIVED: 3-16-26 CK# 2746

1. APPLICANT Victory Life Church

MAILING ADDRESS [Redacted]

PHONE NO. [Redacted] EMAIL [Redacted]

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

3. PROJECT SITE 1141 Lexington RD

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

5. EXISTING USE _____ ZONING DISTRICT _____

6. DESCRIPTION OF REQUEST Split our Logo into 2 Sgn Components. Logo on left side of Building and Name on right side

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.

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- 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

2/26/26
DATE

Request for Reconsideration / Variance Justification

2/26/26

Planning & Zoning Department
City of Georgetown
100 North Court Street
Georgetown, KY 40324

Re: Exterior Façade Installation / Sign Interpretation
Property: Victory Life Church – 1141 Lexington Rd, Georgetown, KY 40324

Dear Planning & Zoning Staff,

We respectfully request reconsideration of the decision to deny our proposed façade installation. We appreciate your time and consideration, and we would like to provide additional clarification, supporting precedent, and justification based on the Board of Adjustment criteria.

1. One Unified Architectural Feature

The proposed installation consists of one unified logo. It is intentionally divided across the façade solely for architectural balance. This is not multiple signage, but a single identity element designed to fit the proportions of the building.

2. Architectural Intent

The intent of this design is not to increase signage or branding, but to create visual balance and architectural cohesion. The building's current façade leaves the left side blank and visually unbalanced. The proposed design distributes the logo to enhance the structure's appearance.

This is similar to how churches incorporate crosses or architectural symbols into their buildings. These are not treated as additional signage, but as design elements integral to the building.

3. Precedent in Georgetown

There are numerous examples within Georgetown where multiple façade-mounted elements are visible from the same street frontage, including:

- Harmony Christian Church – multiple logos, name elements, and crosses
- First Baptist Church – name and cross elements



4. Variance Criteria Justification

A. Special Conditions Exist

The building has a wide and unbalanced façade, creating a unique architectural condition requiring a distributed design.

B. Deprivation of Rights

Strict interpretation would deprive this property of rights already exercised by similar institutional and commercial properties in Georgetown.

C. Not Self-Created

The condition arises from the building's structure and proportions, not from an attempt to circumvent regulations.

D. Minimum Variance

This request represents the minimum necessary adjustment, as it is a single logo divided for architectural purposes, not additional signage.

5. Institutional and Non-Commercial Use

Our organization is a nonprofit church serving the Georgetown community. Our purpose is not commercial advertising, but community service, outreach, and ministry. The proposed façade design reflects our identity as a place of gathering and support, not a business seeking promotional signage.

6. Request

We respectfully request approval of the proposed installation as either:

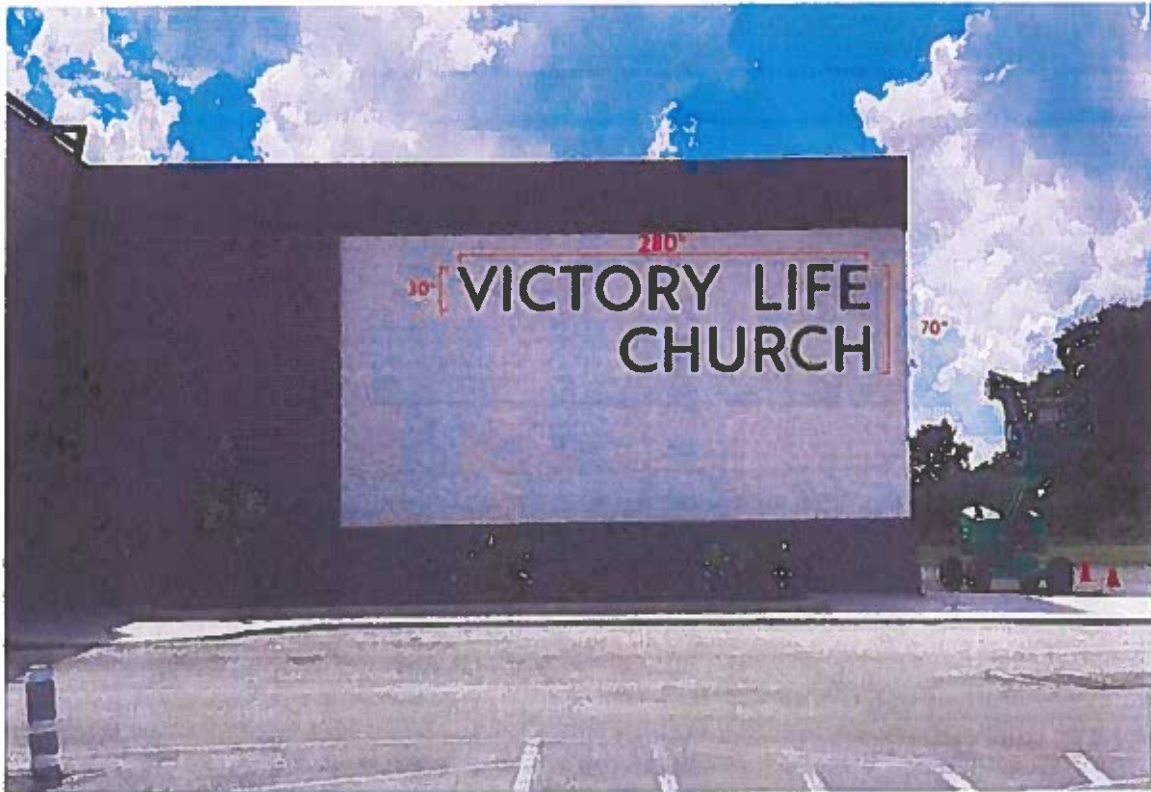
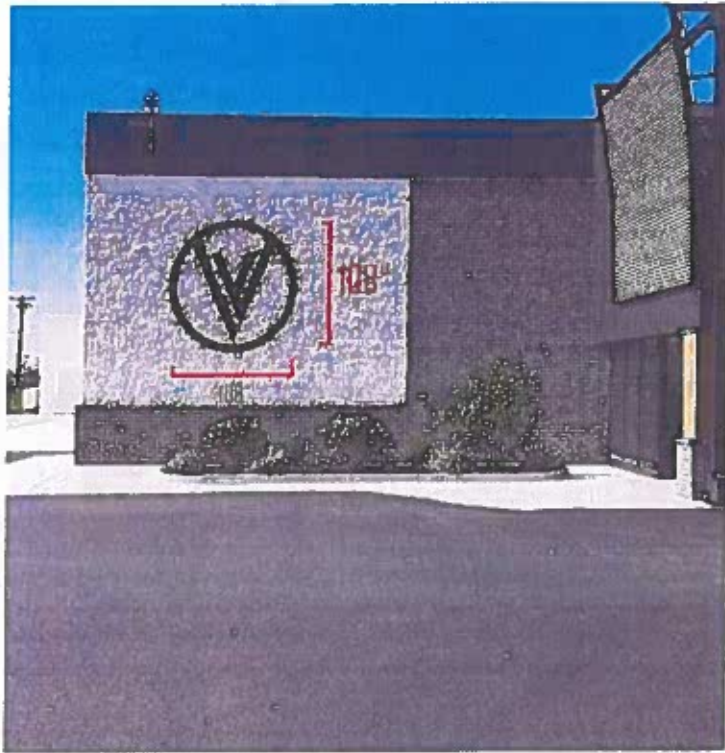
- One unified architectural feature, or
- One coordinated wall sign, or
- A variance based on the criteria outlined above

We appreciate your consideration and welcome any opportunity to meet and discuss this further.

Respectfully,

John LoBuglio
Executive Pastor
Victory Life Church







OID	MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
0	168-10-340.000	LANDMARK CROSSING LLC		112 S WATER ST	GEORGETOWN KY 40324	1135 LEXINGTON RD
1	168-30-006.000	VICTORY LIFE CHURCH INC		1141 LEXINGTON RD	GEORGETOWN KY 40324	1141 LEXINGTON RD
2	168-30-010.000	ISAAC BO LLC		145 SINGLETON RD	MOORESVILLE NC 28117-6902	1155 LEXINGTON RD
3	168-30-003.000	CITY OF GEORGETOWN		100 COURT ST	GEORGETOWN KY 40324	200 JACOBS DR
4	168-30-052.000	GEORGETOWN COMMUNITY HOSPITAL LLC	C/O PROPERTY VALUATION SERVICES	14400 METCALF AVE	OVERLAND PARK KS 66223-2989	1140 LEXINGTON RD
5	168-10-340.001	S P ZAX QSR INVESTOR I LLC		450 LEXINGTON AVE #4539	NEW YORK NY 10163	1133 LEXINGTON RD
6	168-30-009.000	LUSBY DEV CO & LUSBY PATH PRTNRS 1 & 2		1890 STAR SHOOT PKWY STE 170-165	LEXINGTON KY 40509-4566	105 LUSBY PATH
7	168-30-009.002	LUSBY DEV CO & LUSBY PATH PRTNRS 1 & 2		1890 STAR SHOOT PKWY STE 170-165	LEXINGTON KY 40509-4566	103 LUSBY PATH

**CONDITIONAL USE PERMIT
498 NORTH SHOSHONI TRAIL
Staff Report to the Georgetown Board of Adjustment
April 6th, 2026**

FILE NUMBER: G-2026-11

PROPOSAL: Conditional use permit for a hospital/3-bed assisted living facility for the property addressed 498 N Shoshoni Trail.

LOCATION: 498 Shoshoni Trail.

APPLICANT: Chad Halsey.

CONSULTANT: N/A



STATISTICS:

Zone:	R-1B.
Surrounding Zone (s):	R-1B, A-1, R-2.
Site Acreage:	0.3 acres.
Access (Direct):	North Shoshoni Trail.
Access (Nearest Arterial):	Lexington Road, Main Street.
Context:	Adjacent to the Old Armstrong/Indian Hills Subdivision.



BACKGROUND:

Chad Halsey ("Applicant") is requesting a conditional use permit for the operation of a 3-bed nursing facility for elderly care out of an existing home at 498 North Shoshoni Trail. The Applicant has stated that no more than three patients will be on site at any one time. The use will be staffed by a total of up to 4 employees, to include the Applicant, a nurse, and two hired Certified Nursing Assistants (CNAs). Applicant has stated that clients will remain on the site for extended periods of time. Staff will provide nursing care and quality life assistance to residents 24 hours daily. There are no previous Board of Adjustment applications on file for the Project Site.

ISSUES & ANALYSIS:

Comprehensive Plan:

The adopted Comprehensive Plan emphasizes the idea of "aging in place" or allowing for aged persons to remain in Georgetown with a high standard of living and flexible domiciliary care options. Staff finds that this use would allow such individuals the option to do so, and so the proposed use is necessary to the wellbeing of the community. Housing Objectives section 4 of the adopted plan indicates the following priorities as it pertains to elderly care:

- **HO 4.1** Increase availability of assisted living facilities and shelters.
- **HO 4.2** Increase availability and flexibility of housing options for elderly residents.

Staff finds that the application under consideration would play a role in fulfilling the above objectives, providing for a wider scale of options available for elderly care in the Georgetown area.

Defining the Use:

The original application was for a conditional use permit for an assisted living facility in the R-1B zoning district. Because the *Ordinance* does not list assisted living facilities as a conditional use in the R-1B, it is not applicable to this case because of the property's zoning. Similarly, the nature of this application does not fall under the definition of assisted living facilities. Such a use is defined as "a building, establishment, complex, or distinct part thereof which accepts primarily aged persons for domiciliary care, not nursing or medical care." The Applicant has indicated that this use will indeed provide nursing care, therefore making it outside the intended scope of assisted living facilities as defined by the *Zoning Ordinance*.

The nature of this application most closely aligns with that of a nursing home, considering that the proposal would provide nursing care to clients. The *Ordinance* also does not explicitly list nursing homes as an allowable use anywhere nor does it define them.

"Hospitals for human care" are listed as an allowable conditional use in all residential zoning districts, and, therefore, may be applicable to consideration of this application, though this use is also not defined by the *Ordinance*. In this situation where uses are not defined, the *Ordinance* (2.1) makes the provision that "any words or phrases not defined shall be given their ordinary meaning and usage." Because neither nursing home nor hospital is defined, the ordinary meaning must be outlined.

The *Cambridge Dictionary* defines a hospital as "...a place where people who are ill or injured are treated and taken care of by doctors and nurses." Merriam-Webster defines the word as "a charitable [having the quality of providing help] institution for the needy, aged, infirm, or young." A common thread between the two general definitions listed above is that a hospital must provide a certain level of nursing or domiciliary care to persons, potentially aged persons, in need of it.

The question of definition is whether this specific application for a nursing home may constitute a "hospital for human care." Staff finds that the nomenclature of "hospital for human care," rather than simply "hospital," inherently broadens the range of the term. Because the *Ordinance* also does not define a nursing home, general definitions must once again be used.

The National Institute on Aging defines a nursing home as places which "...provide a wide range of health and personal care services. Their services focus more on medical care than most assisted living facilities or board and care homes. Services offered in a nursing home typically include nursing care, 24-hour supervision, three meals a day, and assistance with everyday activities."

The term is also generally defined as "a place where very old people who are ill live and receive medical treatment and care" (*Cambridge Dictionary*), or "a public or private residential facility providing a high level of long-term personal or nursing care for persons (such as the aged or the chronically ill) who are unable to care for themselves properly" (*Merriam-Webster*).

Staff makes the determination that the form and function of the application fits within that of a nursing home, because it provides 24-hour residential nursing care facility for aged persons. Staff also finds that a nursing home fits under the general definition of a hospital in regard to its primary function of providing some level of medical or nursing care to those in need of it.

Staff makes the finding that the essential function of this use, in providing human care in the form of nursing or quality of life care, permissibly falls under the conditional use of a hospital for human care.

For the purpose of the Board's consideration, staff finds that this application constitutes a conditional use of a nursing home, which is in itself a hospital for human care, an allowable conditional use in the R-1B.

Because nursing homes under their basic definition are defined as residential facilities (*Merriam-Webster*), staff finds that the use of a nursing home is consistent with the residential intent of the R-1B zoning district.

Proposal Scale & Form:

The proposal is for a 3-bed nursing/end-of-life care facility, offering 24-hour care. As stated, it falls under the definition of a Conditional Use for a "hospital for human care" as a nursing home facility.

Staff finds that with the extended stay period of clients, the application constitutes a use that is residential in nature. If clients are to remain on-site for an extended period of time, they will in essence become residents. As a result, staff finds that the use in question is generally consistent with the residential zoning of the site.

The Applicant has indicated that the proposed use will have no exterior evidence aside from parking and an ADA accessible ramp. Staff finds that this evidence is no different from the exterior evidence of any other place of residence; any home may have an ADA accessible ramp or multiple vehicles parked outside.

Staff finds that the use, given its limited scale, will not generate any immediate or articulable effects on the surrounding area.

Development Standards:

The property adjoins A-1 zoned land to the East and North. The *Landscape and Land Use Buffer Ordinance* (6.14) requires each of the following when any non-agricultural property undergoes a change of use:

1. A six-foot-tall no climb boundary fence (6.14).
2. A fifty-foot minimum setback (6.14).
3. A fifty-foot landscape buffer (6.12.9).

The *Subdivision and Development Regulations* make the provision that a hospital must meet the following off-street parking requirements "One space per two beds, plus one space per doctor, plus one space per two employees on the largest shift, plus one space per hospital vehicle" (Appendix VII[D]). No parking metric for nursing homes are provided by any local zoning documents. Staff finds that according to this metric, with three beds and up to four employees to be on site at one time, the use would require 3.5 parking spaces. Given the scale of the site and the relatively small driveway, the site may not be able to reasonably accommodate such a parking metric.

In a literal interpretation of the provision of these articles, the items listed above would be required. Staff notes that this may create undue hardship upon the Applicant and may not be necessary, as this conditional use will not constitute a significant change upon the surrounding area, but because relief from this requirement has not been formally requested and there is no development plan, staff will not recommend relief from these requirements. It is also noted because existing regulations do not define or entertain nursing homes as a use, these regulations may not be applicable in this specific case. Staff recommends a conditional of approval that the Applicant must furnish a preliminary development plan regarding this conditional use, to ensure that all development standards are appropriately evaluated in relation to implementation.

Other Considerations:

In addition to any other standing federal or state laws regarding medical or nursing care, the state of Kentucky under KRS 216A requires licensure of long-term care administrators. The Applicant must follow

the requirements of this Board of Licensure as well as any other federal or state regulations pertaining to nursing care.

Findings:

1. The project site is a 0.3-acre property, zoned R-1B.
2. The Comprehensive Plan document, in emphasizing the need for flexibility of housing options for elderly residents, indicates a need for the use outlined in this application.
3. Staff finds that the proposed use is necessary to the wellbeing of the community in providing service for a group of persons in need of it.
4. The original application was a conditional use for an assisted living facility, but this is not applicable because the *Ordinance* does not list Assisted living facilities as an allowable use. The nature of this use, in providing nursing care, does not fall under the definition of an assisted living facility as defined in the 2.1 of the *Ordinance*.
5. This application, in providing nursing care, constitutes a nursing home. Nursing homes fall within the definition of a hospital, and a hospital for human care is a conditional use the R-1B.
6. Because the general definitions for a nursing home provided above indicate such a use as a *residential facility*, this use is consistent with the residential character of the R-1B district.
7. The *Zoning Ordinance* lists "hospitals for human care" as a conditional use in all residential zoning districts.
8. The proposal is low-scale in nature, with no more than 3 clients and 4 employees on site at any one time.
9. With appropriate conditions, the use will not negatively impact the public health, safety or welfare, and will not negatively impact the residential character of the surrounding community.
10. Because regulations will require a specific set of development standards for this use, Staff recommends a development plan be conditioned for this application in order to more formally evaluate it in relation to such regulations.

RECOMMENDATION:

Given findings and analysis, staff recommends **approval** of the conditional use permit for a hospital for human care on the basis that the Comprehensive Plan indicates the need for uses of this nature, it will not alter the character of the surrounding area, and it falls under the allowable conditional use of a hospital for human care in the R-1B district. Staff recommends that this conditional use must be contingent on an approved development plan. Should the Board approve this application, staff recommends 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. This shall include any and all forms of documentation or qualifications necessary to safely operate a hospital for human care. If the acquisition thereof any such permits or qualifications is in any case unattainable, the use shall not be operated.
3. The Applicant shall return to the Board **prior** to any changes in the approved conditions. This includes the scale of the use.

4. The conditional use permit shall become null and void upon the transfer of ownership or sale of the Project Site.
5. Any change in conditions shall constitute re-review of this application by the Board.
6. All parking must be off-street and on the existing driveway. Any parking for this use beyond the driveway is prohibited.
7. There shall be no exterior evidence of the home business, outside of a small wall sign not to exceed 5 sq. ft.
8. Any severe medical conditions or issues, for any clients housed on the site, must either be treated off-site at a more specialized hospital or, if to be administered on-site, must be administered by a registered nurse or doctor qualified to do so.
9. There must be at least one registered nurse or CNA on site at all times.
10. Any and all potentially hazardous medical materials or equipment, such as oxygen, if they are to be stored upon the site, shall acquire any and all necessary permits from appropriate issuing authorities.
11. The Applicant shall bring a development plan application before the commission, denial of which shall nullify the permit, to address the following development standards:
 - a. Parking plans,
 - b. Minimum buffering, setbacks, and screening standards when adjacent to the A-1 zoning district.
 - c. Specific dimensional details of the proposed use.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324

Phone (502) 867-3701

Fax (502) 867-3725

FOR OFFICIAL USE ONLY

APPLICATION NO: 6-2026-11 DATE FEE RECEIVED: _____

1. APPLICANT Chad Halsey

MAILING ADDRESS _____

PHONE NO _____ EMAIL _____

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

3. PROJECT SITE 498 Shoshoni Trail

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

5. EXISTING USE Av B+B ZONING DISTRICT _____

6. DESCRIPTION OF REQUEST 3 Bed assisted living

7. SUPPORTING INFORMATION:

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

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

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

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

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

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

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

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

APPLICANT Chad Halsey

DATE 3.2.26

Noah Smith

From: chad halsey [REDACTED]
Sent: Friday, March 27, 2026 4:48 PM
To: Noah Smith
Subject: Re: 498 Shoshoni Trail Conditional Use Questions

No
Yes
Yes
No hospice maybe like once or twice a week if we have any hospice patients.
2 to 3
Driveway and parking spot out front
No
No

Also my sister has been a licensed nurse for 33 years. Also going have CNA on staff. Certified Nursing Assistant
Sent from my iPhone

On Mar 25, 2026, at 2:14 PM, Noah Smith [REDACTED] wrote:

Hi Mister Halsey,

I had a few questions regarding the scale of your conditional use permit application.

First, will anyone besides your clients be living on site?

Will you employ staff?

Do you have plans to utilize any sort of medical equipment on site?

Will you have any sort of supply deliveries or medical specialists attending the site regularly?

How many vehicles do you plan to be on site at any one time? If any, where will they park?

Do you plan to display any signage?

Do you plan to make any visible changes to the exterior of the site?

Thanks,

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

OID	MapNumber	Name1	Name2	MailAddress	CityStateZ	Complete_A
0	140-20-392.000	LUSBY ALLYSON K		501 PUEBLO TRL	GEORGETOWN KY 40324	501 PUEBLO TRL
1	140-20-397.000	PHILLIPS ROXANA B	C/O ROXANA BLEVINS	531 N SHOSHONI TRL	GEORGETOWN KY 40324	531 N SHOSHONI TRL
2	167-10-017.000	PARKER GEORGE		119 THISTLE WAY	GEORGETOWN KY 40324	498 N SHOSHONI TRL
3	167-10-024.000	SAMS DAVID A & VONNIE GILLISPIE		520 N SHOSHONI TRL	GEORGETOWN KY 40324	520 N SHOSHONI TRL
4	167-10-030.000	WORTHINGTON JOE F		138 S BROADWAY ST STE 6B	GEORGETOWN KY 40324-1370	530 N SHOSHONI TRL
5	167-10-012.000	WATSON MARY LUSBY		494 N SHOSHONI TRL	GEORGETOWN KY 40324	494 N SHOSHONI TRL
6	167-10-020.000	ORIGINAL PROPERTIES LLC		714 DELAPLAIN RD	GEORGETOWN KY 40324	W CLINTON ST
7	140-20-380.000	WATSON ROBERT L		494 N SHOSHONI TRL	GEORGETOWN KY 40324	N SHOSHONI TRL

**CONDITIONAL USE PERMIT
122 BILL PERKINS LANE
Staff Report to the Georgetown Board of Adjustment
April 6th, 2026**

FILE NUMBER: G-2026-12

PROPOSAL: Conditional use permit for a type 1 Federal Firearms Licensee (FFL) business as a home occupation.

LOCATION: 122 Bill Perkins Lane.

APPLICANT: Coe Norton of Tactical Raccoons LLC.

CONSULTANT: N/A

STATISTICS:

Zone:	R-1C PUD.
Surrounding Zone (s):	R-1C PUD, R-3, R-2, B-4.
Site Acreage:	0.21 acres.
Access (Direct):	Bill Perkins Lane.
Access (Nearest Arterial):	McClelland Circle.
Context:	In the Harmony Ridge Subdivision, East of Amerson Orchard.



BACKGROUND:

Coe Norton ("Applicant") is requesting a conditional use permit for the operation of an FFL business as a home occupation. The business will offer in-person services by appointment only and online retail services. There are no previous Board of Adjustment applications on file for the Project Site.

ISSUES & ANALYSIS:

Ordinance Standards:

The *Zoning Ordinance* lists Home occupations as a conditional use permit in the R-1C district (4.32.A). For home occupations, the *Zoning Ordinance* looks to minimize impacts on neighboring properties by requiring:

1. The home occupation be incidental to the primary residential use of the property.
2. Have no exterior evidence of the home business, outside of a small wall sign not to exceed 5 sq. ft.
3. Not generating atmospheric pollution, light flashes, glare, odor, noise, vibration, truck, or other heavy traffic (Article II, "Home Occupations").

The proposed business should have minimal, if any, impact on neighboring property owners. The Applicant is not proposing any changes to the exterior of the property. The Applicant intends for the business to operate online with in-person business by appointment only, which should minimize any

traffic coming to the Project Site. The driveway is large enough to handle any additional parking related to small home business appointments. Staff recommends a condition of approval that all parking arising from in-person appointments must be off-street.

The proposed home occupation should not generate any noise, odor, light flashes, glares or other nuisance that would adversely impact nearby properties. Approval of this application would not adversely impact public health, safety, or welfare. It would not alter the character of the general vicinity. Approval of this application would not cause a hazard or nuisance to the public and would not allow an unreasonable circumvention of the requirements of the zoning regulations.

FFL Requirements:

The Bureau of Alcohol, Tobacco, Firearms and Explosives' (ATF) Federal Firearms Licensing Center (FFLC) issues and renews federal firearms licenses (FFL) in accordance with the Gun Control Act of 1968. Staff notes that such a federal entity will appropriately regulate the specifics of this use as it pertains to firearms, and that the Board's analysis regards the conditional use of a home occupation. The requirements of the FFLC are outlined below for the Board's consideration in relation to the home occupation.

The FFLC reviews and acts upon all applications for FFLs, coordinates the inspection of applicants with appropriate ATF field offices and performs background checks on all responsible persons. The FFLC maintains the Firearms Licensing System (FLS) database. The center provides certification to ATF field personnel on a subject's license status and provides a call center to respond to inquiries from the public and the industry.

The FFLC performs the following functions:

- Processes all FFL applications and reviews application data, conducts thorough background investigations and issues FFLs. The FFLC forwards FFL applications to the appropriate ATF field office, which coordinates field inspections and provides final approval to issue the FFL.
- Provides an official repository and archive of all FFL-related documents and ensures that all documents are properly prepared for digital imaging. Maintains audiotapes and CDs of licensee hearings related to administrative actions. Upon request, provides copies of documents and/or audio media regarding administrative hearings, congressional correspondence and Freedom of Information Act (FOIA) requests.
- Supports ATF investigations by providing Blue Ribbon Certifications and direct testimony to verify the licensed status of defendants and others related to criminal prosecutions or administrative actions.

Types of Federal Firearms Licenses:

- **Type 01** - Dealer in Firearms Other Than Destructive Devices
- **Type 02** - Pawnbroker in Firearms Other Than Destructive Devices
- **Type 03** - Collector of Curios and Relics
- **Type 06** - Manufacturer of Ammunition for Firearms Other Than Ammunition for Destructive Devices or Armor Piercing Ammunition
- **Type 07** - Manufacturer of Firearms Other Than Destructive Devices
- **Type 08** - Importer of Firearms Other Than Destructive Devices or Ammunition for Firearms Other Than Destructive Devices, or Ammunition Other Than Armor Piercing Ammunition
- **Type 09** - Dealer in Destructive Devices
- **Type 10** - Manufacturer of Destructive Devices, Ammunition for Destructive Devices or Armor Piercing Ammunition
- **Type 11** - Importer of Destructive Devices, Ammunition for Destructive Devices or Armor Piercing Ammunition

The applicant has indicated that this business will fall under "Type 01 - Dealer in Firearms Other Than Destructive Devices" as listed above. "Firearms other than destructive devices" are defined under federal law as typically "sporting [pertaining to hunting or recreation] or lower in their capacity, power, or dimension. Under the nature of the license type, no weapons will be manufactured upon the site. There will be no open storefront aspect. As indicated by the Applicant, business will be conducted online or in-person by appointment only.

The ATF/FFLC will oversee safety-related details pertaining to this particular use. Should the applicant receive approval for the Conditional Use, they will then take this information to the ATF for further consideration. Kentucky Revised Statutes chapter 237 also creates state-specific standards pertaining to this use.

Findings:

1. The project site is a 0.21-acre property, zoned R-1C PUD.
2. The application is for a Conditional Use Permit for a home occupation.
3. Section 4.32.A of the *Zoning Ordinance* lists "home occupations" as a Conditional Use in the R-1C zoning district.
4. Federal entities such as the ATF/FFLC will oversee safety related issues pertaining to the nature of this specific use.
5. Kentucky Revised Statutes chapter 237 also creates state-specific standards pertaining to this use that must be met.
6. 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.
7. The proposed use is protected to a certain extent under federal law and the second amendment.
8. There will be no exterior evidence of the home occupation.
9. Traffic to the site will be minimal, with in-person business by appointment only.

RECOMMENDATION:

Given findings and analysis, staff recommends **approval** of an FFL home occupation business at 132 Bill Perkins Lane. 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*. 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. The Applicant shall furnish documentation of firearm licensing.
3. The Applicant shall return to the Board **prior** to any changes in the approved conditions.
4. The conditional use permit shall become null and void upon the transfer of ownership or sale of the Project Site.
5. Any change in conditions shall constitute re-review of this application by the Board.
6. All parking arising from in-person appointments must be off-street.
7. Pursuant to the requirement for any home occupation, there shall be no exterior evidence of the home business outside of a small wall sign not to exceed 5 sq. ft (4.32.A).
8. As indicated by the Applicant, in-person business shall be by appointment only.
9. The Applicant shall not begin the conduct of business until all appropriate licenses/permits are issued by the ATF/FFLC.

10. Applicant must comply with all standards and requirements of the FFLC, ATF, and applicable federal or state firearm laws.
11. Applicant must comply with KRS chapter 237.
12. Should the nature of the Applicant's FFLC license change from anything other than "type 01, dealer in firearms other than destructive devices," therefore changing the nature and scale of the home occupation, the Applicant must return before the Board for reconsideration.

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: 6-2026-12

DATE FEE RECEIVED: 3-17-26 PS

1. APPLICANT Coe Norton - Tactical Raccoons LLC

MAILING ADDRESS [Redacted]

PHONE NO. [Redacted] EMAIL [Redacted]

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

3. PROJECT SITE

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

5. EXISTING USE ZONING DISTRICT

6. DESCRIPTION OF REQUEST Request CUP to have home based FFL Business, will have appointment only in person retail, and on-line retail/ drop shipment business

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

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

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

APPLICANT [Signature]

3/17/2026
DATE

OID	MapNumber	Name1	Name2	MailAddress	City/State/Z	Complete_A
0	192-10-147.033	KENNEY RICHARD		181 RUTH MILLER DR	GEORGETOWN KY 40324-8591	181 RUTH MILLER DR
1	192-10-147.034	S C J L II LLC		236 E REYNOLDS RD STE A	LEXINGTON KY 40517-1261	183 RUTH MILLER DR
2	192-10-147.035	RICE JAMES & TONIA		185 RUTH MILLER DR	GEORGETOWN KY 40324-8591	185 RUTH MILLER DR
3	192-10-147.036	BRANTLEY LISA LORAN		187 RUTH MILLER DR	GEORGETOWN KY 40324-8591	187 RUTH MILLER DR
4	192-10-147.037	HUMBLE JEFFERY		189 RUTH MILLER DR	GEORGETOWN KY 40324-8591	189 RUTH MILLER DR
5	192-10-147.038	MCDONALD TIFFANEY R & ADAM		191 RUTH MILLER DR	GEORGETOWN KY 40324-8591	191 RUTH MILLER DR
6	192-10-147.044	TUGEL MAX & DIANE LEE		118 BILL PERKINS LN	GEORGETOWN KY 40324-8590	118 RUTH MILLER DR
7	192-10-147.045	S C J L II LLC		236 E REYNOLDS RD STE A	LEXINGTON KY 40517-1261	120 BILL PERKINS LN
8	192-10-147.046	NORTON COE & REBECCA		122 BILL PERKINS LN	GEORGETOWN KY 40324-8590	122 BILL PERKINS LN
9	192-10-147.047	BRAZELTON ANGELA J & TODD D		124 BILL PERKINS LN	GEORGETOWN KY 40324-8590	124 BILL PERKINS LN
10	192-10-147.048	HARRIS EVAN & CHRISTIANA		126 BILL PERKINS LN	GEORGETOWN KY 40324-8590	126 BILL PERKINS LN
11	192-10-147.055	FARMER JAMES D & MINERVA J		127 BILL PERKINS LN	GEORGETOWN KY 40324-8590	127 BILL PERKINS LN
12	192-10-147.056	DREILING REGINA TRUST	REGINA & MARK DREILING TRUSTEES	21015 S PROSPECT AVE	BELTON MO 64012-9687	125 BILL PERKINS LN
13	192-10-147.057	MULLINS SPENCER & ASHLEY		123 BILL PERKINS LN	GEORGETOWN KY 40324-8590	123 BILL PERKINS LN
14	192-10-147.058	WINKLE MICKEY JAMES & MORGAN NICOLE		121 BILL PERKINS LN	GEORGETOWN KY 40324-8590	121 BILL PERKINS LN
15	192-10-147.059	DYKES MELANIE		6 WINDRIDGE DR	WINCHESTER KY 40391-2365	119 BILL PERKINS LN

