SCOTT COUNTY BOARD OF ADJUSTMENT MEETING

SCOTT COUNTY FISCAL COURT

101 EAST MAIN STREET

December 3rd, 2026

5:00 P.M. EST (4:00PM CST)

AGENDA

I. BUSINESS

a) Approval of November 5th, 2026, minutes.

b) Swear in speakers.

II. APPLICATIONS – OLD

a) None

III. APPLICATIONS – NEW

a) **S-2026-40** – Lisa Sadler is requesting a Conditional Use Permit for the construction of a secondary residence at 9243 Cincinnati Road [Zoned A-1]

b) **S-2026-41** – Raj Lamichhane is requesting a Conditional Use Permit to operate a community center and cultural/religious facility at 2759 Cincinnati Road [Zoned A-1]: **POSTPONED**

c) **S-2026-42** – Jackie and Rachel Willoughby are requesting a Variance to reduce the northern side yard setback from 50 feet to 25 feet for the construction of a single-family home at 150 Locust Fork Road [Zoned A-1]

d) **S-2026-43** – Oney and Lee Dell Vanlandingham are requesting a Variance to reduce the southern side yard setback from 50 feet to 25 feet for the construction of a single-family home at 280 White Oak Road [Zoned A-1]

e) **S-2026-44** – Deana True is requesting a Variance to reduce the minimum lot width from 250 feet to 178 feet to allow a boundary line adjustment for division and consolidation at 833 and 905 Leesburg Pike [Zoned A-1]

f) **S-2026-45**- Jordon Walker is requesting a Conditional Use Permit for the construction of a personal cemetery at 348 Hawkins Lane [Zoned A-1]

III. OTHER

a) Approval of the 2027 Scott County Board of Adjustment Application Deadlines and Meeting Calendar

b) S-2026-12- Status update on the home occupation Conditional Use Permit application at 150 Locust Fork Road, continued from the October 15, 2026, meeting

IV. ADJOURN

Scott County Board of Adjustments
November 5, 2026, Minutes

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

Upon Motion by Volk, second by Garrison, the Board unanimously approved October 15, 2026, minutes. The Board Attorney administered the oath to those signed in to speak.

Old Applications: None

New Applications:

a. **S-2026-35**: **Kyle Murray, 555 Morgan View Road, Wellington, KY 40387,** requested a home occupation Conditional Use Permit (CUP) for his custom home construction and remodeling business. The business would include his office and client showroom within a proposed dwelling at 5365 Paris Pike, Georgetown, KY. The property is zoned A-1, Agricultural. The applicable provision is Zoning Ordinance, Section 4.12 (G), and KRS 100.237. Required notices were given. There was no opposition. Staff recommended approval.

Toshi presented the application. Home occupation is an included CUP in the A-1 zone. Applicant would have some double-purpose area. It would be located on the first floor. The dedicated area would consist of three hundred (300) square feet. Toshi explained the circumstances, her recommended findings of fact, and conditions of approval. Approval would not adversely impact the health, safety, and welfare of area or community, nor would it adversely impact the character of the neighborhood. Applicant concurred in Staff's presentation.

Upon Motion by Garrison, second by Volk, the Board unanimously approved the application, subject to the staff report.

b. **S-2026-37**: **John Harrod, 173 Hess Branch, Stamping Ground, KY 40379,** requested a conditional Use Permit (CUP) for a construction of a secondary residence at 173 Hess Branch Road, Stamping Ground, KY 40379. The property is zoned Agricultural A-1. The applicable provisions are Zoning Ordinance, §4.12(L) and KRS 100.237. Notices were given. There was no opposition. Staff recommended approval.

Toshi presented the application, the circumstances, her recommended findings, and conditions of approval. The requested CUP is listed in the Ordinance. The property is 19.97 acres, ample area for a second dwelling. The proposed dwelling will be fifty (50) feet from the boundary and one hundred (100) feet from the existing home. Approval would not adversely impact the health, safety, and welfare of the area or community, nor would it adversely impact the character of the neighborhood. Applicant concurred.

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

c. **S-2026-38**: **Jackie Willoughby, Jr. 604 Stonetown Road, Stamping Ground, KY 40379**, requested a Conditional Use Permit (CUP) for construction of a secondary residence at 604 Stonetown Road, Georgetown, KY 40324. The property is zoned A-1, Agricultural. The applicable provisions are Zoning Ordinance, §4.12(L) and KRS 100.237. Notices were given. There was no opposition. Staff recommended approval.

Toshi presented the application, explained the circumstances, her recommended findings, and conditions of approval. There are two (2) existing residences. The proposed residence will be the third. All occupants of the residences will be family. The property is 52.40 acres. The application complies with our Ordinance. Approval would not adversely impact the health, safety, and welfare of area or community, nor would it adversely impact the character of the neighborhood. Applicant concurs.

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

d. **S-2026-39**: **Vicki and Tobin Thomas, 5271 Bethel Road, Lexington, 40511**, requested a Conditional Use Permit (CUP) for a construction of a secondary residence at 5301 Bethel Road, Georgetown, KY 40511. The property is zoned A-1, Agricultural. The applicable provisions are Zoning Ordinance, Section 4.12(L) and KRS 100.237. Notices were given. There was no opposition. Staff recommended approval.

Toshi presented the Application, explained circumstances, recommended findings, and conditions of approval. The property is 20.85 acres. The property has four (4) residences, all of which are compliant. Tim Webb, builder, explained future dwelling will sit in same location and in virtually the same footprint as one (1) of the houses that will be demolished. Approval would not adversely impact the health, safety, and welfare of area or community, or would it adversely impact the character of the neighborhood. Applicant concurs.

Upon motion by Cooper, second by Volk, the Board unanimously approved the application based on the Staff recommendation and report.

Other business:

Holden: **Status update** on **S-2026-13**, the home occupation Conditional Use Permit application at 150 Locust Fork Road. The City of Stamping Ground has not decided whether to annex the property. Holden asked the matter be continued to the December meeting.

Holden Reports: 1. Toshi will advise the City and Noah the County effective January.

2. The Board will receive the 2027 proposed schedule in December.

The meeting was adjourned upon Motion by Cooper, second by Garrison.

Approved:

Attested:

_____
Tommy Cooper, Chair

_____
Charlie Perkins, Board Attorney
and Recording Secretary

Georgetown - Scott County Planning Commission
Planning · Engineering · GIS

MEMORANDUM TO THE SCOTT COUNTY BOARD OF ADJUSTMENT

November 25th, 2026
To: Scott County Board of Adjustment Members
Meeting Date: December 3rd, 2026
RE: S-2026-40- Conditional Use Permit for a Secondary Residence for a Family Member, 9243 Cincinnati Road- Status of Property Ownership

This memorandum is to inform the Board that the owner of record of the property that is the subject of application S-2026-40, Timothy Glenn Sadler, recently passed away. The application was filed by his daughter, Lisa Sadler ("Applicant"), and staff notes that, at this time, the Applicant is a person other than the property owner of record. The Applicant has not yet been appointed executor of the estate; that appointment is currently in process.

Staff has requested that the Applicant submit an affidavit establishing her authority to act on behalf of the property owner, which may be submitted at any time before the meeting. If staff does not receive the affidavit before the meeting, the application will be postponed by default until staff receives the affidavit or there is clarity on the ownership of the property. Staff will update the Board on the status of this matter at the December 3, 2026, meeting.

Sincerely,

TTusam

Toshi Tusam
Planner I

CONDITIONAL USE PERMIT APPLICATION
9243 Cincinnati Road
Staff Report to the Scott County Board of Adjustment
December 3rd, 2026

FILE NUMBER: **S-2026-40**

PROPOSAL: Conditional Use Permit for a secondary residence for a family member

LOCATION: 9243 Cincinnati Road

PARCEL ID: 147-00-003.000

APPLICANT: Lisa Sadler

CONSULTANT: N/A



STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone (s):	A-1 (Agricultural)
Site Acreage:	104.02 acres
Access (Directly):	Cincinnati Road
Access (Nearest Arterial):	US-25/Cincinnati Road
Context:	Approximately 0.5 miles south of the intersection of Cincinnati road and N Rays Fork Raod

BACKGROUND:

Lisa Sadler ("Applicant") is requesting approval of a Conditional Use Permit to construct a secondary single-family residence for a family member on the property located at 9243 Cincinnati Road ("Project Site") with the Parcel ID: 147-00-003.000. The property is owned by Timothy Glenn Sadler, who recently passed away. The Applicant, the property owner's daughter, is in the process of being appointed executor of the estate.

The Project Site consists of 104.02 acres and is zoned A-1 (Agricultural). The property has one existing single-family residence. It also contains several older structures that are no longer in use, including a former Shell service station, a block building, a garage, and a second cabin.

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

APPLICATION REQUEST:

The Project Site is currently developed with a primary single-family residence. The Applicant proposes to place an approximately 14-foot by 32-foot (448 square feet) cabin on the property as a secondary single-family residence for a family member. The proposed residence will be located approximately 250 feet from the existing primary residence and will overlook a large pond on the property. According to the Applicant, the secondary residence will not be used for commercial or rental purposes.

Staff notes that work on the proposed residence began before this application was submitted. A 4-inch concrete pad has been poured and blocks have been set, and the cabin has already been placed on the property. No building permits were issued for this work. A lagoon wastewater system has also been dug on the property to serve the proposed residence.

No new driveway is proposed; the secondary residence will be served by the existing driveway from Cincinnati Road.

The Project Site falls outside the Georgetown Municipal Water and Sewer Service (GMWSS) sanitary sewer service area. Wastewater for the proposed residence is to be handled by the lagoon system. Any utility improvements, including the lagoon, will be subject to review and approval by the WEDCO District Health Department and other applicable agencies.

ISSUES & ANALYSIS:

Section 4.12(L) of the Georgetown–Scott County Zoning Ordinance permits secondary single-family residences for family members or farm workers as a conditional use within the A-1 zoning district.

Under the Schedule of Area and Dimension Regulations, the A-1 zoning district allows one (1) dwelling unit per five (5) acres. The subject property has a total area of 104.02 acres, which easily meets the density requirement for both the existing primary residence and the proposed secondary dwelling.

The proposed residence will be approximately 250 feet from the existing primary residence, which exceeds the recommended 100-foot separation. It must also meet the minimum setback of 50 feet from all property lines. Both separation requirements are recommended as conditions of approval.

The cabin was placed on the property, and the foundation work was completed, without building permits. Staff recommends a condition requiring the Applicant to obtain all required building permits and pass all inspections before the dwelling is occupied. The lagoon was also dug before any approval was given. Because the property is outside the GMWSS sewer service area, the lagoon must be reviewed and approved by the WEDCO District Health Department before the residence may be occupied. The lagoon must also meet all required separation distances from the pond and other water features on the property.

The property has several older structures that are no longer in use, including a second cabin. To keep the site within the scope of this request, staff recommends that only one primary and one secondary dwelling be occupied on the property, and that no existing structure be used as an additional dwelling unless separately approved.

Based on the information provided, the request is consistent with the intent of the A-1 zoning district. Approval of this request is not expected to harm public health, safety, or welfare, change the character of the surrounding area, create a hazard or nuisance, or unreasonably get around the zoning regulations.

FINDINGS:

1. The Project Site is a 104.02-acre parcel zoned A-1 (Agricultural).
2. Section 4.12(L) permits secondary residences for family members or farm workers as a conditional use in the A-1 district.
3. The A-1 zone permits one dwelling per five acres; the subject property meets this density requirement.
4. The Project Site has one existing primary residence, along with several older structures that are not in use, including a former service station, a block building, a garage, and a second cabin.
5. The proposed secondary residence is a cabin of approximately 448 square feet (14 feet by 32 feet), located about 250 feet from the existing primary residence.
6. The cabin has already been placed on a concrete pad with blocks on the Project Site, and no building permits were issued for this work.
7. No new driveway access is proposed; the secondary residence will use the existing driveway from Cincinnati Road.
8. The Project Site is outside the GMWSS sewer service area. A lagoon wastewater system has been dug and has not yet been approved by the WEDCO District Health Department.
9. Approval of the Conditional Use Permit is not expected to harm public health, safety, or welfare, or change the character of the general vicinity.

RECOMMENDATIONS:

Staff recommends **APPROVAL** of the Conditional Use Permit for a secondary residence for a family member at 9243 Cincinnati Road. 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 Conditional Use Permit shall become null and void upon the sale or transfer of ownership of the Project Site.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.
5. The Applicant shall acquire an address for the dwelling, free of cost, from the GSCPC GIS Department.
6. The Applicant shall build the secondary residence at least 50 feet from all property lines.
7. The Applicant shall build the secondary residence at least 100 feet from the primary residence to eliminate the need for a Variance should the property be subdivided in the future.
8. The Applicant shall obtain all required building permits for the secondary residence and shall pass all required inspections before the dwelling is occupied.

9. The lagoon wastewater system shall be reviewed and approved by the WEDCO District Health Department before the secondary residence is occupied.
10. No more than one primary residence and one secondary residence shall be occupied on the Project Site. No existing structures shall be used as a dwelling unless separately approved.

APPLICATION TO BOARD OF ADJUSTMENT

230 E. Main Street, Georgetown, KY 40324 Phone (502) 867-3701 Fax (502) 867-3725

RECEIVED
NOV 10 2026
PLANNING COMMISSION

FOR OFFICIAL USE ONLY:
APPLICATION NO: _____ DATE FEE RECEIVED: 11-10-26 paid cash

1. **APPLICANT** Lisa Sadler
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** 9243 Cincinnati Pike Corinth KY 41010

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

5. **EXISTING USE** Farming & Residential **ZONING DISTRICT** A1

6. **DESCRIPTION OF REQUEST** Conditional use permit for a secondary residence

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.

Lisa Sadler
APPLICANT

11/10/26
DATE

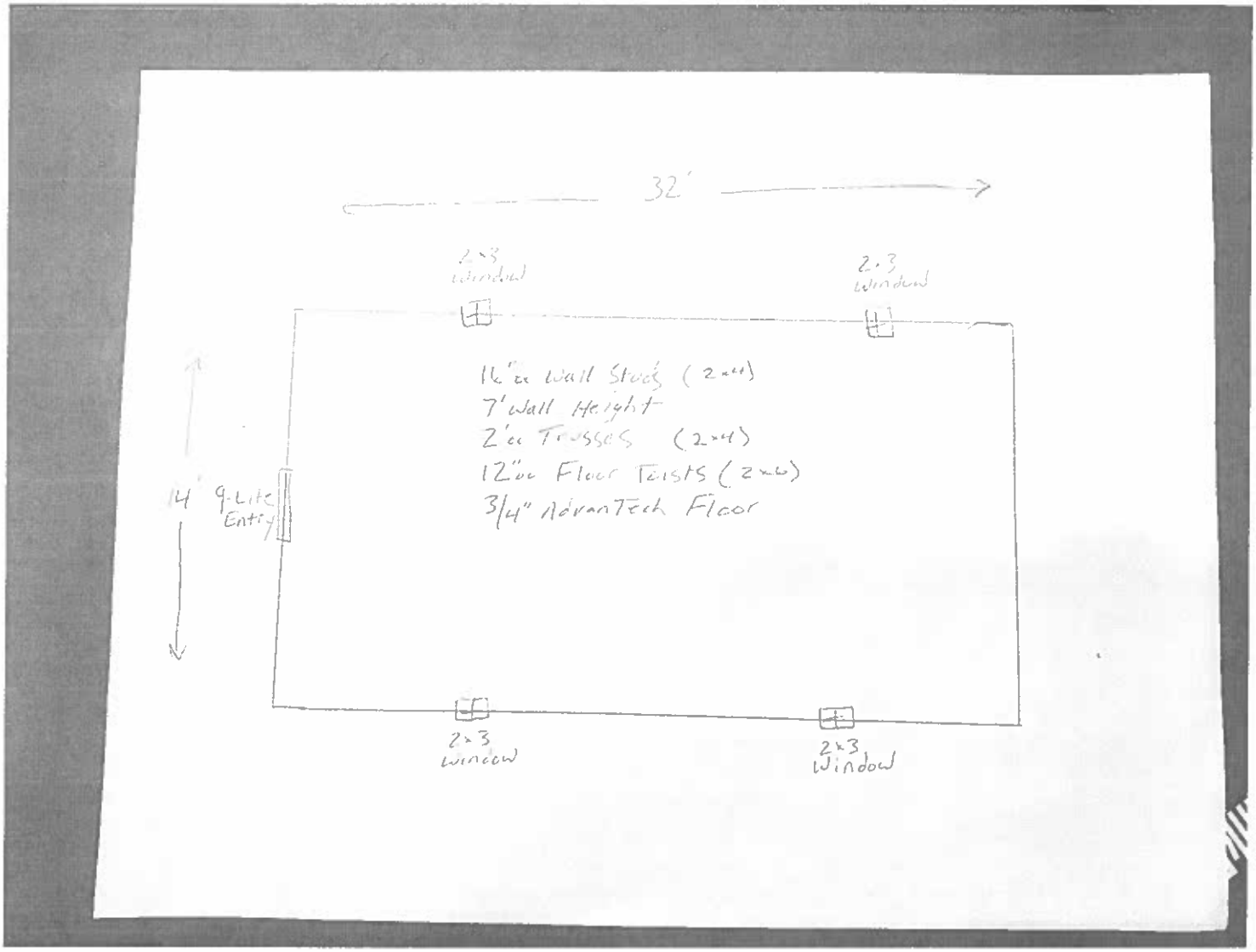

146-00-008.000
146-00-009.001
147-00-003.000
9243
CINCINNATI RD
Lagoon
Cabin
250-FEET

11/19/26

I am helping my daughter finish her cabin so she can live in it with her partner. A lagoon has already been dug, the fence surrounding it is almost complete so WEDCO can come back out and inspect. Her driveway will be the same as the existing one, for her home is not far past his, approx 300, up a small incline. A four inch concrete slab was poured, then blocks were placed for the home to rest on. It overlooks a large pond leaving beautiful views. Hopefully, she will be the fifth generation to reside on this property.

The cabin is 448sqft.

Lisa Ladler


32'
2x3 window
2x3 window
16"oc Wall Studs (2x4)
7' Wall Height
2'oc Trusses (2x4)
12"oc Floor Joists (2x6)
3/4" AdvanTech Floor
14'
9-Lite Entry
2x3 window
2x3 window

Outlook

Re: Request for Site photos

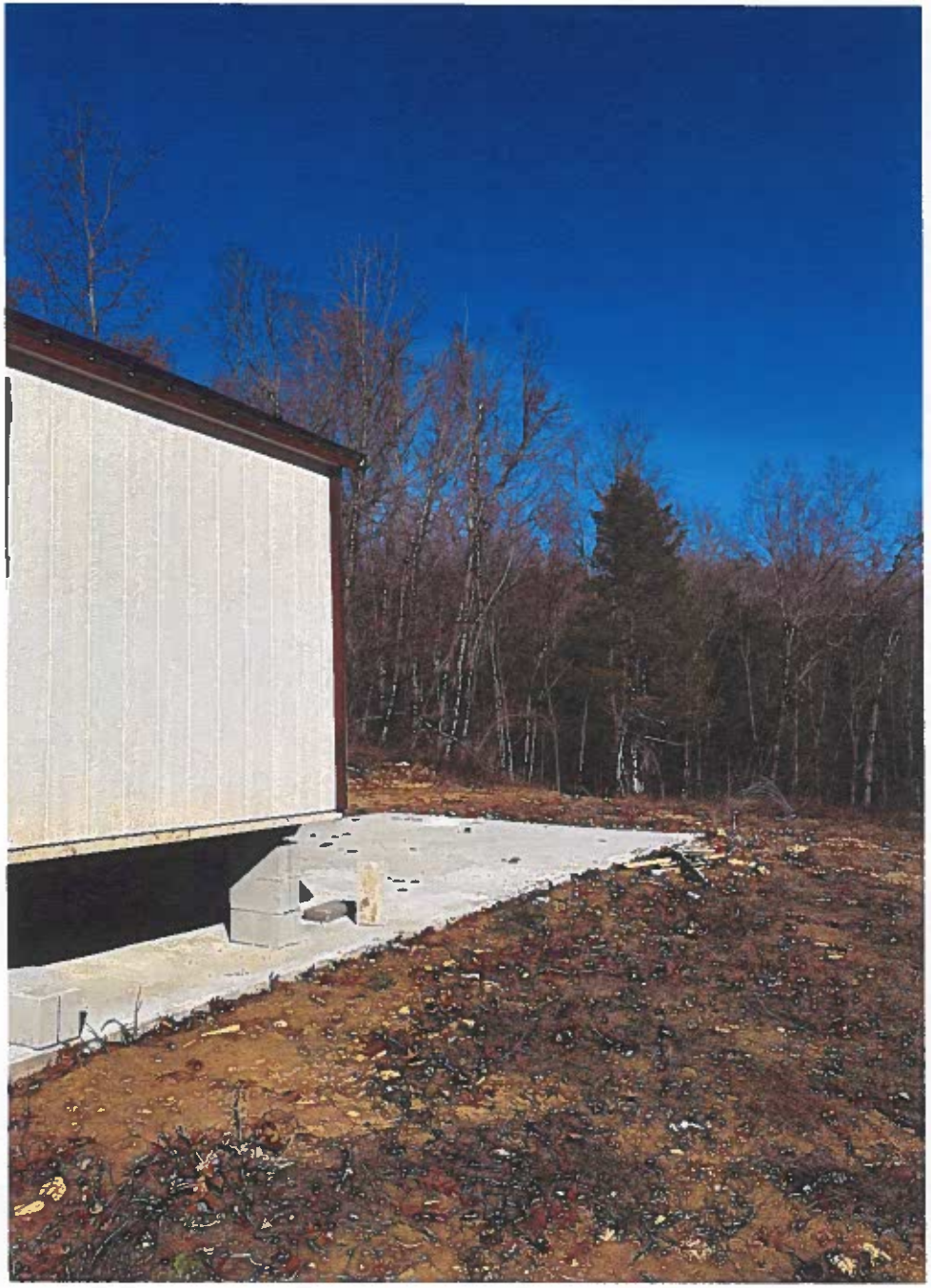
From Lisa Sadler [redacted]
Date Tue 11/24/2026 11:07 AM
To Toshi Tusam [redacted]

2 attachments (17 MB)
IMG_1926.jpeg; IMG_1927.jpeg;

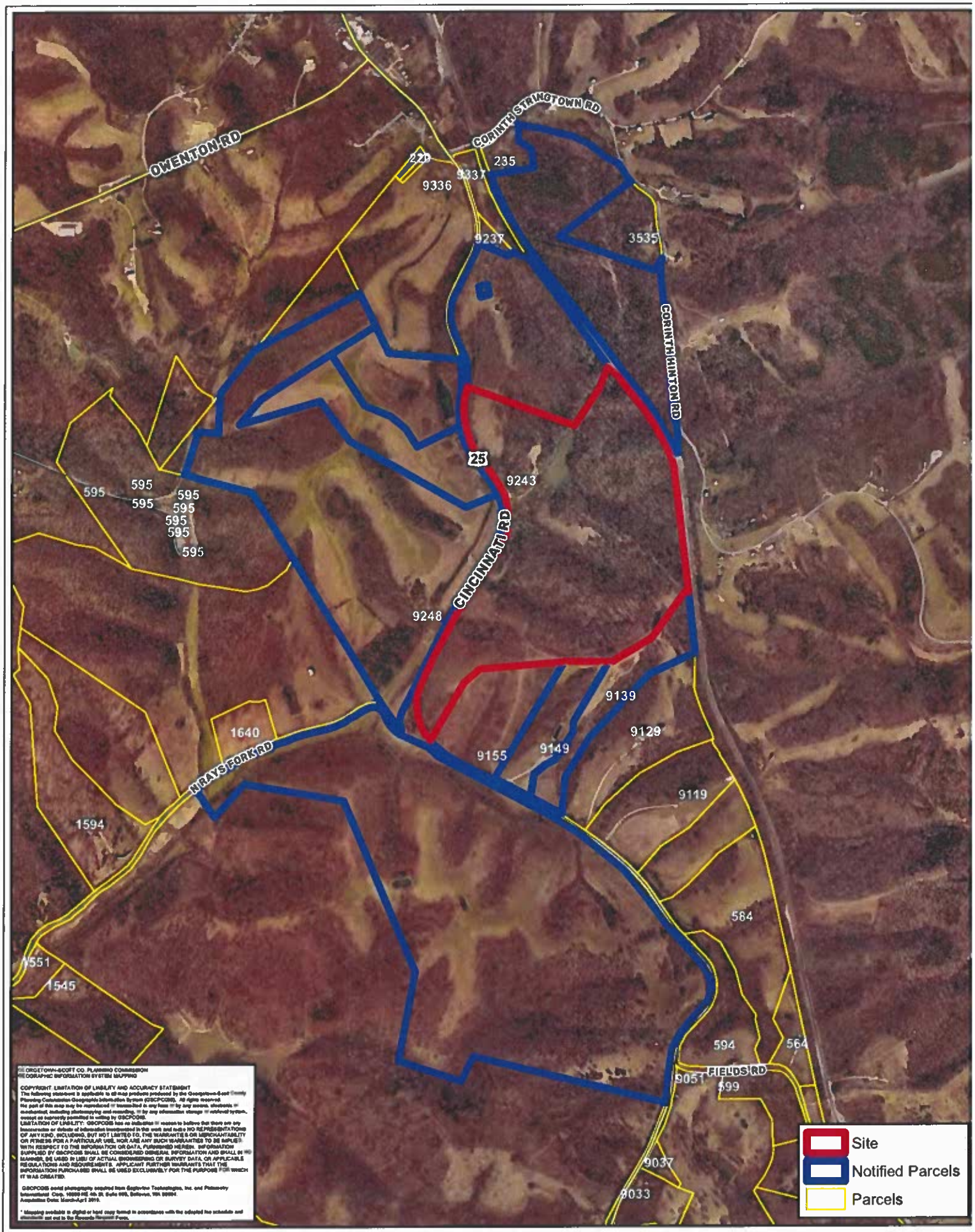
the last photos of the site-

On Tue, Nov 24, 2026 at 11:05 AM Lisa Sadler [redacted] wrote:

> hi toshi, ill attach all photos of cabin as well as photos showing distance between existing home and the cabin. the cabin was placed 10/28/26.
> lastly, im not certain now, if a building inspection or permit has been given. again, im trying to pick up where my father left off, so if you could help me move forward in any way i greatly appreciate it.
>
> On Mon, Nov 23, 2026 at 11:22 AM Toshi Tusam [redacted] wrote:
>
> > Hello Ms. Sadler,
> >
> > Could you send me the site photos and building permit copy of the cabin.
> >
> > Also, can you let me know when was the cabin placed on the property?
> >
> > Thanks,
> >
> > **Toshi Tusam**
> > Planner 1
> > Georgetown-Scott County Planning Commission
> > 230 E Main St, Georgetown, KY 40324
> > 502-867-3701 | https://www.gscplanning.com
> >
> > *"**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."*







GEORGETOWN-SCOTT CO. PLANNING COMMISSION
GEOGRAPHIC INFORMATION SYSTEM MAPPING

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Acquisition Dates: March-April 2019.

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

Map created by the Georgetown-Scott County Planning Commission GIS
230 E. Main St., Georgetown, KY 40324
502-867-3701 www.gcplanning.com
Printed 11/17/2026 JKF

0 250 500 1,000 Feet

S-2026-40
Scott County, Kentucky

N

Parcels from the Scott County PVA. For Reference Purposes Only. Not Survey Grade, and Subject to Claims of Any Kind.

MapNumber	Name1	Name2	MailAddres	CityStateZ	Complete_A
146-00-008.000	HOFFMAN CHARLES R &	MARGARET ANN	336 E MAIN ST	GEORGETOWN KY 40324-1739	CINCINNATI RD
146-00-007.000	SADLER DENNIS W		108 AUTUMN LN	GEORGETOWN KY 40324-8976	9248 CINCINNATI RD
146-00-009.001	MALONE MATTHEW M & PAULA		3535 CORINTH HINTON RD	CORINTH KY 41010-8964	CORINTH HINTON RD
147-00-003.000	SADLER TIMOTHY GLENN		9243 CINCINNTAI PIKE	CORINTH KY 41010	9243 CINCINNATI RD
146-00-007.001	SADLER DENNIS W		108 AUTUMN LN	GEORGETOWN KY 40324-8976	CINCINNATI RD
146-00-007.002	SADLER DENNIS W		108 AUTUMN LN	GEORGETOWN KY 40324-8976	CINCINNATI RD
147-00-004.000	JARVIS NAYELI		9149 CINCINNATI RD	CORINTH KY 41010-3047	9149 CINCINNATI RD
147-00-005.000	HARTUNG STEPHEN W JR & NAYELI JARVIS		9149 CINCINNATI RD	CORINTH KY 41010-3047	9139 CINCINNATI RD
149-00-005.002	SADLER DENNIS W & TIMOTHY G SADLER		9243 CINCINNATI RD	CORINTH KY 41010-3034	CINCINNATI RD
147-00-003.001	LINDSEY WESTON		325 GAYLE AVE	OWENTON KY 40359	9155 CINCINNATI RD

VARIANCE APPLICATION

150 Locust Fork Road
Staff Report to the Scott County Board of Adjustment
December 3rd, 2026

FILE NUMBER: **S-2026-42**

PROPOSAL: Variance to reduce the northern side yard setback from 50 feet to 25 feet for the construction of a single-family residence

LOCATION: 150 Locust Fork Road

PARCEL ID: 038-00-070.000

APPLICANT: Jackie Willoughby Jr

CONSULTANT: Heath Land Surveying, LLC



N

STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone (s):	A-1 (Agricultural) : North, West and East, R-1B (Low Density Residential) : South
Site Acreage:	1.46-acres
Access (Directly):	Locust Fork Road
Access (Nearest Arterial):	Stamping Ground Road/ Main Street [KY-227]
Context:	1000 feet from the intersection of Stamping Ground Road/Main Street [KY-227] and Locust Fork Road, 350 feet north from the intersection of Mulberry Street and Locust Fork Road (Adjoins Stamping Ground City limits)

BACKGROUND:

Jackie Willoughby Jr ("Applicant") is requesting approval of a Variance to reduce the northern side yard setback from 50 feet to 25 feet for the construction of a single-family residence at the property addressed 150 Locust Fork Road ("Project Site") with the parcel ID: 038-00-070.000. The project site is a 1.46-acre parcel zoned A-1 (Agricultural) and is currently developed with an accessory structure (shop) and a single-family residence.

The rear portion of the property backs up to the Locust Fork Creek and includes areas within the floodplain. The project site was previously presented before the Board of Adjustment on October 15th, 2026 under file S-2026-12, a Conditional use permit for a home occupation to operate a welding and fabrication shop with accessory repair of farm equipment. The Board passed a motion of continuance of the application to explore annexation into Stamping Ground and potential road improvements on Locust Fork. The Applicant is currently working towards those efforts.

APPLICATION REQUEST:
The A-1 (Agricultural) zoning district requires 50-foot setbacks from all sides. Building permits for the residence and accessory structure were issued in August 2025. According to the Applicant's statement, the contractors used the wrong boundary pin, and the Applicant believes the survey stakes set by Heath Land Surveying were displaced during excavation and not reset in their correct locations. The error was not discovered until the site was resurveyed. The Applicant ensures that the encroachment was not intentional and that the variance is the most reasonable, cost-effective solution.

The Applicant requests a 25-foot northern side yard setback. The plat shows the residence approximately 150 feet from the rear property line, 150 feet from the southern side property line and 60 feet from the front property line. No other variances are requested as part of this application.

At the time of the staff site visit, the residence was fully framed and installed on a completed foundation. The northern side yard and the shared boundary is grassed and contains dense vegetation and a utility lines.

ISSUES & ANALYSIS:
"KRS 100.243 Findings necessary for granting variances.

1. *Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:*

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

- Staff Analysis: The Project site is a 1.46-acre lot, undersized for the A-1 district which requires a minimum of five acres. The A-1 setbacks of 50 feet on all sides are intended for large agricultural tracts; applied to a lot of this size, they consume a disproportionate share of the parcel. The buildable area is further limited by the mapped floodplain along the rear of the lot adjoining Locust Fork Creek, which restricts where a dwelling can be placed or relocated. The residence is located outside the floodplain.

  Staff finds that the undersized lot, combined with the floodplain constraint, is a special circumstance that does not generally apply to land in the A-1 zone. This criterion is satisfied.

b. *The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;*

- Staff Analysis: Strict application of the 50-foot northern side yard setback would require demolition or relocation of a fully framed dwelling, and the lot's limited size and rear floodplain leave little room to relocate it. This would impose a substantial financial hardship disproportionate to an encroachment that affects northern side yard. This criterion is satisfied.

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

- Staff Analysis: Building permits were issued for a residence meeting the 50-foot setback on all sides, which demonstrates that the Applicant intended to comply. The encroachment resulted from the contracting company locating the foundation from the wrong boundary pin, not from a decision by the Applicant. Although the error occurred on the Applicant's behalf, staff gives this criterion limited weight given the permitted plans and the absence of intent.

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

- Staff Analysis: The Applicant justifies that the encroachment in the required setback is due to displaced boundary pin, and staff has no evidence of any willful violation of the zoning regulations. The Board may wish to hear testimony from the Applicant on how the error occurred and whether construction continued after the encroachment was known.

In conclusion, the requested relief is limited to northern side yard, and the adjoining A-1 property to the north is screened by mature trees and dense vegetation along the shared boundary. With the conditions below, the variance will not adversely affect public health, safety, or welfare, will not alter the essential character of the general vicinity, and will not allow an unreasonable circumvention of the zoning regulations.

FINDINGS:

1. The project site is a 1.46-acre lot zoned A-1 (Agricultural), which requires 50-foot setbacks on all sides.
2. The lot is undersized for the A-1 district, and its rear portion lies within the Locust Fork Creek floodplain.
3. Building permits issued in August 2025 showed the residence meeting all required setbacks.
4. A contractor error in locating the foundation placed the residence approximately 25 feet from the northern property line; all other setbacks are met.
5. The residence is fully framed on a completed foundation, and relocation or demolition would impose a substantial hardship.
6. Staff has no evidence of a willful violation of the zoning regulations.
7. The northern boundary is screened by dense vegetation, and approval will not adversely affect public health, safety, or welfare or alter the essential character of the general vicinity.

RECOMMENDATIONS:

Staff recommends **Approval** of the Variance to reduce the northern side yard setback from 50 feet to 25 feet at 150 Locust Fork Road, subject to the following conditions of approval:

Conditions of Approval:

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

RECEIVED
OCT 22 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: 10-22-26 CK#5351

1. **APPLICANT** Jackie & Rachel Willoughby

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** 150 Locust Fork Rd

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

5. **EXISTING USE** Building New House **ZONING DISTRICT** A-1

6. **DESCRIPTION OF REQUEST** Need property variance

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

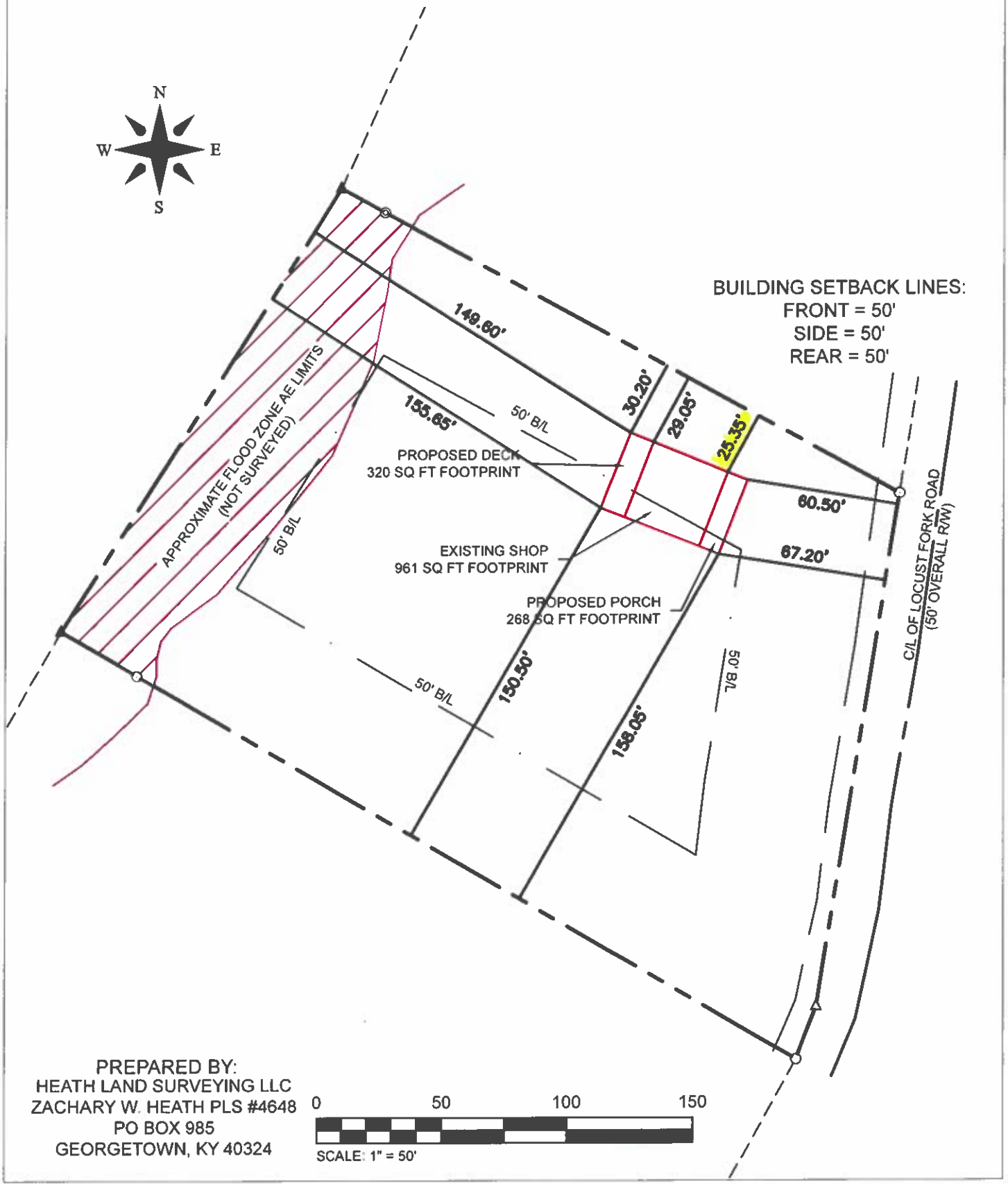
I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that if I withdraw my case, the paid fee will not be returned after legal notice have been submitted. If the applicant is not the owner of the project site, an affidavit will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

APPLICANT

10-22-26
DATE

CURRENT OWNER:
JACKIE A. WILLOUGHBY II & RACHEL WILLOUGHBY
D.B. 446 / PG. 246
LOT ZONING = A-1

BUILDING LOCATION PLAT
150 LOCUST FORK ROAD
STAMPING GROUND, KY 40379



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

0 50 100 150
SCALE: 1" = 50'

Jack Willoughby

604 Stonetown Road

Stamping Ground, KY 40379

[redacted]

November 23, 2026

Scott County Planning and Zoning
Attn: Chairperson and Board Members
Scott County Planning Commission
230 E Main ST
Georgetown, KY, 40324

Letter of Justification — Request for Variance

Re: Variance application for property at 150 locust fork, Stamping Ground, Ky, 40379

I am the owner of the property referenced above and respectfully submit this letter in support of my application for a variance from the minimum required distance from the property line to the building as per the Scott County Zoning Ordinance. The ordinance requires 50 feet of clearance, I am requesting a variance to allow 26 feet as shown on the attached site plan.

I believe this request meets the standards for granting a variance, as explained below.

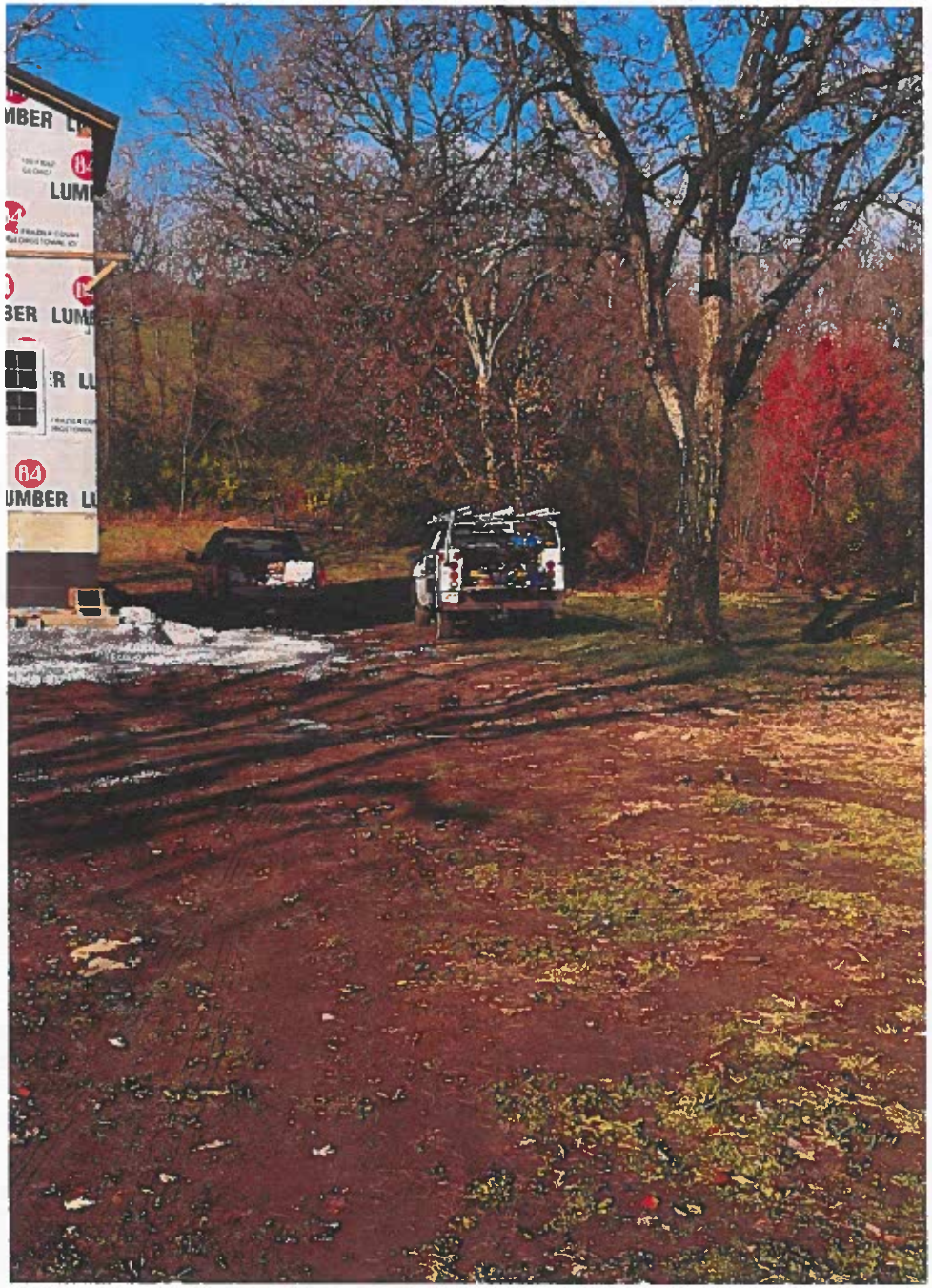
When the foundation for this building was laid out, the contractors in charge of laying the forms used the wrong boundary pin laid out by Heath Engineering. While still trying to figure out exactly how it happened, I believe the stakes were moved during the excavation of the site and not put back into their proper places.

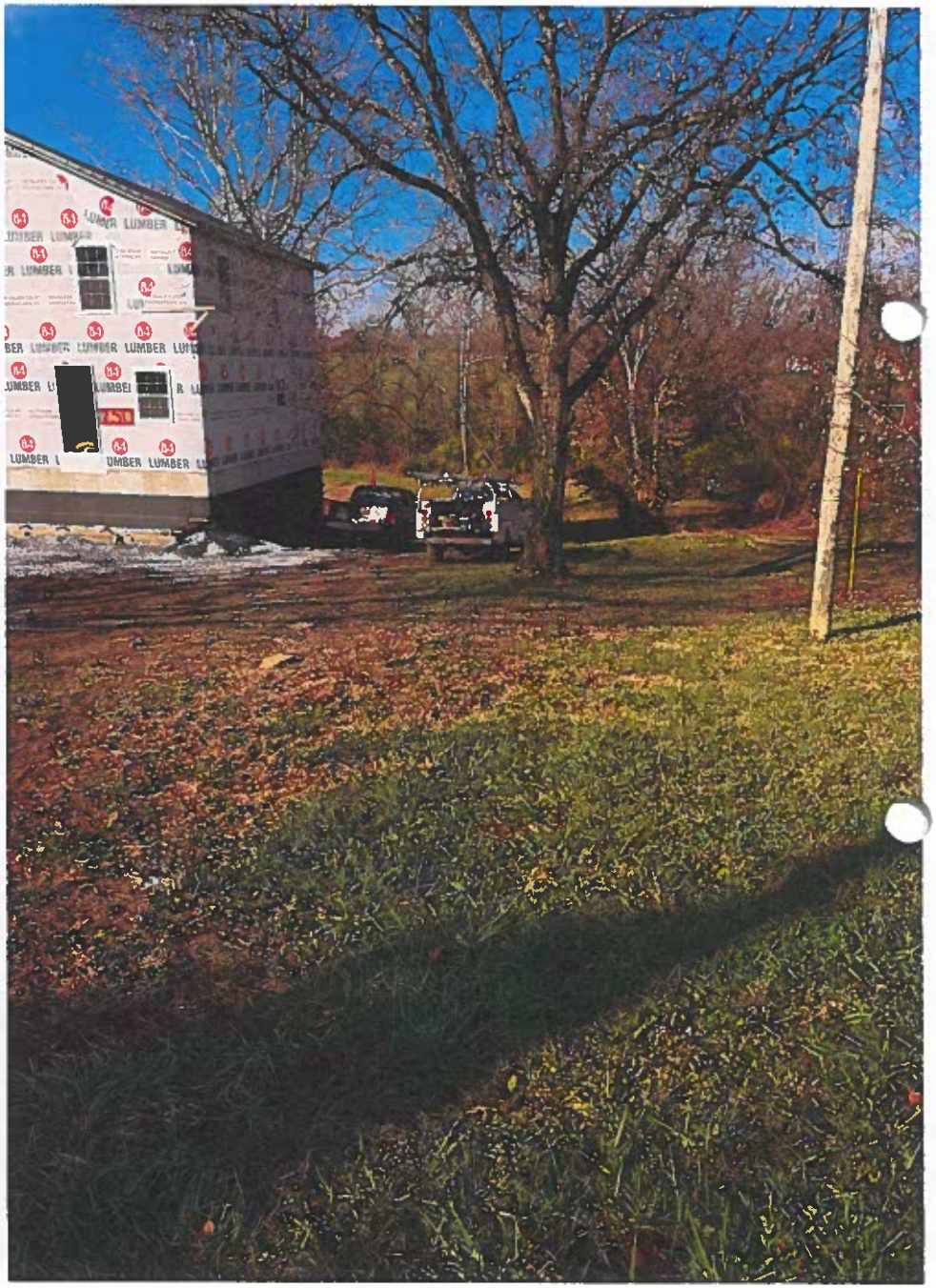
This was not noticed until the plat was redone by Heath engineering, and while it is an unfortunate situation I swear before the board it was in no way intentional, in fact we would have preferred it to have been the correct 50' of property line. However at this stage I feel that the most reasonable, cost effective, and timely solution would be to request a variance.

Respectfully submitted,

Jack Willoughby
Property Owner / Applicant
[redacted]


LUMBER





GEORGETOWN - SCOTT COUNTY

BUILDING INSPECTION

125 W Clinton St - Georgetown, KY 40324 - 502-863-9802

BUILDING PERMIT

Construction Address:	**150 LOCUST FORK RD , KY 40379**
Permit Number:	**BI25-369**
Project Description:	**Building Permit - Residential New Build** -SINGLE FAMILY
Issue Date:	**07/29/2025**

REQUIRED INSPECTIONS FOR YOUR PROJECT

☒ **FOOTING or POST HOLE INSPECTION**
Schedule this inspection after digging but before pouring any concrete.

☐ **FOUNDATION (Poured Walls) INSPECTION**
Schedule this inspection after the wall forms are set but before pouring any concrete.

☒ **FOUNDATION (Block Walls) INSPECTION**
Schedule this inspection after the block walls are complete.

☐ **SLAB INSPECTION**
Schedule this inspection after the 6 mil plastic is down, the insulation board is installed but before pouring any concrete.

☒ **FRAMING INSPECTION**
Schedule this inspection after the Electrical & Plumbing rough-in inspections have been approved but before installing any insulation or drywall.

☒ **INSULATION INSPECTION**
Schedule this inspection after insulation has been installed but before any drywall.

☒ **FINAL INSPECTION**
Schedule this inspection after the Electrical & Plumbing final inspections have been approved and the project is complete. Do not occupy or use any part of the structure until a Certificate of Occupancy (CO) has been issued by a Building Official.

Call 502-863-9802 to schedule your required inspections

Failure to note any code deficiencies at the time of plan review and/or during field inspections does not relieve the person responsible for construction from complying with all applicable codes. any proposed changes in construction shall be reviewed and approved prior to construction.

Permit Applicant: EMAILED 9:20AM
Jacki Willoughby

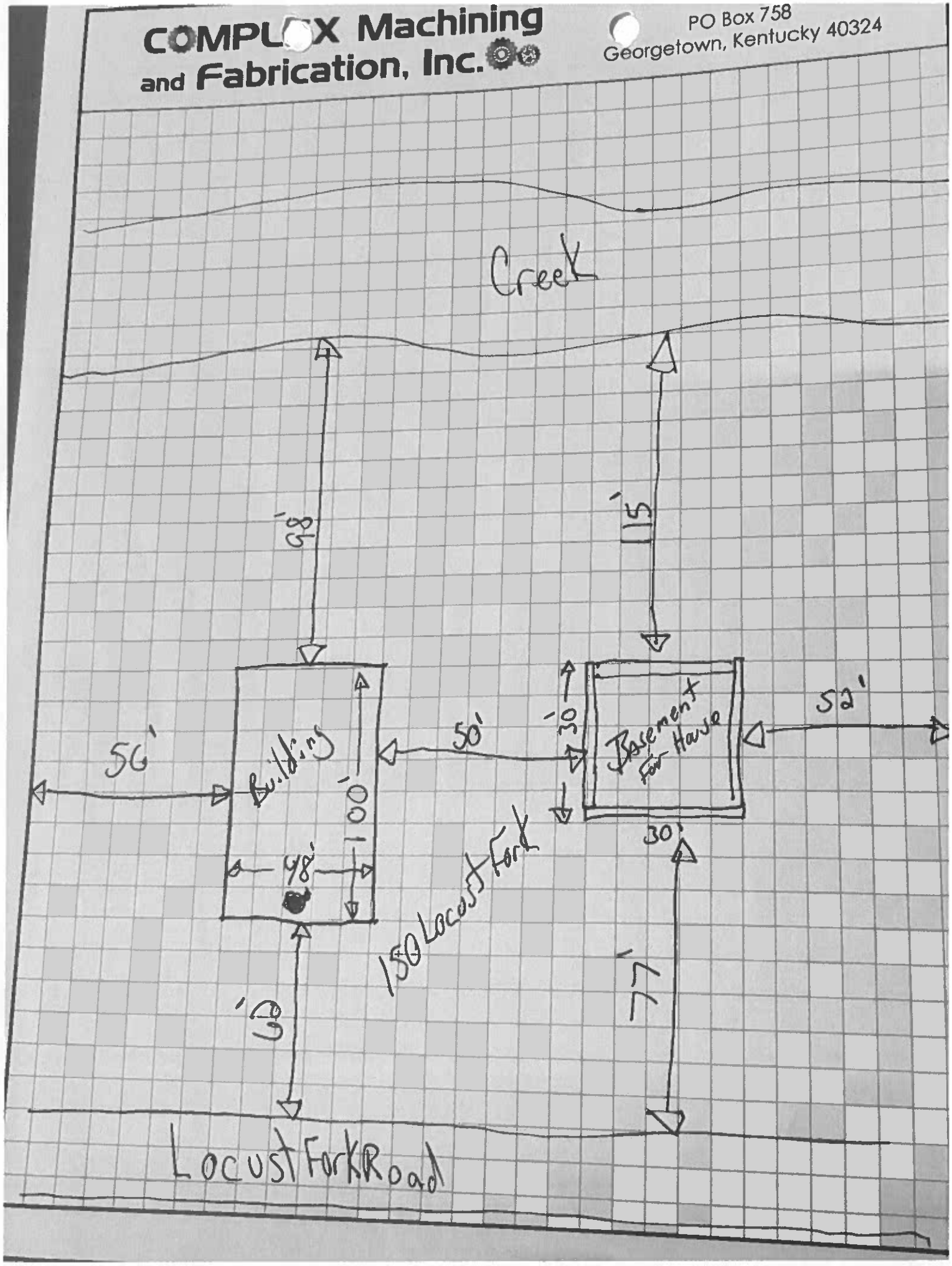
Date: 7-31-25

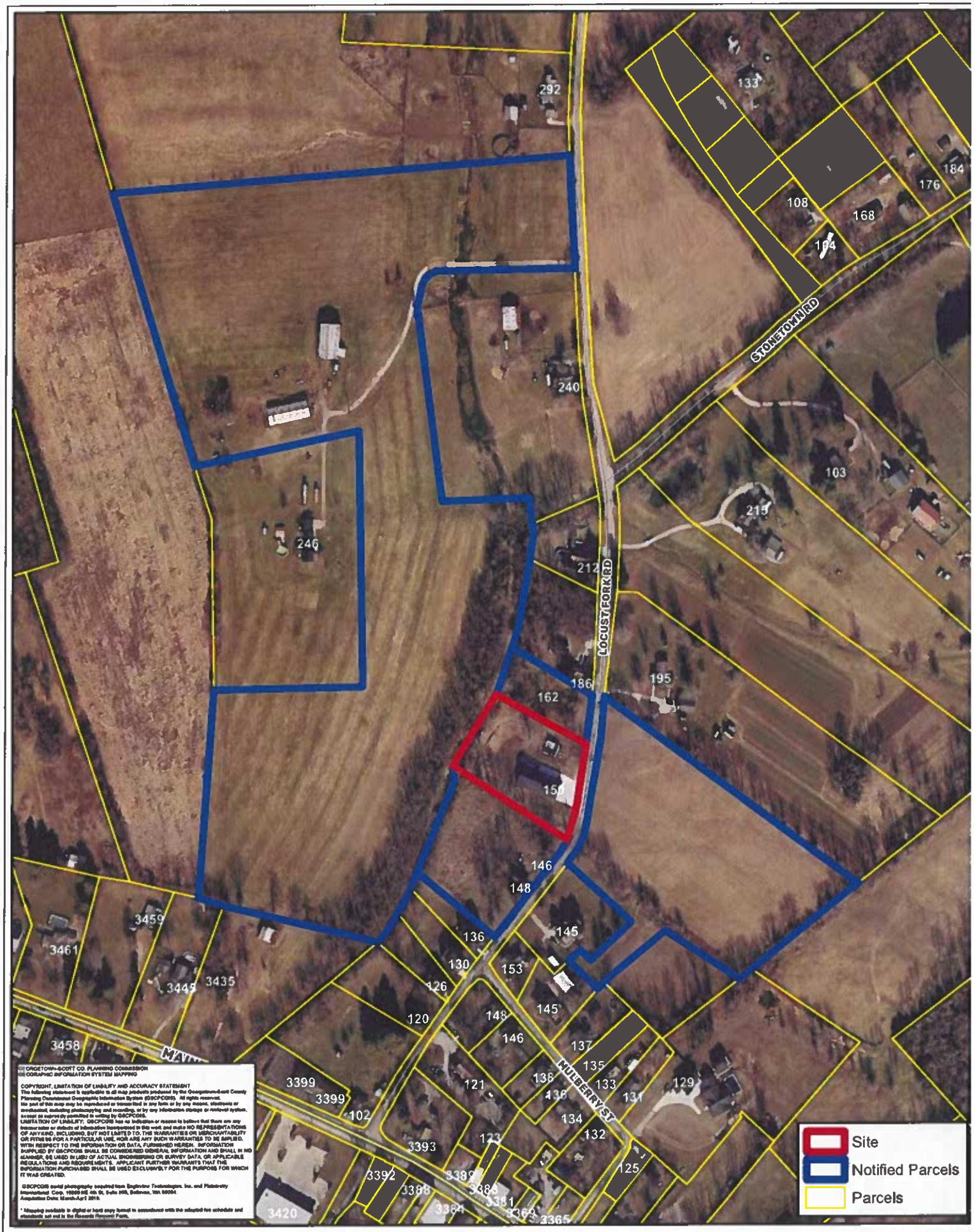
Building Official: Don Mullins

Applicable Building Code: 2018 KRC

This permit shall become invalid unless the work authorize by this permit is commenced within 180 days after its issuance, or if the work authorized by this permit is suspended or abandoned for a period of 180 days after the time work is commenced.

COMPLEX Machining
and Fabrication, Inc.
PO Box 758
Georgetown, Kentucky 40324





GEORGETOWN-SCOTT CO. PLANNING COMMISSION
GEOGRAPHIC INFORMATION SYSTEM MAPPING

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GSCPCGIS aerial photography acquired from Englevine Technologies, Inc. and Pictometry International Corp. 10000 NE 4th St., Suite 300, Bellevue, WA 98004.
Acquisition Date: March-April 2010.

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

Map created by the Georgetown-Scott County Planning Commission GIS
230 E. Main St., Georgetown, KY 40324
502-867-3701 www.gscplanning.com
Printed 11/17/2020 JW

0 210 420 Feet

S-2026-42
Scott County, Kentucky

N

Parcels from the Scott County PVA, "For Reference Purpose Only. Not Survey Grade, and Subject to Change at any time."

MapNumber	Name1	Name2	MailAddres	CityStateZ	Complete_A
037-00-032.000	VANHOOSE BRADLEY & CHARLIE		401 LEMON DROP LN	LEXINGTON KY 40511-8809	LOCUST FORK RD
038-00-066.000	FIRST BAPTIST CHURCH OF STAMPING GROUND	C/O SHIRL MARKS	176 STONETOWN RD	STAMPING GROUND KY 40379	148 LOCUST FORK RD
038-00-070.000	WILLOUGHBY JACKIE A II & RACHEL		604 STONETOWN RD	STAMPING GRD KY 40379-9736	150 LOCUST FORK RD
038-00-118.001	FRYMAN AMY WISE		145 MULBERRY ST	STAMPING GROUND KY 40379	LOCUST FORK RD
038-00-074.000	MCNAMEE GREG L		3464 MAIN ST	STAMPING GROUND KY 40379	162 LOCUST FORK RD

VARIANCE APPLICATION

280 White Oak Road

Staff Report to the Scott County Board of Adjustment

December 3rd, 2026

FILE NUMBER: **S-2026-43**

PROPOSAL: Variance Application to reduce the southern side yard setback from 50 feet to 25 feet to allow the construction of a single-family residence

LOCATION: 280 White Oak Road

PARCEL ID: 039-00-023.001

APPLICANT: Oney and Lee Dell Vanlandingham

CONSULTANT: N/A



N

STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone (s):	A-1 (Agricultural)
Site Acreage:	10.53 acres
Access (Directly):	White Oak Road
Access (Nearest Arterial):	Stamping Ground Road
Context:	0.5 miles south west of the intersection of White Oak Road and Stamping Ground

BACKGROUND:

Oney and Lee Dell Vanlandingham ("Applicants") are requesting approval of a Variance to reduce the required southern side yard setback from 50 feet to 25 feet for the construction of a single-family home at the property addressed 280 White Oak Road ("Project Site") with Parcel ID: 039-00-023.001.

The Project site is a 10.53-acre parcel zoned A-1 (Agricultural) and is directly accessed by White Oak Road. The property was created as Tract 1 of the Minor Subdivision Plat, recorded in Plat Cabinet 14, Page 158 earlier in 2026.

In July 2022, the project site received approval for a secondary residence under S-2022-29, under previous ownership.

APPLICATION REQUEST:

The Applicant proposes to construct a single-family residence of approximately 1880 square feet on the project site. According to the applicants, the proposed residence would be located 25 feet from the southern side property line at its closest point.

The residence would be served by the existing entrance easement from White Oak Road. The site has also received WEDCO approval for an on-site septic tank for the residence.

The request is primarily related to the physical constraints of the Project Site. A 50-foot drainage easement runs through the northern portion of the parcel, and the Applicant states that the soils within and around this area are loose and not suitable for building. The portion of the parcel north of the existing driveway is therefore not usable for a residence. In addition, the southeastern portion of the parcel contains significant topography, with grades rising from approximately 780 feet near the stream channel to approximately 830 feet toward the rear of the property. A 20-foot utility easement for overhead electric lines also runs along the front property line.
While the Project Site is not located within the FEMA Flood Hazard Area, a floodplain is located directly across White Oak Road to the west. Taken together, these conditions leave the area south of the existing driveway, near the southern property line, as the only reasonably feasible location for the proposed residence.

ISSUES & ANALYSIS:
"KRS 100.243 Findings necessary for granting variances.

1. *Before any variance is granted, the board must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:*

   a. *The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone;*
      - Staff Analysis : The Project Site is crossed by a stream channel and a 50-foot drainage easement in its northern portion. The southeastern portion of the parcel contains significant topography, and a 20-foot utility easement for overhead electric lines runs along the front property line. As a result, the area north of the existing driveway and the steeper southeastern portion of the parcel are not practical for the placement of a residence.

        Staff finds that these combined constraints constitutes circumstances specific to the subject parcel that do not generally apply to other properties in the vicinity or in the A-1 zone. Therefore, this criteria is satisfied.

   b. *The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;*
      - Staff Analysis : Strict application of the required 50-foot southern side yard setback, when considered together with site specific constraints, would leave little to no practical building area

for a single-family residence on the Project Site.

Reducing the southern side yard setback to 25 feet would allow the residence to be located on the most suitable portion of the parcel, use the existing entrance from White Oak Road, and avoid the drainage easement and steeper slopes. The proposed residence would continue to comply with the front, rear, and northern side yard setbacks, and the reduced setback would still provide 25 feet of separation from the adjoining property. Staff finds that strict application of the required side yard setback would create an unnecessary hardship and that this criteria is satisfied.

c. *The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*
   - Staff Analysis: Staff finds that the circumstances giving rise to the requested Variance are not the result of actions taken by the Applicant subsequent to the adoption of the applicable zoning regulations, and this criteria is satisfied.

2. *The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*
   - Staff Analysis: There is no evidence of any willful violation of the zoning regulations.

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

FINDINGS:

1. The Project Site is a 10.53-acre parcel zoned A-1 (Agricultural), which requires a minimum 50-foot side yard setback.
2. The property is currently undeveloped and has an existing driveway.
3. The Applicant proposes an approximately 1880 square feet of single-family residence, accessed from White Oak Road.
4. A 50-foot drainage easement crosses the northern portion of the Project Site, leaving the area north of the existing driveway unusable for a residence.
5. The southeastern portion of the Project Site contains significant topography, and a 20-foot utility easement for overhead electric lines runs along the front property line.
6. The requested variance from 50 feet to 25 feet represents the minimum relief necessary to allow the proposed expansion.
7. Approval of the variance will not adversely affect public health, safety, or welfare, will not alter the essential character of the general vicinity, and is consistent with the intent of the zoning regulations.

RECOMMENDATIONS:

Staff recommends **Approval** of the Variance to reduce the required southern side yard setback from 50 feet to 25 feet at 280 White Oak Road, subject to the following conditions of approval:

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown-Scott County Zoning Ordinance and Subdivision and Development Regulations.*
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall obtain a building permit from the Building Inspection Office prior to any construction.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.
5. No structures shall be located within the drainage or utility easements unless authorized by the appropriate agency.
6. The septic system shall be installed in accordance with the approval of WEDCO.

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: 11-12-26 Ck # 1816

1. **APPLICANT** Oney and Lee Dell Vanlandingham

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** 280 White Oak Road, Stamping Ground, Ky 40379

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

5. **EXISTING USE** farm **ZONING DISTRICT** A1

6. **DESCRIPTION OF REQUEST** we request variance from 50 feet to 25 feet due to topography

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).

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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.

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

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

Lee Dell Vanlandingham
APPLICANT

11-12-2026
DATE

Letter of Justification.

[owner]

We request a variance ~~of~~ from 50 feet to 25 feet because of the topography. There is not enough flat land for our home to be built on, so we are submitting this request of 25 additional feet so that we will have sufficient flat land to build our home on, ~~since there is~~

Lee Dell Vanlandingham

11-12-2026

"Letter of Support"

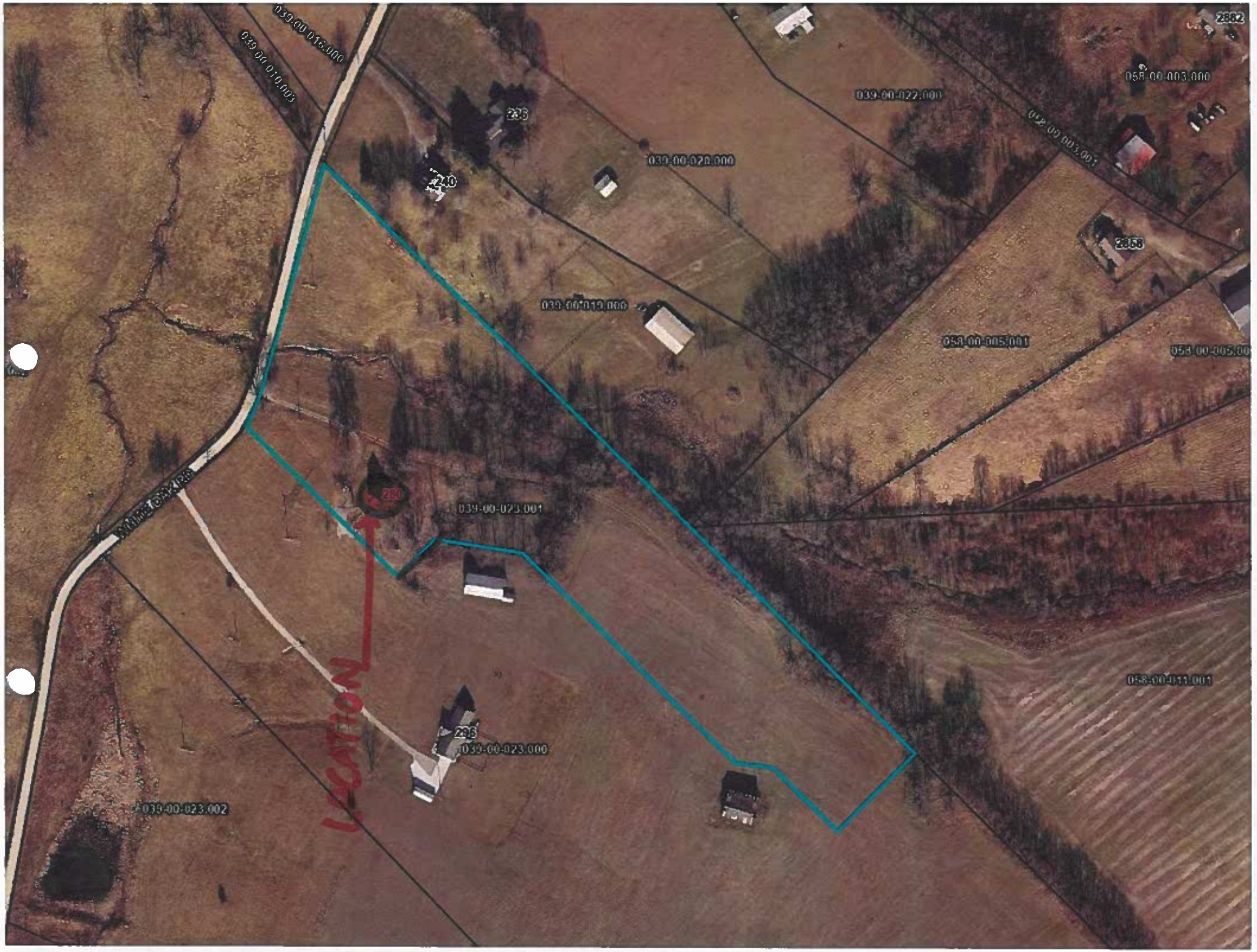
[Neighbor]

~~We~~ I agree that Grey and Lee Dell Vanlandingham can build their home. They need the variance from 50 feet to 25 feet, because of the topography. My address is 296 White Oak, Stamping Ground, Kentucky. The Vanlandingham, and neighboring address is 280 White Oak, Stamping Ground, Kentucky.

Lynda Tackett

Lynda Tackett

11-12-26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280
039-00-023.001
LOCATION
236
039-00-023.000
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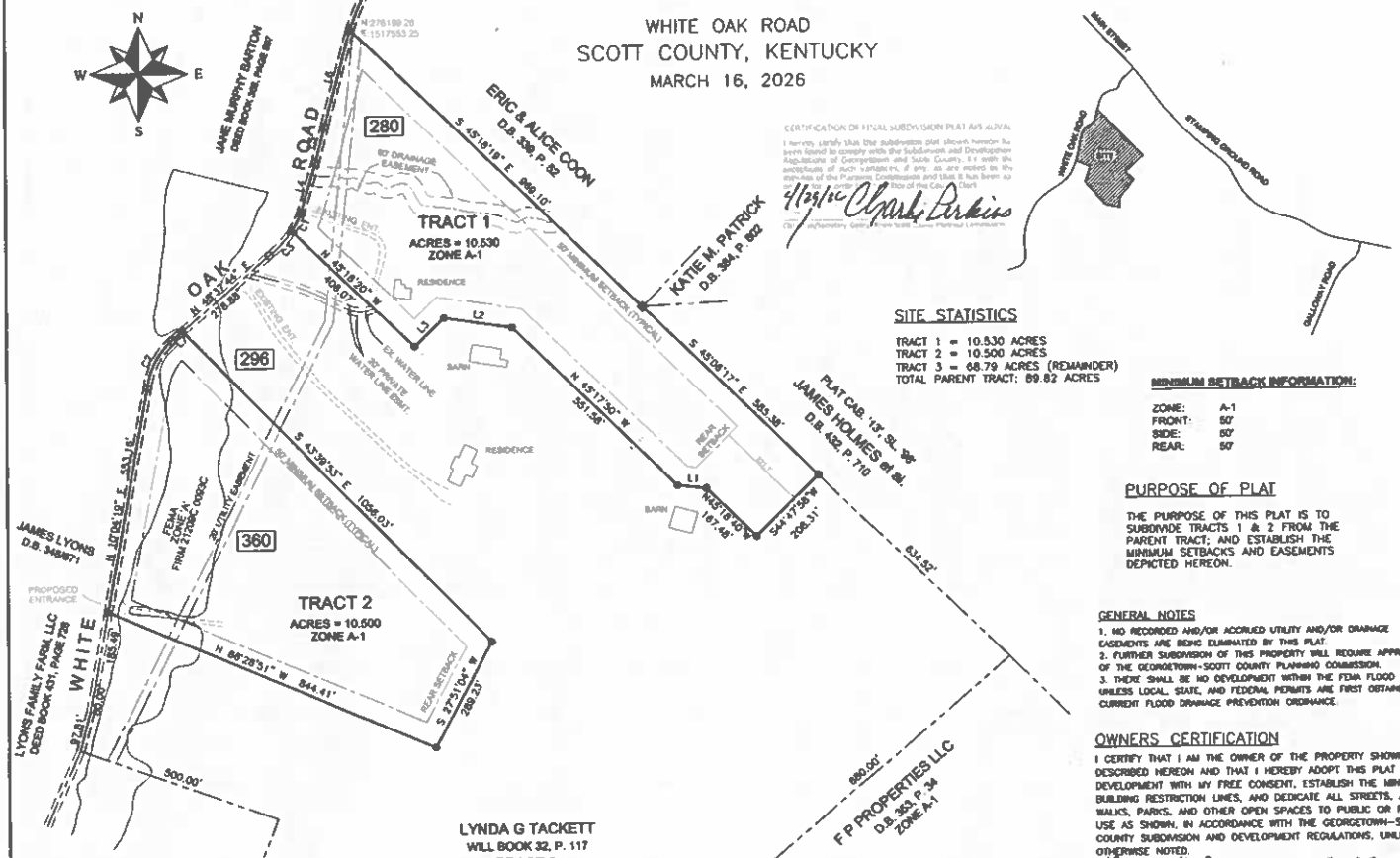
MINOR SUBDIVISION PLAT
LYNDA TACKETT PROPERTY

WHITE OAK ROAD
SCOTT COUNTY, KENTUCKY
MARCH 16, 2026



VICINITY MAP
N.T.S

SITE STATISTICS

TRACT 1 = 10.530 ACRES
TRACT 2 = 10.500 ACRES
TRACT 3 = 68.79 ACRES (REMAINDER)
TOTAL PARENT TRACT: 89.82 ACRES

MINIMUM SETBACK INFORMATION:

ZONE:	A-1
FRONT:	50'
SIDE:	50'
REAR:	50'

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACTS 1 & 2 FROM THE PARENT TRACT; AND ESTABLISH THE MINIMUM SETBACKS AND EASEMENTS DEPICTED HEREON.

GENERAL NOTES

1. NO RECORDED AND/OR ACCRUED UTILITY AND/OR DRAINAGE EASEMENTS ARE BEING ELIMINATED BY THIS PLAT.
2. FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE APPROVAL OF THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION.
3. THERE SHALL BE NO DEVELOPMENT WITHIN THE FEMA FLOOD PLAIN UNLESS LOCAL, STATE, AND FEDERAL PERMITS ARE FIRST OBTAINED PER CURRENT FLOOD DRAINAGE PREVENTION ORDINANCE.

OWNERS CERTIFICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT OF THE DEVELOPMENT WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

Lynda G Tackett 3-23-26
LYNDA G. TACKETT — DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATION OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICER.

4.13.2026
GARY ROLAND, PLS — DATE

STATE of KENTUCKY
GARY D. ROLAND
3383
LICENSED PROFESSIONAL LAND SURVEYOR
4-13-2026

CERTIFICATION OF GIS DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE DIGITAL SUBMITTAL REQUIREMENTS SET FORTH IN THE SUBDIVISION AND DEVELOPMENT REGULATIONS.

4.28.26
GIS ANALYST / TECHNICIAN — DATE

CERTIFICATION FOR WATER SERVICE ONLY

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS), BY AND THROUGH THE CITY OF GEORGETOWN, KY, HAS FACILITIES WITHIN THE WATER DISTRIBUTION SYSTEM TO SUPPLY THE PROPERTY LOCATED AT TRACT 1, TRACT 2, AND TRACT 3 (DEPICTED HEREON) WITH WATER SERVICE. CERTIFICATION FOR WATER SERVICE OUTSIDE THE CITY LIMITS OF GEORGETOWN, KY IS LIMITED TO DOMESTIC SERVICE ONLY. FIRE FLOW PROTECTION IS NOT GUARANTEED. PROVISION OF DEVELOPMENT, CONSTRUCTION, AND SERVICE IS CONTINGENT UPON THE DEVELOPER OBTAINING A CURRENT APPROVED AVAILABILITY OF CAPACITY REQUEST FROM THE GMWSS BOARD OF COMMISSIONERS; AND GMWSS REVIEW AND APPROVAL OF ALL PLANS AND SPECIFICATIONS FOR REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO WATER LINES, ELEVATED STORAGE TANKS, BOOSTER PUMP STATIONS, AND RELATED APPURTENANCES FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE PROPOSED WATER DISTRIBUTION SYSTEM SHALL BE AT THE COST OF THE DEVELOPER WITHOUT REIMBURSEMENT BY GMWSS AND CONSTRUCTED ACCORDING TO GMWSS AND KENTUCKY DIVISION OF WATER APPROVED PLANS AND SPECIFICATIONS. EASEMENTS REQUIRED FOR THE PROPOSED WATER DISTRIBUTION SYSTEM SHALL BE ACQUIRED BY THE DEVELOPER AND DEDICATED TO GMWSS.

GENERAL MANAGER — DATE

CERTIFICATION OF UTILITY EASEMENT AGREEMENT

EASEMENTS GRANT AND CONVEY TO KENTUCKY UTILITIES, SOUTH CENTRAL BELL, KENTUCKY AMERICAN WATER COMPANY (KAWC), THEIR SUCCESSORS, ASSIGNS, AND LESSEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES, AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH OPERATION AND MAINTENANCE OF SAID FACILITY. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON THE SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN, REPLACE, AND REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE 5' EASEMENTS ON THEM.

Lynda G Tackett 3-23-26
LYNDA G. TACKETT — DATE

WATER LINE NOTES:

1. IF APPLICABLE, A TESTABLE BACKFLOW PREVENTER (BFP) WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE WATER METER. BFP'S SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND TESTED YEARLY. PROPERTIES TEN (10) ACRES OR GREATER ARE REQUIRED TO INSTALL A BFP.
2. OWNER SHALL NOT CAUSE THE GRADE TO BE LESS THAN THIRTY (30) INCHES OR MORE THAN SIXTY (60) INCHES. ANY GRADE CHANGES GREATER THAN SAID DEPTHS SHALL HAVE PRIOR WRITTEN APPROVAL FROM GMWSS.
3. WHEN A WATER MAIN RELOCATION IS REQUIRED, IT SHALL BE AT THE COST OF THE OWNER.
4. ANY CONSTRUCTION OVER THE EXISTING WATER MAIN SHALL MAINTAIN PROPER COVER PER THE GMWSS STANDARD SPECIFICATIONS.
5. EACH PARCEL WILL BE LIMITED TO A 3/4" RESIDENTIAL WATER METER.

LINE	BEARING	DISTANCE
L1	N 43°43'02" W	65.89'
L2	N 89°11'47" W	183.12'
L3	S 44°41'40" W	197.58'
L4	N 18°28'21" E	125.71'
L5	N 14°22'13" E	89.01'
L6	N 12°43'42" E	214.13'
L7	N 48°21'58" E	134.18'

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	25.00'	40.16'	N 39°47'05" E
C2	100.23'	129.09'	N 38°41'18" E
C3	234.89'	78.90'	N 42°15'27" E

OWNER / CLIENT INFORMATION

OWNER:
LYNDA TACKETT
PO BOX 192
STAMPING GROUND, KY 40379
DEED BOOK 424, PAGE 382

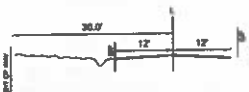
DOCUMENT NO: 863762
RECORDED: April 30, 2026 11:46:09 AM
TOTAL FEES: $59.00
COUNTY CLERK: REBECCA JOHNSON
DEPUTY CLERK: JOY BRENNER
COUNTY: SCOTT COUNTY
BOOK: CAB 14 PAGES: 186 - 188

0 200 400
1" = 200'

MONUMENT LEGEND

- ● IRON PIN (SET)
- ▲ MAG. NAIL (SET)
- ○ UNMONUMENTED CORNER
- ◆ IRON PINCAP (FOUND)

CAM SURVEYING
(859)821.2116 (859)621.6762
440 S. ASHLAND AVE., LEXINGTON, KY



TYPICAL SECTION
WHITE OAK ROAD

LEGEND

- NEW PROPERTY / DIVISION LINE
- PARENT TRACT
- ADJOINERS PROPERTY LINE
- EASEMENT
- FEMA FLOODPLAIN

FLOODPLAIN NOTE

A PORTION OF THE SUBJECT PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM 21209C 0089C WITH AN EFFECTIVE DATE OF 1/8/2014 AS DEPICTED HEREON.

CERTIFICATION OF AVAILABILITY OF ELECTRIC SERVICES

I HEREBY CERTIFY THAT KENTUCKY UTILITIES SHALL SUPPLY THE SUBJECT PROPERTY WITH ELECTRIC SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

4/13/26
KENTUCKY UTILITIES — DATE

HEALTH DEPARTMENT CERTIFICATION

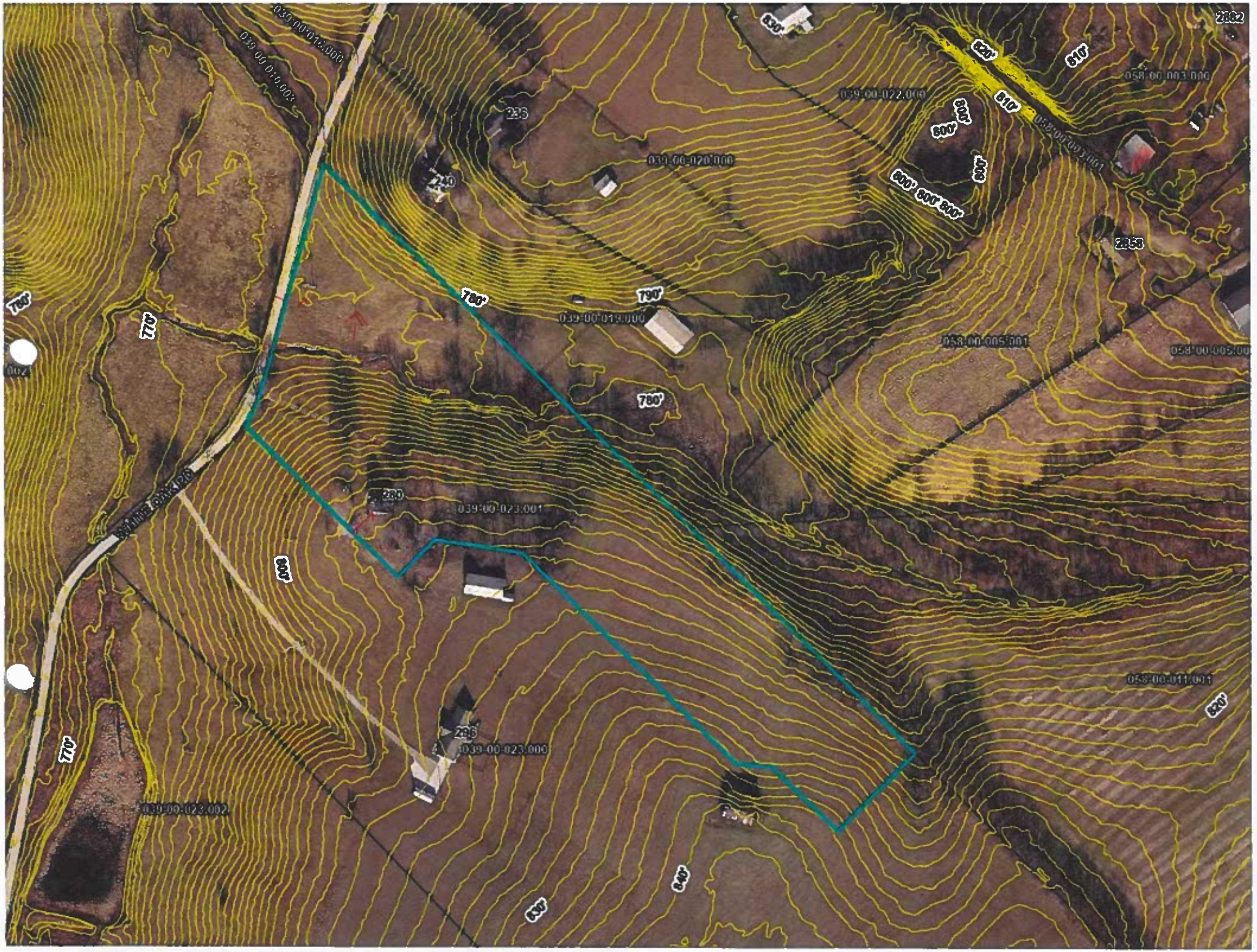
I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION ON THE PROPERTY SHOWN HEREON MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND IS HEREBY APPROVED.

4/14/26
HEALTH DEPARTMENT REPRESENTATIVE — DATE

SURVEY NOTES

-ALL IRON PIN (SET) ARE Ø5 X 18" REBAR W/ I.D. CAP.
-MERIDIAN OF SURVEY IS GRID NORTH, BASED ON KENTUCKY NORTH ZONE COORDINATE DATA COMPILED FROM GPS READINGS TAKEN DURING THE SURVEY.
-COORDINATES DEPICTED HEREON ARE BASED ON KENTUCKY NORTH ZONE COORDINATE DATA UTILITZING THE CORS NETWORK.

THIS FIELD SURVEY COMPLIES WITH 201 KAR 18:150 AND WAS DONE WITH A SPECTRA PRECISION SP85 RTK GPS HAVING A RELATIVE POSITIONAL ACCURACY OF 0.05' OR BETTER. THIS IS A CLASS A "URBAN" SURVEY PERFORMED IN JANUARY OF 2025. ALL WORK WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


039-00-015.003
039-00-014.003
039-00-022.000
039-00-020.000
039-00-013.000
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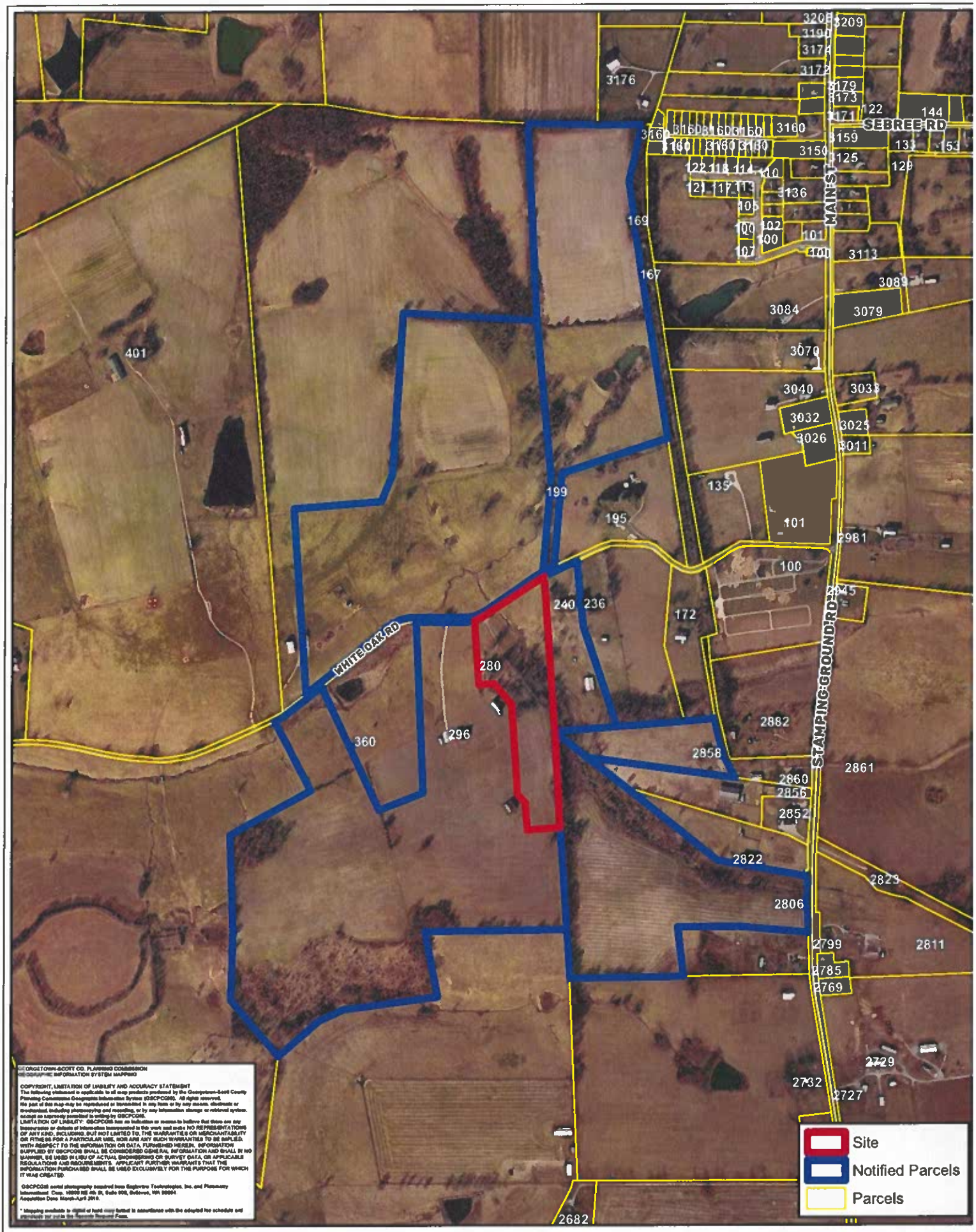
039-00-023.000
039-00-023.002
058-00-003.000
058-00-005.001
058-00-011.001
Shiloh Church Rd
236
240
280
296
2856
2882
830'
820'
810'
800'
790'
780'
770'
840'
850'



0 250 500 1,000 Feet

S-2026-43
Scott County, Kentucky

MapNumber	Name1	Name2	MailAddres	CityStateZ	Complete_A
039-00-019.000	COON ERIC & ALICE		240 WHITE OAK RD	STAMPING GROUND KY 40379	240 WHITE OAK RD
039-00-023.000	TACKETT LYNDA G		PO BOX 192	STAMPING GRD KY 40379-0192	296 WHITE OAK RD
058-00-011.001	HOLMES JAMES SCOTT & CHRISTY ANN		2852 STAMPING GROUND RD	STAMPING GRD KY 40379-9773	2806 STAMPING GROUND RD
058-00-005.001	PATRICK KATIE M		2856 STAMPING GROUND RD	STAMPING GROUND KY 40379	2858 STAMPING GROUND RD
039-00-010.003	BARTON JANE MURPHY		4095 HUFFMAN MILL RD	LEXINGTON KY 40511	199 WHITE OAK RD
039-00-010.002	BARTON JANE MURPHY		4095 HUFFMAN MILL RD	LEXINGTON KY 40511	WHITE OAK RD
039-00-023.001	TACKETT LYNDA G		PO BOX 192	STAMPING GRD KY 40379-0192	280 WHITE OAK RD

VARIANCE APPLICATION
833 & 905 Leesburg Pike
Staff Report to the Scott County Board of Adjustment
December 3rd, 2026

FILE NUMBER: **S-2026-44**

PROPOSAL: Variance Application to reduce the minimum lot width from 250 feet to 178 feet to allow a boundary line adjustment for division and consolidation

LOCATION: 833 & 905 Leesburg Pike

PARCEL ID: 243-00-047.000

APPLICANT: Deana True

CONSULTANT: Heath Land Surveying, LLC



N

STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone (s):	A-1 (Agricultural)
Site Acreage:	833 Leesburg Pike: 143.60 acres & 905 Leesburg Pike: 5 acres
Access (Directly):	Leesburg Pike
Access (Nearest Arterial):	Paris Pike (US-460)
Context:	Approximately 2 miles north east from the intersection of Leesburg Pike and Paris Pike

BACKGROUND:

Deana True ("Applicant") is requesting approval of a Variance to reduce the minimum lot width from 250 feet to 178 feet to allow a boundary line adjustment for division and consolidation at the properties addressed 833 and 905 Leesburg Pike ("Project Site").

The project site includes two adjoining A-1 (Agricultural) properties at 833 and 905 Leesburg Pike. The 5.00-acre parcel at 905 Leesburg Pike was created in 2017 by the minor subdivision plat recorded in Plat Cabinet 12, Page 43. The property at 833 Leesburg Pike is the remainder of the parent tract. Both properties have existing entrances on Leesburg Pike. The A-1 district requires a minimum lot width of 250 feet and a minimum building setback of 50 feet.

The property at 905 Leesburg Road contains two dwellings which are pre-existing and an existing shop. The property at 833 Leesburg pike is undeveloped.

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

APPLICATION REQUEST:
The Applicant proposes a boundary line adjustment of the existing 905 Leesburg Pike parcel and the creation of two new parcels consolidated with some portions of 833 Leesburg Pike. According to the submitted Exhibit A, the property would be configured into Consolidation Parcel A (5.28 acres), Parcel B (7.05 acres), and Future Parcel C (5.00 acres). The proposed lot width of 178 feet does not meet the 250-foot minimum lot width required in the A-1 zoning district. Therefore, the Applicant is requesting a Variance to reduce the minimum lot width from 250 feet to 178 feet.

According to the Applicant, the new parcels are intended to provide residential tracts for extended family members. Parcel A is configured to accommodate the relocation of an existing residence and proposed to be attached with the other residence. The front lot line along Leesburg Pike tapers inwards so that the existing septic system serving Parcel A remains on that parcel and does not need to be relocated.

According to the Applicant's justification, the request is primarily related to the limited and narrow road frontage of 905 Leesburg Pike. Each of the proposed parcels exceeds 5 acres; however, it is statedly not physically possible to divide the property into three tracts that each maintain a 250-foot width at the building lot line. The proposed interior lot line has been placed so that the existing shop on Parcel B remains at least 50 feet from the new property line. Shifting the line to achieve a 250-foot width on one lot would either leave the adjoining lot without adequate width or place the shop within the required 50-foot setback.

Rather than constructing new entrances onto Leesburg Pike, the Applicant would utilize the existing 20-foot-wide access and utility easement to serve the new parcels. The Applicant states that new entrances at other locations along the frontage would require new additional entrance permits and would not meet the 300 feet distance requirements as per Article X(1000)(17)(a)(vi) of the *Subdivision & Development Regulations*.

Hence, the Applicant is requesting deviation from Section 4.13(2) of the Zoning Ordinance (minimum 250 foot lot width), stating that it would allow compliance with:

1. Section 4.13(2) of the *Zoning Ordinance* (50-foot setbacks from all property lines) and

2. Article X(1000)(17)(a)(vi) of the *Subdivision & Development Regulations* (minimum 300 feet separation between driveways)

ISSUES & ANALYSIS:
"KRS 100.243 Findings necessary for granting variances.

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

circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:

a. *The requested variance arises from special circumstances which do not generally apply to land in the vicinity, or in the same zone;*
   - Staff Analysis: As per the Applicant, *".....parent tract (905 Leesburg Pike) narrows along it's Leesburg Pike frontage, it is physically impossible to divide the acreage into three compliant tracts that each maintain a 250-foot width at the building setback line."*
     However, staff finds that the property maintains widths on all sides which exceeds the 250-foot minimum lot width required in the A-1 zoning district (See Exhibit A submitted by the Applicant).

     Limited road frontage is common to rural tracts in the A-1 zone, and, in this case, does not prevent the property from being divided into lots that meet the minimum lot width while maintaining the required 50-foot setbacks. Staff finds that the request does not rise from special circumstances that do not generally apply to land in the vicinity or in the same zone. Therefore, this criteria is not satisfied.

b. *The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;*
   - Staff Analysis : Strict application of the 250-foot minimum lot width would not deprive the Applicant of the reasonable use of the land. Staff has reviewed an alternative layout (Figure 1) in which three parcels are arranged in sequence from Leesburg Pike, with each parcel extending across the full width of the property. Under this layout, each parcel would exceed the 250-foot minimum lot width, and the existing 20-foot-wide access easement could be extended to serve all three parcels through a recorded access easement agreement.

     Per Article X(1000)(17)(a)(v) of the *Subdivision & Development Regulations*:

     *"In rural or unincorporated areas, all lots shall have **either** frontage on an existing public street, private street or **an approved access easement/driveway serving a maximum of three (3) lots**."*

     The alternative layout would serve exactly three lots from one access easement and would not require any new entrance onto Leesburg Pike. Because the parcels would share access, the layout would also comply with Arcticle X(1000)(17)(a)(vi), which allows adjacent five (5) to ten (10) acres lots in the A-1 zone to have shared access in place of the 300-foot access separation. The Applicant would therefore be able to create the intended residential tracts in a functional layout that meets all requirements. Staff finds that strict application of the minimum lot width requirement would not create an unnecessary hardship.

c. *The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.*
- Staff Analysis: The need for the Variance results from the lot configuration proposed by the Applicant rather than from the physical conditions of the property, since a layout that would meet the minimum lot width, the 50-foot setbacks, and the access requirements is available. Staff finds that the circumstances giving rise to the requested Variance would be created by the Applicant's proposed division, and this criterion is not satisfied.

2. *The board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulations from which relief is sought."*
    - Staff Analysis: There is no evidence of any willful violation of the zoning regulations.

In conclusion, Staff finds that the proposed variance does not satisfy the criteria of KRS 100.243. Because a functional lot layout meeting all requirements is available, approval of the variance would allow an unreasonable circumvention of the requirements of the zoning regulations.

FINDINGS:

1. The subject properties are 833 Leesburg Pike and 905 Leesburg Pike, zoned A-1 (Agricultural), which requires a minimum lot width of 250 feet.
2. 905 Leesburg Pike is a 5.00-acre parcel created by the Minor Subdivision Plat recorded in Plat Cabinet 12, Page 43 in 2017, and 833 Leesburg Pike is the remainder of the parent tract.
3. The Applicant proposes a boundary line adjustment and division resulting in Consolidated Parcel A (5.28 acres), Consolidated Parcel B (7.05 acres), and Future Parcel C (5.00 acres).
4. The requested lot width of 178 represents reductions of 72 feet from the 250-foot requirement.
5. 905 Leesburg Pike property maintains lot widths which exceeds the 250-foot minimum lot width.
6. An alternative layout arranging three parcels in sequence from Leesburg Pike would allow each parcel to meet the 250-foot minimum lot width and the 50-foot setbacks.
7. The requested Variance is not the minimum variance necessary to allow a reasonable use of the land, and approval would allow an unreasonable circumvention of the requirements of the zoning regulations.

RECOMMENDATIONS:

Staff recommends **Denial** of the Variance to reduce the minimum lot width from 250 feet to 178 feet at 833 and 905 Leesburg Pike, subject to the following conditions of approval:

Conditions of Approval:

1. This property is subject to all requirements of the *Georgetown-Scott County Zoning Ordinance and Subdivision and Development Regulations.*
2. The Applicant shall comply with all requirements of other federal, state, and local regulatory entities and shall provide copies to the Board of Adjustment of all permits issued on behalf of the Applicant as a result of this approval including, but not limited to, business-related certifications, licenses, regulatory permits, and any recertification when required.
3. The Applicant shall obtain a building permit from the Building Inspection Office prior to any construction.
4. The Applicant shall return to the Board prior to any changes in the approved conditions.
5. The Applicant shall submit a plat reflecting the approved configuration to the *Georgetown-Scott County Planning Commission* for approval and recording prior to any land transfer.

6. Any new or relocated residence shall be served by an on-site sewage disposal system approved by WEDCO.

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: 11-12-26 Credit Card

1. **APPLICANT** Deana True

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** 833 & 905 Leesburg Pike Georgetown Ky 40324

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

5. **EXISTING USE** Farm / House **ZONING DISTRICT** A1

6. **DESCRIPTION OF REQUEST** Readjust 905 Leesburg parcel A to extend back to provide Road access with existing driveway to parcel B and avoid septic system relocation.

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.

Deana True
APPLICANT

11/12/2026
DATE

EXHIBIT-'A'

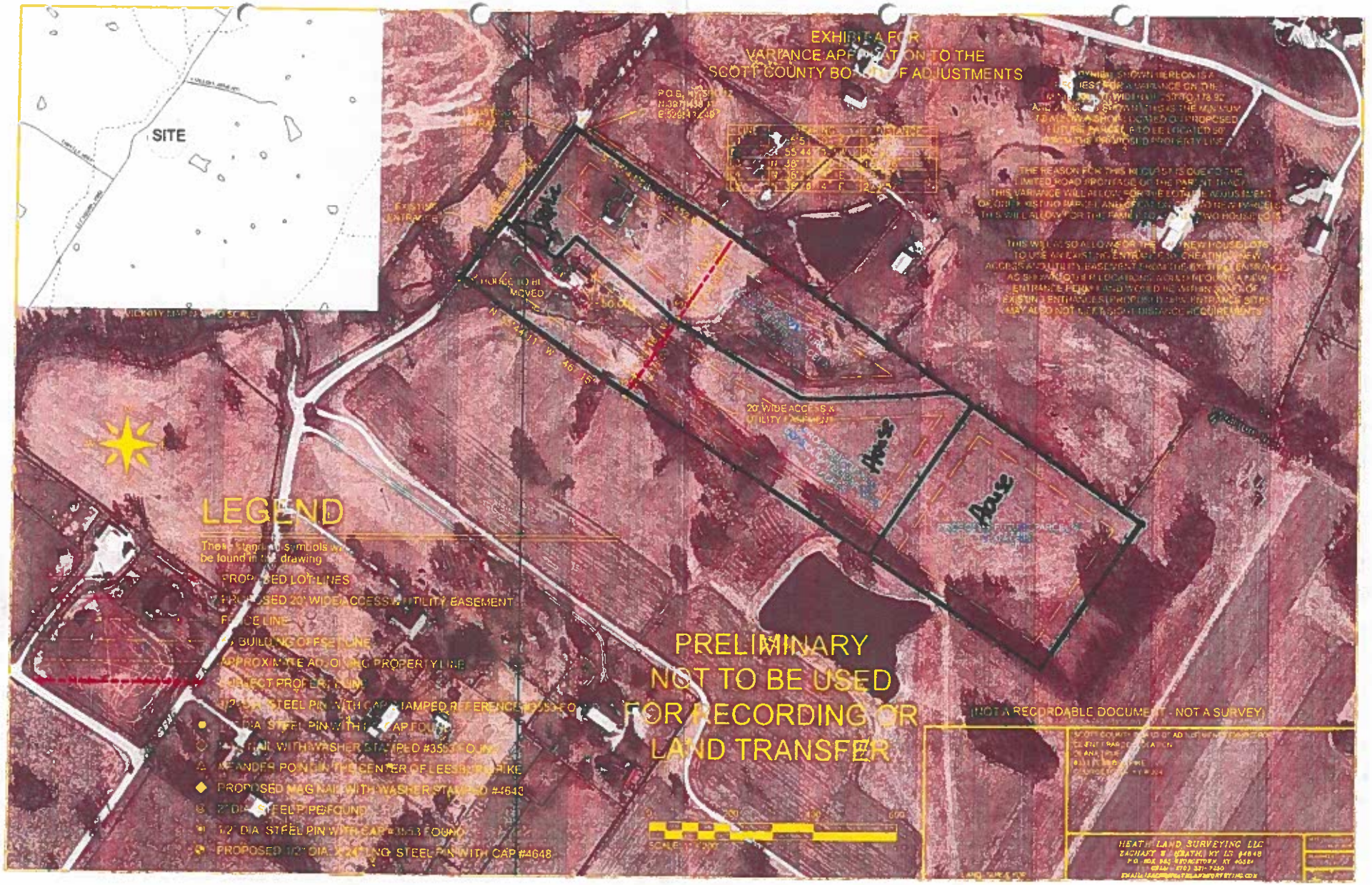

SITE
EXHIBIT A FOR
VARIANCE APPLICATION TO THE
SCOTT COUNTY BOARD OF ADJUSTMENTS
LEGEND
PROPOSED LOT LINES
PROPOSED 20' WIDE ACCESS & UTILITY EASEMENT
FENCE LINE
BUILDING OFFSET LINE
APPROXIMATE ADJOINING PROPERTY LINE
SUBJECT PROPERTY LINE
1/2" DIA. STEEL PIN WITH CAP STAMPED REFERENCE MONUMENT FOUND
1/2" DIA. STEEL PIN WITH CAP FOUND
MAG NAIL WITH WASHER STAMPED #3563 FOUND
MEANDER POINT IN THE CENTER OF LEESBURG PIKE
PROPOSED MAG NAIL WITH WASHER STAMPED #4643
5/8" DIA. STEEL PIN PERFOUND
1/2" DIA. STEEL PIN WITH CAP #3563 FOUND
PROPOSED 1/2" DIA. X 24" LONG STEEL PIN WITH CAP #4648
PRELIMINARY
NOT TO BE USED
FOR RECORDING OR
LAND TRANSFER
(NOT A RECORDABLE DOCUMENT - NOT A SURVEY)
HEATH LAND SURVEYING LLC

EXHIBIT 'A'

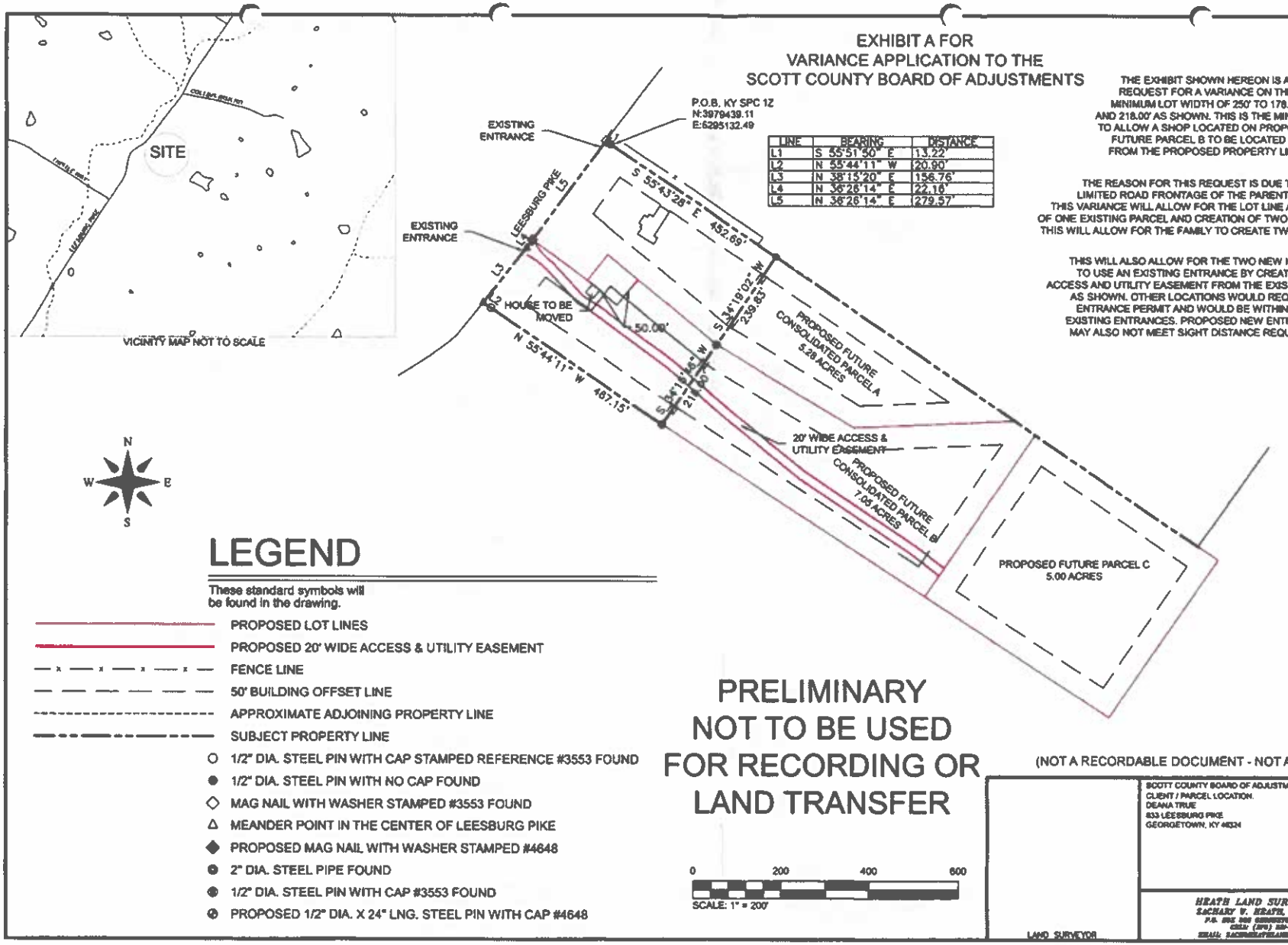


EXHIBIT A FOR
VARIANCE APPLICATION TO THE
SCOTT COUNTY BOARD OF ADJUSTMENTS
THE EXHIBIT SHOWN HEREON IS A REQUEST FOR A VARIANCE ON THE MINIMUM LOT WIDTH OF 250' TO 178.92' AND 218.00' AS SHOWN. THIS IS THE MINIMUM TO ALLOW A SHOP LOCATED ON PROPOSED FUTURE PARCEL B TO BE LOCATED 50' FROM THE PROPOSED PROPERTY LINE.
THE REASON FOR THIS REQUEST IS DUE TO THE LIMITED ROAD FRONTAGE OF THE PARENT TRACT. THIS VARIANCE WILL ALLOW FOR THE LOT LINE ADJUSTMENT OF ONE EXISTING PARCEL AND CREATION OF TWO NEW PARCELS. THIS WILL ALLOW FOR THE FAMILY TO CREATE TWO HOUSE LOTS.
THIS WILL ALSO ALLOW FOR THE TWO NEW HOUSE LOTS TO USE AN EXISTING ENTRANCE BY CREATING A NEW ACCESS AND UTILITY EASEMENT FROM THE EXISTING ENTRANCE AS SHOWN. OTHER LOCATIONS WOULD REQUIRE A NEW ENTRANCE PERMIT AND WOULD BE WITHIN 300 FT OF EXISTING ENTRANCES. PROPOSED NEW ENTRANCE SITES MAY ALSO NOT MEET SIGHT DISTANCE REQUIREMENTS.
P.O.B. KY SPC 1Z
N:3979439.11
E:6295132.49
LINE | BEARING | DISTANCE
L1 | S 35°51'50" E | 13.22'
L2 | N 55°44'11" W | 20.00'
L3 | N 38°15'20" E | 156.76'
L4 | N 36°26'14" E | 22.16'
L5 | N 36°26'14" E | 279.57'
EXISTING ENTRANCE
EXISTING ENTRANCE
LEESBURG PIKE
HOUSE TO BE MOVED
S 55°43'28" E 452.69'
S 34°19'02" W 259.83'
50.00'
N 55°44'11" W 487.15'
PROPOSED FUTURE CONSOLIDATED PARCEL A 5.28 ACRES
20' WIDE ACCESS & UTILITY EASEMENT
PROPOSED FUTURE CONSOLIDATED PARCEL B 7.05 ACRES
PROPOSED FUTURE PARCEL C 5.00 ACRES
SITE
VICINITY MAP NOT TO SCALE
N
W
E
S
LEGEND
These standard symbols will be found in the drawing.
PROPOSED LOT LINES
PROPOSED 20' WIDE ACCESS & UTILITY EASEMENT
FENCE LINE
50' BUILDING OFFSET LINE
APPROXIMATE ADJOINING PROPERTY LINE
SUBJECT PROPERTY LINE
1/2" DIA. STEEL PIN WITH CAP STAMPED REFERENCE #3553 FOUND
1/2" DIA. STEEL PIN WITH NO CAP FOUND
MAG NAIL WITH WASHER STAMPED #3553 FOUND
MEANDER POINT IN THE CENTER OF LEESBURG PIKE
PROPOSED MAG NAIL WITH WASHER STAMPED #4648
2" DIA. STEEL PIPE FOUND
1/2" DIA. STEEL PIN WITH CAP #3553 FOUND
PROPOSED 1/2" DIA. X 24" LNG. STEEL PIN WITH CAP #4648
PRELIMINARY
NOT TO BE USED
FOR RECORDING OR
LAND TRANSFER
0 200 400 600
SCALE: 1" = 200'
(NOT A RECORDABLE DOCUMENT - NOT A SURVEY)
SCOTT COUNTY BOARD OF ADJUSTMENTS EXHIBIT FOR:
CLIENT / PARCEL LOCATION:
DEANA TRUE
833 LEESBURG PIKE
GEORGETOWN, KY 40324
HEATH LAND SURVEYING LLC
ZACHARY V. HEATH, KY LS #4648
LAND SURVEYOR

Outlook

Variance Request 833/905 Leesburg Pike

From Deana True [redacted]
Date Fri 11/13/2026 6:34 AM
To Toshi Tusam [redacted]

2 attachments (8 MB)
HILL 11x17 BOA WITH OVERLAY.pdf; HILL 11x17 BOA.pdf;

Toshi,

Below please find the justification for the variance request I submitted this afternoon. I have also attached the documents that I provided this afternoon from Zach Heath from his survey of the property.

Please let me know if you have any questions.

Scott County Board of Adjustments
Georgetown-Scott County Planning Commission
230 East Main Street
Georgetown, KY 40324

RE: Application for Dimensional Variance – Lot Width
Applicant: Deana True
Property Location: 833 Leesburg Pike, Georgetown, KY 40324
Prepared By: Heath Land Surveying, LLC (Exhibit A – Preliminary Plat)

To the Members of the Scott County Board of Adjustments:

Please accept this narrative as the formal justification for a dimensional variance request regarding the property located at 833 Leesburg Pike, Georgetown, Kentucky. As depicted on the accompanying survey exhibit prepared by Zachary W. Heath, KY LS #4648, the applicant is requesting relief from the minimum 250-foot lot width requirement to permit proposed lot widths of 178.92 feet and 218.00 feet.

1. Purpose of the Request
The requested dimensional variance will facilitate a minor boundary line adjustment of an existing parcel and the creation of two new residential tracts for extended family members. Upon approval, the parent property will be configured into three substantial parcels:

- Consolidated Parcel A: 5.28 acres
- Consolidated Parcel B: 7.05 acres ; the cut in of the lot line on the Leesburg Pike side of the existing Shop is to accommodate the existing septic system that serves Consolidated Parcel A
- Proposed Future Parcel C: 5.00 acres

This configuration represents the minimum relief necessary to establish clean, logical property lines while ensuring that an existing shop located on Consolidated Parcel B remains at least 50 feet from the proposed interior property line in full compliance with building setback requirements. Furthermore, Consolidated Parcel A (5.28 acres) is specifically configured to accommodate the relocation and preservation of an existing family residence ("House to be Moved") onto the parcel.

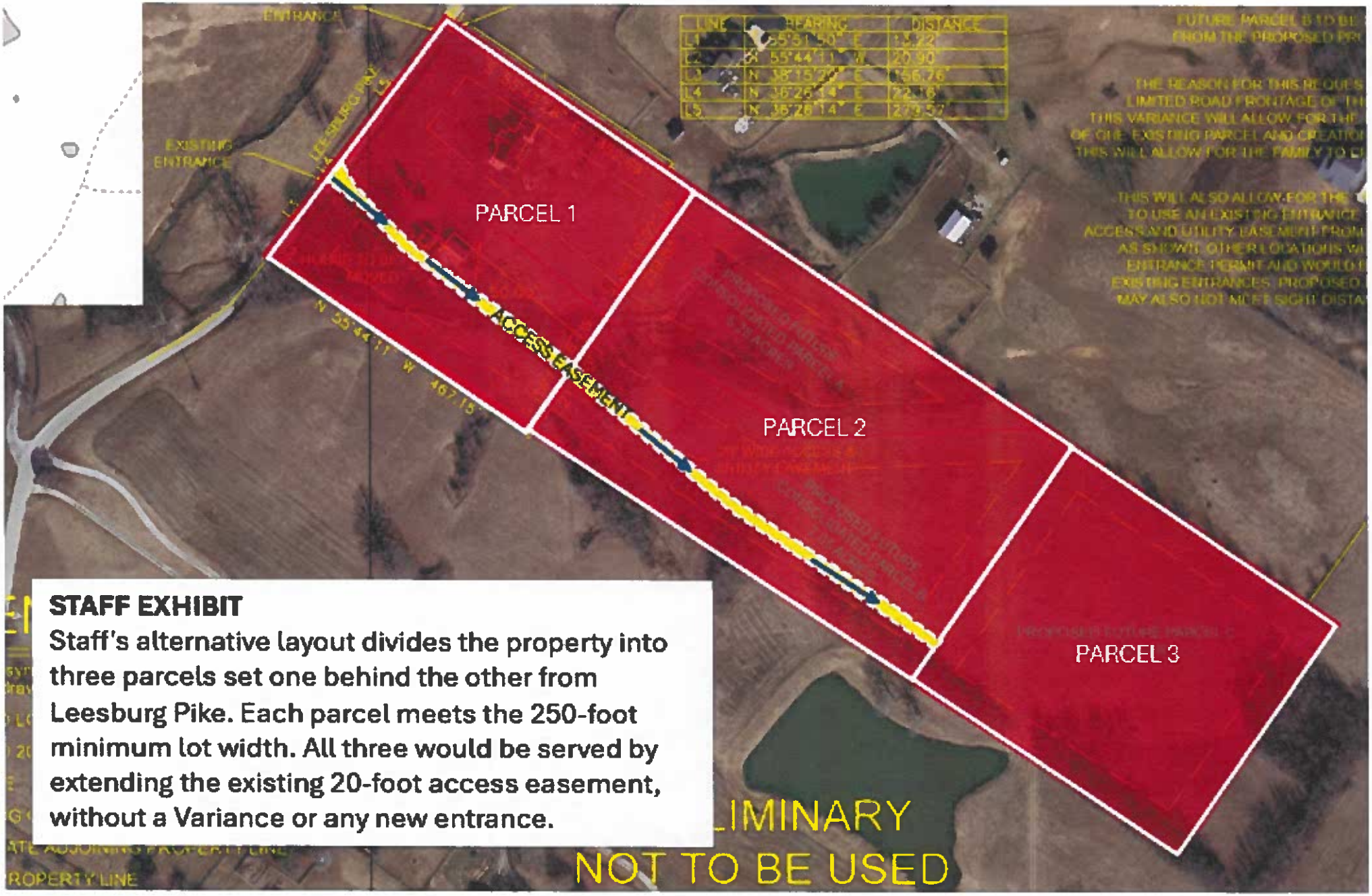
2. Unique Physical Conditions & Exceptional Hardship (KRS 100.243)
Pursuant to KRS 100.243, the need for this variance arises directly from the unique physical shape and limited road frontage of the parent tract along Leesburg Pike, rather than from any desire for special privilege:
- Road Frontage vs. Parcel Acreage: Each of the three resulting tracts (5.00, 5.28, and 7.05 acres) comfortably satisfies rural/agricultural minimum acreage standards. However, because the parent tract narrows along its Leesburg Pike frontage, it is physically impossible to divide the acreage into three compliant tracts that each maintain a 250-foot width at the building setback line.
- Protection of Existing Improvements: Attempting to shift the proposed interior boundary line to achieve a 250-foot width on one lot would either deprive the adjoining lot of adequate width or force the existing shop on Consolidated Parcel B into a non-conforming 50-foot setback encroachment. Granting the lot width variance resolves both issues simultaneously while preserving orderly, straight boundary lines.

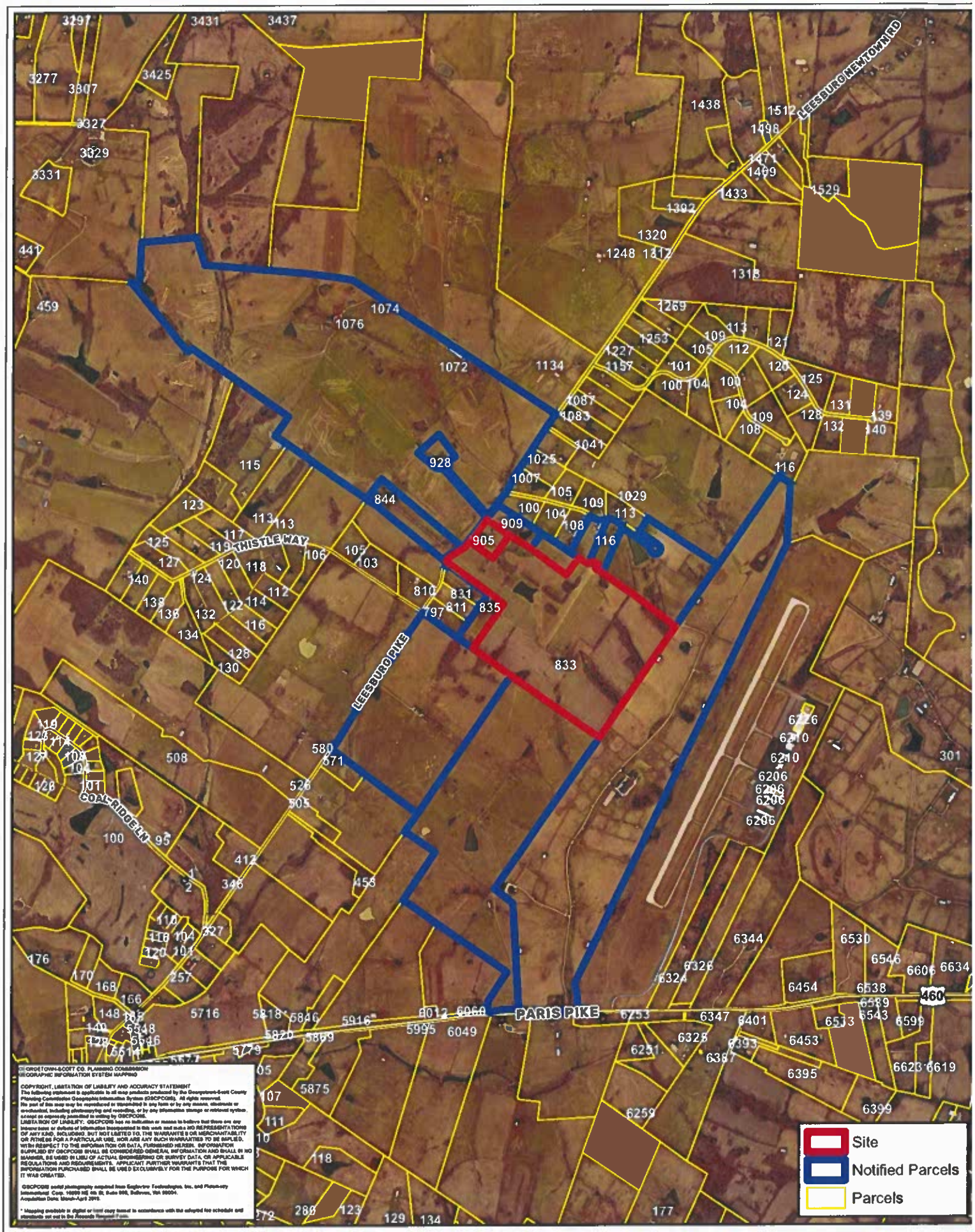
3. Traffic Safety & Protection of the Public Interest
Approving this variance actively promotes public safety along the Leesburg Pike corridor by consolidating driveway access and eliminating potential traffic hazards:
- Shared Access & Utility Easement: Rather than constructing new individual entrances onto Leesburg Pike for the newly created house lots, the proposed plan establishes a 20-foot-wide access and utility easement routed directly from an existing entrance.
- Sight Distance & Spacing Compliance: Adding new curb cuts elsewhere along the property's frontage would place driveways within 300 feet of existing entrances and introduce sight-distance constraints. Utilizing the existing entrance via a shared easement avoids new access permits and protects traffic flow on Leesburg Pike.

4. Consistency with the Comprehensive Plan & Neighborhood Character
Granting the requested lot width variance will not alter the essential character of the surrounding neighborhood or impair the use of adjacent properties:
- Low-Density Preservation: All three resulting parcels remain large rural tracts (ranging from 5.00 to 7.05 acres), maintaining the open, low-density agricultural and residential character of Leesburg Pike.
- Constructive Adaptive Reuse: Relocating an existing residence onto Consolidated Parcel A allows extended family to reside on the family land without introducing dense subdivision development or straining public infrastructure.

For these reasons, the applicant respectfully requests that the Board of Adjustments approve the dimensional variance reducing the minimum lot width requirement from 250 feet to 178.92 feet and 218.00 feet as shown on Exhibit A.

FIGURE 1.


PARCEL 1
PARCEL 2
PARCEL 3
ACCESS EASEMENT
N 55°44'11" W 467.15'
EXISTING ENTRANCE
ENTRANCE
LEESBURG PIKE
STAFF EXHIBIT
Staff's alternative layout divides the property into three parcels set one behind the other from Leesburg Pike. Each parcel meets the 250-foot minimum lot width. All three would be served by extending the existing 20-foot access easement, without a Variance or any new entrance.
LIMINARY
NOT TO BE USED



GEORGETOWN-SCOTT CO. PLANNING COMMISSION
GEOGRAPHIC INFORMATION SYSTEM MAPPING

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Acquisition Date: March-April 2019.

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

Map created by the Georgetown-Scott County Planning Commission GIS
230 E. Main St., Georgetown, KY 40324
502-867-3781 www.gisplanning.com
Printed 11/17/2026 JMF

0 250 500 1,000 1,500 Feet

S-2026-44
Scott County, Kentucky

N

Parcels from the Scott County PVA. For Reference Purposes Only. Not Survey Grade, and Subject to Change at any time.

MapNumber	Name1	Name2	MailAddres	CityStateZ	Complete_A
242-00-002.000	WIGLESWORTH JERRY W & TRUDY J		120 CHERRY HILL DR	GEORGETOWN KY 40324	1076 LEESBURG PIKE
243-00-026.000	WIGLESWORTH JERRY W & TRUDY J		120 CHERRY HILL DR	GEORGETOWN KY 40324	928 LEESBURG PIKE
243-00-032.000	STEPHENS AMANDA LEIGH WEBB		909 LEESBURG PIKE	GEORGETOWN KY 40324	909 LEESBURG PIKE
243-00-035.000	BENNETT JACOB DALTON		835 LEESBURG PIKE	GEORGETOWN KY 40324	835 LEESBURG PIKE
243-00-041.000	STEPHENS AMANDA LEIGH WEBB		909 LEESBURG PIKE	GEORGETOWN KY 40324	LEESBURG PIKE
243-00-047.000	OSBORNE ROBERTA D LIVING TRUST	C/O RAEGENA HILL	905 LEESBURG PIKE	GEORGETOWN KY 40324-9620	833 LEESBURG PIKE
244-00-021.000	GILES MARY T		6090 PARIS PIKE	GEORGETOWN KY 40324	6090 PARIS PIKE
255-00-001.000	DIAMOND CREEK FARM LLC		6146 PARIS PIKE	GEORGETOWN KY 40324	6146 PARIS PIKE
243-00-025.000	JACOBS BRENT A		844 LEESBURG PIKE	GEORGETOWN KY 40324	844 LEESBURG PIKE
243-00-045.000	HAKE DAVID A & REBECCA KISSICK-HAKE		112 COLLINS RISK RD	GEORGETOWN KY 40324	112 COLLINS RISK RD
243-00-046.000	COLLINS JOHNNY R & SUSAN E		116 COLLINS RISK RD	GEORGETOWN KY 40324-8060	116 COLLINS RISK RD
254-00-007.000	COLLINS PROPERTIES LLC	C/O JOHN R COLLINS	116 COLLINS RISK PATH	GEORGETOWN KY 40324-8060	LEESBURG PIKE
243-00-037.000	CURTIS GREEN LLC		630 NEW CIRCLE RD N E	LEXINGTON KY 40505	LEESBURG PIKE
243-00-047.001	HILL JOHN & RAEGENA REVOC LIVING TRUST		905 LEESBURG PIKE	GEORGETOWN KY 40324-9620	905 LEESBURG PIKE

CONDITIONAL USE PERMIT APPLICATION

348 Hawkins Ln
Staff Report to the Scott County Board of Adjustment
December 3, 2026

FILE NUMBER: **S-2026-45**

PROPOSAL: Conditional Use permit for the construction of a family cemetery

LOCATION: 348 Hawkins Ln

APPLICANT: Jordon Walker

REPRESENTATIVE: D. Grant Bout



STATISTICS:

Zone:	A-1 (Agricultural)
Surrounding Zone (s):	A-1
Site Acreage:	13.16 acres
Access (Directly):	Hawkins Ln
Access (Nearest Arterial):	Bonds Pike
Context:	Appoximately .75 miles north from the intersection of Bond Pike and Hawkins Ln. Appoximately 4 miles north of Stamping Ground

N

BACKGROUND:

Jordon Walker ("Applicant") is requesting approval of a Conditional Use Permit to allow construction a family cemetery on the property located at 348 Hawkins Lane ("Project Site"). The property is zoned A-1 (Agricultural), consists of approximately 13.16 acres and is currently developed with a single-family residence and other outbuildings. There are no previous Board of Adjustment applications on file for the Project Site.

APPLICATION REQUEST:

The Applicant is requesting approval of a Conditional Use Permit to allow construction of a private family cemetery on the property.

The proposed cemetery will be the final resting place of his recently deceased wife. No commercial burial services, public access, supporting structures, or related facilities are proposed. The use is extremely

limited in scale. No new buildings, parking areas, or infrastructure improvements are proposed as part of this request.

ISSUES & ANALYSIS:

Section 4.12 (1) of the *Scott County Zoning Ordinance* lists "Cemeteries" as conditional uses in all Agricultural zoning districts, including A-1. Because the proposed use is an expressly listed conditional use, approval from the Board of Adjustment is required.

KRS 100.111 (6) defines a conditional use as "a use which is essential to or would promote the public health, safety, or welfare in one (1) 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."

The definition of a conditional use contemplates that the use may impair the integrity of the zone or surrounding zones if restrictions are not placed. The nature of this specific request, however, does not indicate that any such threat of impairment exists and as such no additional analysis is required.

Based on the information provided, staff finds that the request satisfies the requirements of Section 4.12(1) of the Zoning Ordinance.

FINDINGS:

1. The Project Site is 13.16 acres parcel zoned A-1 (Agricultural), which provides sufficient area to accommodate a private family cemetery.
2. Cemeteries are listed as conditional uses within the A-1 zoning district pursuant to Section 4.12(1) of the *Scott County Zoning Ordinance.*
3. The proposed cemetery is intended for the internment of a single family member.
4. The proposed use will not adversely affect public health, safety, or welfare.
5. The proposed use will not impair the integrity and character of the zone, or adjoining zones, in which it is located.
6. The application satisfies the criteria of KRS 100.237 for the proper integration of a conditional use into the community.

RECOMMENDATIONS:

Staff recommends **Approval** of the Conditional Use Permit to allow construction of a family cemetery in the A-1 (Agricultural) zoning district at 348 Hawkins Lane. Should the Board approve the application, staff recommends no additional conditions of approval.

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** JORDON WALKER

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** C- ABOVE ADDRESS

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

5. **EXISTING USE** RESIDENTIAL / FARM **ZONING DISTRICT** _____

6. **DESCRIPTION OF REQUEST** CEMETERY

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.

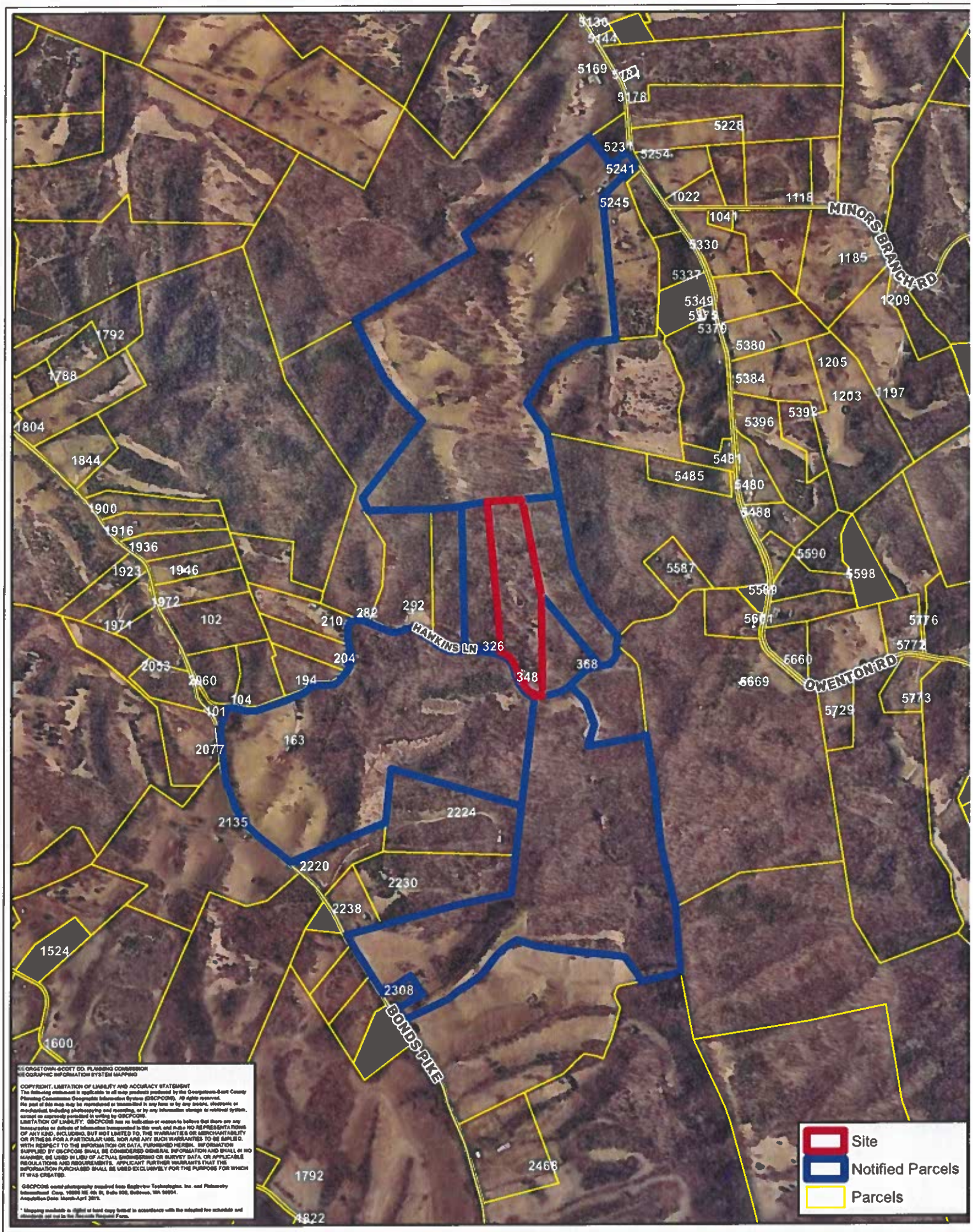
ADMINISTRATIVE REVIEW **($150.00)** – Attach a narrative statement describing the action or decision made by the administrative official including an outline of information supporting your claim for which relief is sought.

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.

☒ _____ Nov. 14, 2026

APPLICANT DATE



S-2026-45

Scott County, Kentucky

MapNumber	Name1	Name2	MailAddres	CityStateZ	Complete_A
034-00-002.000	TACKETT LARRY RAY & KAREN		1258 BOND PIKE	STAMPING GROUND KY 40379	5241 OWENTON RD
033-00-023.000	BOWDEN SCOTT T & TERESA M		5587 OWENTON RD	STAMPING GROUND KY 40379	HAWKINS LN
033-00-024.000	BENTLEY KIRBY & KAREN		368 HAWKINS LN	STAMPING GROUND KY 40379	368 HAWKINS LN
033-00-025.000	WALKER CLARISSA & JORDON		348 HAWKINS LN	STAMPING GROUND KY 40379-9673	348 HAWKINS LN
034-00-005.000	WEISS PHILIP C		114 QUEENSWAY DR	VERSAILLES KY 40383-1058	326 HAWKINS LN
033-00-027.000	LYNN II JERRY L & GINA L		3461 MAIN ST	STAMPING GROUND KY 40379	BOND PIKE
034-00-018.000	MOODY DANIEL & SHIRLEY IRREVOCABLE TRUST		2083 LOCUST FORK RD	STAMPING GROUND KY 40379-9626	BOND PIKE

SCOTT COUNTY BOARD OF ADJUSTMENT APPLICATION DEADLINES (DRAFT) 2027			
FILING DEADLINE	**TAX & CODE COMPLIANCE FORM DEADLINE** & NOTICES SENT OUT**	**STAFF PACKET DEADLINE**	**BOARD OF ADJUSTMENT MEETING**
December 17, 2026	**December 23, 2026**	***December 30, 2026***	***January 7, 2027***
January 14, 2027	January 21, 2027	January 28, 2027	February 4, 2027
February 11, 2027	February 18, 2027	February 25, 2027	March 4, 2027
March 11, 2027	March 18, 2027	March 25, 2027	April 1, 2027
April 15, 2027	April 22, 2027	April 29, 2027	May 6, 2027
May 13, 2027	May 20, 2027	May 27, 2027	June 3, 2027
June 10, 2027	June 17, 2027	June 24, 2027	July 1, 2027
July 15, 2027	July 22, 2027	July 29, 2027	August 5, 2027
August 12, 2027	August 19, 2027	August 26, 2027	September 2, 2027
September 16, 2027	September 23, 2027	September 30, 2027	October 7, 2027
October 14, 2027	October 21, 2027	October 28, 2027	November 4, 2027
November 10, 2027	November 18, 2027	***November 24, 2027***	December 2, 2027
December 16, 2027	December 23, 2027	December 30, 2027	January 6, 2028