

**BOARD OF APPEALS**

John Tate, Chairman  
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Bill Beckwith  
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Kyle McCormick

**STAFF**

Deborah L. Bell, Planning and Zoning Director  
Deborah Sims, Zoning Administrator  
Maria Binns, Zoning Coordinator  
E. Allison Ivey Cox, County Attorney

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**AGENDA**

**Fayette County Zoning Board of Appeals  
Fayette County Administrative Complex  
Public Meeting Room  
May 27, 2025  
7:00 P.M.**

**\*Please turn off or turn to mute all electronic devices during the  
Zoning Board of Appeals Meetings**

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1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Consideration of the Minutes of the Meeting held on March 24, 2025.

**PUBLIC HEARING**

5. Consideration of Petition No. A-890-25 – Iris Williams, Owner. Applicant is requesting a variance to Sec. 110-137(d)(4) a. (1), the front yard setback on an Arterial in the R-40 Zoning District is required to be 60 feet. The applicant requests to reduce the setback by 6 feet, to 54 feet, to allow the construction of a primary house. The subject property is located in Land Lots 74 & 75 of the 5<sup>th</sup> District and fronts South Jeff Davis Road. This petition was tabled at the March 24, 2025 meeting.
6. Consideration of Petition No. A-892-25 – Dornell and Winston Charles, Owners, Applicants are requesting a variance to Sec. 110-133. – R-70, as allowed under Sec. 110-242(c)(1) – Requesting a variance to the minimum lot size for a legal nonconforming lot, to allow a lot that is 1.704 acres to be eligible for development. The subject property is located in Land Lots 80 of the 7<sup>th</sup> District and fronts Coastline Road.
7. Consideration of Petition No. A-893-25 – Tunde Uboh, Owner, Applicant is requesting a variance to Sec. 110-79(c)(1) b., to allow a residential accessory structure from 1800 SF to 2164 SF to remain exceeding the maximum footprint on a lot less than 5 acres. The subject property is located in Land Lots 22 & 43 of the 7<sup>th</sup> District and fronts Kirby Lane.

8. Consideration of Petition No. A-894-25 – Christian and Anna Rodriguez, Owners, Per Sec. 110-242(c)(1), Applicants are requesting a variance to Sec. 110-125(d)(1) to the minimum lot size for a legal nonconforming lot, to allow a lot that is 4.9723 acres in the A-R zoning district to be eligible for development. The subject property is located in Land Lots 220 and 221 of the 4<sup>th</sup> District and fronts Snead Road and Bernhard Road.
9. Consideration of Petition No. A-895-25-A – Elisha Turman and Joseph Jones, Owners, Applicants are requesting a variance to Sec 110-125(d)(5) to reduce the rear yard setback from 50' to 47.2' to allow an existing pool deck to remain. The subject property is located in Land Lots 121 of the 4<sup>th</sup> District and fronts Friendship Church Road.
10. Consideration of Petition No. A-895-25-B – Elisha Turman and Joseph Jones, owners, this variance was removed, staff identified that this issue cannot be resolved with a variance. The final plat for the parcel can be revised to show a 50' setback instead of a 100' setback and the proposed building will meet County standards. The subject property is located in Land Lots 121 of the 4<sup>th</sup> District and fronts Friendship Church Road.
11. Consideration of Petition No. A-896-25-A – Pediatric Wellness Pavilion, LLC, Owner. Applicant is requesting a variance to Sec 110-173 (1) i. (1) to allow 64% of the parking to be located in the front yard. The subject property is located in Land Lots 7 and 17 of the 6<sup>th</sup> District and fronts South Highway 74.
12. Consideration of Petition No. A-896-25-B – Pediatric Wellness Pavilion, LLC, Owner. Staff have determined that Part B. of this request is not necessary, no buffer is required on the north property line adjacent to the Starr's Mill School Complex. The only setback on this property line is the standard 15' building setback. The subject property is located in Land Lots 7 and 17 of the 6<sup>th</sup> District and fronts South Highway 74.