

BOARD OF APPEALS

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Tom Williams, Asst. Director of Planning & Zoning
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Robyn S. Wilson, ZBA Secretary/Zoning Coordinator

AGENDA

**Fayette County Zoning Board of Appeals
Fayette County Administrative Complex
Public Meeting Room
April 25, 2011
7:00 P.M.**

WELCOME AND CALL TO ORDER

1. Consideration of the Minutes of the meeting held on March 28, 2011. *Larry Blanks made the motion to approve the Minutes. Bill Beckwith seconded the motion. The motion unanimously passed 5-0.*
2. Consideration of Petition No. A-580-11, SELAF Haddonstone Holding Company, LLC, Owners, and Jason Wingfield, Agent, reduce the Critical Root Zone from 105 feet to 88 feet and allow less than 30 percent of the Critical Root Zone to be disturbed. This property is located in Land Lot 35 of the 5th District, fronts on Bergen Drive and Haddonstone Drive, and is zoned R-50, as presented by the Stormwater Management Department. *Tom Mahon made the motion to approve the petition. Bill Beckwith seconded the motion. The motion unanimously passed 5-0.*
3. Consideration of Petition No. A-581-11, Jason Payne of Ultimate Fitness, Inc., Owner, and Jason Walls of Integrated Science & Engineering, Inc., Agent, request a 14 foot Variance to reduce the front landscape area from a minimum of 50 feet to a minimum of 36 feet to provide 15 new parking spaces. This property is located in Land Lot 70 of the 5th District, fronts on SR 85 South, and is zoned C-H. *Tom Mahon made the motion to approve the petition. Bill Beckwith seconded the motion. The vote was 2-3 with Chairman Bolton, Brian Haren, and Larry Blanks voting in opposition. Due to the lack of three (3) affirmative votes, the motion was denied.*

4. Consideration of Petition No. A-582-11, Victor and Marcellustene Clincy, Owners, and Lee Mayweather, Agent, request enlargement of a legal nonconforming structure for a proposed addition to the child care facility. This property is located in Land Lot 168 of the 5th District, fronts on Ellis Road, and is zoned C-H. *Brian Haren made the motion to approve the petition. Larry Blanks seconded the motion. The motion unanimously passed 5-0.*

5. Consideration of Petition No. A-583-11, Flat Rock AME Church, Owner, Rev. Arthurine N. Bishop, Assistant Pastor, and Bobby Bullard of Bullard Land Planning, Inc., Agent, request: 1) Request enlargement of a legal nonconforming structure to allow an addition to the church; 2) Request a 14 foot Variance to reduce the west side yard buffer from a minimum of 50 feet to a minimum of 36 feet to allow designated parking; 3) Request a 17 foot Variance to reduce the rear yard buffer from a minimum of 50 feet to a minimum of 33 feet to allow designated parking; and 4) Request an 11 foot Variance to reduce the setback for the enhanced swale/detention facility from a minimum of 25 feet to a minimum of 14 feet. This property is located in Land Lot 26 of the 7th District, fronts on Old Chapel Lane, and is zoned R-40. *1) Larry Blanks made the motion to approve the request for enlargement of a legal nonconforming structure. Tom Mahon seconded the motion. The motion unanimously passed 5-0. 2) Bill Beckwith made the motion to approve Variance #2. Brian Haren seconded the motion. The motion passed 5-0. 3) Larry Blanks made the motion to approve Variance #3. Brian Haren seconded the motion. The motion unanimously passed 5-0. 4) Brian Haren made the motion to approve Variance #3. Bill Beckwith seconded the motion. The motion unanimously passed 5-0.*