

**BOARD OF APPEALS**

Marsha A. Hopkins, Chair  
Tom Waller, Vice-Chair  
Therol Brown  
John Tate  
Bill Beckwith

**STAFF**

Pete Frisina, Director  
Chanelle Blaine, Zoning Administrator  
Howard Johnson, P & Z Coordinator

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**AGENDA**

**Fayette County Zoning Board of Appeals  
Fayette County Administrative Complex  
Public Meeting Room  
November 23, 2020  
7:00 P.M.**

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1. Consideration of the Minutes of the Meeting held on September 28, 2020.

*Bill Beckwith made a motion to approve the minutes of the meeting held on September 28, 2020. John Tate seconded the motion. The motion passed 4-0. Tom Waller was absent.*

2. Consideration of the Minutes of the Meeting held on October 26, 2020.

*John Tate made a motion to table the minutes of the meeting held on October 26, 2020. Therol Brown seconded the motion. The motion passed 4-0. Tom Waller was absent.*

**PUBLIC HEARING**

3. Petition No. A-743-20, Shawn and Susan Brooks, request the following:

- 1) Variance to Sec. 110-125 A-R, (d) (6) to reduce the side yard setback from 50 feet to 45 feet to allow an existing pole barn to remain.

*Therol Brown made a motion to recommend approval of Variance 1 of Petition No. A - 743-20. Bill Beckwith seconded the motion. The motion passed 4-0. Tom Waller was absent.*

- 2) Variance to Sec. 110-125 A-R, (d) (5) to reduce the rear yard setback from 75 feet to 60 feet to allow an existing pole barn to remain.

*Therol Brown made a motion to recommend approval of Variance 2 of Petition No. A -743-20. John Tate seconded the motion. The motion passed 4-0. Tom Waller was absent.*

4. Petition No. A-744-20 A, Ridgeside Professional Properties, LLC, Owner, and George Harper, Agent, request the following:

- 1) Variance to Sec. 110-142. O-I, (f) (4) (B), to reduce the front yard setback from 55 feet to 25 feet along Grand Oak Drive.

- 2) Variance to Sec. 110-142. O-I, (f) (5) (a), to reduce the side yard setback from 15 feet to 10 feet.

- 3) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (1) Architectural standards, to allow a flat roof instead of a pitched peaked roof.
- 4) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (3) Architectural standards, to allow a more modern style building to include modern construction materials.
- 5) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (4) Architectural standards, to modify framed doors and windows of a residential character to allow modern floor to ceiling type windows and doors.

***John Tate made a motion to recommend approval of Variance 1-5 of Petition No. A -744-20 A. Bill Beckwith seconded the motion. The motion passed 4-0. Tom Waller was absent.***

Petition No. A-744-20 B, Ridgeside Professional Properties, LLC, Owner, and George Harper, Agent, request the following:

- 1) Variance to Sec. 110-142. O-I, (f) (4) (B), to reduce the front yard setback from 55 feet to 25 feet along Grand Oak Drive.
- 2) Variance to Sec. 110-142. O-I, (f) (5) (a), to reduce the side yard setback from 15 feet to 10 feet.
- 3) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (1) Architectural standards, to allow a flat roof instead of a pitched peaked roof.
- 4) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (3) Architectural standards, to allow a more modern style building to include modern construction materials.
- 5) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (4) Architectural standards, to modify framed doors and windows of a residential character to allow modern floor to ceiling type windows and doors.

***Therol Brown made a motion to recommend approval of Variance 1-5 of Petition No. A -744-20 B. John Tate seconded the motion. The motion passed 4-0. Tom Waller was absent.***

Petition No. A-744-20 C, Ridgeside Professional Properties, LLC, Owner, and George Harper, Agent, request the following:

- 1) Variance to Sec. 110-142. O-I, (f) (4) (B), to reduce the front yard setback from 55 feet to 25 feet along Grand Oak Drive.
- 2) Variance to Sec. 110-142. O-I, (f) (5) (a), to reduce the side yard setback from 15 feet to 10 feet.
- 3) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (1) Architectural standards, to allow a flat roof instead of a pitched peaked roof.
- 4) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (3) Architectural standards, to allow a more modern style building to include modern construction materials.
- 5) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (4) Architectural standards, to modify framed doors and windows of a residential character to allow modern floor to ceiling type windows and doors.

***Bill Beckwith made a motion to recommend approval of Variance 1-5 of Petition No. A -744-20 C. John Tate seconded the motion. The motion passed 4-0. Tom Waller was absent.***

Petition No. A-744-20 D, Ridgeside Professional Properties, LLC, Owner, and George Harper, Agent, request the following:

- 1) Variance to Sec. 110-142. O-I, (f) (4) (B), to reduce the front yard setback from 55 feet to 25 feet along Grand Oak Drive.
- 2) Variance to Sec. 110-142. O-I, (f) (5) (a), to reduce the side yard setback from 15 feet to 10 feet.
- 3) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (1) Architectural standards, to allow a flat roof instead of a pitched peaked roof.
- 4) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (3) Architectural standards, to allow a more modern style building to include modern construction materials.
- 5) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (4) Architectural standards, to modify framed doors and windows of a residential character to allow modern floor to ceiling type windows and doors.

***John Tate made a motion to recommend approval of Variance 1-5 of Petition No. A -744-20 D. Bill Beckwith seconded the motion. The motion passed 4-0. Tom Waller was absent.***

Petition No. A-744-20 E, Ridgeside Professional Properties, LLC, Owner, and George Harper, Agent, request the following:

- 1) Variance to Sec. 110-142. O-I, (f) (4) (B), to reduce the front yard setback from 55 feet to 25 feet along Grand Oak Drive.
- 2) Variance to Sec. 110-142. O-I, (f) (5) (a), to reduce the side yard setback from 15 feet to 10 feet.
- 3) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (1) Architectural standards, to allow a flat roof instead of a pitched peaked roof.
- 4) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (3) Architectural standards, to allow a more modern style building to include modern construction materials.
- 5) Variance to Sec. 110-173. Transportation corridor overlay zone, (d) (4) Architectural standards, to modify framed doors and windows of a residential character to allow modern floor to ceiling type windows and doors.

***Bill Beckwith made a motion to recommend approval of Variance 1-5 of Petition No. A -744-20 E. Therol Brown seconded the motion. The motion passed 4-0. Tom Waller was absent.***