

**BOARD OF APPEALS**

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

**STAFF**

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

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**AGENDA OF ACTIONS**  
**Fayette County Zoning Board of Appeals**  
**Fayette County Administrative Complex**  
**Public Meeting Room**  
**January 25, 2021**  
**7:00 P.M.**

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1. Election of the Chairman.

*Bill Beckwith made a motion to approve the nomination of Therol Brown as Zoning Board of Appeals Chairman. John Tate seconded the motion. The motion passed 4-0-1. Therol Brown abstained.*

2. Election of the Vice-Chairman.

*Therol Brown made a motion to approve the nomination of John Tate as Zoning Board of Appeals Vice-Chairman. Bill Beckwith seconded the motion. The motion passed 5-0.*

3. Election of the Secretary.

*Therol Brown made a motion to approve the appointment of Howard Johnson as Zoning Board of Appeals Secretary. Bill Beckwith seconded the motion. The motion passed 5-0.*

4. Consideration of the Minutes of the Meeting held on October 26, 2020. (Amended)

*Bill Beckwith made a motion to approve the minutes of the meeting held on October 26, 2020. John Tate seconded the motion. The motion passed 5-0.*

5. Consideration of the Minutes of the Meeting held on November 23, 2020.

*Marsha Hopkins made a motion to table the minutes of the meeting held on November 23, 2020. Tom Waller seconded the motion. The motion passed 5-0.*

**PUBLIC HEARING**

6. Petition No. A-745-20, W&W Realty Co., LLP, Owner, and All Span Builders Inc. / S. Neal Brown, Agent, request the following:

1) Variance to Section 110-144. C-H (d)(3)(a)(1), to reduce the front yard setback from 75 feet to 35 feet to allow the construction of a fuel island canopy.

***Bill Beckwith made a motion to recommend approval of Variance #1) of Petition A-745-20 to reduce the front yard setback from 75 feet to 35 feet to allow the construction of a fuel island canopy. Marsha Hopkins seconded the motion. The motion passed 5-0.***

2) Variance to Section 110-173. Transportation corridor overlay zone (3)(c)(2), to reduce the front yard setback from 100 feet to 35 feet to allow the construction of a fuel island canopy.

***Marsha Hopkins made a motion to recommend approval of Variance #2) of Petition A-745-20 to reduce the front yard setback from 100 feet to 35 feet to allow the construction of a fuel island canopy. John Tate seconded the motion. The motion passed 5-0.***

The subject property is located in Land Lot 253 of the 4<sup>th</sup> District and fronts on Highway 85 South.

7. Petition No. A-746-20, Terry and Lisa Ensor, Owners, request the following: Variance to Sec. 110-79. Accessory structures and uses, (g) Architectural standards, to allow for the construction of a metal accessory structure with vertical pattern siding, as opposed to the required horizontal pattern. The subject property is located in Land Lot 23 of the 6<sup>th</sup> District and fronts on Quarters Road.

***Tom Waller made a motion to recommend approval of Petition A-746-20 to allow for the construction of a metal accessory structure with vertical pattern siding, as opposed to the required horizontal pattern. John Tate seconded the motion. The motion passed 5-0.***

8. Petition No. A-747-20, Estate of Norma R. Simmons, Owner, and Nancy S. Lindsey, Agent, request the following:

1) Variance to Sec. 110-70 Residential accessory structures and uses, (c) Number and size, (1)(a), to increase the amount of residential accessory structures per individual lot from 2 to 3.

***John Tate made a motion to recommend approval of Variance #1) of Petition A-747-20 to increase the amount of residential accessory structures per individual lot from 2 to 3. Bill Beckwith seconded the motion. The motion passed 5-0.***

2) Variance to Sec. 110-70 Residential accessory structures and uses, (c) Number and size, (1)(a), to increase the combined total footprint of residential accessory structures per individual lot from 1,800 square feet to 2,200 square feet.

***John Tate made a motion to recommend approval of Variance #2) of Petition A-747-20 to increase the combined total footprint of residential accessory structures per lot from 1,800 square feet to 2,200 square feet. Marsha Hopkins seconded the motion. The motion passed 5-0.***

3) Variance to Sec. 110-70 Residential accessory structure and uses, (d) Location on lot, to allow a well-house to remain encroached in the side setback.

***Bill Beckwith made a motion to recommend approval of Variance #3) of Petition A-747-20 to allow a well-house to remain encroached in the side setback. John Tate seconded the motion. The motion passed 5-0.***

4) Variance to Sec. 110-131 R-75, (d) (4) (2), to reduce the front yard setback from 75 feet to 64 feet to allow an existing shed/workshop to remain.

***Marsha Hopkins made a motion to recommend approval of Variance #4) of Petition A-747-20 to reduce the front yard setback from 75 feet to 64 feet to allow an existing shed / workshop to remain. Tom Waller seconded the motion. The motion passed 5-0.***

5) Variance to Sec. 110-131 R-75, (d) (4) (2), to reduce the front yard setback from 75 feet to 69 feet to allow an existing barn to remain.

***Marsha Hopkins made a motion to recommend approval of Variance #5) of Petition A-747-20 to reduce the front yard setback from 75 feet to 69 feet to allow an existing barn to remain. John Tate seconded the motion. The motion passed 5-0.***

The subject property is located in Land Lot 9 of the 5<sup>th</sup> District and fronts on Highway 92 South and McBride Road.