

BOARD OF APPEALS

John Tate, Chair
Marsha Hopkins, Vice-Chair
Tom Waller
Bill Beckwith
Anita Davis

STAFF

Chanelle Blaine, Zoning Administrator

AGENDA

**Fayette County Zoning Board of Appeals
Fayette County Administrative Complex
Public Meeting Room
March 28, 2022
7:00 P.M.**

1. Consideration of the Minutes of the Meeting held on January 24, 2022.

Tom Waller made a motion to approve the minutes of the meeting held on January 24, 2022. Anita Davis seconded the motion. The motion passed 5-0.

2. Consideration of the Minutes of the Meeting held on February 28, 2022.

Bill Beckwith made a motion to approve the minutes of the meeting held on February 28, 2022. Tom Waller seconded the motion. The motion passed 5-0.

PUBLIC HEARING

3. Petition No. A-787-22, David Battle, Owner, request the following: 1) Variance to Section 110-133 (d)(6), to reduce the side yard setback from 25 feet to 7 feet to allow an existing residential accessory structure (garage) to remain. 2. Variance to Sec. 110-79. (c) (1) (a) Number and size, to allow for the number of permitted residential accessory structures on the lot be increased from two (2) to three (3). 3. 2. Variance to Sec. 110-79. (c) (1) (a) Number and size, to increase the square footage amount from 1800 square feet to 3142 square feet for residential accessory structures on lots less than five (5) acres. The subject property is located in Land Lot 227 of the 4th District and fronts on Thomas Trail.

Marsha Hopkins made a motion approve the Variance #1 of Petition A-787-22 to reduce the side yard setback from 25 feet to 7 feet to allow an existing residential accessory structure (garage) to remain. Bill Beckwith seconded the motion. The motion was approved 4-1. Tom Waller denied.

Marsha Hopkins made a motion to approve Variance #2 of Petition A-787-22. Number and size, to allow for the number of permitted residential accessory structures on the lot be

increased from two (2) to three (3). Anita Davis seconded the motion. The motion was approved 4-1. Tom Waller denied.

Bill Beckwith made a motion to approve Variance #3 of Petition A-787-22. to increase the square footage amount from 1800 square feet to 3142 square feet for residential accessory structures on lots less than five (5) acres. Anita Davis seconded the motion. The motion was approved 4-1. Tom Waller denied.

4. Petition No. A-790-22, David Battle, Owner request the following: Variance to Section 110-133 (d) (5), to reduce the rear yard setback from 50 feet to 42 feet to allow an existing residential accessory structure to remain. The subject property is located in Land Lot 227 of the 4th District and fronts on Thomas Trail.

Marsha Hopkins made a motion to approve the variance of Petition No. A-790-22 to reduce the rear yard setback from 50 feet to 42 feet to allow an existing residential accessory structure to remain. Bill Beckwith seconded the motion. The motion was approved 4-1. Tom Waller denied.

5. Petition No. A-789-22, W&W Realty, Owner, and All Span Builders Inc/Neal Brown, Agent, request being as follows: 1) Variance to Section 110-173. Transportation corridor overlay zone. (1) General state route overlay zone (i) Special location and spatial requirements. (1) To increase the percentage of required parking from 50 percent to 57 percent to be located in the front yard along the state route as established by the front building line of any structure located on the site. This property is located in Land Lot(s) 253 of the 4th District, fronts on SR 85 S.

Bill Beckwith made a motion to approve the variance of Petition No. A-789-22 to increase the percentage of required parking from 50 percent to 57 percent to be located in the front yard along the state route as established by the front building line of any structure located on the site. Tom Waller seconded the motion. The motion was approved 5-0.

6. Petition No. A-791-22, Kevin & Debbie McFarland, Owners, request the following: 1) Variance to Section 110-79. Residential accessory structures and their uses. (f) Guesthouses. To increase the number of allowed guesthouses from one (1) to two (2) per individual lot. 2) Variance to Section 110-79. Residential accessory structures and their uses (f) Guesthouses. To increase the maximum allowed square footage from 700 to 972 square feet. 3) Variance to Section 110-125. A-R (d)(4)(b), to reduce the front yard setback from 75 feet to 34 feet to allow an existing residential accessory structure (pole barn) to remain. This property is located in Land Lot(s) 04 of the 1st District, fronts on Mask Road.

Marsha Hopkins made a motion approve the Variance #1 of Petition A-791-22 To increase the number of allowed guesthouses from one (1) to two (2) per individual lot. John Tate seconded the motion. The motion was approved 5-0.

Bill Beckwith made a motion to approve Variance #2 of Petition A-791-22. Guesthouse, to increase the maximum allowed square footage from 700 to 972 square feet. Tom Waller seconded the motion. The motion was approved 5-0.

Anita Davis made a motion to approve Variance #3 of Petition A-791-22. to reduce the front yard setback from 75 feet to 34 feet to allow an existing residential accessory structure (pole barn) to remain. Bill Beckwith seconded the motion. The motion was approved 5-0.