

BOARD OF APPEALS

Bill Beckwith, Chairman
Brian Haren, Vice-Chairman
Anita Davis
Marsha Hopkins
John Tate

STAFF

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

AGENDA OF ACTIONS
Fayette County Zoning Board of Appeals
Fayette County Administrative Complex
Public Meeting Room
July 22, 2024
7:00 P.M.

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

1. Call to Order.
2. Pledge of Allegiance.
3. Approval of Agenda. ***Brian Haren made a motion to approve the agenda. John Tate seconded the motion. The motion passed 5-0.***
4. Consideration of the Minutes of the Meeting held on June 24, 2024. ***Marsha Hopkins made a motion to approve the Minutes of the Meeting on June 24, 2024. John Tate seconded the motion. The motion passed 5-0.***

PUBLIC HEARING

5. Consideration of Petition No. A-863-24 - Bill Entrekin, Agent, for Flat Creek Baptist Church, Owner, request a variance to Sec. 110-169(n)), request to reduce the front yard setback from 100' to 50 to allow for the reconstruction of the small chapel to be in line with the main sanctuary and the cemetery. ***Brian Haren made a motion to approve Petition No. A-863-24. John Tate seconded the motion. The motion passed 5-0.***
6. Consideration of Petition No. A-864-24-A – Arthur Ash, Jr., and Melissa Ash, Owners, request a variance to Sec. 110-79(c)(1)a., requesting to increase the permitted number of accessory structures on a lot of five acres or less from two (2) to four (4). ***Brian Haren made a motion to approve Petition No. A-864-24-A. Bill Beckwith seconded the motion. The motion passed 4-1 with John Tate voting in opposition.***

7. Consideration of Petition No. A-864-24-B – Arthur Ash, Jr., and Melissa Ash, Owners, request a variance to Sec. 110-137(d)(5), requesting to reduce the rear yard building setback in the R-40 zoning district from 30’ to 10’ to allow the existing accessory structures to remain. ***Brian Haren made a motion to approve Petition No. A-864-24-B. Anita Davis seconded the motion. The motion passed 4-1. with John Tate voting in opposition.***
8. Consideration of Petition No. A-865-24-A – Roland E. Sasser, Jr., Owner, request a variance to Sec. 110-79.(e)(1)a., a detached garage located in the front yard is required to be within 35’ of the principal structure. The applicant is requesting approval of a detached garage in the front yard that is located 169’ from the house. ***Brian Haren made a motion to deny Petition No. A-865-24-A. John Tate seconded the motion. The motion passed 5-0.***
9. Consideration of Petition No. A-865-24-B – Roland E. Sasser, Jr., Owner, request a variance to Sec. 110-79(e)(1)b, a detached garage located in the front yard shall have a residential architectural style. The applicant is requesting to approval to construct a detached garage located in the front that does not meet these architectural standards. ***Allison Cox, County Attorney recommended presenting this as a variance to Sec 110-79(e) to allow an accessory structure in the front yard. John Tate made a motion to approve Petition No. A-865-24-B. to allow an accessory structure in the front yard. Brian Haren seconded the motion. The motion passed 5-0***
10. Consideration of Petition No. A-865-24-C – Roland E. Sasser, Jr., Owner, request a variance to Sec. 110-79(e)(1)d, a detached garage located in the front yard shall be attached to the principal dwelling by a breezeway, deck or pergola. The applicant is requesting to allow a residential accessory structure located in the front that does not have a connecting breezeway, deck, or pergola. ***John Tate made a motion to deny Petition No. A-865-24-C. Bill Beckwith seconded the motion. The motion passed 5-0.***
11. Consideration of Petition No. A-866-24 – Tim Hester, Owner, request a variance to Sec. 110-79.(c)(1)b., a residential lot is limited to one accessory structure with a footprint not to exceed 1800 square feet. The applicant is requesting a variance in the amount of 3000 square feet, to allow an airplane hangar with a footprint of 4800 square feet. ***John Tate made a motion to approve Petition No. A-866-24. Marsha Hopkins seconded the motion. The motion passed 5-0.***
12. Consideration of Petition No. A-867-24 – BWR Midgard Self Storage 3, LLC, Owner, and Robert Copenhaver, Agent, request a variance to Sec. 110-173.(3)c.2.(i), the front yard setback on State Route 85 N shall be 100 feet. Applicant is requesting a variance to reduce the front yard setback from 100 feet to 98.6 feet, to allow Building “D” to encroach into the front yard setback by 1.4 feet. ***Bill Beckwith made a motion to approve Petition No. A-867-24. Marsha Hopkins seconded the motion. The motion passed 5-0.***

13. Consideration of Petition No. A-868-24-A – James Keith Berggren, Owner, and Cole Antley, Agent, request a variance to Sec. 110-125(d)(4)a.2., requesting to reduce the front yard setback in the A-R zoning district from 100' to 50' to allow the construction of a single-family dwelling. ***John Tate made a motion to deny Petition No. A-868-24-A. Anita Davis seconded the motion. The motion passed 5-0.***
14. Consideration of Petition No. A-868-24-B – James Keith Berggren, Owner, and Cole Antley, Agent, request a variance to Sec. 110-125(d)(4)b., requesting to reduce the front yard setback on Kenley Drive from 75 feet to 50 feet to allow the construction of an airplane hangar. ***Brian Haren made a motion to deny Petition No. A-868-24-B. Anita Davis seconded the motion. The motion passed 5-0.***
15. Consideration of Petition No. A-868-24-C – James Keith Berggren, Owner, and Cole Antley, Agent, request a variance to Sec. 110-125(d)(6), requesting to the side yard setback on the southwest property line from 50 feet to 35 feet to allow the construction of an airplane hangar. ***Brian Haren made a motion to deny Petition No. A-868-24-C. John Tate seconded the motion. The motion passed 5-0.***