

BOARD OF APPEALS

John Tate, Chairman
Marsha Hopkins, Vice-Chairman
Bill Beckwith
Brian Haren
Kyle McCormick

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
May 27, 2025
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. *Chairman John Tate called the May 27, 2025, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman John Tate offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *Brian Haren made a motion to approve the agenda as amended to remove items 10 and 12. Bill Beckwith seconded the motion. The motion passed 5-0.*
4. Consideration of the Minutes of the Meeting held on March 24, 2025. *Marsha Hopkins made the motion to approve the minutes of the meeting held on March 24, 2025, as amended. Bill Beckwith seconded the motion. The motion carried 5-0.*

PUBLIC HEARING

5. Consideration of Petition No. A-890-25 – Iris Williams, Owner. Applicant is requesting a variance to Sec. 110-137(d)(4) a. (1)., the front yard setback on an Arterial in the R-40 Zoning District is required to be 60 feet. The applicant requests to reduce the setback by 6 feet, to 54 feet, to allow the construction of a primary house. The subject property is located in Land Lots 74 & 75 of the 5th District and fronts South Jeff Davis Road. This petition was tabled at the March 24, 2025, meeting. *Brian Haren made a motion to APPROVE Petition No. A-890-25. Chairman John Tate seconded the motion. The motion passed unanimously.*
6. Consideration of Petition No. A-892-25 – Dornell and Winston Charles, Owners, Applicants are requesting a variance to Sec. 110-133. – R-70, as allowed under Sec. 110-242(c)(1) – Requesting a variance to the minimum lot size for a legal nonconforming lot, to allow a lot that is 1.704 acres to be eligible for development. The subject property is located in Land Lots 80 of the 7th District and fronts Coastline

Road. ***Bill Beckwith made a motion to approve Petition No. A-892-25. Brian Haren seconded the motion, The motion passed 5-0.***

7. Consideration of Petition No. A-893-25 – ~~Tunde Uboh~~, Kathy Rivas, Owner, Applicant is requesting a variance to Sec. 110-79(c)(1) b., to allow a residential accessory structure from 1800 SF to 2164 SF to remain exceeding the maximum footprint on a lot less than 5 acres. The subject property is located in Land Lots 22 & 43 of the 7th District and fronts Kirby Lane. ***WITHDRAWN BY THE AGENT (Chanel Uboh), Brian Haren made a motion to ACCEPT THE WITHDRAWAL BY THE AGENT of Petition A-893-25 to bring the current structure into compliance by removing 400 square feet from the building. Kyle McCormick seconded the motion. The motion passed unanimously.***
8. Consideration of Petition No. A-894-25 – Christian and Anna Rodriguez, Owners, Per Sec. 110-242(c)(1), Applicants are requesting a variance to Sec. 110-125(d)(1) to the minimum lot size for a legal nonconforming lot, to allow a lot that is 4.9723 acres in the A-R zoning district to be eligible for development. The subject property is located in Land Lots 220 and 221 of the 4th District and fronts Snead Road and Bernhard Road. ***Marsha Hopkins made a motion to approve Petition No. A-894-25. Brian Haren seconded the motion. The motion passed unanimously.***
9. Consideration of Petition No. A-895-25-A – Elisha Turman and Joseph Jones, Owners, Applicants are requesting a variance to Sec 110-125(d)(5) to reduce the rear yard setback from 50' to 47.2' to allow an existing pool deck to remain. The subject property is located in Land Lots 121 of the 4th District and fronts Friendship Church Road. ***Bill Beckwith made a motion to approve Petition No. A-895-25. Marsha Hopkins seconded the motion. The motion carried 5-0.***
10. Consideration of Petition No. A-896-25-A – Pediatric Wellness Pavilion, LLC, Owner. Applicant is requesting a variance to Sec 110-173 (1) i. (1) to allow 64% of the parking to be located in the front yard. The subject property is located in Land Lots 7 and 17 of the 6th District and fronts South Highway 74. ***Chairman John Tate made a motion to approve Petition No. A-896-25-A. Marsha Hopkins seconded the motion. The motion carried 5-0.***

Brian Haren moved to adjourn the May 27, 2025, Zoning Board of Appeals meeting. Chairman John Tate seconded the motion. The motion passed 5-0.

The meeting adjourned at 8:48 pm.