

ON MONDAY, JULY 12, 2021, THE BOARD OF ADJUSTMENT HELD THEIR MEETING IN THE 2<sup>ND</sup> FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

### PLEDGE OF ALLEGIANCE

Chairman Turney called the meeting to order.

**MEMBERS PRESENT:** Tim Turney, Ken Winkfield, Lonnie Estes. **Members absent:** David Prewitt, Bart Shockley.

**MINUTES: A motion was made by Mr. Winfield, as seconded by Mr. Estes, to approve the June 7, 2021 minutes, as submitted. The motion carried with three (3) aye votes.**

Chairman Turney noted that Mr. Prewitt recused himself from attending the meeting due to a direct, indirect financial, working relationship with the applicant in the construction industry, and with a project currently under construction.

Application #07-014-2021 – Dimensional Variance – Mark S. Olson (Owner/Applicant) – 5429 Old Frankfort Pike – A-1, R-1B & CO-1 Districts – Article VII, Section 701.6 – Owner is seeking a Dimensional Variance to reduce the required 50 minimum Rear Yard Setback by 15 feet for a new single family residence to be constructed 35 feet from the rear property line (railroad right-of-way).

Chairman Turney declared the hearing open and called upon Mr. Stevens for comments. Mr. Stevens noted that the owner was requesting dimensional variance to reduce the required 50' rear yard setback by 15', for a new required setback of 35' in order to build a single family residence. This property is zoned Single Family Residential (R-1B), Agricultural (A-1), and Conservation District (CO-1). The dimensional variance request for the rear yard setback is confined to the A-1 zone portion of the property.

There were no records of any prior variances to the subject property. Mr. Stevens noted that the request did meet all four criteria.

Mr. Stevens provided the appropriate Ordinances for the request. All public notifications were met.

Mr. Stevens provided five (5) suggested conditions to be included if the Board approves the request and highlighted two (2) of those:

1. This property is subject to all requirements of the Versailles-Midway-Woodford County Zoning Ordinance.
2. The owner shall comply with all other federal, state and local regulatory entities and shall provide copies to the Planning Commission office of any and all permits issued on behalf of the owners as a result of the approval of the Variance.
3. **The approved Variance is granted only for the specific setback for the proposed house addressed as 5429 Old Frankfort Pike, as shown on the site plan. Future structures or additions shall conform to the standards of the Zoning Ordinance setback requirements.**

4. The owner shall obtain all necessary permits from the Versailles-Midway-Woodford County Planning and Zoning Building Inspector for construction of the new home and demolition existing home.
5. **The existing residence shall be demolished within 30 days of the Certificate of Occupancy being issued for the new residence.**

Chairman Turney asked if any members had questions regarding the staff report. Hearing none, Chairman Turney called upon the applicant for comment.

Mark Olson was present and did not have any comments.

Chairman Turney asked if there were any questions. Hearing none, Chairman Turney closed the hearing and asked for a motion to approve or deny the request.

**A motion was made by Mr. Winkfield, as seconded by Mr. Estes, to approve, based on the record and staff report the Application #07-014-2021 – Dimensional Variance – Mark S. Olson (Owner/Applicant) – 5429 Old Frankfort Pike – A-1, R-1B & CO-1 Districts – Article VII, Section 701.6 – Owner is seeking a Dimensional Variance to reduce the required 50 minimum Rear Yard Setback by 15 feet for a new single family residence to be constructed 35 feet from the rear property line (railroad right-of-way). The motion carried with three (3) aye votes.**

**A motion was made by Mr. Winkfield, so moved by Chairman Turney, to adjourn at 6:35 p.m. The motion carried with three (3) aye votes.**

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Tim Turney, Chairman

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