

ON MONDAY, JUNE 6, 2022, THE BOARD OF ADJUSTMENT HELD THEIR REGULAR MEETING IN THE 2nd FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

PLEDGE OF ALLEGIANCE

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

**MINUTES:** A motion was made by Mr. Winkfield, as seconded by Mr. Estes, to approve the May 2, 2022 minutes, as submitted. The motion carried with four (4) aye votes.

**NEW BUSINESS:**

**PUBLIC HEARING** – Application #06-012-2022 – Dimensional Variance – Anthony and Elizabeth Reynolds (Owner/applicant) – 2860 Oregon Rd – A-1 District - Article VII, Section 701.6 & Article IV, Section 401(C) – The applicants are seeking a 45’ front setback variance from the required 80 feet in order to build an attached garage 35 feet from the right-of-way.

Vice-Chairman Prewitt declared the hearing open and called upon Josh Stevens, Building and Zoning Inspector, for comments. Mr. Stevens noted that the applicants were requesting a 45 foot dimensional setback variance in order to build an addition forward of the front yard setback requirement of 80 feet (35 feet from the right of way). The subject property contains a residence, a barn, and is currently zoned A-1 (Agricultural). The property is located on the northern side of Oregon Road across from the Kentucky River. The residence was constructed in 1980. The property is listed as 4 bedroom, 2.5 bath, with 1947 square feet of living space, and 15 acres. The request appeared to meet all of the necessary criteria and the associated Ordinances. All public notifications were met.

Mr. Stevens provided four suggested conditions to be included if the Board approves the request and highlighted one 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 owner as a result of the approval of the Variance.
3. **The approved variance is granted only for the proposed additions of the attached garage shown on the “Site Plan” attached to the application. Any future structures or additions shall conform to the standards of the Zoning Ordinance.**
4. The applicant shall apply for a building permit with the Versailles-Midway-Woodford County Planning & Zoning office prior to any construction or continuation with any construction started prior to obtaining a permit.

Vice-Chairman Prewitt asked if any members had questions regarding the staff report, hearing none, Vice-Chairman Prewitt called upon the applicants for comment.

Anthony and Elizabeth Reynolds were present and Mrs. Reynolds noted that they were requesting the variance to build an attached garage and the noted area was the only suitable location due to the topography of the land. Mrs. Reynolds noted that they have spoken to their neighbors and they did not have any issues with the location and staff was in receipt of a letter in support.

Vice-Chairman Prewitt asked if there were any questions for the applicant or if anyone from the public wished to speak. Hearing none, Vice-Chairman Prewitt 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. Shockley, to approve, based on the record and the four noted conditions, Application #06-012-2022 – Dimensional Variance – Anthony and Elizabeth Reynolds (Owner/applicant) – 2860 Oregon Rd – A-1 District - Article VII, Section 701.6 & Article IV, Section 401(C) – The applicants are seeking a 45’ front setback variance from the required 80 feet in order to build an attached garage 35 feet from the right-of-way. The motion carried with four (4) aye votes.**

**A motion was made by Mr. Winkfield, so moved by Vice-Chairman Prewitt, to adjourn at 6:36 p.m. The motion carried with four (4) aye votes.**

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David Prewitt, Vice-Chairman  
DP/ko