

ON MONDAY, MARCH 2, 2020, THE BOARD OF ADJUSTMENT HELD A MEETING IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

PLEDGE OF ALLEGIANCE

MEMBERS PRESENT: Al Schooler, David Prewitt, Tim Turney, Ken Winkfield. **Absent:** Frank Stark

MINUTES: A motion was made by Mr. Prewitt, as seconded by Mr. Winkfield, to approve the February 3, 2020 minutes, as submitted. The motion carried with four aye votes.

Application #03-005-2020 – Conditional Use Permit – Cynthia D. Sullivan (Owner) and Ellen Skidmore (Applicant) – 118 W Main St – R-3 District – Article V, Section 507 and Article VII, Sections 709.4(A), 708.4(A) and 705.4(A)(H); Definitions 212 and 260 – Applicant is seeking a Conditional Use Permit for a two bedroom vacation rental to be located upstairs and a Home Occupation for an art gallery/studio in front room on first floor of residence.

Chairman Turney declared the hearing open and called upon Joshua Stevens, Building and Zoning Inspector, for comments. Mr. Stevens noted that the application was an owner/applicant application and that Ms. Skidmore was prepared to purchase the property from the current owner, Ms. Sullivan, contingent upon approval of the CUP. Mr. Stevens noted that Ms. Skidmore was requesting a Conditional Use Permit (CUP) to allow the operation of a two bedroom Bed & Breakfast/Inn as a vacation rental in the upstairs of the residence. The applicant was also applying to allow the operation of an art gallery/studio for sales as a home occupation. The subject property was listed as a 1 ½ story single family residence built in 1841. The property is approximately ½ acre currently zoned R-3 (Medium Density Residential). The owner purchased the property in 2005. In September of 2006 a building permit was obtained for a 224 square foot detached accessory structure which has since been completed.

Mr. Stevens provided the appropriate Ordinances for the request as well as all associated definitions. All public notifications were met. Mr. Stevens noted that a letter of rejection was delivered to the office after the close of business on this day and was distributed to Board members. The request for the CUP appeared to meet all of the necessary criteria listed with the application and within the associated Ordinances.

Mr. Stevens provided eight suggested conditions to be included if the Board approves the request and highlighted four of those:

- 1. The Applicant will operate no more than two (2) guest rooms, to be occupied by no more than two (2) guests at a time, located in the front upstairs bedrooms.**
- 2. The applicant will operate a one room art gallery/studio, located on the first floor, by appointment only and for B&B guests.**
- 3. Guests will park cars in the driveway as shown in aerial photo.**
4. This property is subject of all requirements of the Versailles-Midway-Woodford-County Zoning Ordinance, more specifically; B&B/Inn Conditions, Article V Section 507, and Home Occupation conditions per definition #260.

5. **The C.U.P shall be personal with Cynthia Sullivan & Ellen Skidmore and shall become null and void upon sale or transfer of the property.**
6. The Applicant shall obtain all necessary permits from the Versailles-Midway-Woodford County Building Inspector and the Woodford County Health Department prior to operation of the B&B, if required.
7. The Applicant shall return to the Board prior to any changes in the scope or area of the approved conditions.
8. This C.U.P shall be reviewed annually for compliance with all noted conditions, and then when necessary by the Board, to ensure compliance with these conditions.

Chairman Turney asked for clarification regarding the sale of the property to Ms. Skidmore and that Ms. Sullivan would no longer be on the CUP. Pattie Wilson, Planning Director, stated that was correct. Chairman Turney asked if any members had questions regarding the staff report. Hearing none, Chairman Turney noted that no one was present on behalf of the applicant.

Chairman Turney asked if there were any further questions or if anyone from the public wished to speak, hearing none, he closed the hearing and asked for a motion to approve or deny.

A motion was made by Mr. Schooler, as seconded by Mr. Prewitt, to approve, based on the record and with the eight conditions as listed, Application #03-005-2020 – Conditional Use Permit – Cynthia D. Sullivan (Owner) and Ellen Skidmore (Applicant) – 118 W Main St – R-3 District – Article V, Section 507 and Article VII, Sections 709.4(A), 708.4(A) and 705.4(A)(H); Definitions 212 and 260 – Applicant is seeking a Conditional Use Permit for a two bedroom vacation rental to be located upstairs and a Home Occupation for an art gallery/studio in front room on first floor of residence. The motion carried with four aye votes.

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

Tim Turney, Chairman
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