

ON MONDAY, NOVEMBER 5, 2018, THE BOARD OF ADJUSTMENT HELD A MEETING IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

Chairman Turney called the meeting to order.

Pledge of Allegiance

Members Present: Frank Stark, Al Schooler, David Prewitt, Tim Turney, Fred Powers

Minutes: A motion was made by Mr. Schooler, as seconded by Mr. Stark to approve the October 1, 2018 meeting minutes as submitted. Motion passed with five (5) aye votes.

NEW BUSINESS

Application #11-020-2018 – Dimensional Variance – Robert and Martha Wetter – 5200 Troy Pike – A-1 – Article VII, Section 701.6 – Owners are seeking a twenty five foot variance from the required minimum rear yard setback of fifty feet to place a manufactured home twenty five feet from property line.

Chairman Turney opened the hearing and called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that the property was located at 5200 Troy Pike and was known as “Cattail Farm”. The owners were seeking a 25 foot variance from the required 50 foot minimum rear yard setback in order to place a manufactured home 25 feet from its rear property line. The property is zoned A-1 (Agriculture) and consists of 36 acres. There is one residence, a barn, and a run in shed located on the property. The owners purchased the farm in 1977 and had their home built on it in 1988. There was a 70’ x 12’ manufactured home on the property years ago in the same location as where this one was now being proposed. Mrs. Wilson included a photo for reference in her staff report. The structure was there as late as 1993 but there are no records of when it was removed. The owner is unable to confirm any information about this. However, when a structure is removed from a property any new structure must meet the current setbacks (Article VIII, Section 803). There are no records of any prior variances associated with this property. Mrs. Wilson provided the Ordinance, Article VII, Section 701, 701.6. Mrs. Wilson reviewed all four criteria and noted that they had been met and noted the following conditions:

1. **This property is subject to all other 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, including but not limited to the Site Evaluation from the Woodford County Health Department.**
3. **The approved Variance is granted only for the specific site and structure as identified on the associated plans accompanying the application and staff report. Any future structures shall conform to the standards of the Zoning Ordinance.**
4. **The Owner shall obtain a Zoning Permit from the Versailles-Midway-Woodford County Building Inspector prior to the placement of the manufactured home.**

A detailed site plan was provided and showed that the proposed manufactured home would be placed in the exact location as the previous one. All public notices were met and all neighbors were notified.

Chairman Turney asked if any Board members had questions for Mrs. Wilson. Mr. Powers asked for clarification on the Firegate number of the property.

Michael Taylor was present to speak on behalf of the applicants.

Chairman Turney asked if there were questions for the applicant or if anyone from the audience wished to speak. Hearing none, Chairman Turney closed the hearing and asked for a motion to approve or deny the variance request.

Motion was made by Mr. Stark, as seconded by Mr. Powers to approve Application #11-020-2018 – Dimensional Variance – Robert and Martha Wetter – 5200 Troy Pike – A-1 – Article VII, Section 701.6 – Owners are seeking a twenty five foot variance from the required minimum rear yard setback of fifty feet to place a manufactured home twenty five feet from property line, as presented and with conditions as listed. The motion carried with five (5) aye votes.

Motion was made by Mr. Stark, so moved by Chairman Turney to adjourn at 6:35 p.m. Motion carried with five (5) aye votes.

Chairman Tim Turney
TT/ko