



RURAL LAND MANAGEMENT BOARD MEETING AGENDA

Wednesday, August 25, 2021 - 3:00 p.m.

Virtual via Zoom Webinar

- I. Call to Order**
- II. Attendance**
- III. Approval of the June 30, 2021 Minutes**
- IV. Unfinished Business**
 - a. Definition of "Barndominium" and Update on ADUs**
 - b. Update on Farms 5-2001 and 60-2002, Jackpot Land Company, LLC – Consolidation Request**
 - c. Farm 9-2004, Ashland Stables, Inc., Housing & Infrastructure Request**
- V. New Business**
 - a. Farm 24-2006, Lazy H Land & Cattle Company - Housing & Infrastructure Request**
 - b. Farm 105-2002, Jack Roberts & Jann Harris - Housing & Infrastructure Request**
 - c. NRCS Funding Update**
 - d. Study of Proposed Jessamine-Fayette Connector**
- VI. Treasurer's Report**
 - I. Chair's Report**
 - II. Staff Report**
 - III. Closed Session**
 - IV. Open Session**
 - V. Adjournment**





Minutes of the Rural Land Management Board Meeting
Wednesday, June 30, 2021
Via Zoom Webinar

Call to Order: 3:05 P.M.

Location: The meeting was held via Zoom Webinar and facilitated by the LexTV staff

Voting Members Present:	Gloria Martin, Chair Robert James, Vice-Chair Philip Meyer, Treasurer Hannah Emig Phil Hager Elisabeth Jensen Will Mayer Mary Quinn Ramer	Fayette County Neighborhood Council Fayette County Farm Bureau Fayette County Farm Bureau Lexington-Bluegrass Association of Realtors Kentucky Thoroughbred Association Council-Appointed Seat Kentucky Thoroughbred Association Convention Center & Visitor's Bureau
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Voting Members Absent:	Dennis Anderson Margaret Graves Greg Harbut Thomas Owen Christine Stanley	Home Builders Association (excused) Land Conservation Group (excused) Council-Appointed Seat (excused) Commerce Lexington (excused) Historic Preservation (excused)
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Non-Voting Members Absent:	Fred Brown Beau Neal Ian Young	Appointed Council Member (excused) Fayette County Extension Agent USDA Natural Resources Conservation Service
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LFUCG Staff Present:	Beth Overman Tracy Jones	PDR Director Law Department
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I. Call to Order

Chair Martin called the meeting to order at 3:05 pm and read the following statement:
 "Due to the COVID-19 pandemic and State of Emergency, this meeting is being held via live video teleconference pursuant to 2020 Senate Bill 150, and in accordance with KRS 61.826."



II. Attendance

Chair Martin reported that voting members Dennis Anderson, Margaret Graves, Greg Harbut, Tommy Owen, and Christine Stanley, and non-voting member Fred Brown, are all absent and excused from today's meeting.

III. Approval of the May 26, 2021 Minutes

Chair Martin called the Board's attention to the minutes and thanked Ms. Overman for the well-written minutes, then asked the Board if there were any comments or questions. Receiving none, Chair Martin called for a motion to approve.

BOARD ACTION: On a motion made by Philip Meyer, seconded by Elisabeth Jensen, the Board voted unanimously (7-0) to approve the minutes as presented. Ms. Ramer had not arrived yet so they did not vote.

IV. Unfinished Business

A. Update on Farms 5-2001 and 60-2002, Jackpot Land Company, LLC – Consolidation Request

Chair Martin reminded the Board that representatives for Jackpot Land Company, LLC, were before the Board last month to request various housing and infrastructure requests, and in doing so, had indicated the landowner would like to consolidate the two adjacent tracts. The Board approved a fourth tenant for one of the tracts conditioned on the two tracts being consolidated, and forwarded the issue to attorneys Tracy Jones and John Watz for review. Chair Martin then called on Ms. Jones to provide an update. Ms. Jones said the properties can be consolidated as there is nothing in the easement or the ordinance that prevents a piece of property from becoming larger. There will still be two easements governing the properties, both of which will show up in the chain of title, and each will be defined by the easement's property descriptions. She said the landowners will need to get a consolidation plat and the Board will not need to take further votes on the issue since they voted last month to allow the fourth tenant house, conditioned on the two parcels being consolidated. She said the consolidated parcels will be covered completely by easement; just two separate easements. Ms. Jones also confirmed that she and Mr. Watz communicated and came to the same conclusion on this request.

B. Update on the Annual Letter to Landowners

Ms. Overman reported the GIS staff provided her the mailing addresses of all PDR Farm owners, and now that Charlie Farmer has finished this cycle of easement monitoring and the Council has approved funding for PDR, we will add that language to the letter and send it out. She said the beginning of the LFUCG's fiscal year will be a good time to send the letter annually.

V. New Business

A. Farm 25-2006a, Bruce and Lauren Kostelnik – Housing & Infrastructure Request

Chair Martin welcomed Bruce and Lauren Kostelnik to the meeting via Zoom as well as their builder, Jimmy Nash, and realtor, Jim Moore, then called on Ms. Overman who provided the following report:

Farm Number:	25-2006a (this farm was subdivided from Farm 25-2006)
Farm Address:	4068 N. Cleveland Road
Acres:	40
Type of Farming:	General Ag
Current Farm Owner(s):	Lauren and Bruce Kostelnik
Date of Easement:	December 7, 2007
Owners at the Time of Easement:	Thomas and Ann Asbury
Federal Easement:	Yes
Protected Structures:	None
Existing Housing:	None
Demolition Requested:	None
New Structures Requested:	Primary Residence with the following square footage: 1st floor finished space = 3,400 sq ft 2nd floor finished space = 2,600 sq ft Basement (unfinished/unlivable) = 3,400 sq ft Garage = 1,309 sq ft Front covered porch = 626 sq ft Back covered porch = 1,020 sq ft Lower level covered patio outside unfinished basement = 1,030 sq ft Total Square Footage = 13,385 sq ft
Paving:	None requested

Impervious Surface Limit:	Yes, see note below in “Other Relevant Information”.
Building Plans and Site Map:	The architectural drawings are attached as well as an aerial map of the farm indicating the location of the proposed residence.
Permitted Use(s):	Yes, Section 5. Reserved Rights, (b) provides the landowner the right to construct one primary single-family detached dwelling and to maintain the existing tenant house. The existing tenant house is not on this 40 acres. We are confirming with Tracy Jones that the right to build a primary residence extends to this subdivided parcel.
Other Relevant Information:	Farm 25-2006 originally consisted of 230.79 acres but the landowners retained their right to subdivide and did so in July 2010 after placing the farm under easement in December 2007. The farm was subdivided in order to give 40 acres to their son. This is the first time I have seen a federal easement with the subdivision rights retained, so it is good to be alerted to this farm for research purposes. Gloria and I have consulted with Tracy Jones regarding the 2% impervious surface limit included in the easement and she has advised that the 2% must be shared by each subdivided tract, since the easement provides that no more than 2% of 230.79 acres shall be covered in impervious surfaces. Lauren and Bruce Kostelnik purchased the farm in July 2020 and plan to make it their home. They are both physicians and plan to let the farmer who has been leasing the land for crop production continue doing so.
Staff Recommendation:	Approval of the primary residence since the GIS staff has confirmed that the proposed construction falls within the 2% impervious surface limit, and conditioned on all necessary permits being obtained from the Division of Building Inspection.
Conservationist Recommendation:	Charlie Farmer visited the farm this year and is aware of the proposed construction.

Pertinent Easement Language (language is the same for both parcels):

Section 5. Reserved Rights:

(b) the right to construct one primary single-family detached dwelling and to maintain the one existing tenant house with reasonable appurtenances (including but not limited to garages, sheds, swimming pools, tennis courts and other accessory structures), and necessary tenant housing, which shall be utilized by person(s) employed on the Property that are not family members. Prior to beginning construction of any permitted New Residence(s). Grantor shall obtain the approval of Grantee for New Residence(s) provided that Grantee's approval shall not be arbitrarily withheld, but shall be based on factors, including but not limited to, preservation of prime soils and the overall agricultural value of the Property. Grantor thereafter shall be permitted to maintain, repair and reasonably expand any permitted New Residence(s). In the event that a permitted New Residence is destroyed or substantially damaged, Grantor may construct a replacement single-family detached dwelling at the location of the original dwelling after notice to and approval by the Grantee.

After Ms. Overman concluded her report, Chair Martin asked the Kostelniks if they were aware there was an easement on the property and Mr. Kostelnik said they were not aware at the time of purchase, and it was not noted on the deed provided to them. He said it was a clear deed. Chair Martin asked him if it has been corrected and he said that process is in progress. She said the construction submitted on the site map provided by their builder has been calculated by the LFUCG's GIS staff in addition to their builder, and they are in agreement on the numbers. She said the building plans indicate the basement will be unfinished but it will not matter if that changes since it does not increase the footprint. She noted the site map shows a planned wood shed being canceled and Mr. Kostelnik confirmed that is correct. She then asked if they are aware of the required 300 feet setback in the Zoning ordinance and he said yes, and the house will be approximately 900 feet back. She said that concluded her questions then told the Kostelniks it is a beautiful farm and she welcomes them to PDR, and they can contact Beth, Charlie Farmer or her if they have any questions. Chair Martin then asked the Board if they had any questions and receiving none, she called for a motion.

BOARD ACTION:

On a motion made by Philip Meyer, seconded by Elisabeth Jensen, the Board voted unanimously (8-0) to approve the primary residence as presented in the report. Ms. Ramer had arrived for the discussion and participated in the vote.

B. FY-2022 Easement Monitoring Contract for Charlie Farmer and Year-End Report

Chair Martin introduced Charlie Farmer and he thanked the Board for their confidence in him and said he worked for NRCS for many years and knows the farms well, so he

enjoys getting to visit them. He said he completed 220 visits the last fiscal year and that is being increased to 240 this year. He said he started his annual easement monitoring in October last year and will likely start earlier this year due to the increased number of farms. Mr. Farmer said his primary duties are to are to contact landowners to verify ownership, and to look for environmental issues onsite. He said a bonus of this process is that if landowners have questions about their easement or any concerns, he can either clear them up or direct the landowners to Ms. Overman. Chair Martin asked if he encountered many problems on his visits and he said no, the majority of landowners have good stewardship ethic. He said disposable horse muck is sometimes an issue but we do not have the problems NRCS sometimes sees in other states. Ms. Overman told the Board it was Mr. Farmer who alerted her to the Kostelniks being ready to begin construction and being unaware of the easement, so he is very helpful. She said the landowners have Mr. Farmer's phone number since he calls prior to this visits, and he can refer them to me if needed, which is a big help. Chair Martin thanked him for being part of the team then called for a motion to approve his FY-2022 contract.

BOARD ACTION:

On a motion made by Robert James, seconded by Mary Quinn Ramer, the Board voted unanimously (8-0) to approve the FY-2022 contract for Charlie Farmer.

C. 2021 PDR Application Cycle

Ms. Overman shared the following:

- She recommends Friday, October 8th as our 2021 application deadline.
- The Board's November meeting is on the 17th so that gives her five weeks to go visit the new applicants and rank them.
- The federal application will be due around February 2022, so that will give us time to have our farms ranked and presented to the Board, then submit the qualifying farms on the federal application.
- The PDR application is ready per Mr. Mayer's Applications and Donations Committee; we just need to update it with the 2021 deadline.
- We can send out the postcard his Committee designed approximately 4-6 weeks before deadline.
- Several landowners have already contacted me regarding the application deadline, so we do have interest.

Chair Martin noted Ms. Overman received a call from a potential PDR farm owner who wants to build a "barndominium". She asked Ms. Jones to ask the Planning Commission and Planning staff to provide us a definition of "barndominium". Ms. Jones confirmed there is currently no definition in the Zoning ordinance and said she would do so. Ms. Jensen said "barndominium" can have two separate meanings, one of which is a commercial use, so they to be sure to specify. Chair Martin asked Ms. Jones if she will please get a definition for us and Ms. Jones said she will do so. Chair Martin said that barns do not have to adhere to the 300' setback requirements that houses do and they also do not require building permits, so landowners may find them more appealing than

traditional houses. Ms. Jones said that if someone is living in the structure versus it being a barn, there are a lot more building standards such as fire, electrical, etc., and she will definitely review the issue and consult the Division of Building Inspection if needed.

BOARD ACTION: Chair Martin asked if everyone accepted Ms. Overman's recommendations regarding the annual application cycle and they agreed via a unanimous voice vote.

D. Annual Registration of the Fayette County Rural Land Management Board, Inc.

Chair Martin said the Board is required to be registered with the Secretary of State on an annual basis since they are a non-profit and the updates cost \$15. She said Ms. Overman files the report for the Board and thanked her for doing so.

VI. Treasurer and Budget Report

Ms. Overman provided the following report on behalf of Treasurer Meyer:

- The Mayor and Council allocated \$2 million for easement purchases.
- They also fully funded our operating requests including a \$1,500 increase for easement monitoring to allow Charlie to visit 20 additional farms.
- The two budget amendments included in the Board's packets were on the Council's June 22nd Work Session agenda and are scheduled for second reading on July 6th. These amendments allow the Council to accept the grants the Board received from the USDA Natural Resources Conservation Service (NRCS).

Ms. Overman then thanked Council Member Plomin for her support of PDR funding and for personally speaking to each council to advocate for funding, especially the newly elected members. Council Member Plomin said she was happy to do so and was very pleased it went so smoothly. She said the Council members were very supportive of PDR funding this cycle and there was no resistance. She then discussed the American Rescue Plan Act (ARPA) and said Lexington is slated to receive approximately \$121 million, and the LFUCG is soliciting input and ideas for the funding. She said the project requests are due by October and the Administration and Council are in the process of reviewing the options and obtaining feedback. She said it is an opportunity to be creative and propose items that will impact the community long-term provide economic development. She said the local Farm Bureau is looking at ways agriculture can be included in proposals since the ARPA guidelines specifically include agriculture. Ms. Jensen noted there is a meat processing shortage throughout the state and Council Member Plomin confirmed that could be a suggestion. She said this is a onetime opportunity and encouraged the Board to be thinking of suggestions. Chair Martin said she would like to see funding for PDR allocated from the ARPA funds. She then thanked Council Member Plomin for advocating for PDR funding and for attending today's meeting.

VII. Chair's Report

Chair Martin said she has been responding to several questions about easement donations and PDR applications and has signed various legal documents on behalf of the Board and gotten them notarized, and that the bulk of her time has been dedicated to reviewing the PDR appraisals. In addition, she said she and Council Member Plomin are working on several issues impacting the Rural Service Area, including Code Enforcement issues.

VIII. Staff Report

Ms. Overman said that her report was primarily covered in the budget report and the rest will be shared in closed session.

IX. Closed Session

Chair Martin reminded the Board that issues discussed in Closed Session are to be kept confidential and that the farms will be identified by a number rather than the owner. She then called for a motion to enter into closed session pursuant to KRS 61.810(1)(b) to discuss the potential acquisition of a real property interest, the public discussion of which is likely to affect the value.

BOARD ACTION: On a motion made by Elisabeth Jensen, seconded by Phil Hager, the Board voted unanimously (8-0) to enter into closed session at 4:01 p.m.

X. Open Session

At 4:50 p.m., Chair Martin called for a motion to bring the Board back into open session.

BOARD ACTION: On a motion made by Elisabeth Jensen, seconded by Mary Quinn Ramer, the Board voted unanimously (8-0) to return to open session at 4:50 p.m.

BOARD ACTION: On a motion made by Robert James, seconded by Elisabeth Jensen, the Board voted unanimously (8-0) to authorize an offer on Farm 5-2020 as discussed in Closed Session.

BOARD ACTION: On a motion made by Mary Quinn Ramer, seconded by Philip Meyer, the Board voted unanimously (8-0) to authorize an offer on Farm 6-2020 as discussed in Closed Session.

BOARD ACTION: On a motion made by Elisabeth Jensen, seconded by Mary Quinn Ramer, the Board voted unanimously (8-0) to authorize an offer to on Farm 13-2020 as discussed in Closed Session.

Chair Martin then asked if there is a motion for Farm 1-2020 as discussed in closed session and no motions were received, so she said we will pass.

XI. Adjournment

Chair Martin thanked the members for attending and wished them a Happy 4th of July, then called for a motion to adjourn at 4:54 p.m.

BOARD ACTION: On a motion made by Philip Meyer, seconded by Mary Quinn Ramer, the Board voted unanimously (8-0) to return to adjourn at 4:54 p.m.

Gloria C. Martin, Chair

Date

J. Brown, Chair
 P. Worley, Vice-Chair
 W. Baxter
 C. Ellinger
 J. McCurn
 S. Lamb
 D. Kloiber
 A. Bledsoe
 J. Reynolds
 K. Plomin



AGENDA Planning and Public Safety Committee August 10, 2021 1:00 P.M.

I.	Approval of July 6, 2021 Committee Summary	(1-5)
II.	Infill & Development Report-Out (Context Sensitivity)	(6-15)
III.	Comprehensive Plan Implementation Update (ADUs, FAR, Parking, etc.)	(16-35)
IV.	Sustainable Growth Task Force Update	(36-58)
V.	Items Referred to Committee	(59)

"Planning and Public Safety Committee, to which shall be referred matters relating to the department of planning, preservation and development and its divisions, the department of public safety and its divisions, any related partner agencies, and matters relating to capital improvement projects.- Council Rules & Procedures, Section 2.102 (1) as adopted by Urban County Council November 1, 2018

2021 Meeting Schedule

February 2	July 6
March 2	August 10
April 6	September 21
May 4	November 2
June 8	



What is an ADU?

- Types of ADUs permitted

New construction	
Alteration of existing structure	
Addition to an existing structure	
Conversion of an existing structure	

All types may be constructed simultaneously with a new primary dwelling unit.



Community Response and Public Input

- **March 2018:** Idea of ADUs for Lexington reemerges in Theme A of the 2018 Comprehensive Plan
- **June 2018:** Fayette County Neighborhood Council requests to meet with Planning staff to talk about ADUs
- **June 2018:** Senior Services Commission (SSC) requests to work with Planning Staff on bringing ADUs to Lexington
- **July 2018:** Kristy Stambaugh, Aging & Disability Services, speaks with the Planning Commission on why ADUs would be a good fit for seniors in Lexington
- **September 2018:** SSC receives AARP grant to produce an ADU manual for Lexington, which was done in partnership with the Division of Planning



Community Response and Public Input

- **January 2019:** ADU Manual released to the public
- **April – May 2019:** 3 public input meetings at the Lexington Senior Center
 - Advertised through 1,000 commercial slots & social media posts
- **July 2019:** Draft of proposal released to the public & presented to the Planning Commission
- **August 2019:** Division of Planning hosts public event to discuss concerns/questions
- **August – September 2019:** Online feedback form open to the public
- **September 2019:** Urban County Council Workshop



Planning Commission Hearing and Action

- 6th and Final Planning Commission Work Session
 - August 29, 2019
- Initial Planning Commission Public Hearing
 - September 26, 2019
- Staff Response and Planning Commission Action
 - October 21, 2019
 - Unanimous Approval
 - Significant revision



Planning Commission Changes and Action

- **Maximum occupancy limit**
 - Maximum of 2 persons and any children related to either of them or under their care through a duly authorized custodial relationship may reside in the Accessory Dwelling Unit
- **Short Term Rentals**
 - Short term rentals within ADUs would be a Conditional Use
- **Owner Occupancy**
 - Owner must live in one of the two units



Planning Commission Changes and Action

- Deed restriction in favor of LFUCG
 - Provides a transferable record to subsequent property owners notifying them of the restrictions that apply to their ADU, and will provide a mechanism for removing that restriction, notifying the government that ADU status and regulations no longer apply
- Pre-Application Conference
 - Requires applicants to review ADU Manual with staff
 - Opportunity to inform applicants whether their property falls within an ND-1 or H-1 overlay
 - Allows staff to advise applicants to check applicable deed restrictions on the property that might affect their application



Projections and Community Impact

Existing trends in similar communities:

- | | |
|---|---|
| ▪ Santa Cruz, California | ▪ Durham, North Carolina |
| • ADU reform in 2017 | • ADU reform in 2017 |
| • Population: 65,000 | • Population: 275,000 |
| • ADU permits post-reform: 38 | • ADU Permits post-reform: 16 |
| • ADU permits per 10,000 people: 5.8 | • ADU permits/10,000 people: .58 |

Lexington projections based on these trends
assuming application of current proposal:

At 5.8/10,000 people =

~190 ADUs



At 0.58/10,000 people =

~19 ADUs

**Housing and Infrastructure Request Memo**

Date: August 25, 2021

Farm Number: 9-2004

Farm Address: 3184 Newtown Pike – Ashland Stables Farm

Acres: 112.99

Type of Farming: Horse Farm

Farm Owner(s): John J. Fleischhacker

Date of Easement: April 1, 2005

Owner(s) at time of Easement: Cobra Farm, LLC

Federal Easement: Yes

Impervious Surface Limit: 3.83% - None included in the easement but the Board implemented a limit for this farm in 2013

Protected Structures: Yes: (1) Historic 1813 Pleasant Retreat House; (2) Historic Hemp House; (3) Stone entrances

Renovation Requested: Yes, the landowners are returning to the Board with revised plans for the Historic 1813 Pleasant Retreat House and detached garage for which the Board approved plans in July and December of 2020. This is the house with the two front doors the Board voted to preserve. The house consists of 3675 residential sq. ft. and a 2025 sq. ft. unfinished basement (per the PVA). Architect, Tom Wilmes, has submitted the following proposal on behalf of the landowner:

Existing Footprint including Detached Garage = 4439 sq. ft.
Proposed Footprint including Attached Garage = 5516 sq. ft.
Net Change = +1077 sq. ft.

Demolition & Replacement: Yes, the owners previously requested to remove and replace the two side additions on the house and the garage and the Board approved both

requests. These requests are being amended as noted in the Board action listed below.

Paving:

Yes, existing paving and walks at the primary residence to be removed to construct new driveways, walks, and patios, with a net add of 1336 sq. ft. per the Master Site Plan submitted dated December 7, 2020.

Existing Paving to be Removed = 3775 sq. ft.

Proposed Paving = 5318 sq. ft.

Net Change from Existing Pavement = 1543 sq. ft.

The Board's December 2020 vote to approve a net change of 1336 sq. ft. will need to be amended to 1543 sq. ft., a difference of 207 sq. ft.

Building Plans and/or Map:

Yes, site map, building plans, and photos from architect Tom Wilmes are attached

Protected and Permitted Use:

The "Historic 1813 Pleasant Retreat House" is protected in three separate sections of the easement:

(1) page 1 of the easement where the **Conservation Values** of the easement are listed and the **Baseline Documentation** is noted;

(2) **Section 1, the Purpose of the Easement**, states the Board must "protect and preserve" the listed structures; and

(3) **Section 3, the Grantor's Affirmative Obligations**, states the Grantor (landowner) must "protect and preserve" the listed structures.

Section 5, Reserved Rights, of the Deed of Easement, **item (b)** provides the right to construct or maintain one primary single-family detached dwelling and necessary tenant housing with reasonable appurtenances (including but not limited to garages, sheds, swimming pools, tennis courts and other accessory structures).

Other Relevant Information:

The farm was on our **July 29, 2020** and **December 16, 2020** agendas with requests to renovate the Historic 1813 Pleasant Retreat House and remove and replace its existing garage. The landowners have not yet taken action on any of the Board approvals and have revised their plans, so they are returning to us for approval of the revisions. I have included the Board action from the July and December minutes and indicated in red whether the landowners wish to proceed or change the approved action, so that repetitive votes will not be needed. The following action was taken at the July 29, 2020 meeting and is documented in the minutes:

(1) Board approval to remove the two side wings on either side of the house which are not original to the structure per architect Wilmes. A

photo taken in 1975 shows that one wing did not exist, and the official Historic Inventory makes no mention of the wings. **The landowner will proceed with removing the left wing addition but will not remove the right wing addition. They wish to instead expand the right wing addition.**

- (2) **Board approval to remove the sunroom on the rear of the house which is not original to the structure per architect Wilmes. The landowner will proceed with this action.**
- (3) **Board approval to remove the existing three-car garage. The landowner will proceed with this action.**
- (4) **Unanimous Consent by the Board that the landowner is required to retain the palladium window on the second floor of the left side of the house, which is documented in the Kentucky Historical Resources Survey.**
- (5) **Board approval to remove the porch on the front of the home and return it to the style shown in the 1975 photograph provided by Mr. Wilmes. The landowner will proceed with removing the porch but the design plan for the new porch has been updated, so the Board will need to vote on the new design.**
- (6) **Action Postponed: request to construct a breezeway and two-car garage. *Staff note: this action was postponed until the right side addition listed in item #10 was discussed, but the Board did not return to this item so no action was taken.***
- (7) **Action Postponed: request to remove the two front doors with transoms which are documented in the Kentucky Historical Resources Inventory. *Staff note: this item was postponed so that more research could be conducted and Mr. Wilmes could speak to the landowners about retaining the doors.***
- (8) **Unanimous consent that the landowner is required to retain all four chimneys and keep them visible on the exterior.**

- (9) Board approval, though with two nay votes, for the request to remove a portion of the back wall of the historic house, in order to create an opening in the kitchen. **The landowner will no longer be taking this action. Ms. Jones can advise whether the Board needs to vote to rescind this approval.**
- (10) Board approval to construct a right-side addition to replace the addition being removed per item #1. **An amended plan to retain the addition and expand it has been provided.**
- (11) Board approval to construct a left-side addition to replace the addition being removed per item #1. *Staff note: this addition cannot obstruct or harm the Palladian window per the Board action listed in item #4.* **The landowner will proceed with this action but has updated the previously approved designs, so the new version will need to be approved.**
- (12) Board approval to add a second story addition to the rear of the house. **The landowner will proceed with this action but the design has changed (and reduced in size), so the new plan will need to be approved.**

The following Board action was taken at our **December 16, 2020** meeting and is documented in the minutes:

- 1) On a motion made by Elisabeth Jensen, seconded by Hannah Emig, the Board voted unanimously (10-0) to accept the updated Master Plan dated December 7, 2020 as submitted by Mr. Wilmes on behalf of Ashland Stables Farm, and included in the Board's packets.
- 2) **Agreed by unanimous consent to approve the proposed garage as described and included in the Board's packets. The approved garage has changed from a 2-car garage to a 3-car garage, so the new plan will need to be approved.**
- 3) **Agreed by unanimous consent to approve the proposed breezeway to the garage as described and included in the Board's packets. The landowner will proceed with constructing a breezeway but the new design will need to be approved.**

- 4) On a motion made by Margaret Graves, seconded by Christine Stanley, the Board voted unanimously (10-0) to deny the landowner's request to remove the two front doors and replace them with one door. The two historic doors must remain intact.

Staff Recommendation:

Votes will need to be taken on the following items:

- 1) The amended three-car garage
- 2) The amended left side addition which includes a master bedroom
- 3) The amended right side expansion and breezeway
- 4) The amended front porch design
- 5) The amended rear sunroom addition
- 6) The amended rear second floor addition
- 7) The amended paving adding 207 sq. ft.
- 8) The addition of 1077 sq. ft. to the existing footprint of the house and garage
- 9) Adoption of the architectural drawings of the house exterior submitted via email on August 19, 2021
- 10) Adoption of the updated Master Plan dated July 8, 2021 with Revisions on August 16, 2021

Conservationist Recommendation: Mr. Farmer reviewed the previous requests for renovation to this house and did not object since all construction was in an area already dedicated to the homestead. Staff will share the revised plans with him and notify the Board if he has any concerns.

Pertinent Easement Language:

Page 1, Conservation Values and Baseline Documentation

WHEREAS, the specific Conservation Values of the Property are documented in an inventory of relevant features of the Property, dated June 1, 2004, on file at the office of the Grantee and incorporated herein by reference (the "Baseline Documentation"), which consists of reports, maps, photographs, and other documentation that the Grantor and Grantee agree provide, collectively, an accurate representation of the Property at the time of this grant and which are intended to serve as an objective, though nonexclusive, information baseline for monitoring compliance with the terms of this Easement, and

WHEREAS, the Property contains the following:

- Large trees and tree stands
- Environmentally Sensitive Areas-Royal Springs
- Stone entrances
- Historic 1813 Pleasant Retreat House
- Historic Hemp house
- Scenic Road Frontage and Viewshed-Newtown Pike and Iron Works Pike and

Section 1. Purpose:

It is the purpose (the "Purpose") of this Easement to retain and enhance the agricultural use of the Property by preserving and protecting its agricultural soils and agricultural viability and productivity; to preserve the natural, scenic or open space values of the Property; to preserve areas or structures of architectural or historical interest; to restrict or prevent the development or improvement of the Property for purposes other than agricultural production; and to protect and preserve the following within the Property:

- Large trees and tree stands
- Environmentally Sensitive Areas-Royal Springs
- Stone entrances
- Historic 1813 Pleasant Retreat House
- Historic Hemp house
- Scenic Road Frontage and Viewshed-Newtown Pike and Iron Works Pike

Section 3. Grantor's Affirmative Obligations

(c) Grantor shall protect and preserve the following within the Property:

- Large trees and tree stands
- Environmentally Sensitive Areas-Royal Springs
- Stone entrances
- Historic 1813 Pleasant Retreat House
- Historic Hemp house
- Scenic Road Frontage and Viewshed-Newtown Pike and Iron Works Pike

Section 5. Reserved Rights:

(b) the right to construct or maintain one primary single-family detached dwelling and necessary tenant housing with reasonable appurtenances (including but not limited to garages, sheds, swimming pools, tennis courts and other accessory structures), pursuant to Section 4f, which shall be utilized by members of the owner or operator's family or person(s) employed on the Property. Prior to beginning construction of any permitted New Residence(s), Grantor shall obtain the approval of Grantee for New Residence(s) provided that Grantee's approval shall not be arbitrarily withheld. Grantor thereafter shall be permitted to maintain, repair and reasonably expand any permitted New Residence(s). In the event that a permitted New Residence(s) is destroyed or substantially damaged, Grantor may construct a replacement single-family detached dwelling at the location of the original dwelling after notice to and approval by the Grantee.* *Section 4f references subdivision which does not pertain to this farm.*



*Pleasant Retreat, Fayette County, KY
From Kentucky Digital Library
Photo by Carolyn Murray-WOOLEY, 1975*

REMOVE EXIST.
PORCH & PATIO



KEEP
DBL.
DOORS

NEW MUDROOM ADDITION



SUNROOM TO BE
REMOVED

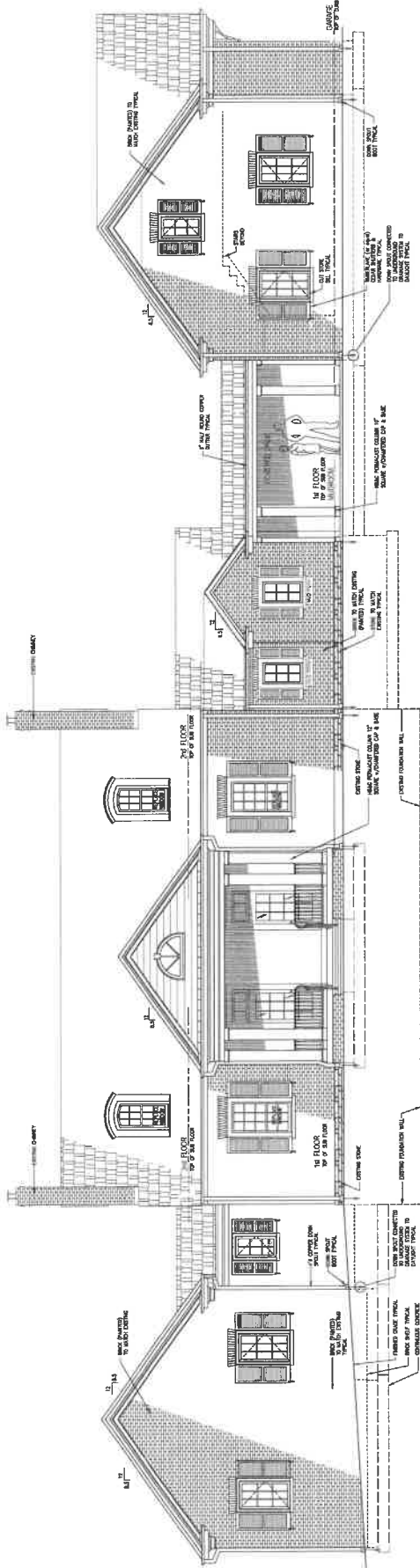


REMOVE
EXISTING
GARAGE

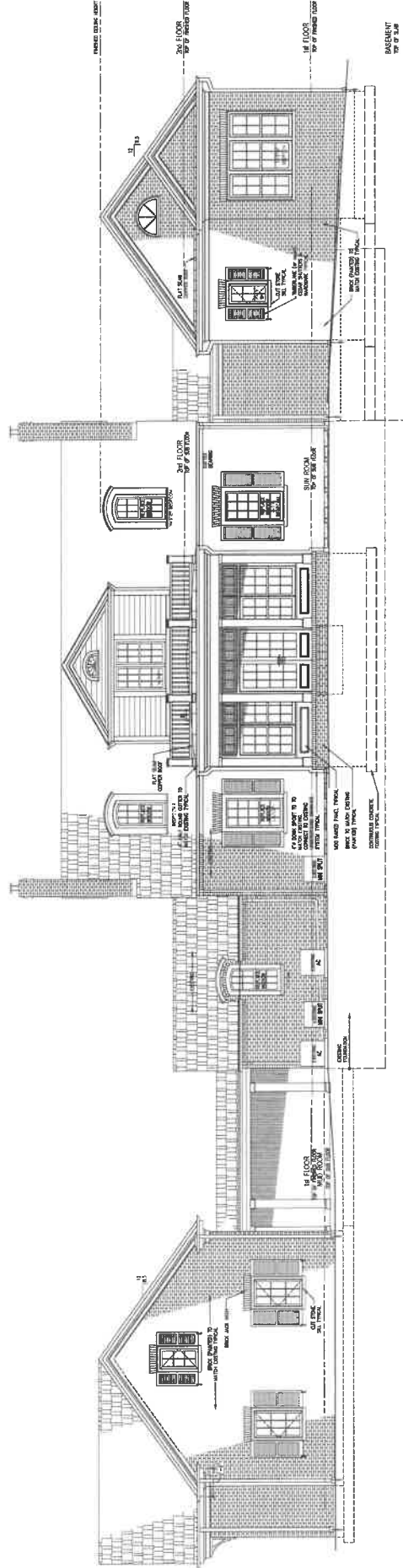


REMOVE EXISTING
HATCH & PORCH
(WATER ADDITIONS -
NOT ORIGINAL)

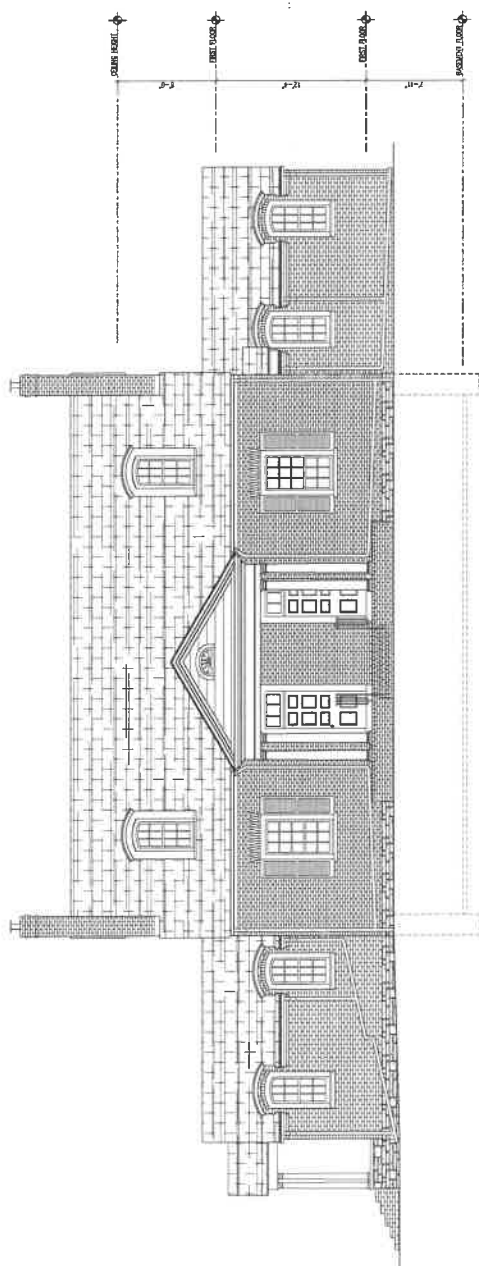




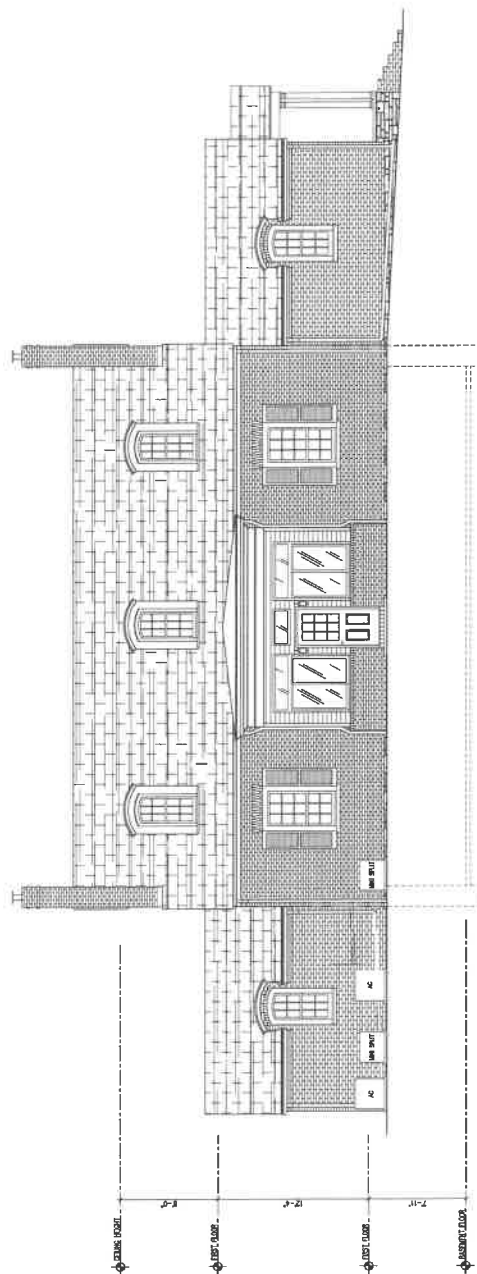
1 FRONT ELEVATION (SOUTH)
 SCALE 1/4" = 1'-0"



2 REAR ELEVATION (NORTH)
 SCALE 1/4" = 1'-0"



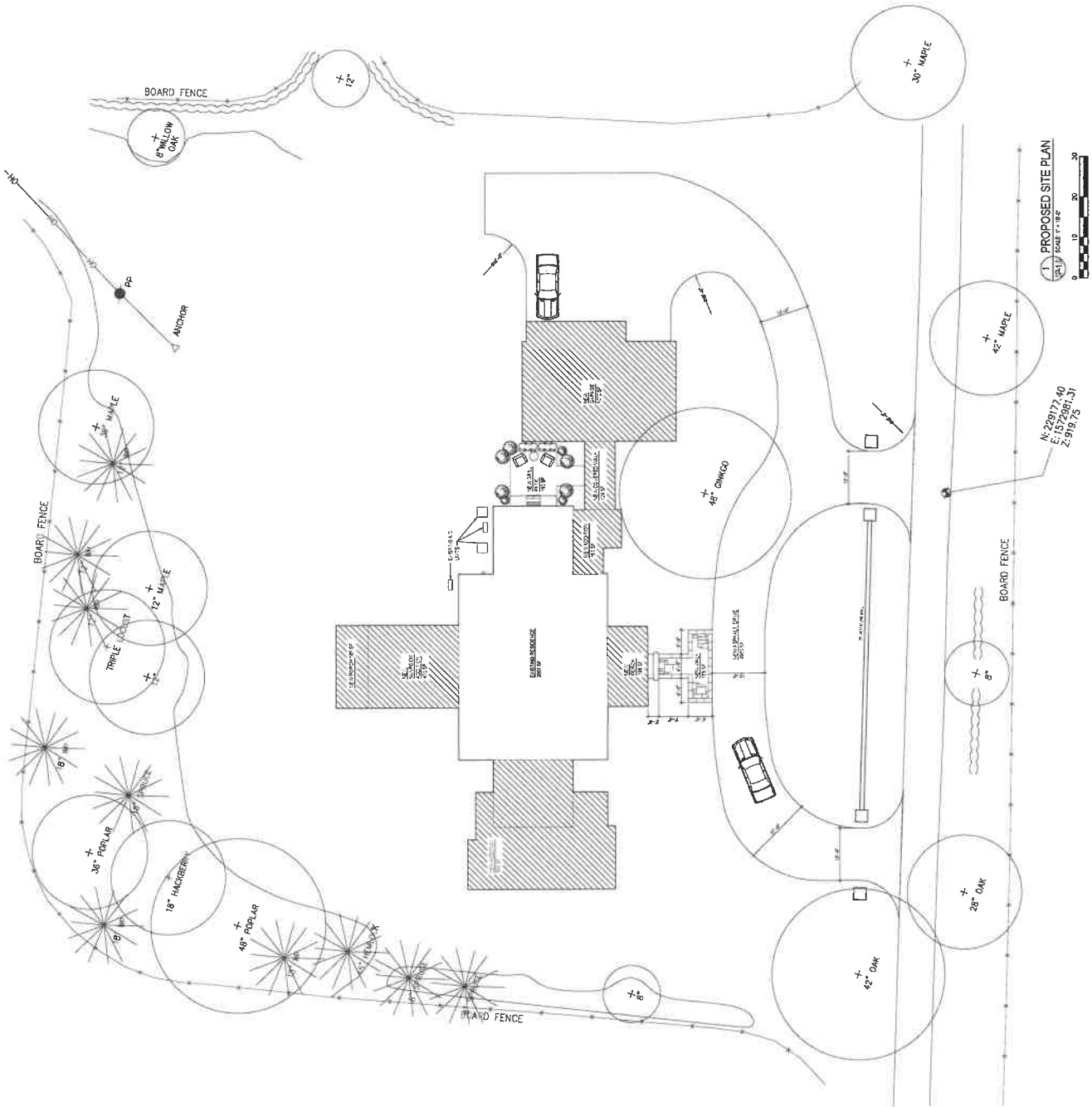
EXISTING FRONT ELEVATION
A-0.3 SCALE: 1/4" = 1'-0"



2 EXISTING REAR ELEVATION
A-0.3 SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION	
Date: APR 18 1982	1-2-82
Comm. No.: 344	
Drawn By: ERI	
Check'd By:	
Revised: 11-18-82	

[illegible]





PDR Housing & Infrastructure Request

Date: August 25, 2021

Farm Number: 24-2006

Farm Address: 4098 N. Cleveland Road

Acres: 40

Type of Farming: Cattle Farm

Current Farm Owner(s): Lazy H Land & Cattle Company, LLC – Richard Helm

Date of Easement: June 28, 2018

Owner(s) at the Time of Easement: Sarah Asbury Sanderlin

Federal Easement: Yes

Impervious Surface Limit: 5%

Protected Structures: None

Demolition Requested: None

New Structures Requested: Primary Residence with the following dimensions:

- Living Space = 3175 sq. ft.
- Porches & Balconies = 1638 sq. ft.
- Footprint including Porches = 74'9" x 57'5"

Paving Requested: No

Maps, Plans, & Photos: An aerial map and site map are attached as well as the architectural rendering of the proposed residence.



Permitted Use(s): Yes, **Section 5. Reserved Rights, (b)** specifically reserved the right to construct a primary residence and the primary residence was reserved in the Building Envelope Map recorded with the easement.

Other Relevant Information: This farm is one of three adjacent farms submitted to PDR by the Asbury family. Sarah Asbury Sanderlin conserved her share of the family farm then sold it to Mr. Helm approximately two months later. This farm closed under my tenure and is one of the farms funded by the 2014 Farm Bill, which stipulated that a Building Envelope Map must be recorded with each easement. This is exciting for us as a Board and staff because as you will see from the Building Envelope Map I have attached directly after this memo, the right to build a primary residence of up to 5000 sq. ft. was reserved by the landowner and the only thing the Board must do is approve the location. This right is conditioned on the construction falling within the impervious surface limit and that is no problem as this farm's limit is 5% and it has very little housing and infrastructure. The increased limit is a new change per the 2014 Farm Bill as well. NRCS has a formula they use to calculate the allowable impervious surfaces for each farm and it can go as high as 10%, and the RLMB voted to request up to 5%.

Staff Recommendation: Approval of the primary residence as it meets the rights reserved in the recorded Building Envelope Map and falls within the Impervious Surface Limit, and contingent on the approval of the location by Ian Young of NRCS or Charlie Farmer. The location meets the 300' setback required in the Zoning ordinance.

Conservationist Recommendation: Forthcoming

Pertinent Easement Language:

Section 5. Reserved Rights:

(b) the zero (0) existing primary residence (landowner is reserving the right to build a primary residence) and the **one (1) existing tenant house** on the Protected Property are located within the Building Envelope identified and described in **Exhibit C** to this Easement (the "Building Envelope"). Except as permitted in Section 6(k) of this Deed, all new structures and improvements must be located within the Building Envelope. Within the Building Envelope, Grantor reserves the right to repair, replace and maintain **one (1) existing single-family detached dwelling** with reasonable appurtenances (including but not limited to garages, sheds, swimming pools, tennis courts and other accessory structures), and the **zero**



(0) existing primary residence. In addition, within the Building Envelope and subject to the Impervious Surface limitation in Section 4(b), Grantor may construct additional tenant houses as necessary, which shall be utilized by person(s) employed on the Protected Property that are not family members. Prior to beginning construction of any permitted new residences ("New Residence(s)", Grantor shall obtain the approval of Grantee for New Residence(s) provided that Grantee's approval shall not be arbitrarily withheld, but shall be based on factors, including but not limited to, preservation of prime soils and the overall agricultural value of the Protected Property. Grantee's United States Department of Agriculture-Natural Resource Conservation Service District Conservationist Ex-Officio member shall review all such requests in advance of Grantee review and shall make a recommendation for Grantee action. Grantor thereafter shall be permitted to maintain, repair and reasonably expand any permitted New Residence(s). In the event that a permitted New Residence is destroyed or substantially damaged, Grantor may construct a replacement single-family detached dwelling at the location of the original dwelling after notice to and approval by Grantee.



Application Number: •

24 - 2006

Acres:

40

Legend

Envelope



Applicant
Parcel

1 - Primary Residence

2 - Barn

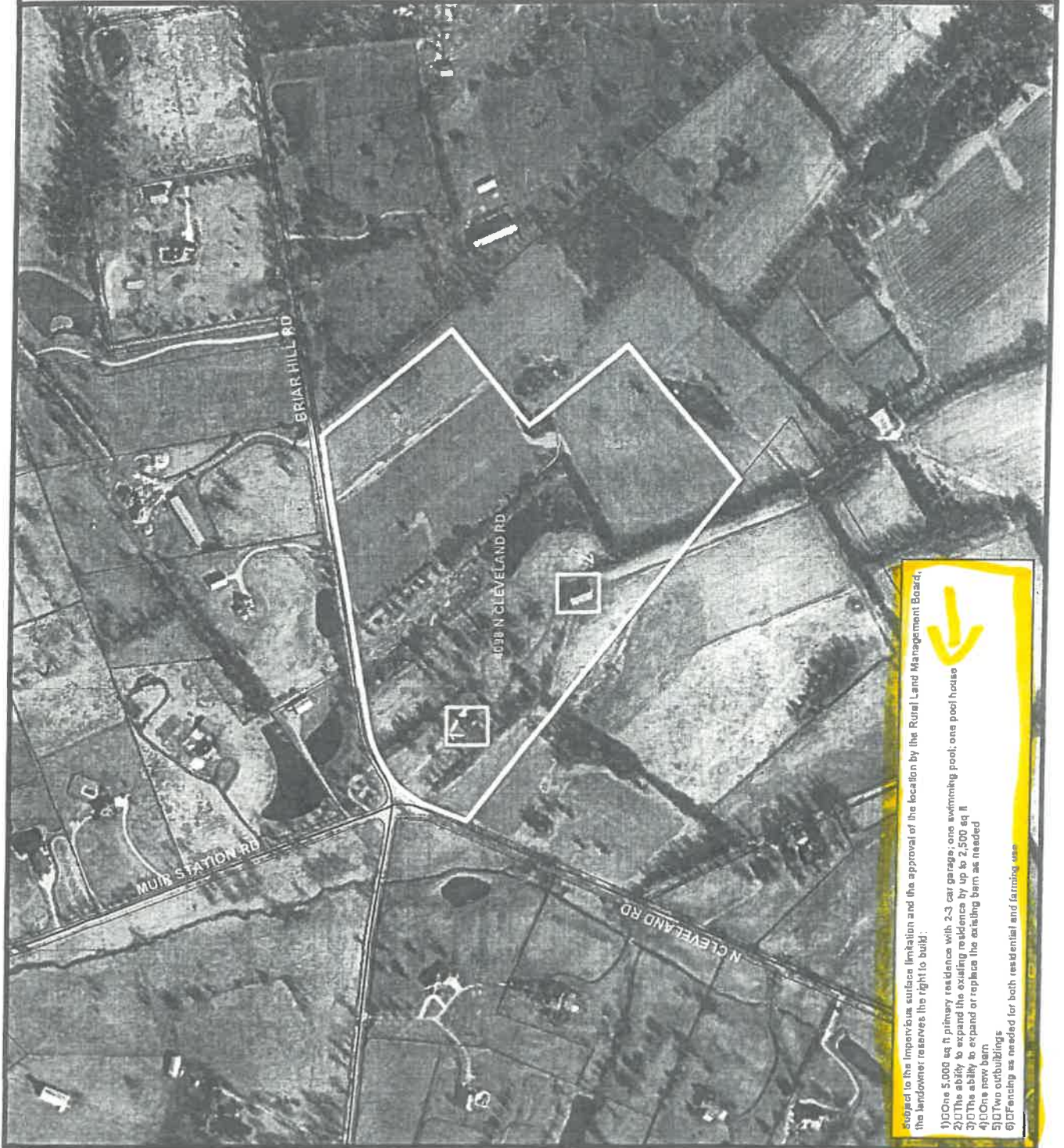


1 inch = 500 feet



This product is produced and distributed by:
The Rural Land Management Board
038 West Main Street
Lewistown, NY 13093-1001
All information on this product is believed to be accurate and complete at the time of publication. However, the Board is not responsible for any errors or omissions, or for any consequences arising from the use of this information.

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Suggested to the Imperialist suitcases limitation and the approval of the location by the Rural Land Management Board, the landowner reserves the right to build:



- 1) One 5,000 sq ft primary residence with 2-3 car garage; one swimming pool; one pool house
- 2) The ability to expand the existing residence by up to 2,500 sq ft
- 3) The ability to expand or replace the existing barn as needed
- 4) One new barn
- 5) Two outbuildings
- 6) Fencing as needed for both residential and farming use

Summary

Parcel Number 38070360
Location Address 4098 N CLEVELAND RD
LEXINGTON KY 40516
Tax District District 02
Tax Rate 1.1041
Acres 40
Legal Description
Property Class F - FARM
PVA Neighborhood 945 - NORTHEAST QUADRANT
Land Use Code (101) F- GENERAL PURPOSE FARM
USA/RSA Map 20
Map Block 206
Lot
Subdivision
Cabinet/Slide
ND-1 Zone
Overlay
PDR Y
Map Scale 400
Block
LFUCG Zoning A-R - AGRICULTURAL RURAL
Deeded SqFt 1,742,400
Frontage / Out of 0 /



Owner

LAZY H LAND & CATTLE COMPANY LLC
12921 SUNRISE DR NE
BAINBRIDGE IS WA 98110
January 1, 2021 Owner
LAZY H LAND & CATTLE COMPANY LLC

Residential Improvement Information

Card	1	Full Bath/Half Bath	2/1
Stories	1.6	Attic	UNFIN
Exterior Wall	BRICK	Additional Fixtures	6
Style	Single Family	Heating System	HOT AIR
Year Built	2002	Heat	CENTRAL WITH A/C
Res Sq Ft	2493	Total Fixtures	14
Basement	NONE	Masonry Fireplaces	1
Total Bsmt Sqft		Heating Fuel Type	ELECTRIC
Finished Bsmt Sqft	0	Pre Fab Fireplace	0
Garage Sqft	528	Split Level/Foyer	
Garage Type	ATTACHED	Miscellaneous Feature	
Total Rooms	7	Miscellaneous Feature 2	
Bedrooms	3		

Accessory Information

Card 1	Description	Year Built	Size	Area	Grade
TOBACCO BARN		1980	50 x 85	4,250	D - BELOW AVERAGE

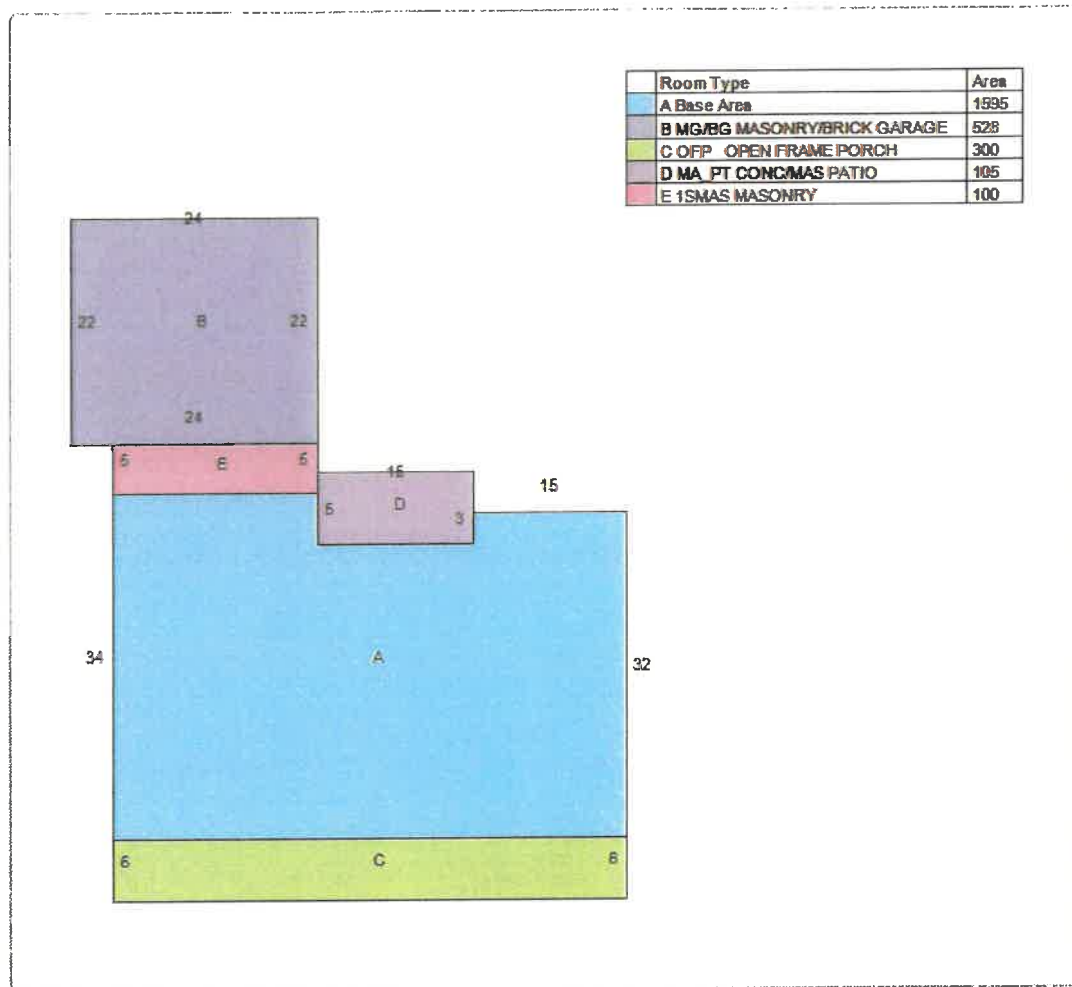
Sales

Sale Date	Sale Price	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner	Recording
1/6/2021	\$0	3813	144	DEED OF CORRECTION	LAZY H LAND & CATTLE COMPANY LLC	LAZY H LAND & CATTLE COMPANY LLC	3813 144
2/22/2019	\$0	3650	463	AFFILIATED ORGANIZATIONS	LAZY H LAND & CATTLE COMPANY LLC	HELM RICHARD E	3650 463
8/23/2018	\$600,000	3609	262	OTHER	HELM RICHARD E	SANDERLIN SARAH C A	3609 262
6/6/2002	\$0	2285	262	TRANSFER-TAX NOT PAID	SANDERLIN SARAH C A	ASBURY THOMAS H	2285 262
12/31/2001	\$0	2252	723	TRANSFER-TAX NOT PAID	SANDERLIN SARAH C	ASBURY THOMAS H	2252 723
10/23/1997	\$0	1943	181		ASBURY THOMAS H		1943 181

Valuation

	2021	2020	2019	2018
Fair Cash Value	\$858,500	\$858,500	\$858,500	\$858,500
Agricultural Value Land	\$23,500	\$23,500	\$23,500	\$23,500
Agricultural Value Total	\$282,000	\$282,000	\$282,000	\$282,000
Exempt	\$0	\$0	\$0	\$0
Taxable Value	\$282,000	\$282,000	\$282,000	\$282,000

Sketches



Photos



No data available for the following modules: Assessment Notice, Commercial Improvement Information, Comparable Sales List, .

The Fayette County Property Valuation Administrator's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 8/20/2021, 10:54:39 PM

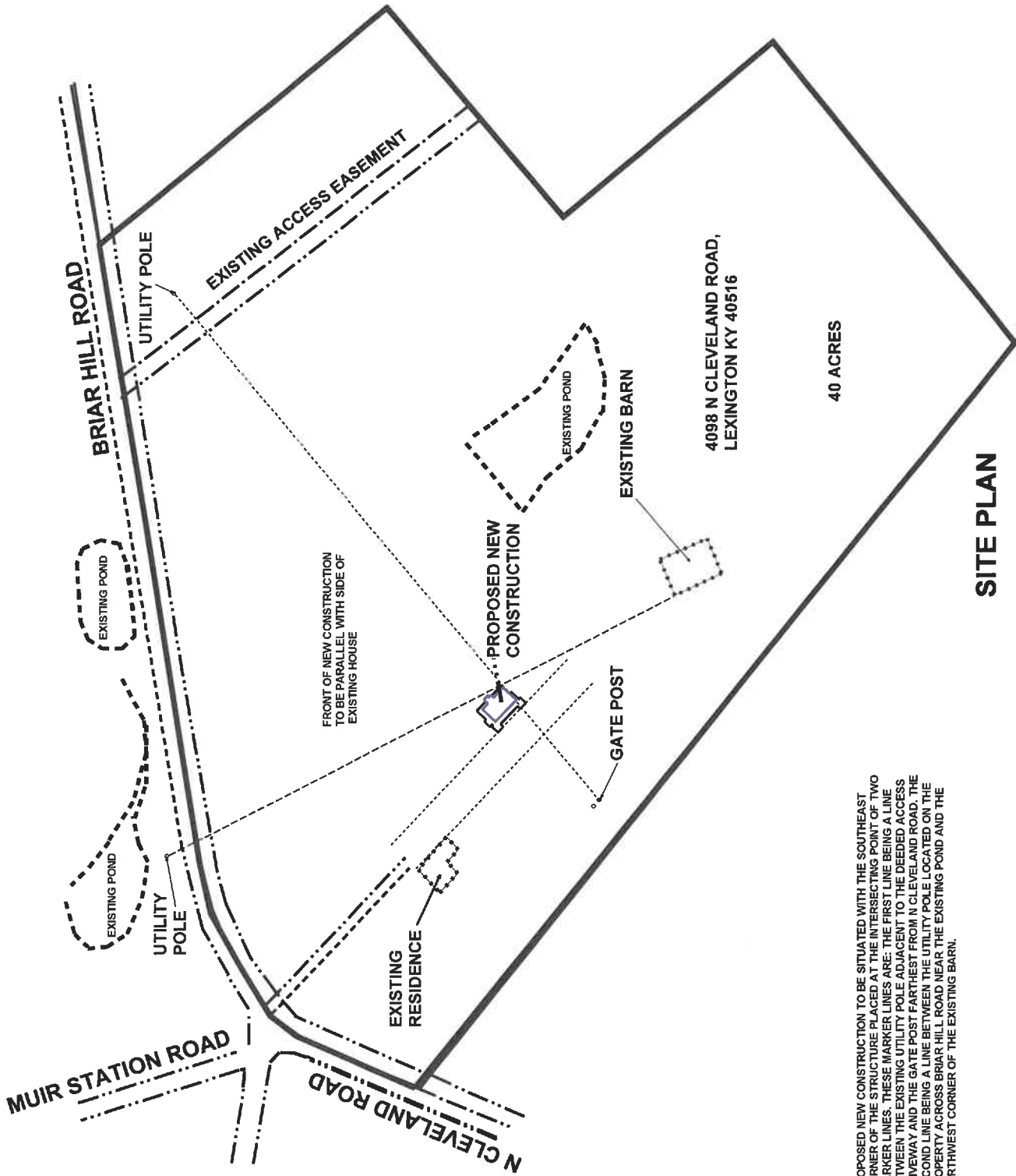
Developed by



NORICH 2.3 142

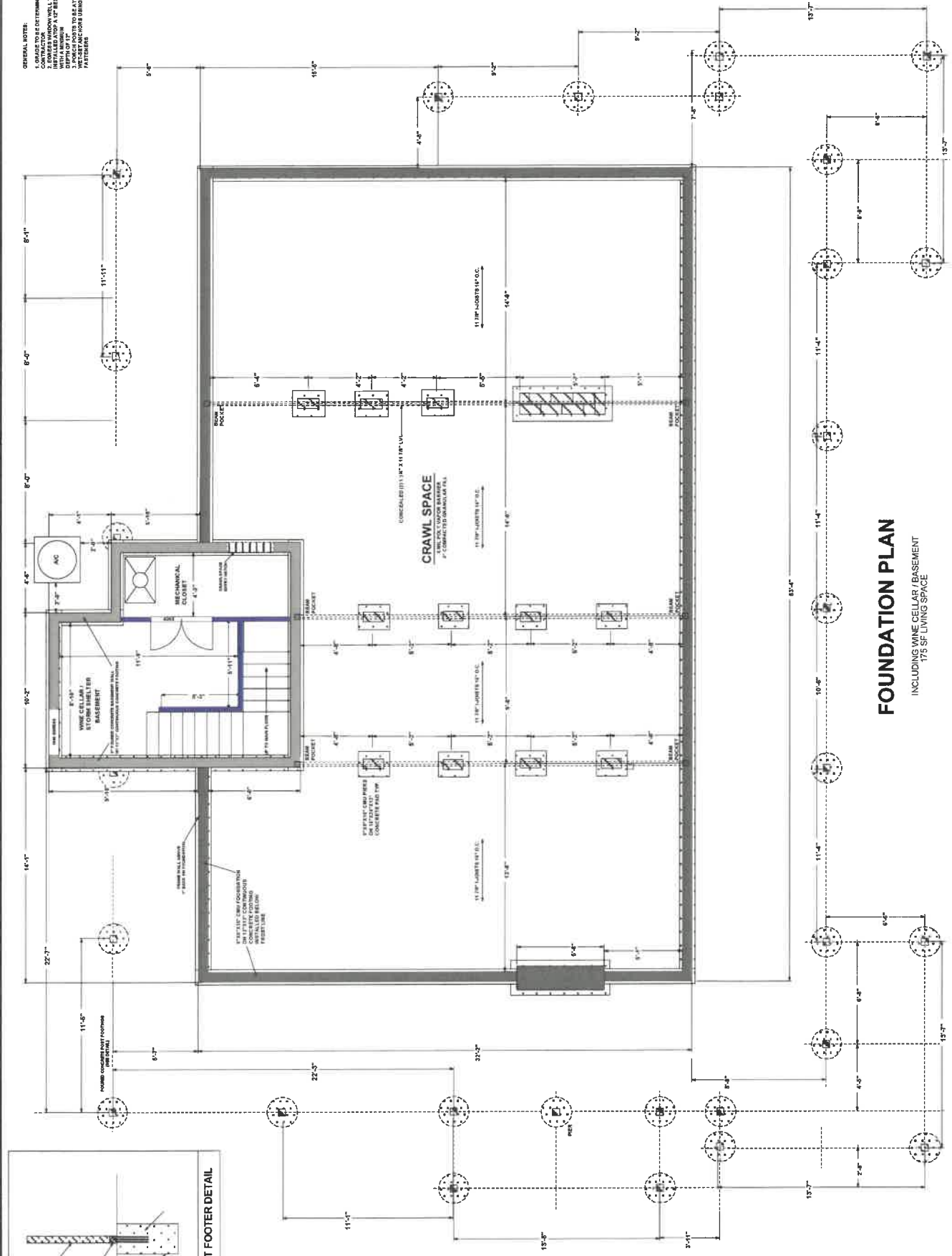
4098 N Cleveland Rd





PROPOSED NEW CONSTRUCTION TO BE SITUATED WITH THE SOUTHEAST CORNER OF THE STRUCTURE PLACED AT THE INTERSECTING POINT OF TWO MARKER LINES. THESE MARKER LINES ARE: THE FIRST LINE BEING A LINE BETWEEN THE EXISTING UTILITY POLE ADJACENT TO THE DEEDED ACCESS DRIVEWAY AND THE GATE POST FARTHEST FROM N CLEVELAND ROAD. THE SECOND LINE BEING A LINE BETWEEN THE UTILITY POLE LOCATED ON THE PROPERTY ACROSS BRIAR HILL ROAD NEAR THE EXISTING POND AND THE NORTHWEST CORNER OF THE EXISTING BARN.

GENERAL NOTE:
1. GRADE TO BE DETERMINED BY
CONTRACTOR. FOUNDATION SHALL BE
INSTALLED AT TOP OF 12" BED OF GRAVEL.
DEPTH OF 12" BED OF GRAVEL SHALL BE
TO BE ADJUSTED TO 18" TO 24" TO BE
WET-SET AND CORNERS USING APPROVED
PATTERNS.



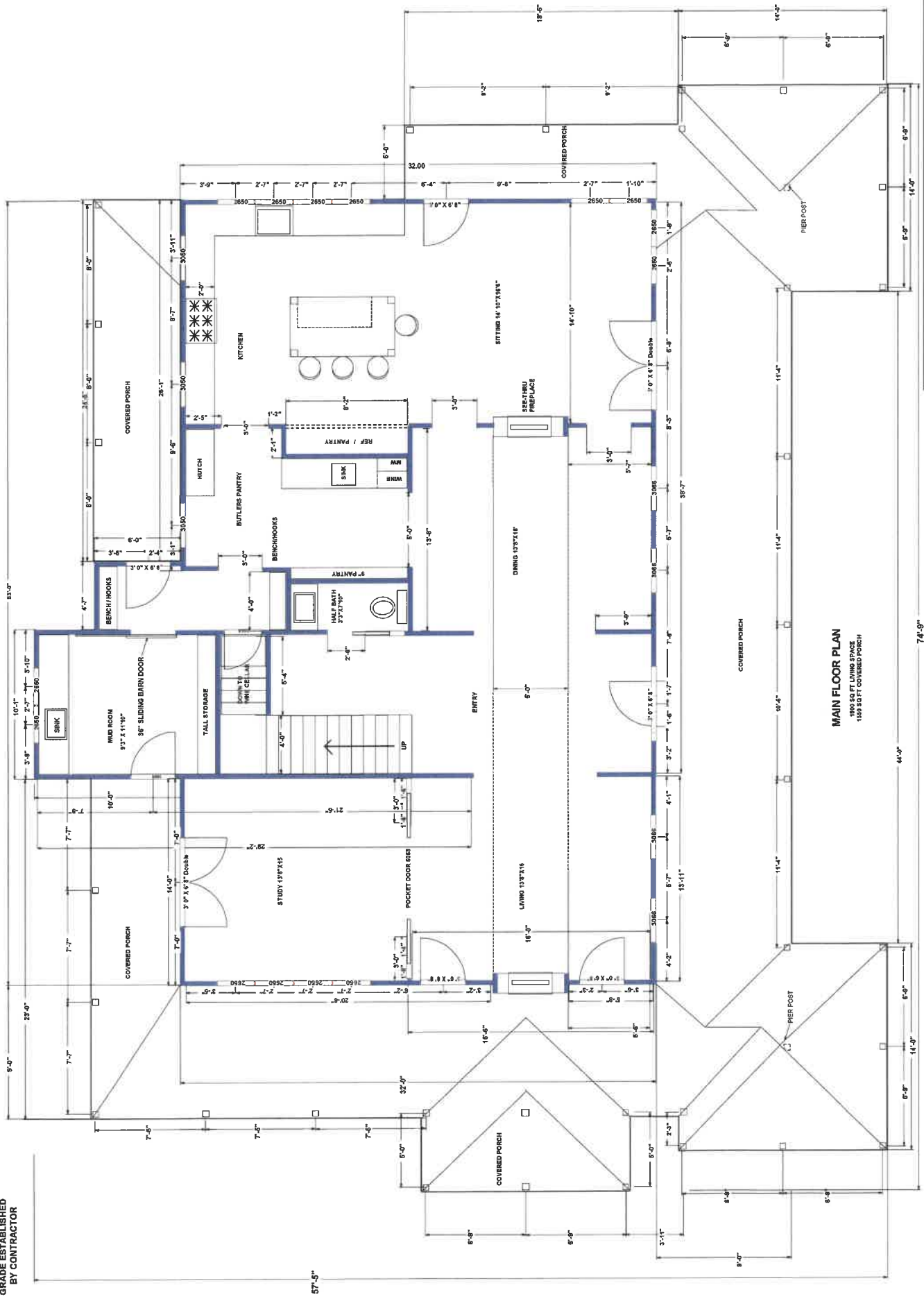
FOUNDATION PLAN

INCLUDING WINE CELLAR / BASEMENT
175 SF LIVING SPACE

LAZY H LAND AND CATTLE COMPANY
4098 N CLEVELAND RD, LEXINGTON KY 40516

SCALE: 1" = 2'

GRADE ESTABLISHED
BY CONTRACTOR



MAIN FLOOR PLAN
1800 SQ FT LIVING SPACE
1500 SQ FT COVERED PORCH

LAZY H LAND AND CATTLE COMPANY
4098 N CLEVELAND RD, LEXINGTON KY 40516

SCALE: 1" = 2'



PDR Housing & Infrastructure Request

Date: August 25, 2021

Farm Number: 105-2002

Farm Address: 5758 Greenwich Pike

Acres: 109.84

Type of Farming: Horse Farm

Current Farm Owner(s): Jack Roberts and Jann Roberts Harris

Date of Easement: 2010

Owner(s) at the Time of Easement: Same

Federal Easement: Yes

Impervious Surface Limit: 2%

Protected Structures: None

Demolition Requested: Yes, the landowner would like to demolish a barn and a riding arena which are dilapidated, and remove a single wide mobile home. None of the structures are historic so staff has given the owners permission to proceed per Section 5(k) of the easement and is noting this action for the record.

New Structures Requested: None

Remodeling/Expansion: Yes, remodel and expand the existing one-level house that is 1794 sq. ft. per the PVA to the following dimensions:

- Living Space = 1989 sq. ft.
- Laundry Room Addition = 160 sq. ft.



- **Total Interior = 2149 sq. ft.**
- Front Porch = 116 sq. ft.
- Rear Covered Porch = 625 sq. ft.
- **Total Exterior = 741 sq. ft.**

Paving: Yes, per the submitted application: “The existent asphalt is beginning to deteriorate badly. We plan to add 950 sq. ft. of apron radius and entry asphalt to accommodate modern truck traffic and plan to overlay existing driveway and tenant house parking area as shown on submitted photos”.

Maps, Plans, & Photos: Two aerial maps are attached, one showing the paving to be replaced and the other a site map showing the house to be expanded and the farm buildings and mobile home that will be removed. Architectural drawings of the house are attached. Photos of the house in its current state are attached as well as photos of the 3 structures to be removed/demolished.

Permitted Use(s): Yes, **Section 4. Prohibited Uses, (m)** prohibits paving unless for agricultural use or permitted residential use; and **Sections 5. Reserved Rights, (c)** provides the landowner the right to all manner of residential use of the existing residence and the right to replace and repair with the prior approval of the Grantee; and **(k)** provides the right to construct, repair, maintain or remove pens, corrals, paddocks, fences, barns, and related buildings with access roads reasonably necessary in connection with agricultural production.

Other Relevant Information: Ms. Harris’ daughter is interested in horse farming and will live on the farm, so the house is being remodeled to suit her needs.

Staff Recommendation: (1) Approval of expansion and renovation of the tenant house provided all changes receive the approval of the Division of Building Inspection.
(2) Approval of the paving
(3) Permission to demolish two agricultural structures and remove a mobile home was previously approved by staff.

Conservationist Recommendation: Forthcoming



Pertinent Easement Language:

Section 4. Prohibited Uses:

- (m) the paving or otherwise covering with concrete, asphalt, gravel or any other paving material of any portion of the Property or the construction, maintenance and use of any road for reasons not relating to agricultural production or permitted residential use without the advance written permission of the Grantee; Impervious surfaces, which include buildings and paved areas shall not exceed two (2) percent of the total easement acreage unless a waiver is provided by NRCS;

Section 5. Reserved Rights:

- (c) the right to all manner of residential use and enjoyment of the one existing primary residence ("Existing Residences"), any permitted New Residence(s), and the grounds surrounding such residences including, but not limited to the maintenance, repair, restoration of fences, driveways, and paths, the right to cut and remove grass or other vegetation, and the right to perform routine maintenance, landscaping, horticultural activities, and upkeep, consistent with the Purpose of this Easement. This shall include the right to remove and rebuild existing residences, subject to prior approval of the Grantee and as permitted pursuant to the building and zoning ordinances. However, structures which are considered historic resources shall not be removed.
- (k) the right to construct, repair, maintain or remove pens, corrals, paddocks, fences, barns, and related buildings with access roads reasonably necessary in connection with agricultural production except as provided in Section 3;

**Note: Section 3 is Grantor's Affirmative Obligations and includes the protected structures in each easement.*





FAYETTE COUNTY, KENTUCKY
Property Valuation Administrator
David O'Hell, PVA

Summary

Parcel Number 25398200
Location Address 5758 GREENWICH PIKE
LEXINGTON KY 40511
Tax District District 02
Tax Rate 1.1041
Acres 109.84
Legal Description
Property Class F - FARM
PVA Neighborhood 940 - NORTHWEST QUADRANT
Land Use Code (101) F- GENERAL PURPOSE FARM
USA/RSA Map 08
Map Block 109
Lot
Subdivision
Cabinet/Slide
ND-1 Zone
Overlay
PDR Y
Map Scale 400
Block
LFUCG Zoning A-R - AGRICULTURAL RURAL
Deeded SqFt 4,784,630
Frontage / Out of 0 /



Owner

ROBERTS & ROBERTS
237 E CEDAR DR
PIKEVILLE KY 41501
January 1, 2021 Owner
ROBERTS & ROBERTS

Residential Improvement Information

Card	1	Full Bath/Half Bath	1/0
Stories	1	Attic	UNFIN
Exterior Wall	BRICK	Additional Fixtures	3
Style	Single Family	Heating System	HOT AIR
Year Built	1950	Heat	NON CENTRAL
Res Sq Ft	1794	Total Fixtures	6
Basement	NONE	Masonry Fireplaces	1
Total Bsmt Sqft		Heating Fuel Type	ELECTRIC
Finished Bsmt Sqft	0	Pre Fab Fireplace	0
Garage Sqft		Split Level/Foyer	
Garage Type		Miscellaneous Feature	
Total Rooms	0	Miscellaneous Feature 2	
Bedrooms	0		

Accessory Information

Card 1				
Description	Year Built	Size	Area	Grade
HORSE STABLES	1980	36 x 48	1,728	C -AVERAGE
HORSE STABLES	1980	40 x 256	10,240	C -AVERAGE
MOBILE HOME SINGLE WIDE	1985	12 x 60	720	C -AVERAGE
TOBACCO BARN	1980		1,800	

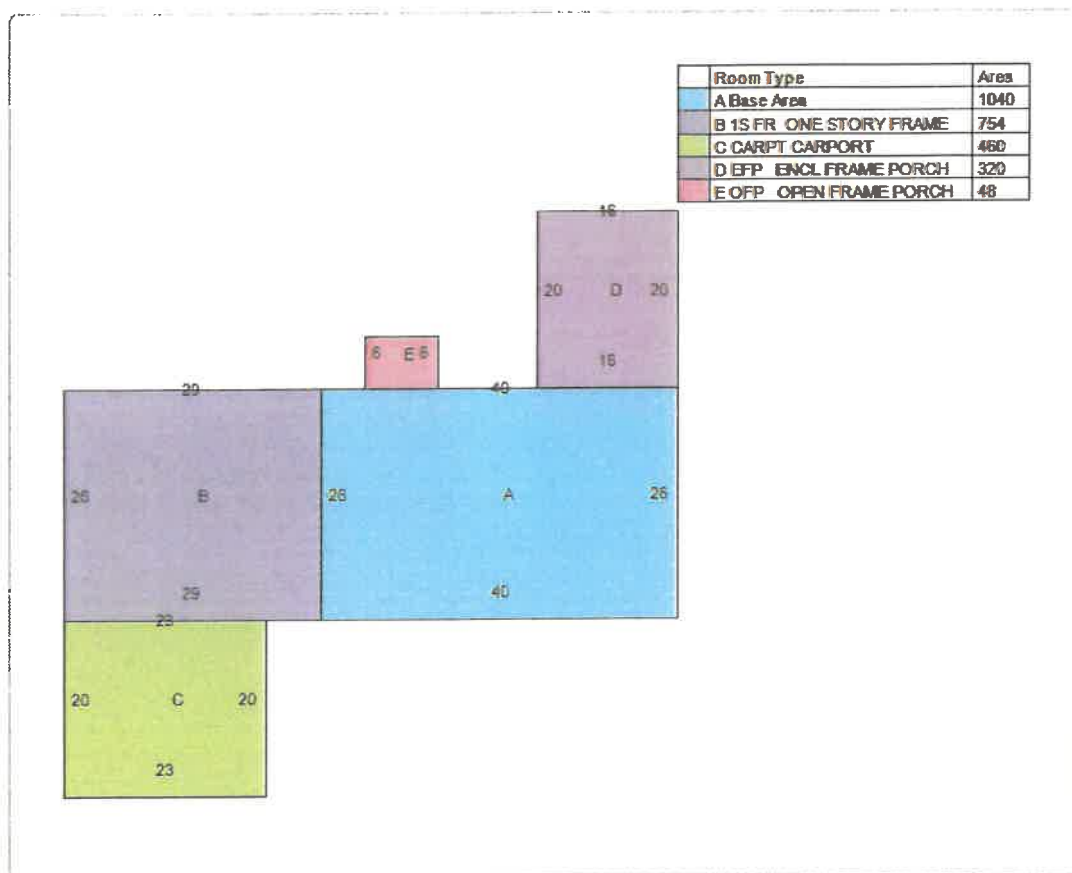
Sales

Sale Date	Sale Price	Deed Book	Deed Page	Sales Validity	Owner	Previous Owner	Recording
5/2/1986	\$0	1402	661	ARMS LENGTH TRANSACTION	ROBERTS & ROBERTS		1402 661
11/20/1974	\$300,000	0000	000	ARMS LENGTH TRANSACTION			0000 000

Valuation

	2021	2020	2019	2018
Fair Cash Value	\$1,100,200	\$1,100,200	\$1,100,200	\$1,100,200
Agricultural Value Land	\$59,600	\$59,600	\$59,600	\$59,600
Agricultural Value Total	\$69,800	\$69,800	\$69,800	\$69,800
Exempt	\$0	\$0	\$0	\$0
Taxable Value	\$69,800	\$69,800	\$69,800	\$69,800

Sketches



Photos





Caron + Esarey
1538 Warren Circle
Lexington, Kentucky 40513
947-321-0001 / 947-321-0001 / 947-321-0001

SITE PLAN

Roberts and Roberts Farm
5758 Greenway Pike
Lexington, Kentucky



Roberts & Roberts Farm

5758 Greenwich Pike

PAVING

1876

WIDEN
ENTRANCE

CAP EXISTING
ASPHALT

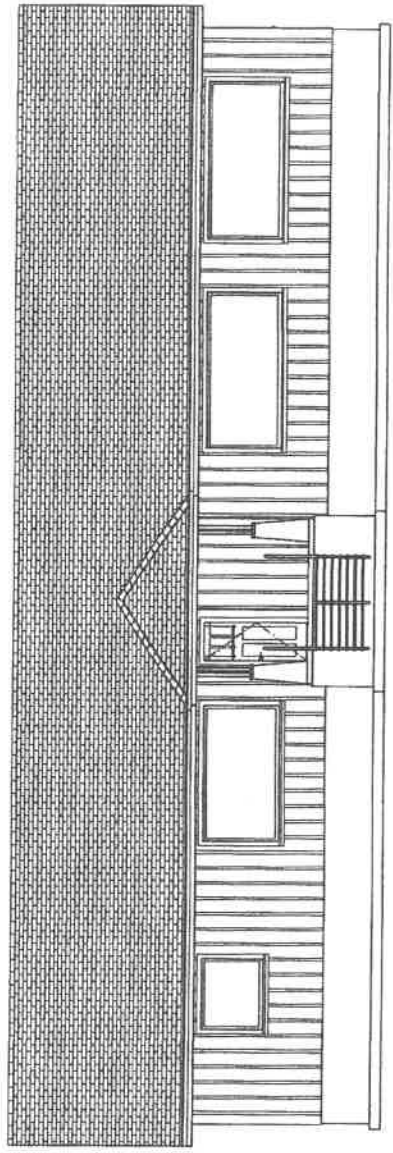
EXISTING OLD
ASPHALT TO
REMAIN

Google Earth

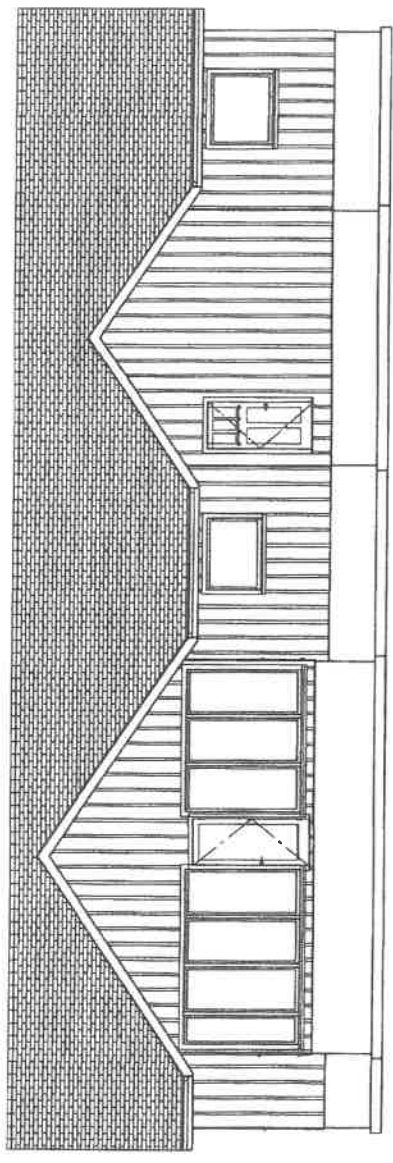
© 2021 Google

100 ft





FRONT ELEVATION



BACK ELEVATION

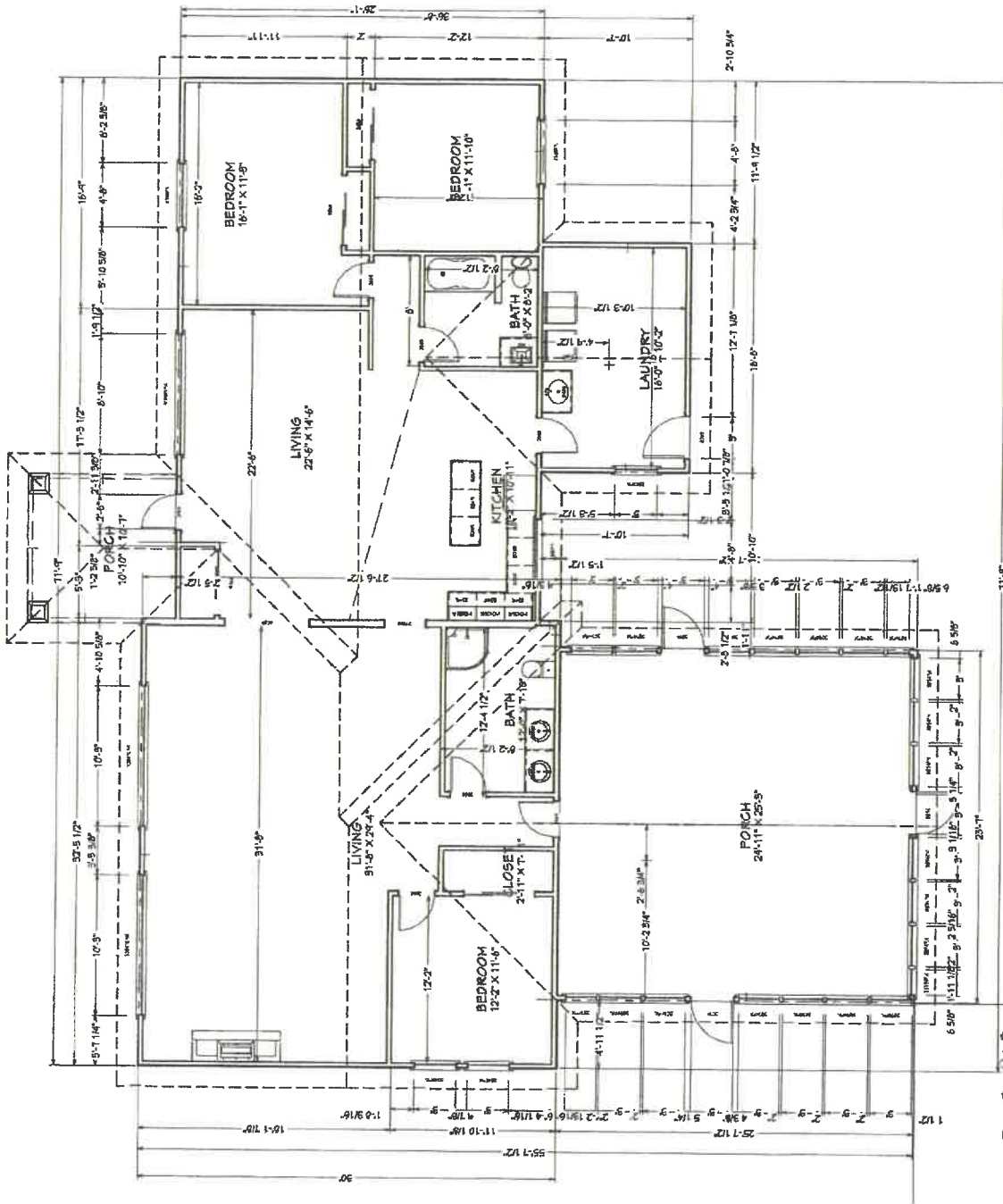
Remodeling and Addition
TOMMY HOUSE

PROJECT DESCRIPTION:
5758 Greenwiche Pike
Lexington, KY 40511

DRAWINGS PROVIDED BY:
MAX General Contractor

DATE:
SCALE:
3/16"=1'-0"
SHEET:
A-2

NO.	DESCRIPTION	BY	DATE



FLOOR PLAN

LIVING SPACE: 1989 ft²
 NEW LAUNDRY: 160 ft²
 FRONT PORCH: 116 ft²
 REAR COVERED PORCH: 625 ft²

DRAWINGS PROVIDED BY: MAX General Contractor		PROJECT DESCRIPTION: 5758 Greenwich Pike Lexington, KY 40511	SHEET TITLE: Remodeling and Addition TENANT HOUSE																
DATE:	SCALE: 3/16"=1'-0"	SHEET:	A-1																
<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				NO.	DESCRIPTION	BY	DATE												
NO.	DESCRIPTION	BY	DATE																

Old Photo of Farm Layout

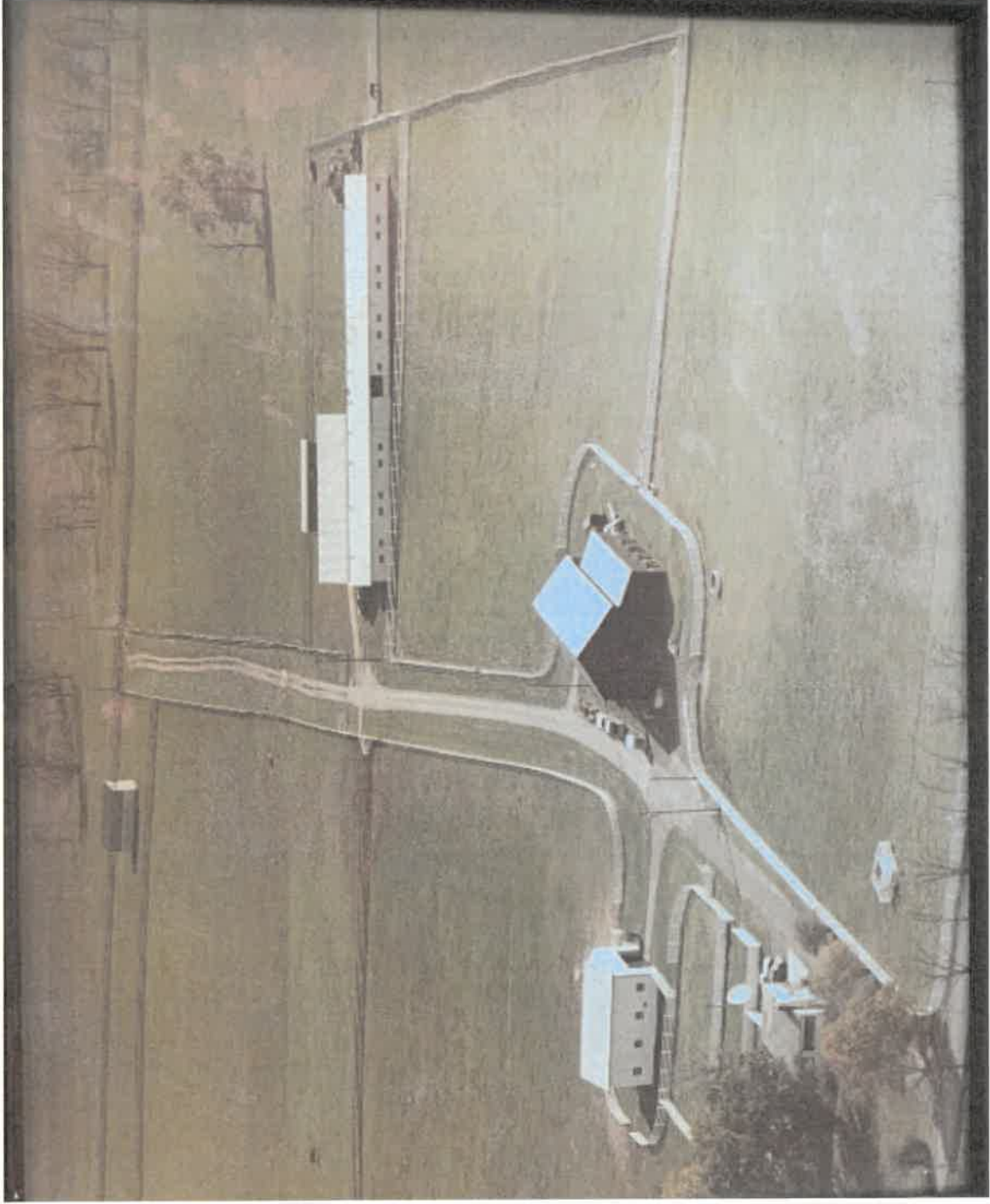


Photo 1 Old Tobacco Barn (To Be Demolished)



Photo 2 Old Tobacco Barn (To Be Demolished)



Photo 3 Old Tobacco Barn (To Be Demolished)

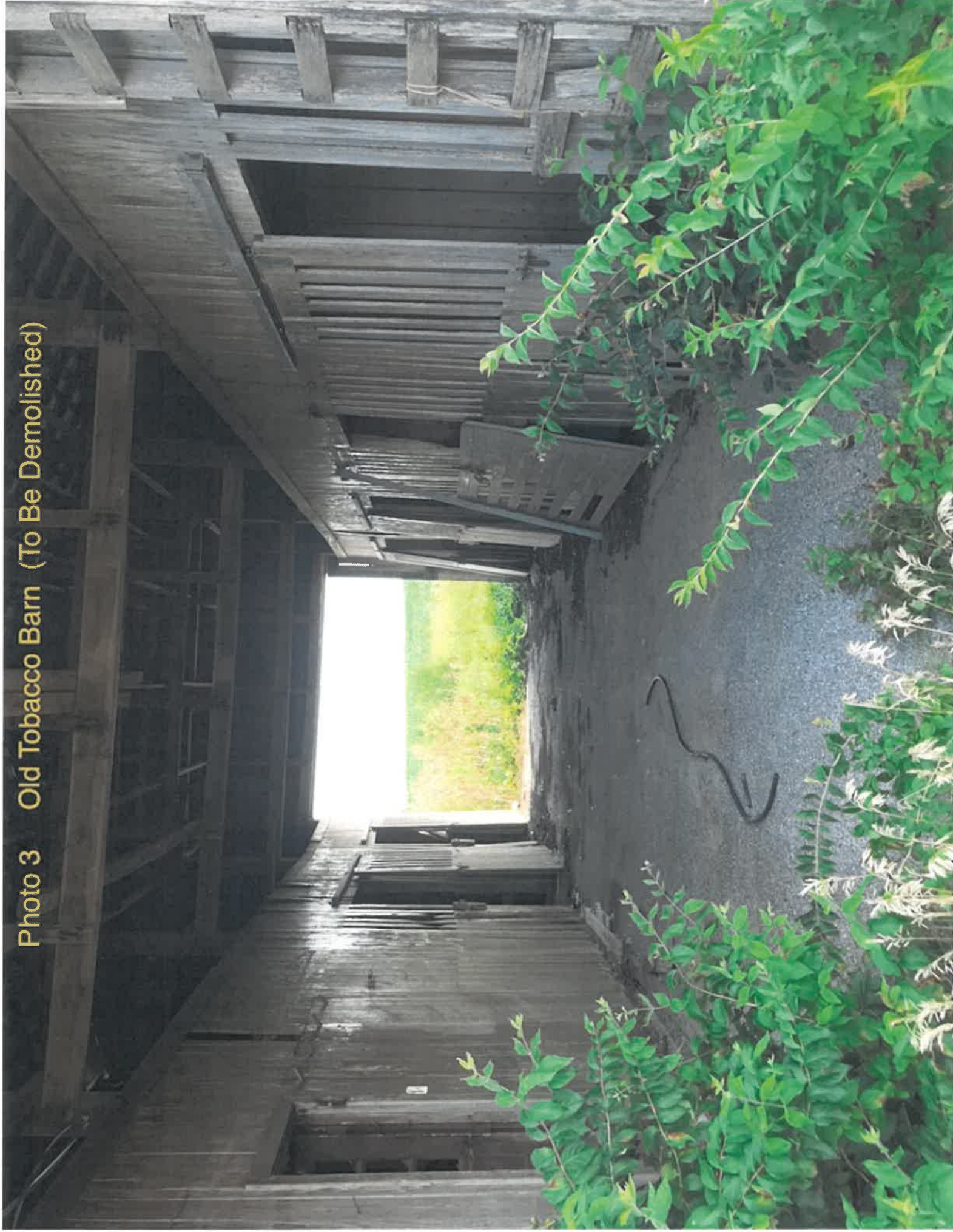


Photo 4 Old Riding Arena (To Be Demolished)



Photo 5 Old Riding Arena (To Be Demolished)

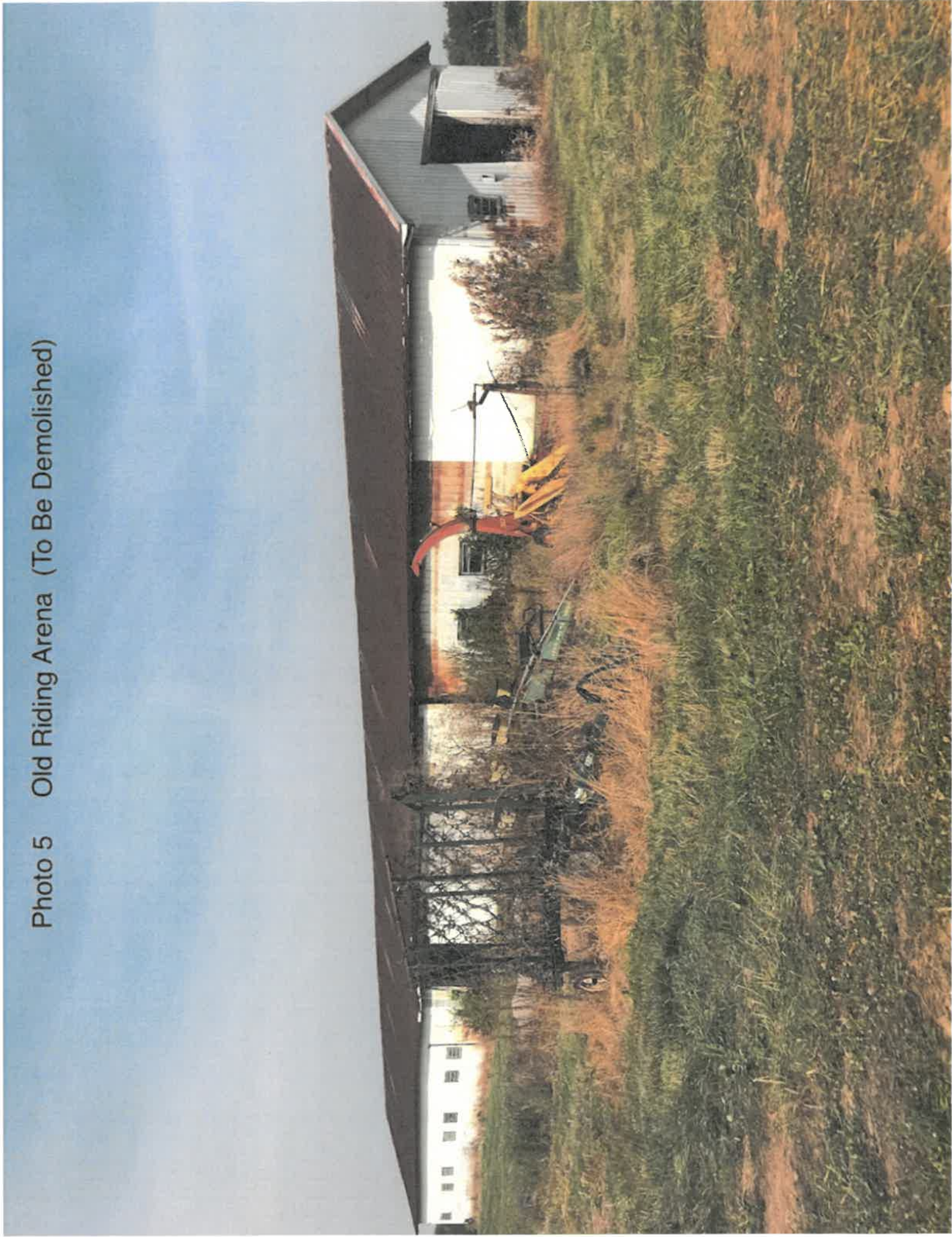


Photo 6 Old Riding Arena (To Be Demolished)

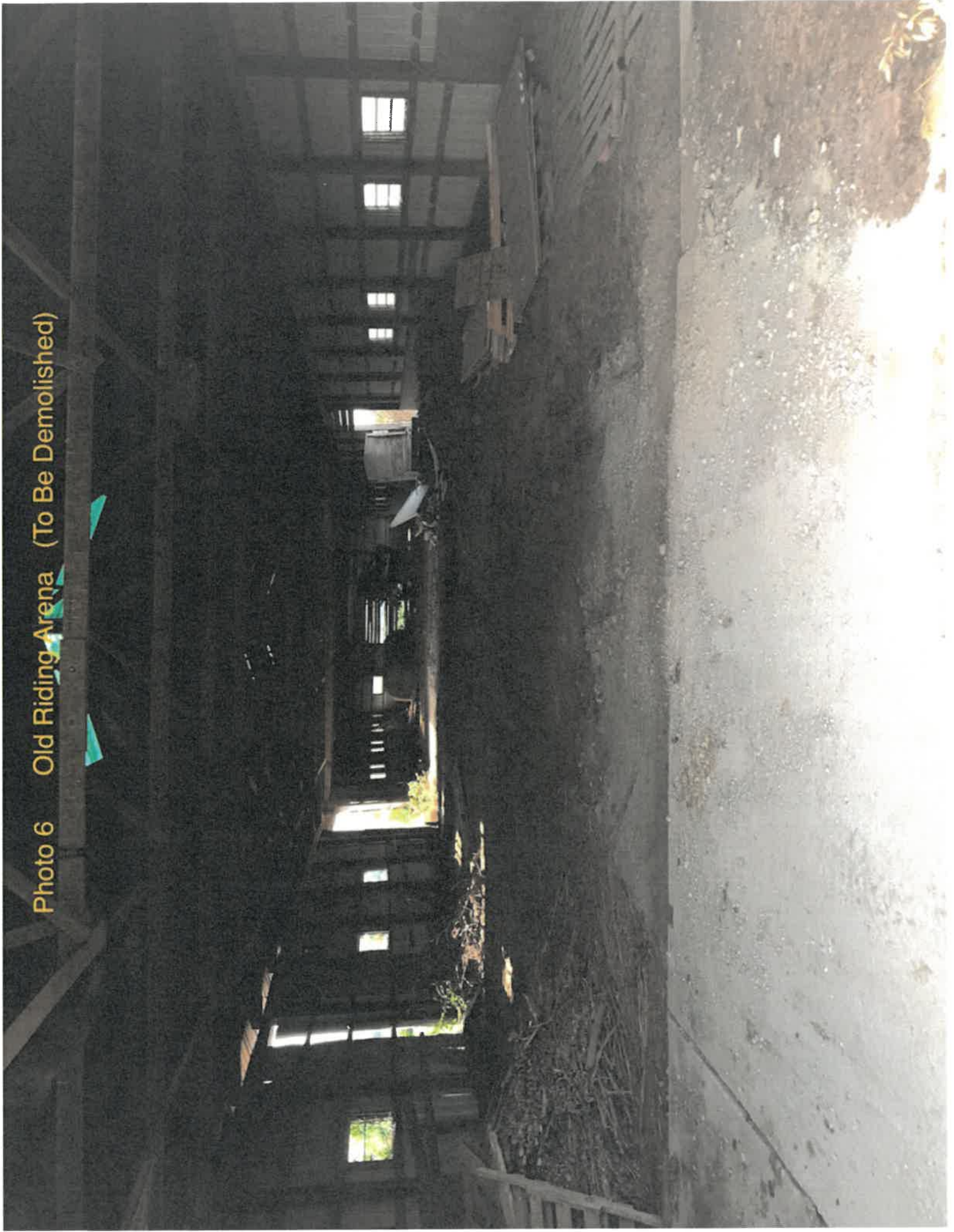


Photo 7 Old Mobile Home (To Be Demolished)

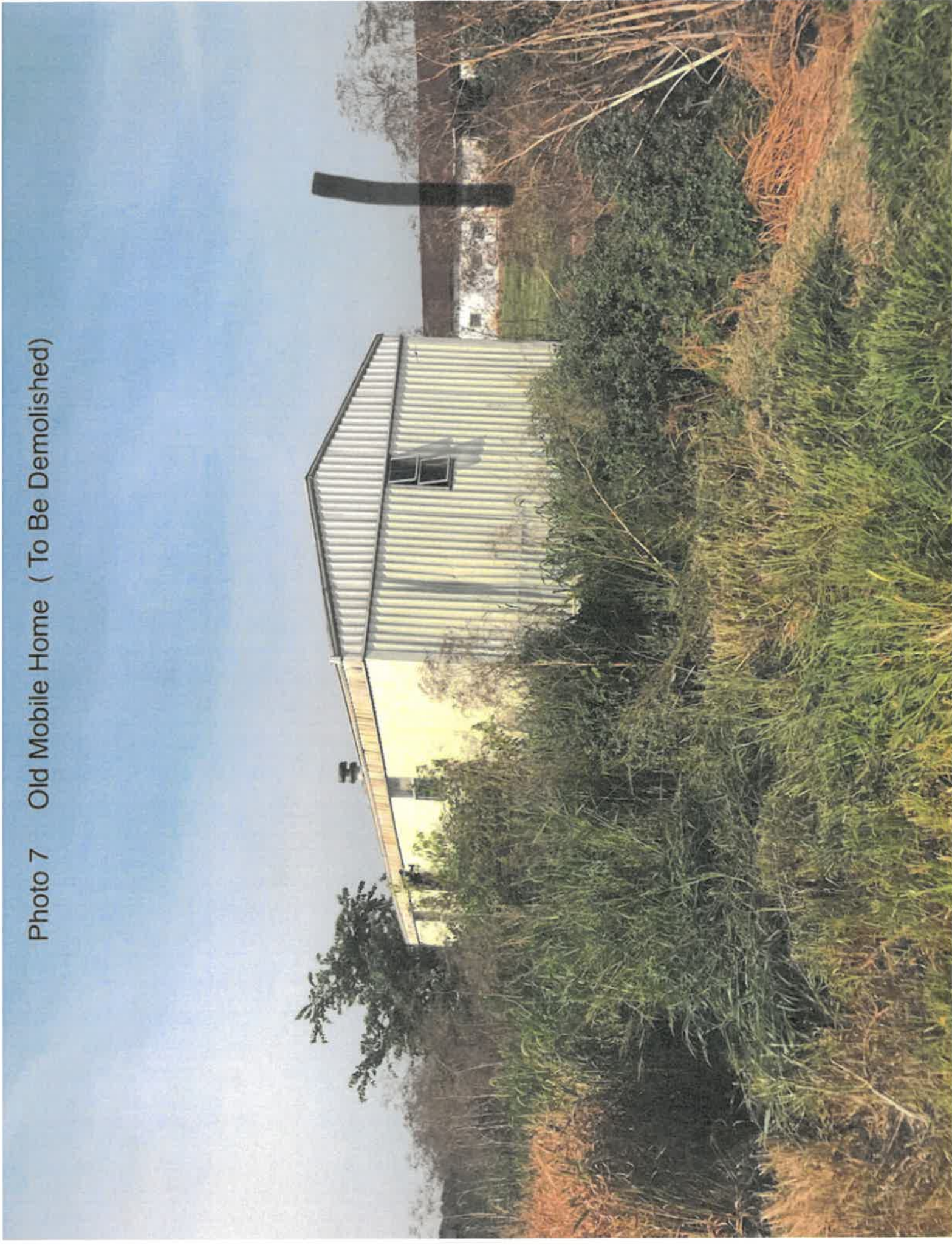


Photo 8 Old Mobile Home (To Be Demolished)

