

**MINUTES FOR THE BOARD OF
ADJUSTMENT MEETING**

March 10, 2025

- I. **CALL TO ORDER** - The Chair will call the meeting to order at 1:30 p.m. in the Council Chambers, 200 East Main Street, Lexington, Kentucky.
- II. **ATTENDANCE** - Board members present were Raquel Carter, Harry Clarke, Branden Gross, Bob Sturdivant, Linda Tucker, and Chad Walker. Others present were Brittany Smith, Department of Law; Joseph Edmiston, Division of Traffic Engineering and Josh Dezarn, Division of Engineering. Planning Staff members present were Traci Wade, Daniel Crum, Dalton Belcher, Patti Haley, and Paula Schumacher.

III. **APPROVAL OF MINUTES**

The November 2024 and December 2024 Board of Adjustment meeting minutes were considered at this time. Mr. Gross made a motion, Mr. Clarke seconded, motion carried 7 - 0 to Approve minutes.

IV. **PUBLIC HEARING ON ZONING APPEALS**

- A. **Swearing of Witnesses** - The Chair announced that any applicant or objector, or anyone in the audience who plans to speak to any appeal before the Board, please stand in order to be sworn in at this time.
- B. **Sounding the Agenda** - In order to expedite completion of agenda items, the Chair will sound the agenda with regard to any postponements, withdrawals, and items requiring no discussion.

Postponements

PLN-BOA-24-00222: MASTER PLAN HOUSE PLANS – requests a variance to increase the allowable size of an accessory structure from 50% to 87% in a Single Family Residential (R-1C) zone, on property located at 884 Lynn Road. (Council District 11)

C. **Variance Appeals - Abbreviated Hearing**

1. **PLN-BOA-25-00016: GIBSON TAYLOR THOMPSON** – requests a variance to reduce the required side street side yard setback of a corner lot from thirty (30) feet to sixteen (16) feet, and six (6) inches in a Single Family Residential (R-1C) zone, on property located at 1501 Richmond Road. (Council District 5)

The Staff Recommends: Approval, for the following reasons:

- Granting the variance should not adversely affect the public health, safety, or welfare, nor alter the character of the general vicinity. The proposed addition will maintain the existing non-conforming setback along Bassett Avenue.
- The proposed side yard is in keeping of the character of the area, where many homes are non-conforming with respect to required side yards due to the age of the structures.

This recommendation of approval is made subject to the following conditions:

- Construction shall be in accordance with the submitted application materials.
- All necessary permits and/or approvals shall be obtained from the Division of Building Inspection prior to construction.

Application representation – Mr. Baron Gibson was present on behalf of the application. Ms. Carter stated that the Staff had recommended approval with two conditions. She asked the applicant if he had read the two conditions and was agreeable to them – Mr. Gibson stated that the conditions were acceptable.

- D. **Action** – A motion was made by Mr. Gross, seconded by Mr. Walker and carried 5-0 (Ms. Tucker secluded herself) to approve PLN-BOA-25-00016: GIBSON TAYLOR THOMPSON – request for a variance to reduce the required side street side yard setback of a corner lot from thirty (30) feet to sixteen (16) feet, and six (6) inches in a Single Family Residential (R-1C) zone, on property located at 1501 Richmond Road, based on Staff's recommendations and subject to the two conditions as listed.

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IV. **BOARD ITEMS** – The Chair will announce that any items a Board member wishes to present will be heard at this time.

V. **STAFF ITEMS** - The Chair will announce that any items a Staff member wishes to present will be heard at this time.

VI. **NEXT MEETING DATE** - The Chair will announce that the next meeting date will be April 14, 2025 at 1:30 p.m., Council Chambers, 200 East Main Street, Lexington, KY 40507.

VII. **ADJOURNMENT** - If there is no further business, the Chair will declare the meeting adjourned.

The media and public may view the hearing on LexTV Spectrum channel 185, MetroNet channel 3, or via live stream at the following link: http://lfucg.granicus.com/MediaPlayer.php?publish_id=12

For further information on these matters, or for persons with a disability who may need assistance in order to participate in the above meeting, please contact the Division of Planning, 101 E. Vine St., Lexington, KY, at 859-258-3160.