

**AGENDA FOR THE BOARD OF ADJUSTMENT MEETING**

September 8, 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. **APPROVAL OF MINUTES**  
Board of Adjustment meeting minutes will be considered at this time.
- III. **PUBLIC HEARING ON ZONING APPEALS**
  - A. **Swearing of Witnesses** - The Chair will announce 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.
  - C. **Variance Appeals**
    1. **PLN-BOA-25-00090: TOM SULKOWSKI** – requests variances to 1) reduce the required front yard setback from twenty (20) feet to four (4) inches and to reduce the required side yard setback from three (3) feet to four (4) inches in a Townhouse Residential (R-1T) zone, on property located at 1368 Deer Lake Circle. (Council District 8)

The Staff Recommends: **Disapproval**, for the following reasons:

      - a. The applicant has not provided sufficient justification to meet the requirements of Article 7 of the Zoning Ordinance or KRS 100.243. There do not appear to be special circumstances that are unique to the subject property that do not generally apply to land in the general vicinity, or in the same zone that justify the need for the variance. The property is similar in size, shape, and composition as the other homes in the area.
      - b. The applicant has not provided sufficient justification to demonstrate that the prohibition on locating the carport in the front yard is depriving the applicant of the reasonable use of the land.
      - c. The granting of this variance could allow an unreasonable circumvention of the requirements of the Zoning Ordinance as the applicant constructed the carport without the necessary permits or approvals.
      - d. The granting of this variance would alter the character of the general vicinity as no other property on Deer Lake Circle features a carport in the front yard, and the prohibition on constructing accessory structures within the required front yard is consistent across all residential zones
    2. **PLN-BOA-25-00102: EA PARTNERS** – requests a variance to reduce the required vehicular use area perimeter buffer from eight (8) feet to zero (0) feet in a Planned Neighborhood Residential (R-3) zone, on property located at 1870 Old Higbee Mill Road. (Council District 9)

3. **PLN-BOA-25-00104: GIBSON TAYLOR THOMPSON** – requests variances to reduce the required rear yard for an accessory structure from one-and-a-half (1.5) feet to six (6) inches and increase the allowable driveway width from ten (10) feet to twenty (20) feet within the defined Infill and Redevelopment Area and a Historic District (H-1) Overlay in a Mixed Low Density Residential (R-2) zone, on property located at 137 West Bell Court. (Council District 3)

**D. Conditional Uses**

1. **PLN-BOA-25-00087: BARKER PROPERTIES LLC** – requests a conditional use permit for an un-hosted short term rental in a Planned Neighborhood Residential (R-3) zone, on property located 527 Estrella Drive. (Council District 2)
2. **PLN-BOA-25-00101: DENALI TOWING LLC** – requests a conditional use permit to establish a vehicle storage yard in a Light Industrial (I-1) zone, on property located at 682, 684, and 686 Montgomery Avenue. (Council District 1)

- III. **BOARD ITEMS** – The Chair will announce that any items a Board member wishes to present will be heard at this time.
- IV. **STAFF ITEMS** - The Chair will announce that any items a Staff member wishes to present will be heard at this time.
- V. **NEXT MEETING DATE** - The Chair will announce that the next meeting date will be October 13, 2025 at 1:30 p.m. in Council Chambers, 2<sup>nd</sup> Floor, 200 E. Main St., Lexington, KY 40507.
- VI. **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://fucg.granicus.com/MediaPlayer.php?publish\\_id=12](http://fucg.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.