

BOARD OF APPEALS

Marsha Hopkins, Chairman
Kyle McCormick, Vice-Chairman
John Tate
Brian Haren
Latisha Roebuck

STAFF

Deborah L. Bell, Planning and Zoning Director
Deborah Sims, Zoning Administrator
Maria Binns, Zoning Coordinator
E. Allison Ivey Cox, County Attorney

AGENDA OF ACTIONS
Fayette County Zoning Board of Appeals
Fayette County Administrative Complex
Public Meeting Room
February 23, 2026
7:00 P.M.

***Please turn off or turn to mute all electronic devices during the
Zoning Board of Appeals Meetings**

1. Call to Order. *Chairman Marsha Hopkins called the February 23, 2026, meeting to order at 7:00 pm.*
2. Pledge of Allegiance. *Chairman Marsha Hopkins offered the invocation and led the audience in the Pledge of Allegiance.*
3. Approval of Agenda. *Brian Haren made the motion to approve the agenda. John Tate seconded the motion. The motion carried 5-0.*
4. Amendment of the Minutes of the Meeting held on January 26, 2026. *Ms. Latisha Roebuck amended the January 26, 2026, minutes for item number 9, motion for petition A-912-26 was 4-0 instead of 5-0.*

PUBLIC HEARING

5. Consideration of Petition No. A-923-26 – Keith Harris, Owner. Applicant is requesting the following: Variance to Sec. 110-79(c)(1)(b), requesting to increase the square footage for an accessory structure on a lot less than five (5) acres from 1,800 square feet to 2,606 square feet to allow an existing accessory structure with three (3) lean-tos to remain in its existing configuration and location. The subject property is located in Land Lot 3 of the 5th District and fronts Harris Road. *John Tate made a motion to APPROVED Petition No. A-923-26. Brian Haren seconded the motion. The motion passed 4-1. Ms. Latisha Roebuck opposed.*
6. Consideration of Petition No. **A-924-26-A** – Tony and Lisa Huggins, Owners. Applicants are requesting the following: A) Variance Sec. 110-125(d)(2), A-R zoning, to reduce the lot width from 250 feet to 229 feet to allow a new primary residence to be built on the same

location as the previous one. The subject property is located in Land Lots 117 of the 4th District and fronts Lowery Road. **Brian Haren made a motion to APPROVED Petition No. A-924-26-A. John Tate seconded the motion. The motion passed 5-0.**

7. Consideration of Petition No. **A-924-26-B**–. Tony and Lisa Huggins, Owners. Applicants are requesting the following: B)Variance Sec.110-125(d)(6), A-R zoning, to reduce the side yard setback from 50 feet to 29 feet to allow a new primary residence to be built in the same location as the previous one. The subject property is located in Land Lots 117 of the 4th District and fronts Lowery Road. **Brian Haren made a motion to APPROVED Petition No. A-924-26-B, Variance to Sec. 110-125(d)(6), A-r zoning, to reduce the side yard setback from 50 feet to 41 feet to allow a new primary resident to be built in the same location as the previous one. John Tate seconded the motion. The motion passed 5-0.**
8. Consideration of Petition No. **A-924-26-C**–. Tony and Lisa Huggins, Owners. Applicants are requesting the following: C)Variance Sec.110-125(d)(6), in A-R zoning, to reduce the side yard setback from 50 feet to 29 feet to allow an accessory structure to be built behind the new proposed new home. The subject property is located in Land Lots 117 of the 4th District and fronts Lowery Road. **John Tate made a motion to APPROVED THE WITHDRAWAL of Petition No. A-924-26-C. Vice-Chair Kyle McCormick seconded the motion. The motion passed 5-0.**
9. Consideration of Petition No. A-925-26 – Natalie G. Jones, Owner. Applicants are requesting a variance to Sec. 110-125.(d)(4)b. – A-R - To reduce the front yard setback from 75’ to 13’11”, to allow the original 1925 home to remain in the existing location as an uninhabitable accessory/auxiliary structure. The subject property is located in Land Lots 195 of the 4th District and fronts Jones Circle. **Removed by Staff, this case is not eligible for a variance. Chairman Marsha Hopkins made a motion to APPROVED THE REMOVAL of Petition No. A-925-26. Latisha Roebuck seconded the motion. The motion passed 5-0.**
10. Consideration of Petition No. **A-927-26-A** – Jerome Allen, Owner. Applicant is requesting a Variance to Sec. 110-129(d)3, Variance to reduce the minimum square footage from 2,500 to 1,730 to allow an existing home to remain. The subject property is located in Land Lots 249 and 250 of the 4th District and fronts Antioch Road. **Chairman Marsha Hopkins made a motion to APPROVED Petition No. A-927-26-A. John Tate seconded the motion. The motion passed 5-0.**
11. Consideration of Petition No. **A-927-26-B** – Jerome Allen, Owner. Applicant is requesting a Variance to Sec. 110-129(d)6, to reduce the side yard setback from 30 feet to 21.88 feet to allow a home constructed in 1965 to remain. The subject property is located in Land Lots 249 and 250 of the 4th District and fronts Antioch Road. **Chairman Marsha Hopkins made a motion to APPROVED Petition No. A-927-26-B. Brian Haren seconded the motion. The motion passed 5-0.**
12. Consideration of Petition No. **A-928-26-A** – Dr. Camille Rose St. Alma Feanny Living Trust. Applicant is requesting a variance to Sec.110-137(d)(5), R-40 zoning, to reduce the rear yard setback from 30 feet to 4.5 feet to allow two (2) accessory structures to remain. The subject property is located in Land Lots 219 and 220 of the 13th District and fronts Lafayette Drive.

Chairman Marsha Hopkins made a motion to APPROVED TO TABLE Petition No. A-928-26-A to April 27th, 2026. John Tate seconded the motion. The motion passed 5-0.

13. Consideration of Petition No. **A-928-26-B** – Dr. Camille Rose St. Alma Feanny Living Trust. Applicant is requesting a variance to Sec.110-79(c)(1)a., to allow one (1) additional accessory structure (448 square feet) for a total of three (3) in an R-40 zoning. The subject property is located in Land Lots 219 and 220 of the 13th District and fronts Lafayette Drive.

Chairman Marsha Hopkins made a motion to APPROVED TO TABLE Petition No. A-928-26-B to April 27th, 2026. John Tate seconded the motion. The motion passed 5-0.

John Tate moved to adjourn the February 23, 2026, Zoning Board of Appeals meeting. Brian Haren seconded the motion. The motion passed 5-0.

The meeting adjourned at 8:16 pm.