

## **BOARD OF APPEALS**

Bill Beckwith, Chairman  
Marsha A. Hopkins, Vice-Chair  
Therol Brown  
John Tate  
Tom Waller

## **STAFF**

Pete Frisina, Director of Community Services  
Chanelle Blaine, Zoning Administrator  
Chakevia Jones, Planning and Zoning Coordinator

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## **AGENDA**

**Fayette County Zoning Board of Appeals  
Fayette County Administrative Complex  
Public Meeting Room  
June 26, 2017  
7:00 P.M.**

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1. Motion to add the April 24, 2017 minutes to the agenda.

*Tom Waller made a motion to add the April 24, 2017 minutes to the agenda. Therol Brown seconded the motion. The motion passed 5-0.*

2. Consideration of the Minutes of the Meeting held on April 24, 2017

*Therol Brown made a motion to approve the minutes from April 24, 2017. John Tate seconded the motion. The motion passed 5-0.*

3. Consideration of the Minutes of the Meeting held on May 22, 2017.

*Therol Brown made a motion to approve the minutes from May 22, 2017. Tom Waller seconded the motion. The motion passed 4-0, Marsha Hopkins abstained because she absent from the meeting May 22, 2017.*

## **PUBLIC HEARING**

4. Petition No. A-652-17, Carlino Construction, Owner, requests the following: Variance to Sec. 110-125. A-R, (d) (6) to reduce east side yard setback from 50 feet to 41 feet and west side yard setback from 50 feet to 39 feet to allow the construction of a single family residence. The subject property is located in Land Lot 223 of the 4th District and fronts on Bernhard Road.

*Therol Brown made a motion to approve Petition No. A-652-17. John Tate seconded the motion. The motion passed 5-0.*

5. Petition No. A-653-17, Casey & Christina Allen, Owners, requests the following: Variance to Sec. 110-125. A-R, (d) (4) (b) to reduce front yard setback from 75 feet to 62 feet to allow the construction of a detached garage. Variance to Sec. 110-125. A-R, (d) (5) to reduce rear yard setback from 75 feet to 55 feet to allow the construction of a detached garage. Variance to Sec. 110-125. A-R, (d) (6) to reduce

side yard setback from 50 feet to 31 feet to allow the construction of a detached garage. Variance to Sec. 110-79. - Accessory structures and uses. (d) Location on lot to allow the construction of a detached garage in the front yard. The subject property is located in Land Lot 190 of the 4th District and fronts on Old Highway 85.

***Marsha Hopkins made a motion to approve the variance to reduce the front yard setback. Tom Waller seconded the motion. The motion passed 5-0.***

***Therol Brown made a motion to approve the variance to reduce rear yard setback. John Tate seconded the motion. The motion passed 5-0.***

***John Tate made a motion to approve the variance to reduce side yard setback. Therol Brown seconded the motion. The motion passed 5-0.***

***Marsha Hopkins made a motion to approve the variance to allow the construction of a detached garage in the front yard. John Tate seconded the motion. The motion passed 5-0.***

6. Petition No. A-654-17, Michael & Angela Healy, Owners, requests the following: Variance to Sec. 110-125. A-R, (d) (4) a. to reduce the front yard setback from 100 feet to 21 feet to maintain and rebuild an existing barn. The subject property is located in Land Lot 148 of the 7th District and fronts on Trickum Creek Road and Fayetteville-Palmetto Road.

***Therol Brown made a motion to approve Petition No. A-655-17. Tom Waller seconded the motion. The motion passed 5-0.***

7. Petition No. A-655-17, Wendell & Karen Ramsey, Owners, requests the following: Variance to Section 110-125. A-R (d) (5) to reduce rear yard setback from 75 feet to 47 feet to allow the construction of a pergola. Variance to Section 110-125. (d) (5) to reduce rear yard setback from 75 feet to 43 feet to allow the construction of a bath house. Variance to Section 110-125. (d) (5) to reduce rear yard setback from 75 feet to 55 feet for an existing pool. The subject property is located in Land Lot 27 of the 4th District and fronts on Mask Road.

***Tom Waller made a motion to approve the variance to reduce rear yard setback. Therol Brown seconded the motion. The motion passed 5-0.***

***Therol Brown made a motion to approve the variance to reduce rear yard setback. Marsha Hopkins seconded the motion. The motion passed 5-0.***

***Marsha Hopkins made a motion to approve the variance to reduce rear yard setback. John Tate seconded the motion. The motion passed 5-0.***

8. Petition No. A-656-17, Merrill S. Johnson, Owner, requests the following: Variance to Sec. 110-133. R-70, (d) (6) to reduce side yard setback from 25 feet to 23 feet to allow an existing residence to remain in its current location. The subject property is located in Land Lot 85 of the 7th District and fronts on Flowers Lane.

***Therol Brown made a motion to approve Petition No. A-656-17. John Tate seconded the motion. The motion passed 5-0.***

9. Petition No. A-657-17, John TerBeek, Owner, requests the following: Variance to Sec. 110-79. Accessory structures and uses.(c) (1) (b) to increase floor area from 1,800 square feet to 3,200 square feet for an existing garage. The subject property is located in Land Lot 52 of the 7th District and fronts on Lees Mill Road and Lake Road.

***Therol Brown made a motion to deny Petition No. A-657-17. John Tate seconded the motion. The motion passed 5-0.***

***Chairman Beckwith made a motion to grant petitioner 60 days to come into compliance. John Tate seconded the motion. The motion passed 5-0.***

10. Petition No. A-658-17, Gin-Jer Investments, LLC, Owner, and Chris & Marlene Welch, Agents, requests the following: Appeal from the actions of the Zoning Administrator regarding the denial of an internet broker of personal modes of transportation such as golf carts, personal water craft, atv's and vehicles to operate in the Office-Institutional Zoning District. The subject property is located in Land Lot 70 of the 7th District and fronts on SR 54 West.

***Chairman Beckwith made a motion to deny Petition No. A-658-17. John Tate seconded the motion. The motion passed 5-0.***

11. Petition No. A-659-17, Richard E. Carne, Owner, requests the following: Variance to Sec. 110-79. Accessory structures and uses. (c) (1) (c) to allow the construction of a 3,600 square foot detached garage on a lot with less than two (2) acres of contiguous area. The subject property is located in Land Lot 167 of the 4th District and fronts on Stable Creek Road.

***Chairman Beckwith made a motion to table Petition No. A-659-17 to the November 27, 2017 meeting. Therol Brown seconded the motion. The motion passed 5-0.***