

**BOONE COUNTY BOARD OF ADJUSTMENT  
BOONE COUNTY ADMINISTRATION BUILDING  
BOONE COUNTY FISCAL COURTROOM  
BUSINESS MEETING  
MAY 11, 2022  
6:00 P.M.**

Chairman Whitton called the meeting to order at 6:15 P.M.

**BOARD MEMBERS PRESENT:**

Mr. George Whitton, Chairman  
Mr. Chris Vaught-Hall  
Mr. Bill Weltzer

**BOARD MEMBERS NOT PRESENT:**

Mr. Richard Miller, Vice-Chairman  
Mrs. Sherry Hempfling

**STAFF MEMBERS PRESENT:**

Mr. Michael Schwartz, Director, Zoning Services

**LEGAL COUNSEL PRESENT:**

Mr. Dale T. Wilson

**APPROVAL OF MINUTES**

Chairman Whitton stated the Board members received copies of the minutes of the Boone County Board of Adjustment meeting of April 20, 2022. He asked if there were any other comments or corrections. There were none. Mr. Vaught-Hall moved to approve the minutes. Mr. Weltzer seconded the motion. Chairman Whitton called for the vote and it carried unanimously.

**ACTION ON REVIEWS**

1. Request of Allison Northcutt and Richard Northcutt, Jr. for Connie H. Kenkel and Gregory Ray Vest, for a Variance reducing the minimum required frontage from 150 feet to approximately 121 feet in order to subdivide the property into two (2) lots. The approximate 93 acre parcel is located at 2051 Stephenson Mill Road, Boone County, Kentucky and is zoned Agricultural Estate (A-2), Rural Suburban Estates (RSE), and Rural Suburban (RS).

Staff Member, Michael Schwartz, presented the Staff Report which included a Powerpoint presentation (see Staff Report).

Chairman Whitton asked the Board if they had any questions for staff.

There were none.

Chairman Whitton asked if the applicant wanted to address the Board.

Mr. Richard Northcutt stated that he was present with his wife Allison and that they want to build an approximate 1,000 square foot, one-story, house on the property. He stated that this was his wife's family farm.

Chairman Whitton asked if there was anyone present that wanted to speak to this issue.

Mr. Jason Fishel stated that he was present to talk about the adjacent property to the east of the site. He stated that he was concerned about stormwater going onto their property and what affect that would have on their farm. He stated that he was also concerned about the septic system and if any of that would flow onto their property. He asked if the existing fence would be removed since they have animals on their property. He stated that his other concern is the size of the lot.

Mr. Northcutt replied that he has already had the Health Department on the property to conduct a perc test for the septic system and that he will comply with all of their regulations. He replied that they have no intent to remove the fence.

Mr. Weltzer asked if they will be making any topographical changes to the property.

Mr. Northcutt replied that they intend to build in the middle of the new lot and that he does not believe that any grading will be necessary.

Ms. Diane Vest stated that water from the farm has washed out the rear of her property and that she is concerned with additional runoff from the new house.

Mr. Northcutt replied that the only new surface construction would be the house, since they are going to use the existing driveway. He stated that he believes that there will be no issue with water running onto the adjacent property.

Chairman Whitton asked if there was any further discussion. There was none. Chairman Whitton asked if the Board wanted to make a motion.

Mr. Vaught-Hall made a motion to approve the Variance. Mr. Weltzer seconded the motion.

Chairman Whitton called for the vote and it carried unanimously.

2. Request of Bob Shehan for William and Faye Shehan, for Variances: (1) reducing the corner side yard setback along an arterial street from fifty (50) feet to twenty-five (25) feet; (2) reducing the rear yard setback along an arterial street from fifty (50) feet to twenty-eight (28) feet; and (3) increasing the height of a fence within the corner side yard from four (4) feet to six (6) feet. The approximate 0.57 acre parcel is located at 10031 Dixie

Highway, Boone County, Kentucky and is zoned Commercial Services (C-3).

Staff Member, Michael Schwartz, presented the Staff Report which included a Powerpoint presentation (see Staff Report).

Chairman Whitton asked the Board if they had any questions for staff.

There were none.

Chairman Whitton asked if the applicant wanted to address the Board.

Mr. Bob Shehan stated he looked at other properties along Dixie Highway, south of their location and found nine (9) other sites that have fences along the roadway.

Mr. Weltzer asked if the fence drawing that was contained in the staff report was an accurate representation of what will be installed.

Mr. Shehan replied yes.

Chairman Whitton asked if the applicant agreed to the suggested condition that was contained in the staff report.

Mr. Shehan replied yes.

Chairman Whitton asked if there was anyone present that wanted to speak to this issue. There were none.

Chairman Whitton asked if there was any further discussion. There was none. Chairman Whitton asked if the Board wanted to make a motion.

Mr. Weltzer made a motion to approve the Variances subject to the condition that building mounted signage shall be limited to one (1) sign oriented towards Old Mt. Zion Road, one (1) sign oriented towards Dixie Highway, and one (1) sign oriented towards Mt. Zion Road, regardless of which buildings such signs are placed on. Mr. Vaught-Hall seconded the motion.

Chairman Whitton called for the vote and it carried unanimously.

**OTHER**

None

**ADJOURNMENT**

Chairman Whitton asked for a motion to adjourn the meeting. Mr. Vaught-Hall made a motion to adjourn and Mr. Weltzer seconded the motion.

Chairman Whitton called for the vote and the meeting was adjourned by unanimous consent at 6:34 p.m.

**APPROVED**

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**Chairman George Whitton**

**ATTEST:**

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**Michael D. Schwartz**  
**Director, Zoning Services**