

DEVELOPMENT  
YEARBOOK  
2016



CITY OF FRANKFORT  
DEPARTMENT OF PLANNING & BUILDING CODES

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# ARCHITECTURAL REVIEW BOARD

**TOTAL CASES: 26**

- **CERTIFICATE OF APPROPRIATENESS: 21**
- **VARIANCE: 1**
- **CONDITIONAL USE PERMIT: 4**
- **DEMOLITION: 0**

## 429 MURRAY STREET



meeting date JANUARY 19, 2016  
case number ARB 2016-1  
applicant DAN L. PEFFER, JR.  
status NO PERMIT ISSUED

### **CERTIFICATE OF APPROPRIATENESS**

Request to perform exterior modifications including:

- new stairs and lap siding
- rebuild rear façade
- renovate front porch

*Project approved with 6 conditions*



## 101 WILKINSON STREET



meeting date FEBRUARY 16, 2016  
case number ARB 2016-24  
CUP 2016-3  
applicant SHAUN & PAULA MURPHY  
status BUSINESS LICENSE ISSUED

### **CONDITIONAL USE PERMIT**

Request to operate a Bed & Breakfast

- single family dwelling
- one booking per night

*Proposal approved with 11 conditions*



## 4 ADELE PLACE



meeting date FEBRUARY 16, 2016  
case number ARB 2016-3  
applicant JOSE CHAGOYA  
status PERMIT ISSUED

### **CERTIFICATE OF APPROPRIATENESS**

Request to construct storage building with:

- wood exterior
- 14' x 14' x 14' dimensions
- 2' setbacks from property lines

*Project approved with 7 conditions*



## 107 STEELE STREET



meeting date MARCH 15, 2016  
case number ARB 2016-4  
applicant SUSAN MOORE  
status PERMIT ISSUED

### **CERTIFICATE OF APPROPRIATENESS**

Request to conduct exterior remodeling including:

- new metal clad door
- remove non-original addition & add covered porch

*Project approved with 4 conditions*



## 100 WEST MAIN STREET



meeting date MARCH 15, 2016

case number ARB 2016-5

CUP 2016-4

applicant RIGHTEOUS MINDS

BREWING CO.

status PROJECT ONGOING

### CONDITIONAL USE PERMIT

Request to operate a microbrewery

- craft brewery with taproom

*Proposal approved with 10 conditions*



## 213 EAST CAMPBELL STREET



meeting date MARCH 15, 2016

case number ARB 2016-6

VAR 2016-2

applicant AARON JONES

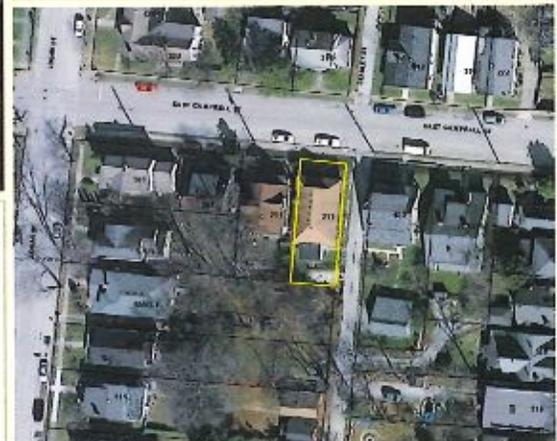
status PERMIT ISSUED

### CERTIFICATE OF APPROPRIATENESS / VARIANCE

Request for 2' height variance

- to allow 6' privacy fence in secondary front yard

*Proposal approved with 3 conditions*



## 401 WEST MAIN STREET



meeting date MARCH 15, 2016  
case number ARB 2016-7  
CUP 2016-5  
applicant JOHN BAUGHMAN  
status OCCUPIED—LAW OFFICE

### CONDITIONAL USE PERMIT

Request for Professional Offices

- blanket conditional use

*Proposal approved with 8 conditions*



## 105 STEELE STREET



meeting date MARCH 15, 2016  
case number ARB 2016-8  
applicant JAMES & JUDITH  
THORNTON  
status PERMIT ISSUED

### CERTIFICATE OF APPROPRIATENESS

Request to conduct exterior renovations including:

- Replace clay tile roof with asphalt shingle roof

*Proposal approved with 4 conditions*



## 301 WEST MAIN STREET



meeting date APRIL 19, 2016

case number ARB 2016-9

applicant CANOE KENTUCKY

status PERMIT ISSUED

### **CERTIFICATE OF APPROPRIATENESS**

Request for banner signage

- two 6 square foot wall mounted pole banner signs
- decorative canoe permitted on exterior

*Project approved with 5 conditions*



## 100 WAPPING STREET



meeting date APRIL 19, 2016

case number ARB 2016-10

applicant SOLOMON VAN METER

status PERMIT ISSUED

### **CERTIFICATE OF APPROPRIATENESS**

Request to remove non-original deck addition and:

- Install vinyl windows & fiberglass doors within the floodway

*Project approved with 5 conditions*



## 420 STEELE STREET



meeting date MAY 17, 2016  
case number ARB 2016-11  
applicant JOHN MCKAIG  
status PERMIT ISSUED

### CERTIFICATE OF APPROPRIATENESS

Request for new detached garage and setbacks

- 22' x 30' x 16.5' dimensions
- extend driveway to garage, gravel permissible

*Project approved with 8 conditions*



## 315 LOGAN STREET



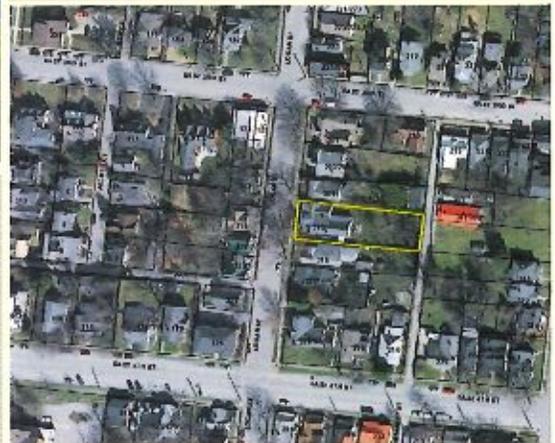
meeting date MAY 17, 2016  
case number ARB 2016-12  
CUP 2016-13  
applicant AARON BAKER  
status WITHDRAWN BY APPLICANT

### CONDITIONAL USE PERMIT

Request for a major home occupation

- Retail firearms transfer and storage business in single-family dwelling

*Proposal withdrawn by applicant*



## 300 MURRAY STREET



meeting date MAY 17, 2016  
case number ARB 2016-13  
applicant JEN WILLIAMSON  
status PERMIT ISSUED

### **CERTIFICATE OF APPROPRIATENESS**

Request to remove three concrete block additions

- additions non-original to structure

*Project approved with 3 conditions*



## 312 LEWIS STREET



meeting date MAY 17, 2016  
case number ARB 2016-14  
applicant SCOT WALTERS  
status PERMIT ISSUED

### **CERTIFICATE OF APPROPRIATENESS**

Request for new 8' x 10' aluminum & glass garage door

- located at rear of structure with 10' x 18' parking pad
- install permeable, hard landscape surface in courtyard

*Project approved with 8 conditions*



## 105 STEELE STREET



meeting date MAY 17, 2016

case number ARB 2016-15

applicant JAMES & JUDITH  
THORNTON

status PERMIT ISSUED

### **CERTIFICATE OF APPROPRIATENESS**

Request to conduct exterior remodeling including:

- enclose porch on front elevation
- install 18' x 20' concrete driveway

*Proposal approved with 7 conditions*



## 308 STEELE STREET



meeting date JUNE 21, 2016

case number ARB 2016-16

applicant TAYLOR MARSHALL

status PERMIT ISSUED

### **CERTIFICATE OF APPROPRIATENESS**

Request to conduct exterior renovations including:

- replace asphalt shingles with corrugated metal roofing

*Proposal approved with 3 conditions*



## 407 WEST MAIN STREET / 2 PETTICOAT LANE



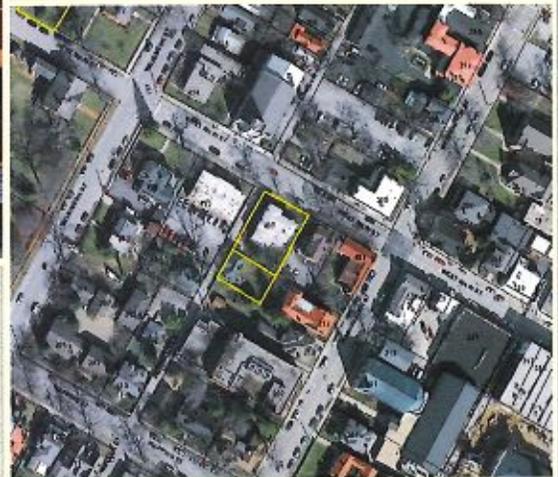
meeting date MAY 17, 2016  
case number ARB 2016-17  
applicant DARREN J. TAYLOR  
status WALL REBUILT

### **CERTIFICATE OF APPROPRIATENESS**

Request to amend previous COA in order to:

- redesign the existing side yard wall

*Proposal approved with 5 conditions*



## 232 WEST MAIN STREET



meeting date AUGUST 16, 2016  
case number ARB 2016-18  
applicant JEN WILLIAMSON  
status PERMIT ISSUED

### **CERTIFICATE OF APPROPRIATENESS**

Request to conduct exterior remodeling including:

- Repair historic glass transom
- Reinstall tile on exterior storefront

*Proposal approved with 6 conditions*



## 109-111 WEST MAIN STREET



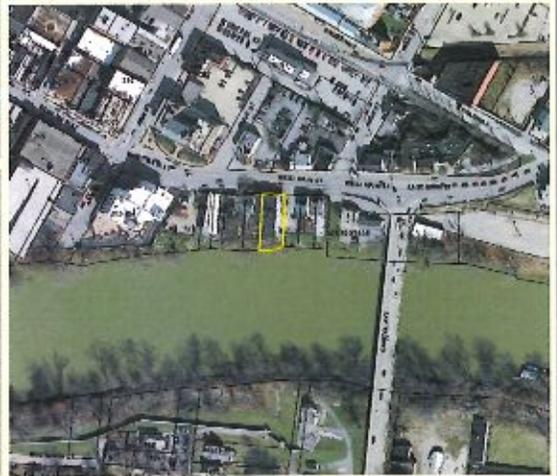
meeting date JUNE 21, 2016  
case number ARB 2016-19  
applicant JOE BERRY  
status PERMIT ISSUED

### CERTIFICATE OF APPROPRIATENESS

Request to perform exterior remodeling:

- redesign the storefront to original historic design
- amend design of rear and side elevations

*Project approved with 2 conditions*



## 507 SHELBY STREET



meeting date AUGUST 16, 2016  
case number ARB 2016-20  
applicant ELIZABETH S. BARR  
status PERMIT ISSUED

### CERTIFICATE OF APPROPRIATENESS

Request to remove non-original awning

- Construct new open porch roof with columns

*Project approved with 3 conditions*



## 303 EAST THIRD STREET



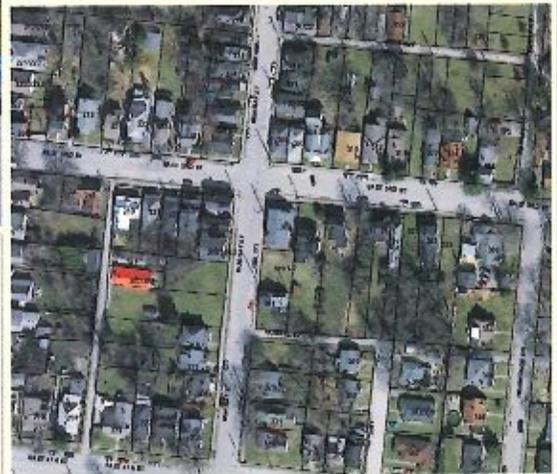
meeting date SEPTEMBER 20, 2016  
case number ARB 2016-21  
applicant FRANKLIN COUNTY  
WOMEN'S SHELTER  
status PERMIT ISSUED

### **CERTIFICATE OF APPROPRIATENESS**

Request to construct wood frame storage building

- 14' x 20' x 12' dimensions with wood lap siding

*Project approved with 7 conditions*



## 332 CAPITAL AVENUE



meeting date OCTOBER 18, 2016  
case number ARB 2016-22  
applicant ANDREW BERNARD  
status PERMIT ISSUED FOR  
ALTERNATIVE DESIGN

### **CERTIFICATE OF APPROPRIATENESS**

Request to create 42" x 16" opening on façade

- street-facing for air conditioning unit

*Request denied by Board*



## 245 WEST MAIN STREET



meeting date TBD  
case number ARB 2016-23  
applicant TAYLOR MARSHALL  
status CASE POSTPONED  
BY APPLICANT

### **CERTIFICATE OF APPROPRIATENESS**

Request to construct wood frame storage building

- 14' x 20' x 12' dimensions with wood lap siding

*Project approved with 15 conditions*



## 100 WEST MAIN STREET



meeting date NOVEMBER 15, 2016  
case number ARB 2016-24  
applicant RIGHTEOUS MINDS  
BREWING CO.  
status PROJECT ONGOING

### **CERTIFICATE OF APPROPRIATENESS**

Request to perform exterior remodeling

- Construct new wood & steel stairs
- New front doors, fascia sign, & two pole banner signs

*Project approved with 15 conditions*



## 119 1/2 WEST MAIN STREET



meeting date NOVEMBER 15, 2016  
case number ARB 2016-25  
applicant TAYLOR MARSHALL  
status PERMIT ISSUED

### **CERTIFICATE OF APPROPRIATENESS**

Request to redesign storefront

- remove existing arch and expose glass underneath

*Project approved with 9 conditions*



## 345 EAST FOURTH STREET



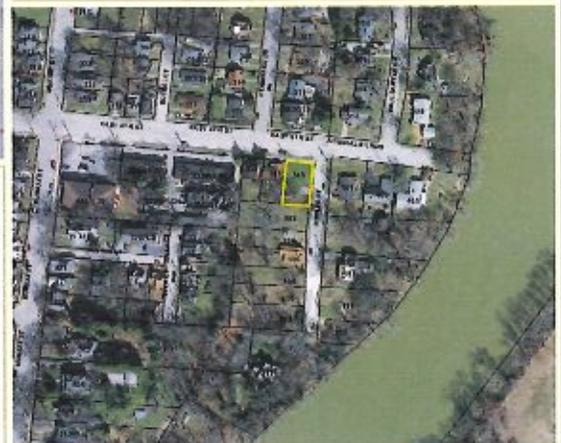
meeting date NOVEMBER 15, 2016  
case number ARB 2016-26  
applicant JUSTIN & SARA ROME  
status FLOOD PERMIT ISSUED

### **CERTIFICATE OF APPROPRIATENESS**

Request to construct new single-family dwelling

- 49'4" x 64'8" x 35' with cement board siding
- located in floodway

*Project approved with 3 conditions*



# BOARD OF ZONING ADJUSTMENTS

TOTAL CASES: 9

- VARIANCES: 3
- CONDITIONAL USE PERMITS: 6

## 43 REILLY ROAD



meeting date APRIL 12, 2016  
case number CUP 2016-1  
applicant KAI DIXON  
status BUSINESS LICENSE ISSUED



### CONDITIONAL USE PERMIT

Request to redesign storefront

- remove existing arch and expose glass underneath

*Project approved with 9 conditions*

## 117 BRIDGE STREET



meeting date FEBRUARY 2, 2016  
case number CUP 2016-2  
applicant ERIC NORTHCUTT  
status CERTIFICATE OF  
OCCUPANCY ISSUED



### CONDITIONAL USE PERMIT

Request to allow duplex

- studio apartment on first and second floor

*Project approved with 4 conditions*

## 706 REED DRIVE



meeting date APRIL 12, 2016  
case number VAR 2016-1  
applicant DAVID RICE  
status PERMIT ISSUED FOR  
ALTERNATIVE PROPOSAL



### **VARIANCE**

Request for 6' variance at side yard setback

- attached carport proposed

*Request denied*

## 115 COLLISION CENTER DRIVE



meeting date MAY 3, 2016  
case number CUP 2016-6  
applicant TIM CHRISTOPHER  
status BUSINESS LICENSE ISSUED



### **CONDITIONAL USE PERMIT**

Request to allow metal fabrication operation

- business will produce fittings for HVAC ductwork

*Request approved with 4 conditions*

## 200 BELLWOOD COURT



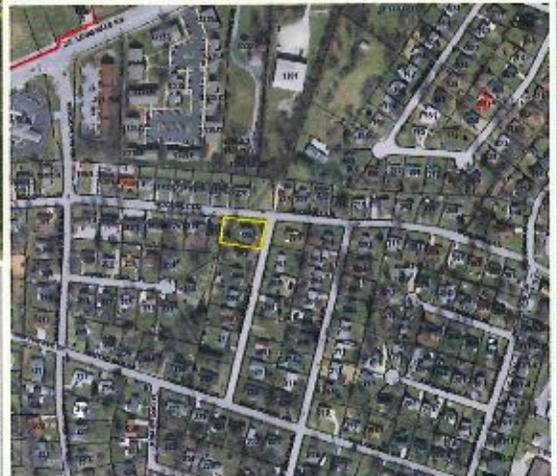
meeting date MAY 3, 2016  
case number CUP 2016-7  
applicant TEENA OAKEN  
status BUSINESS LICENSE ISSUED

### CONDITIONAL USE PERMIT

Request for major home occupation

- Private nail salon with one chair/booth

*Project approved with 9 conditions*



## 119 BRIDGE STREET



meeting date JUNE 7, 2016  
case number CUP 2016-8  
applicant ERIC NORTHCUTT  
status CERTIFICATE OF  
OCCUPANCY ISSUED

### CONDITIONAL USE PERMIT

Request to allow duplex

- studio apartment on first and second floor

*Project approved with 5 conditions*



## 193 VERSAILLES ROAD



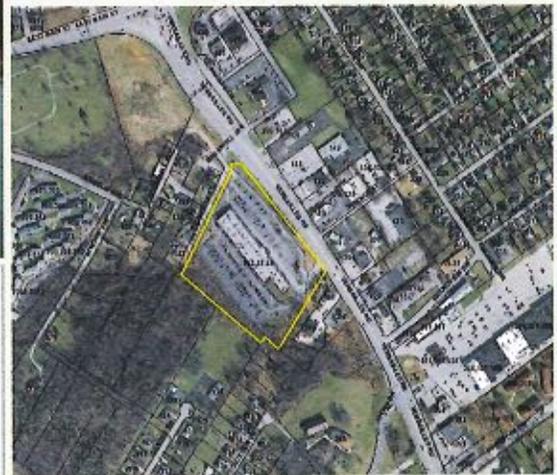
meeting date AUGUST 2, 2016  
case number CUP 2016-12  
applicant WELCH LANDMARK, LLC  
LUSBY DEVELOPMENT CO.  
status BUILDING PERMIT ISSUED

### CONDITIONAL USE PERMIT

Request for climate-controlled self-storage units

- contained to interior portion of basement

*Project approved with 6 conditions*



## 1229 US 127 SOUTH



meeting date NOVEMBER 1, 2016  
case number VAR 2016-3  
applicant JRS RESTAURANT CORP.  
status ZONING CITATION ISSUED

### VARIANCE

Request for increase in square footage of fascia signage

- Non-permitted painted stencil signage on building

*Request denied*



## 193 VERSAILLES ROAD



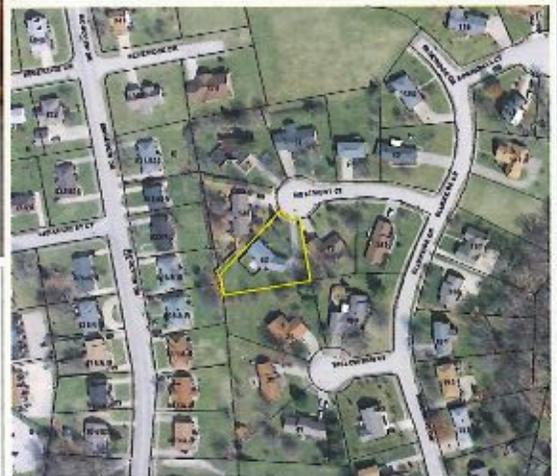
meeting date DECEMBER 6 2016  
case number VAR 2016-4  
applicant KENNETH SEMMENS  
status ALTERNATIVE PROJECT  
DISCUSSED WITH APPLICANT

### VARIANCE

Request for 22' variance at rear yard setback

- 12' x 18' rear addition to home proposed

*Request denied*



# PLANNING COMMISSION

**TOTAL CASES: 9**

- PUBLIC HEARINGS: 2
- DEVELOPMENT PLANS: 4
- SIGN PACKAGE PLANS: 1
- ZONE MAP AMENDMENTS: 2
- MODIFICATIONS: 2

# 289 VERSAILLES ROAD



## MODIFICATION OF STANDARDS / DEVELOPMENT PLAN

- Section 4.216 (B)

In order to provide a different style roof for the building in conjunction with the approval of a Development Plan for the proposed O'Reilly commercial development

- Modification approved with 5 conditions
- Development Plan approved with 4 conditions

meeting date FEBRUARY 11, 2016

applicant ALL POINTS DEVELOPMENT  
zoning LIMITED COMMERCIAL  
status BUILDING PERMIT ISSUED

- TOP OF GABLE  
ELEV 126'0"0"
- TOP OF PARAPET  
ELEV 116'0"
- TOP OF PARAPET  
ELEV 117'0"
- TOP OF STOREFRONT  
ELEV 51'0"
- FINISH FLOOR HEIGHT  
ELEV 100'0"
- BOTTOM OF FOOTING  
REF TO FOUNDATION PLAN



**1 FRONT ELEVATION**

FRANKFORT, KENTUCKY (P.2)  
FRONT ELEVATION SIGN: 63" OR 31" AP LINEAR  
LEFT ELEVATION SIGN: NO SIGN PROPOSED  
WWW.ARP.COM | 800.451.7654 | WWW.ARP.COM | 800.451.7654

## 104 COVE SPRING ROAD



### ZONE MAP AMENDMENT

- From Planned Commercial "PC" to Residential "A" District "RA"
- 4.4 acre parcel of property
- Effective date of zone change contingent upon closing of property

*Request Approved*

meeting date APRIL 14, 2016

applicant WILLIAM & MARIE CULL

status BUILDING PERMIT ISSUED

FOR RENOVATIONS



## 2020 COMPREHENSIVE PLAN RE-ADOPTION

- Goals and Policies remain as is
- State's Six Year Highway Plan be modified to include projects slated for Fiscal Years 2014-2020

*Approved and Re-adopted*

meeting date JUNE 16, 2016

proposed by PLANNING STAFF

status COMP. PLAN RE-ADOPTED

## TEXT AMENDMENT CITY OF FRANKFORT ZONING ORDINANCE

### ARTICLE 16 & 17

- Architectural Review Board section
- New Historic Design Guidelines for the Special Historic District "SH" added to Article 16

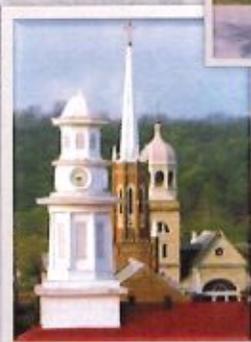
*Approved*

meeting date JULY 21, 2016

proposed by PLANNING STAFF

status NEW REGULATIONS IN EFFECT

### FRANKFORT/FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE 2010



Updated and adopted 2010

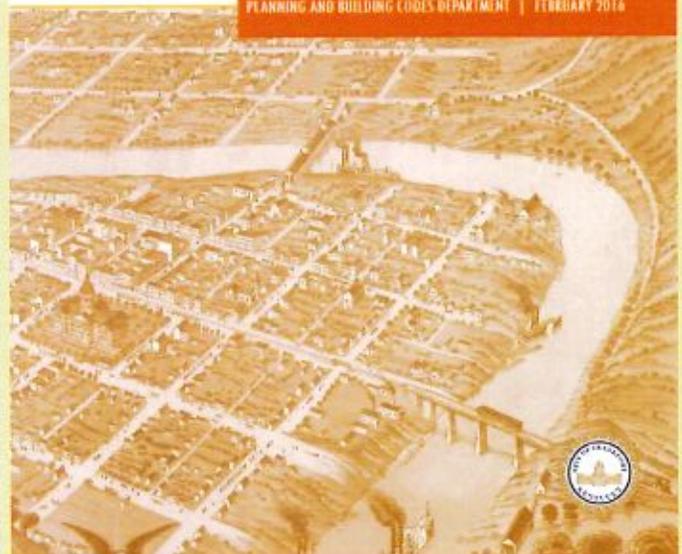
NEXUS PLANNING

McBride DALE  
CLARION

Pflum, Klausmaier & Geltrum  
CONSULTANTS, INC.

### SPECIAL HISTORIC ZONING DISTRICT DESIGN GUIDELINES FRANKFORT, KENTUCKY

PLANNING AND BUILDING CODES DEPARTMENT | FEBRUARY 2014



# 122 LEONARDWOOD DRIVE



## DEVELOPMENT PLAN

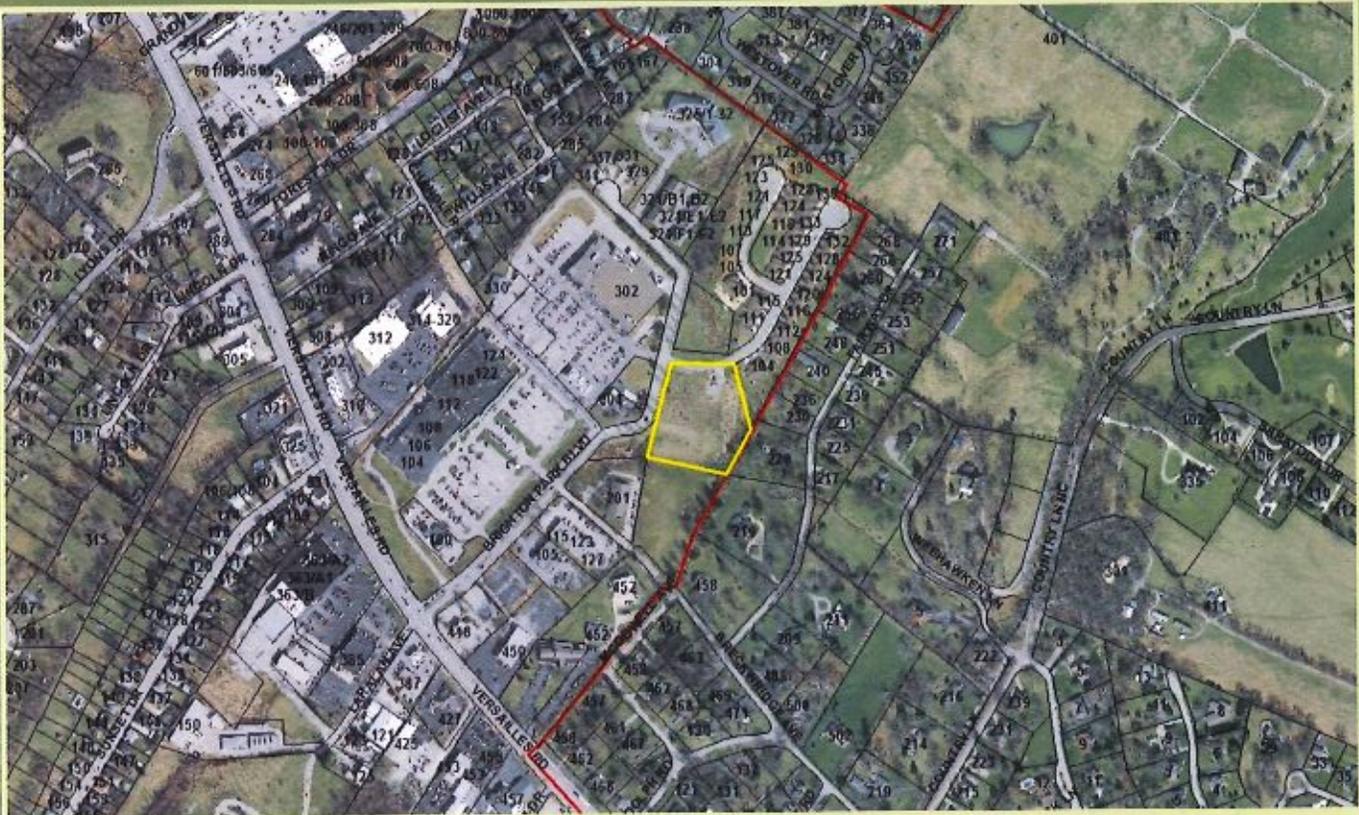
- Two-story 21,130-square foot assisted living facility (84 bedrooms)
- *Development Plan approved with 3 conditions*

meeting date OCTOBER 20, 2016

applicant DOMINION DEVELOPMENT  
 zoning PLANNED COMMERCIAL  
 status AWAITING FINAL SIGNATURES



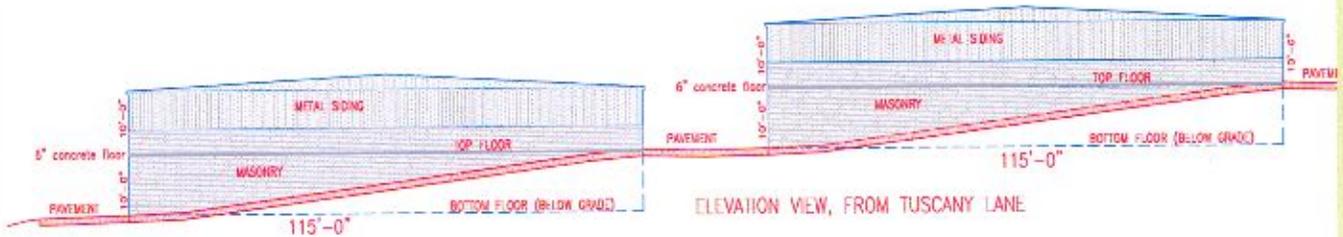
# 100 TUSCANY LANE



## ZONE MAP AMENDMENT

- From Planned Residential "PR" to Planned Commercial "PC" for 2.75 acre parcel of property
  - Self-storage business proposed future use
- Request Approved*

meeting date OCTOBER 20, 2016  
 applicant JOE & ANN GRIDER



## BRIGHTON COURT SUBDIVISION – LOT 1 – ZONE CHANGE REQUEST JOE and ANN GRIDFR

NOTE: THE VIEW FROM THE VACANT LOT OWNED BY MONFORT WILL BE A MIRROR IMAGE OF THIS ELEVATION VIEW SHOWN ABOVE.

## 363 VERSAILLES ROAD



### AMENDED SIGN PACKAGE PLAN

- For purpose of adding 30-square foot LED message center to existing development identification pole sign

*Request Approved*

meeting date NOVEMBER 10, 2016

applicant WILPLAZA, LLC

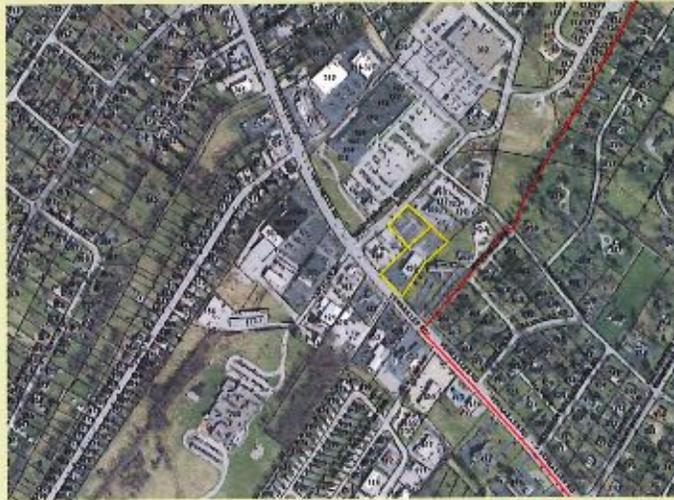
zoning PLANNED COMMERCIAL

status SIGN PERMIT ISSUED





# 450 VERSAILLES ROAD



## DEVELOPMENT PLAN

- For purpose of demolishing an existing commercial structure and constructing a new one-story restaurant—"Bojangles"

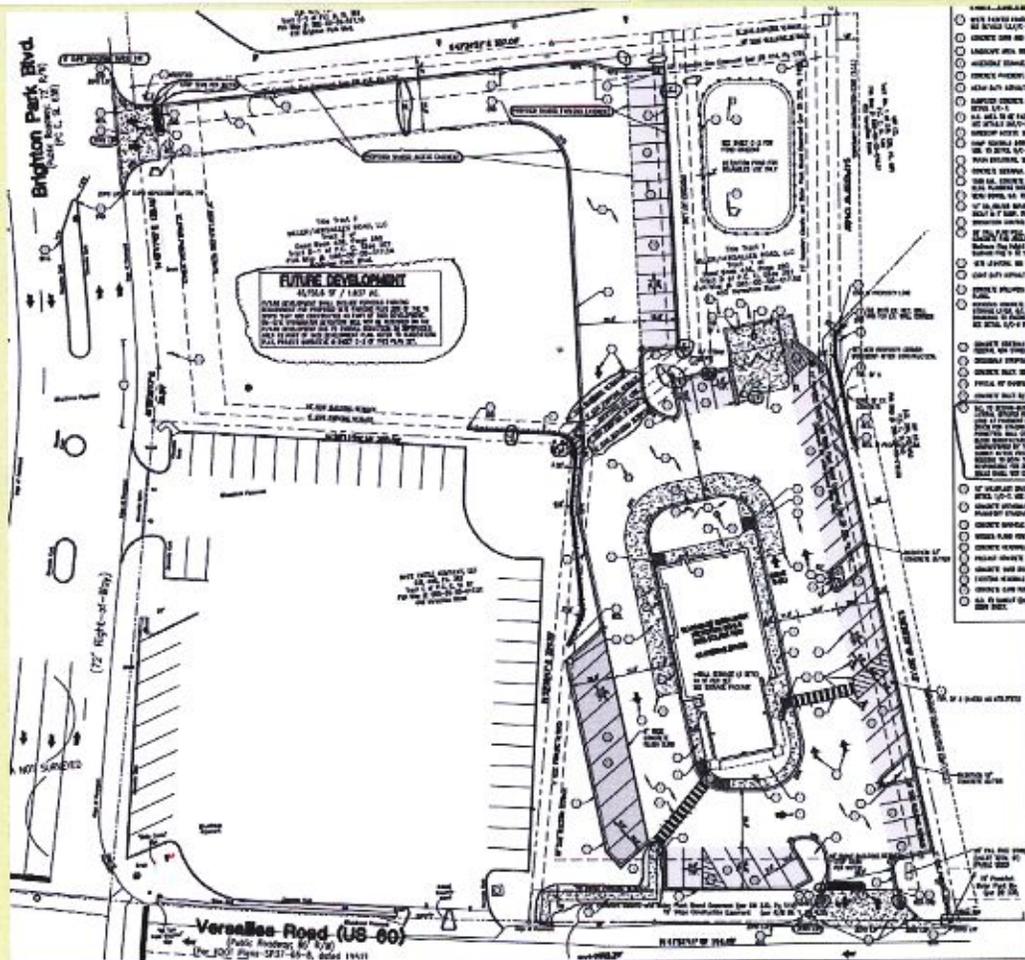
*Request awaiting commission approval*

meeting date JANUARY 12, 2017

applicant BOJANGLES'

zoning PLANNED COMMERCIAL

status AWAITING APPROVAL



# MINOR SUBDIVISION PLATS

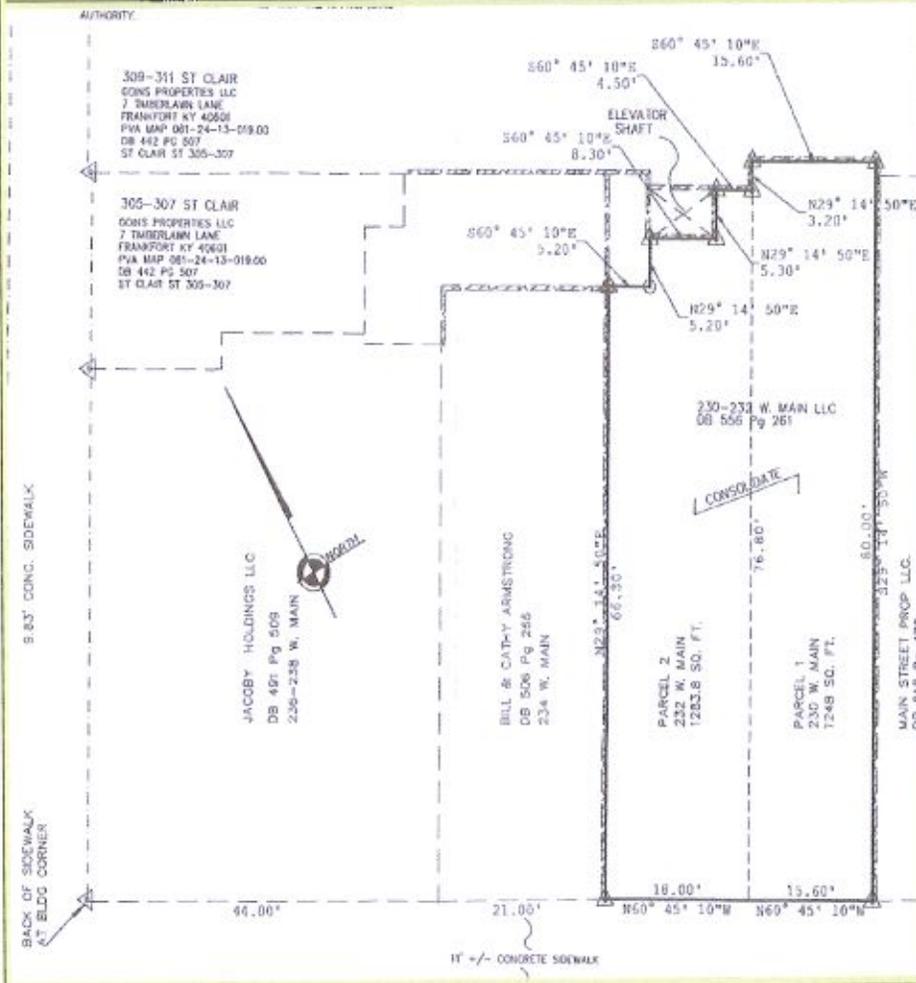
**TOTAL PLATS: 10**

- . NEW LOT CREATED: 4**
- . CONSOLIDATION: 6**

# 230-232 WEST MAIN STREET



case no.  
**MSP 2016-1**  
 applicant  
**JEN WILLIAMSON**  
 zoning  
**"CB" CENTRAL BUSINESS**  
 purpose  
**LOT CONSOLIDATION**





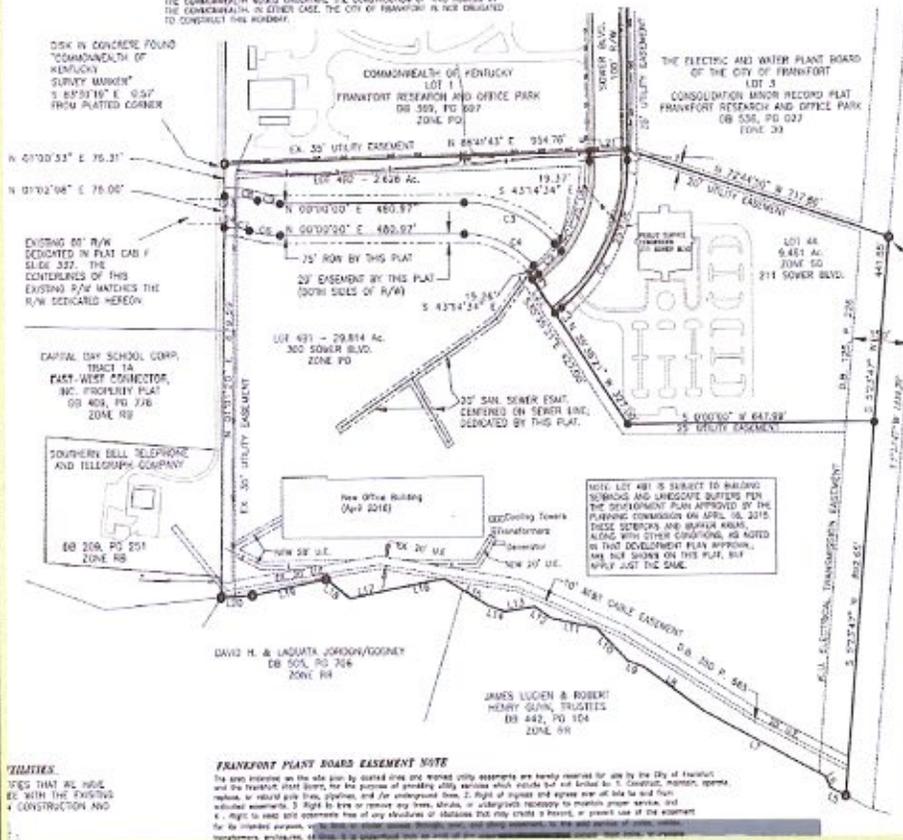
# 300 SOWER BOULEVARD



case no.  
**MSP 2016-3**  
 applicant  
**JOE GRIDER**  
 purpose  
**ROW DEDICATION**

DEVELOPMENT OF ADJOINING PROPERTIES AND DESIGNED/CONSTRUCTED BY OTHERS. ALSO, THE COMMONWEALTH AGREES THAT SHOULD THE STATE DETERMINE THAT THE ACCESSION ACCESS BE FOUND TO BE NECESSARY BY ITS CURRENT GOVERNMENT, THE COMMONWEALTH WOULD UNDERTAKE THE CONSTRUCTION OF THIS ACCESS BY THE COMMONWEALTH. IN OTHER CASES, THE CITY OF FRANKFORT IS NOT OBLIGATED TO CONSTRUCT THIS ROADWAY.

SEE SINGLE FAMILY RESIDENTIAL SUBDIVISION MAPS 1-4 FOR RURAL RESIDENTIAL



**NOTES:**  
 1. THAT ALL ROW BE WITH THE EXISTING CONSTRUCTION AND

**FRANKFORT PLANT BOARD EASEMENT NOTE**  
 The area indicated on this site plan by dashed lines and marked utility easements are hereby reserved for use by the City of Frankfort and the Frankfort Plant Board, for the purpose of providing utility services which include but not limited to: electric, natural gas, water, or other utility lines, pipelines, and/or underground lines. Right of ingress and egress over all lots for said utility easements. Right to bury or remove any lines, cables, or underground conduits for electric power service, and a right to erect and maintain lines of any character or character that may create a hazard or prevent use of the easement for its intended purpose. All lines to be installed from an approved utility easement. No other utility easements shall be installed on this site.

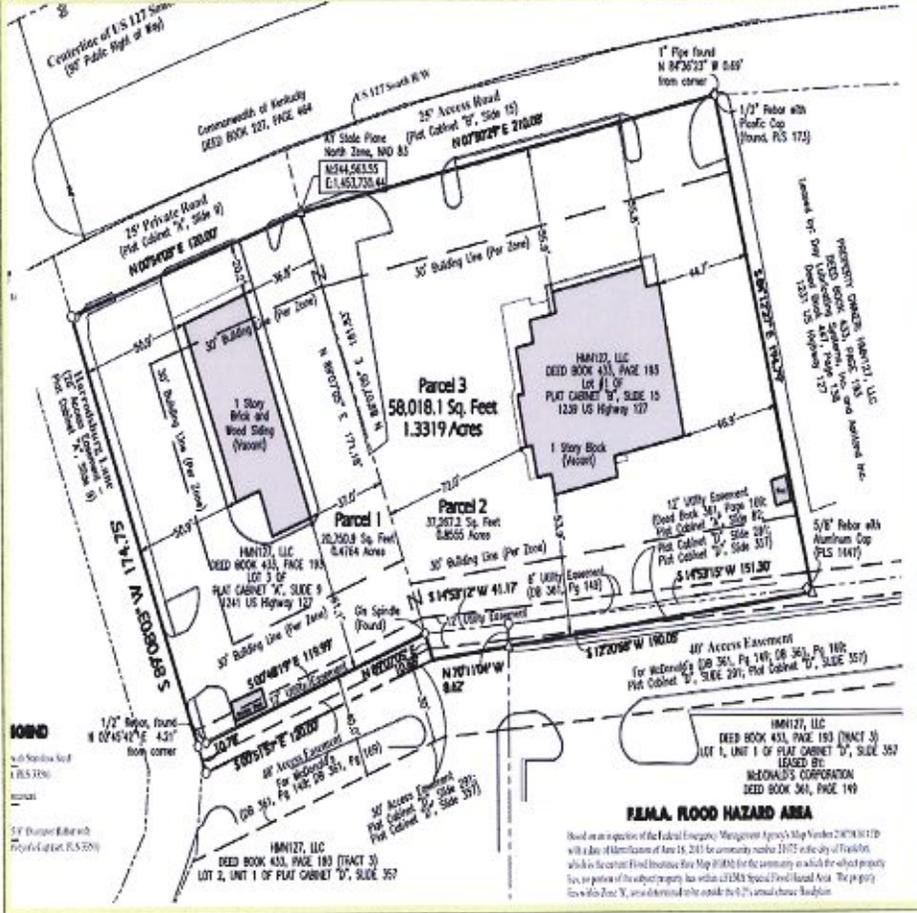




# 1239 US 127 SOUTH



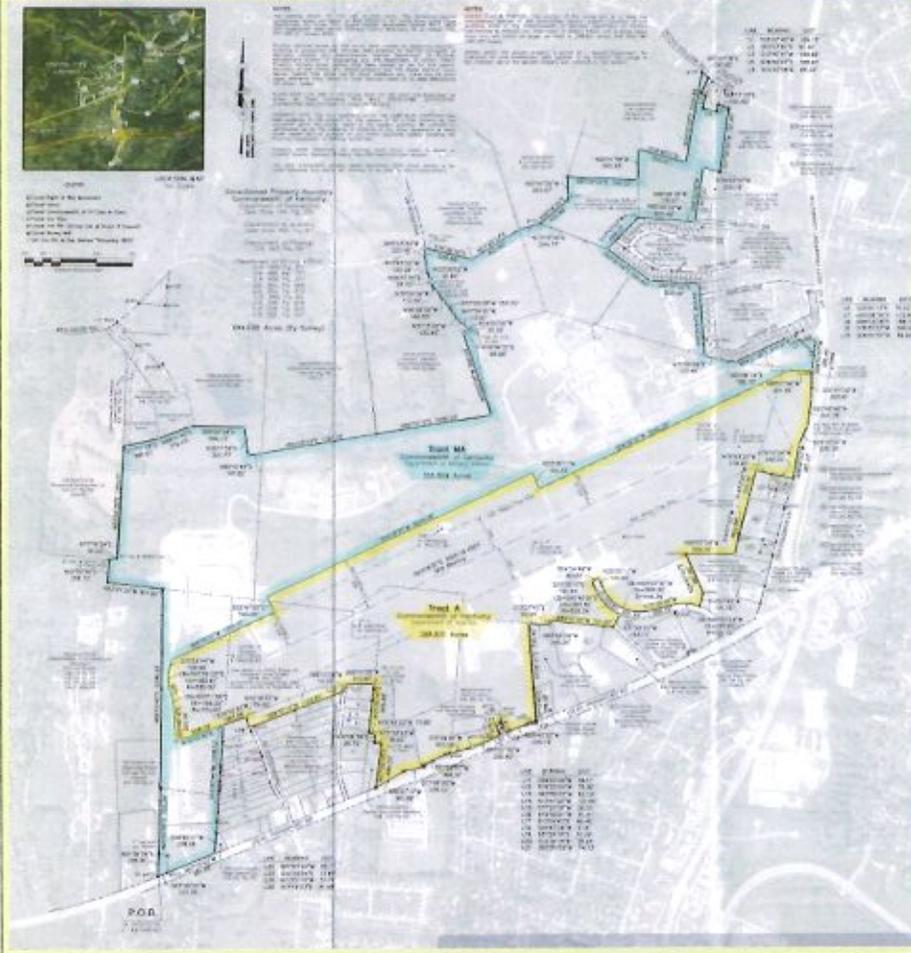
case no.  
**MSP 2016-6**  
 applicant  
**RICHARD WHITSTON**  
 zoning  
**"CH"**  
**HIGHWAY COMMERCIAL**  
 purpose  
**CONSOLIDATION**



# 90 AIRPORT ROAD



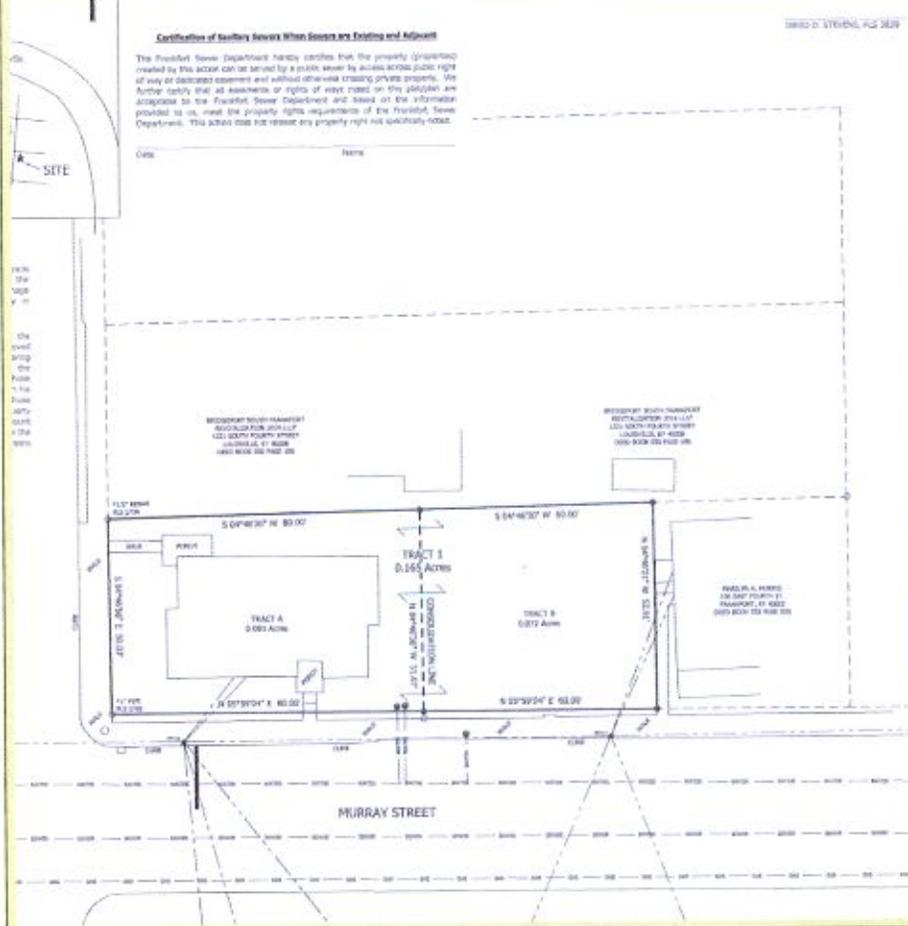
case no.  
**MSP 2016-7**  
applicant  
**CAPITAL CITY AIRPORT**  
zoning  
**"SG"**  
**SPECIAL GOVERNMENT**  
purpose  
**SUBDIVISION WITH NEW**  
**LOT**



# 303 EAST THIRD STREET



case no.  
**MSP 2016-8**  
 applicant  
**JARED STEVENS**  
 zoning  
**"SC"**  
**SPECIAL CAPITAL**  
 purpose  
**CONSOLIDATION**







# DEVELOPMENT PLANS

**TOTAL PLANS: 11**

- STAFF APPROVED: 4
- AMENDED PLANS: 3
- PLANNING COMMISSION APPROVED: 4\*

\*Commission approved plans can be found in the Planning Commission section

# 301 VERSAILLES ROAD



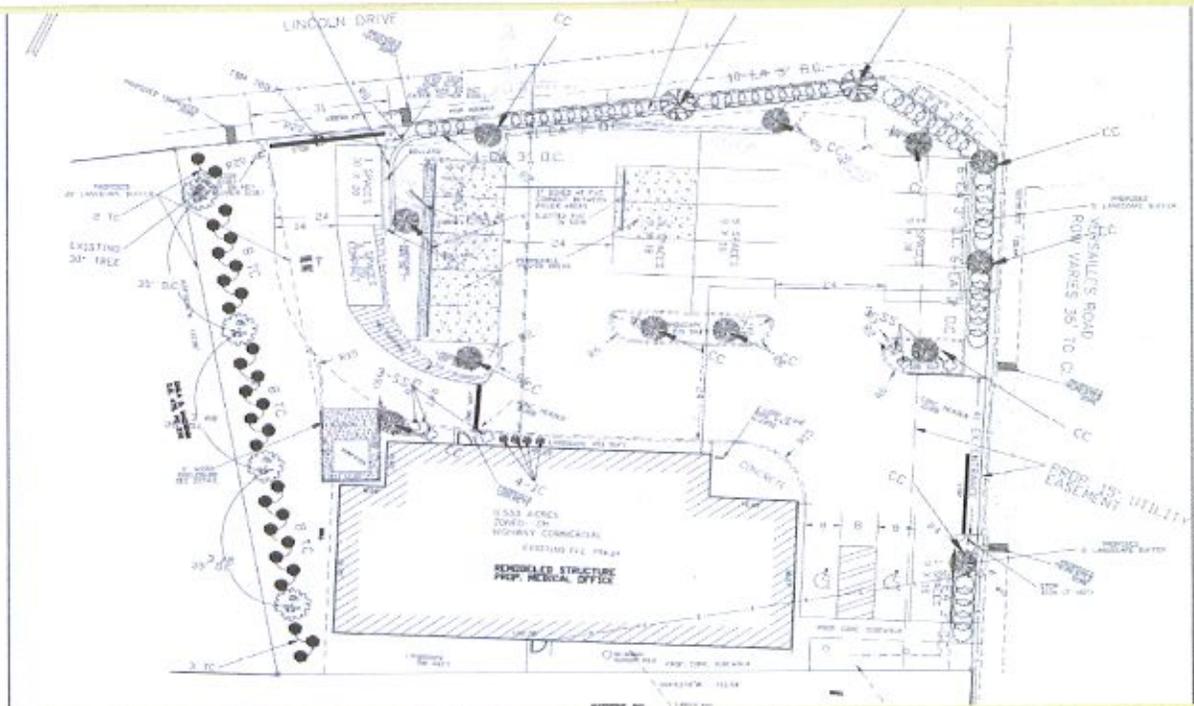
## DEVELOPMENT PLAN

- One-story urgent care medical clinic
- Partial demo of auto garage and remodel
- *Project complete, medical clinic in operation*

date DECEMBER 14, 2015

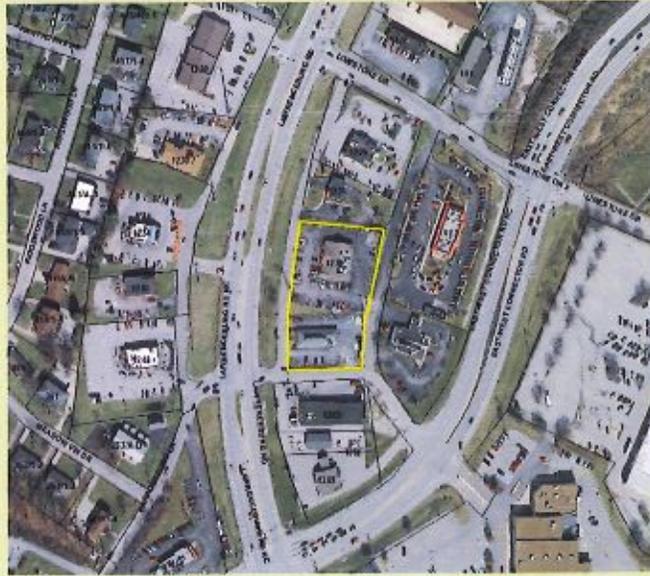
applicant FIRST CARE

zoning HIGHWAY COMMERCIAL "CH"





# 1239 US 127 SOUTH



## DEVELOPMENT PLAN

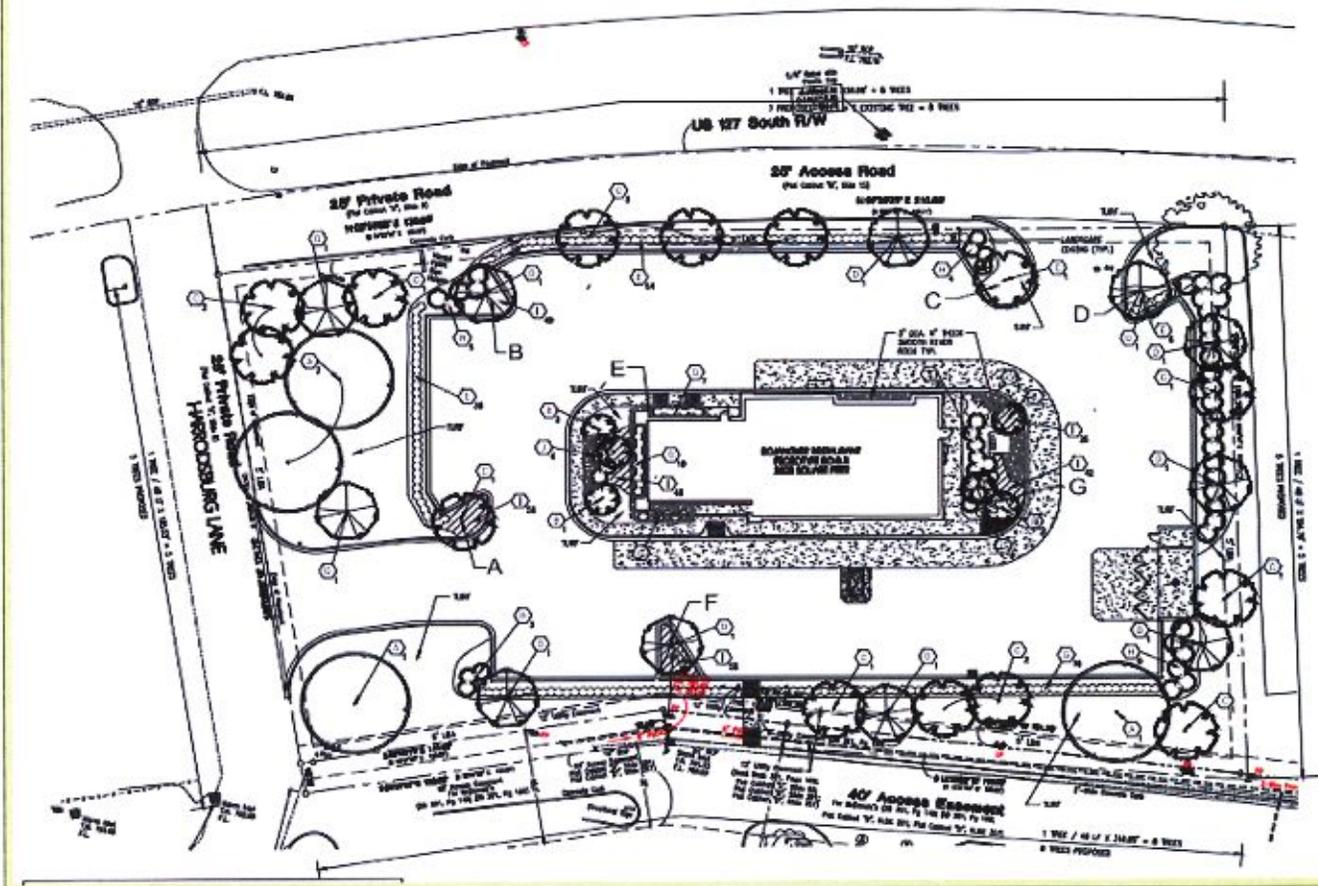
- One-story restaurant—"Bojangles"
- *Project under construction*

date JULY 13, 2016

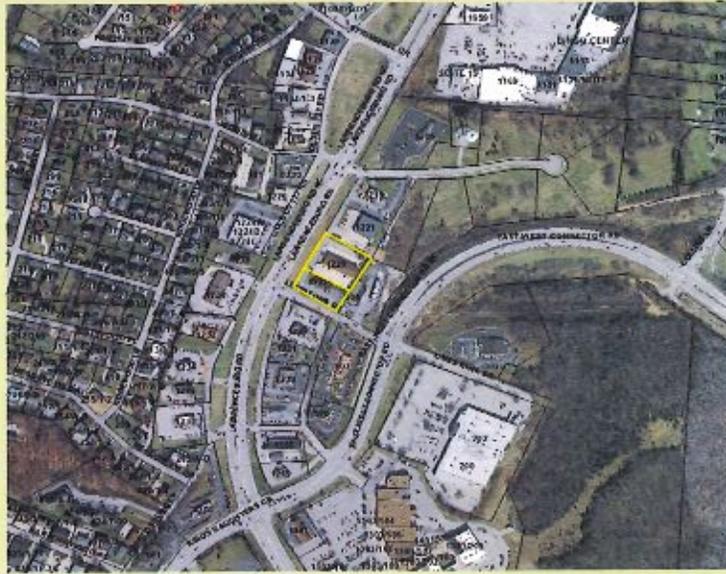
applicant BOJANGLES'

zoning HIGHWAY COMMERCIAL "CH"

status UNDER CONSTRUCTION



# 1227 US 127 SOUTH



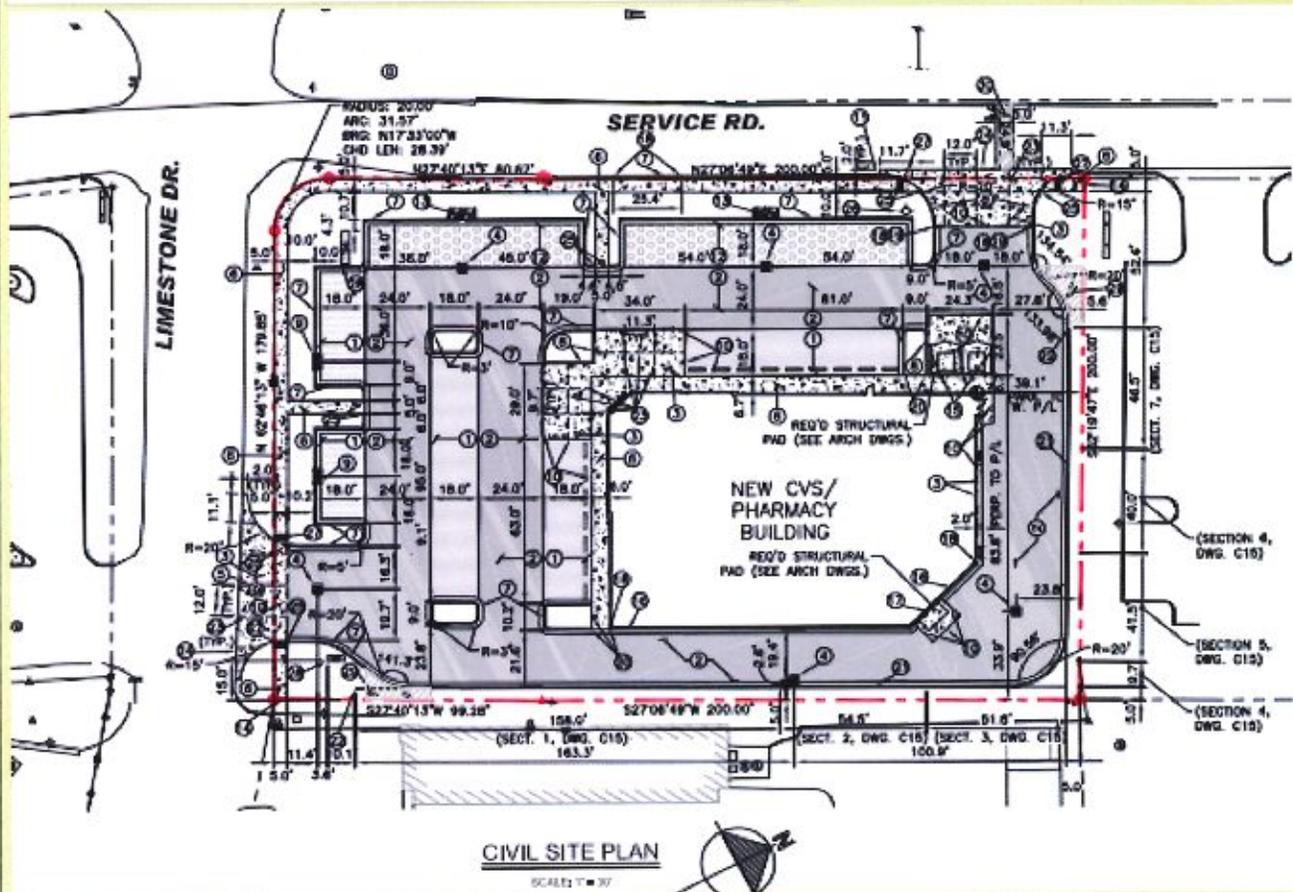
## DEVELOPMENT PLAN

- One-story pharmacy/retail—"CVS"
- *Project awaiting final signatures*

date SEPTEMBER 6, 2016

applicant CVS

zoning HIGHWAY COMMERCIAL "CH"  
status AWAITING FINAL SIGNATURES



0.5  
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# BERRY HILL



## AMENDED DEVELOPMENT PLAN

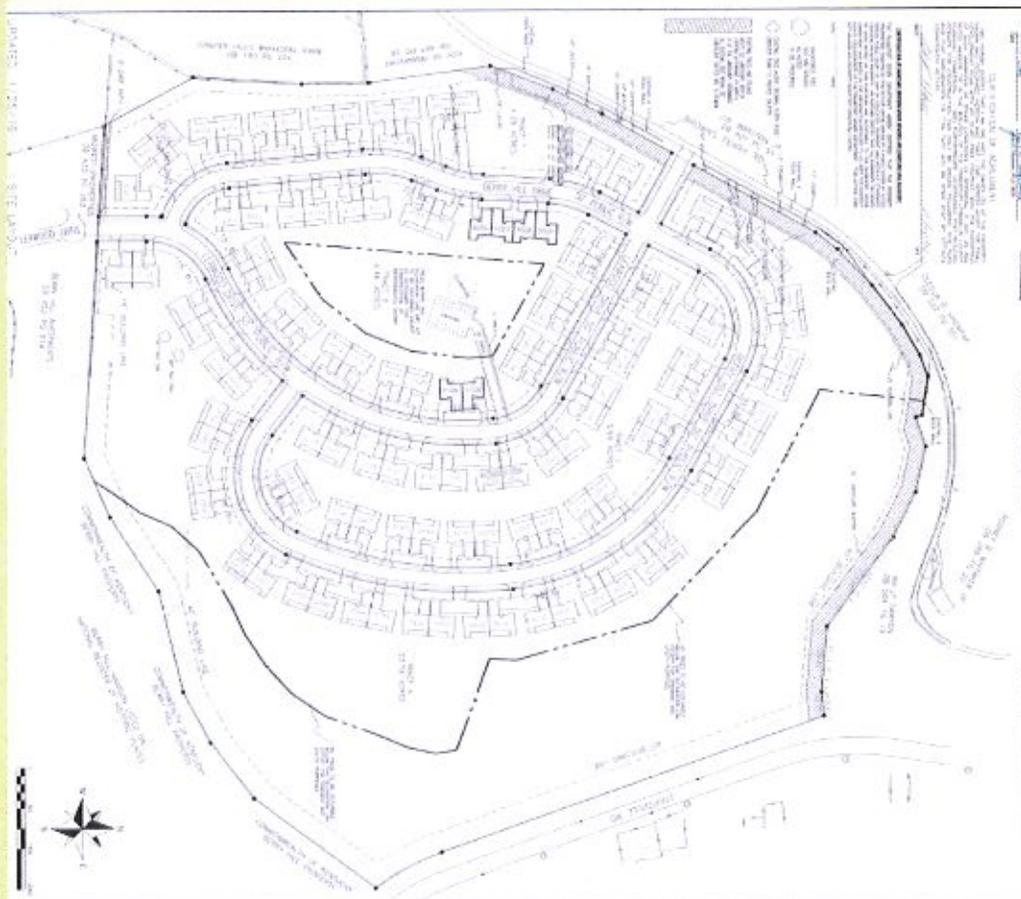
- For the purpose of relocating the driveway to the clubhouse and to reorient the clubhouse and its adjacent parking lot.
- *Project approved*

date FEBRUARY 15, 2016

applicant ARTIE VAN HOUTEN

zoning PLANNED MIXED-USE "PM"

status AMENDMENT APPROVED



# 735 SCHENKEL LANE



## AMENDED DEVELOPMENT PLAN

- For the purpose of constructing a 7' chain link fence with barbed wire around a construction equipment rental business
- *Project approved*

date MARCH 23, 2016

applicant GLENN WATKINS

zoning PLANNED COMMERCIAL "PC"

status PROJECT COMPLETE





## **PERMITTING SUMMARY**

- **BUILDING PERMITS REVIEWED**
- **226**
- **HISTORIC DISTRICTS BUILDING PERMITS REVIEWED**
- **14**
- **ZONING PERMITS REVIEWED**
- **131**
- **SIGN PERMITS REVIEWED**
- **29**
- **BUSINESS LICENSES REVIEWED**
- **134**
- **TOTAL IMPROVEMENT VALUATION**
- **\$24,470,505.00**

