

January 18, 2023

**MINUTES FOR THE REGULAR MEETING  
OF THE PEWEE VALLEY  
BOARD OF ADJUSTMENTS AND APPEALS**

**Wednesday January 18, 2023**

At 7:00 p.m., local time on the above date, this meeting of the Pewee Valley Board of Adjustments and Appeals, hereinafter called the Board, was called to order in the Pewee Valley City Hall, Pewee Valley, Kentucky, by Chairman George Chapman. City Attorney, John Singler, was also present.

The following members were present:

Paige Bjorn, Board Member  
Carol Goodrich, Board Member  
Dr. Tom Clark, Board Member  
Shelley Schippert, Board Member

Director Jim Urban, Assistant Director Brian Fogle, and Senior Planner Ryan Fischer of the Oldham County Planning and Development Services staff were also present.

\* \* \* \* \*

**INTRODUCTION**

Chairman Chapman discussed the updating of members email addresses and phone numbers regarding communication needs.

Chairman Chapman introduced new board member, Shelley Shippert, and allowed her to introduce herself to those in attendance.

\* \* \* \* \*

**ELECTION OF OFFICERS**

Member Bjorn nominated George Chapman as Chairman. Dr. Tom Clark seconded the nomination. No other nominations. Member Chapman accepted the nomination and motion carried on unanimous voice vote.

Member Bjorn nominated Dr. Tom Clark as Vice-Chairman. Chairman Chapman seconded the nomination. No other nominations. Member Clark accepted the nomination and motion carried on unanimous voice vote.

Vice Chairman Clark nominated Paige Bjorn as Secretary. Chairman Chapman seconded the nomination. No other nominations. Member Bjorn accepted the nomination and motion carried on unanimous voice vote.

\* \* \* \* \*

**APPROVAL OF MINUTES**

Motion made by Secretary Bjorn and seconded by Vice Chairman Clark to approve the meeting minutes of the August 23, 2021 meeting. Motion carried on a unanimous voice vote.

\* \* \* \* \*

**PUBLIC HEARING**

**Docket PV-23-001-** An application has been filed requesting a Maximum Square Footage Variance for an Accessory Structure for a property located at 8719 Ash Avenue, Pewee Valley read by Secretary Bjorn.

Mr. Fogle reviewed the staff report and presented additional information (Staff Exhibit A).

- Staff Report (PV-23-001)
- Accessory Structure regulations (Section 250-030)
- GIS aerial photo
- First page of Variance application
- Justification statement
- Site plan
- Construction details

**Presentation by the Applicant  
Maximum Square Footage Variance  
Docket PV-23-001**

Troy and Melissa Crews, 4825 Napa Ridge Way, Louisville were present and sworn in to speak on behalf on Docket PV-23-001.

Troy Crews passed out supporting photos of property (Applicant Exhibit A), Accessory Structure schematics and elevations (Applicant Exhibit B), and 3D floor diagrams (Applicant Exhibit C).

Troy Crews described the differences between having a 30 foot by 60 foot (1,800 square foot accessory structure) versus a 40 foot by 60 foot (2,400 square foot accessory structure). He explains the purpose of the larger building for storage of antique vehicles, camper, lawn care equipment, and a woodworking shop.

**Questions of the Applicant by the Board  
Maximum Square Footage Variance  
Docket PV-23-001**

Mr. Crews responded to questions by the Board:

- Vice Chairman Clark commented on size and asked if the building was big enough. Discussion between differences of brand and style (Morton building versus the Gossman one the applicant is going with).
- Vice Chairman Clark asked how much land the applicant had? Applicant owns 2.153 acres.
- Chairman Chapman asked if there was going to be any rear entry? Mr. Crews stated there would be four doors, all front entry, and no access from the rear of the property.
- Chairman Chapman asked about the location of the septic system? Mr. Crews stated the property was on septic and that there was no interference with existing septic tank and lateral lines.
- Chairman Chapman asked if an engineer had looked at the plans to ensure proper placement of the structure?

**Testimony of those in support of the Application  
Maximum Square Footage Variance  
Docket PV-23-001**

None.

**Questions of those in support of the Application  
Maximum Square Footage Variance  
Docket PV-23-001**

None.

January 18, 2023

**Testimony of those opposing the Application  
Maximum Square Footage Variance  
Docket PV-23-001**

Bob Wright, 8725 Ash Avenue, Pewee Valley, after being sworn, stated the following in opposition to the application:

- Concerned with location of the building and water runoff on the property.
- Showed photos on a camera to a couple of the board members showing watershed and current conditions of the property.
- Asked the building to be moved forward 10 feet to ensure it is outside of the watershed.
- Mr. Wright he wasn't necessarily opposed to the project, just the location of the building.

**Rebuttal by the Applicant  
Maximum Square Footage Variance  
Docket PV-23-001**

Mr. Crews said he was water conscious and ensured the building would have a solid foundation and be placed in the best possible location.

**Rebuttal by the Opposition  
Maximum Square Footage Variance  
Docket PV-23-001**

None.

**Final Statement by the Opposition  
Maximum Square Footage Variance  
Docket PV-23-001**

None.

**Final Statement by the Applicant  
Maximum Square Footage Variance  
Docket PV-23-001**

None.

**Final Questioning by the Board of Any Interested Party  
Maximum Square Footage Variance  
Docket PV-23-001**

None.

**Motion to Approve the Maximum Square Footage Variance (PV-23-001)**

Motion is made by Vice Chairman Clark to approve the Maximum Square Footage Variance for an Accessory Structure for a property located at 8719 Ash Avenue, Pewee Valley because, based on the testimony of those present, the variance is minimal and adequately justified by the applicant. Secretary Bjorn seconded the motion. Motion carried by unanimous voice vote of 5-0.

\* \* \* \* \*

Chairman Chapman adjourned meeting by unanimous vote. The meeting adjourned at 7:45 p.m.

**Approved:**

**Respectfully Submitted,**

---

**George Chapman, Chairperson**

---

**Paige Bjorn, Secretary**