



BOARD OF ADJUSTMENT
REGULAR MEETING
COMMISSIONERS CHAMBERS
MINUTES
JUNE 24, 2019
5:30 P.M.

Attendees: Vice-Chair Gjergji, Davis, Perry, Baxter

Absent: Chair Young

APPROVAL OF MINUTES

Member Gjergji offered the following Motion:

I move that the reading of the minutes for April 29, 2019, will be waived and that the minutes of said meeting, as prepared by the secretary, be approved as written.

The Motion was seconded by Member Perry and adopted (2). Yea (Davis and Perry), *abstain (1) Vice-Chair Gjergji, because he was not present at the last meeting.*

OLD BUSINESS

NEW BUSINESS

VAC2019-159

Case#: VAC2019-159
Property Address: 427 South 3rd Street
Applicant/Owner: Chris Shelton
Request: Advertising sign size variance request

Member Davis offered the following Motion:

I move that this Board receive and file the application of Chris Shelton requesting approval of a 96 square foot maximum variance request for various off-premise advertising signs to be installed at 427 South 3rd Street. I further moved the application be denied for the following reasons:

- Other businesses could be advertised that are not located in downtown Paducah;
- A goal of the City is to enhance downtown through the forthcoming TIF District and other means. Other businesses on this sign would send a mixed message;
- Other signage advertised at this location would be at odds with the City of Paducah Comprehensive Plan, which states "Improve the waterfront and

continue to enhance downtown to make it more of a regional, national commercial, tourism and arts attraction and to offer more retail for City residents”.

The Motion was seconded by Member Baxter and adopted (3). Yea (Members Vice-Chair Gjergji, Baxter, and Davis), Abstain (1) (Member Perry)

VAR2019-171

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| Case#: | VAR2019-171 |
| Property Address: | 3801 Hinkleville Road |
| Applicant/Owner: | Independence Bank Of Kentucky |
| Request: | Front yard variance request |

Member Perry offered the following Motion:

I move that this Board receive and file the application of Independence Bank of Kentucky for approval of a 35 foot front yard variance request for a property line to be established 15’ from the front of the building at 3801 Hinkleville Road. I further move that this Board receive and file the application of Independence Bank of Kentucky for approval of a waiver of Section 126-64 (c) of the Paducah Zoning Ordinance to allow the site to be accessed via ingress/egress easement.

I further move that:

- (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or in the same zone; and
- (b) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
- (c) The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

I further move that the variances be approved.

The Motion was seconded by Member Baxter and adopted (4) Yea (Vice-Chair Gjergji, Baxter, Davis and Perry) Nay (0)