



CALVERT CITY BOARD OF ZONING ADJUSTMENTS

(270) 395-7138 - P.O. Box 36, 861 East 5th Avenue - Calvert City, KY 42029

AGENDA

January 9, 2025

NOTICE OF IN-PERSON/ VIDEO TELECONFERENCE SPECIAL CALL MEETING

The Calvert City Board of Zoning Adjustments will conduct an In-person/ Video Teleconference of its Special Call Meeting at 5:30 pm, Thursday, January 9, 2025. This Meeting is being conducted in-person and by live video teleconference pursuant to Senate Bill 25, signed into law by Governor Beshear on January 13, 2022 and may be viewed and heard by the public online on YouTube at

<https://www.youtube.com/channel/UCkV6KH8cddkFvWrOBbGyRIA>

- I. **Call to Order at 5:30 p.m.**
- II. **Recess Special Call Meeting into a Public Hearing**
- III. **Public Hearing to receive public comment on**
 - a. **an application for a Conditional Use filed by Ms. Jennifer Harrell of Roots & Rails Trading Company, LLC for its property at 38 Aspen Street, Calvert City, KY 42029. Roots & Rails Trading Company, LLC seeks a Conditional Use to permit Bed and Breakfast (Short-term rentals-2 units) as required per Calvert City Zoning Ordinance.**
 - b. **an application for a Variance permit filed by Timothy Hagan for his property at 166 Camelot Drive, Calvert City, KY 42029. Mr. Hagan seeks a Variance permit to construct an accessory structure in the front yard (located on a corner lot) as required by the Calvert City Zoning Ordinance.**
 - c. **an application for a Variance permit filed for Timothy Hagan for his property at 166 Camelot Drive, Calvert City, KY 42029. Mr. Hagan seeks a Variance permit for of a 2nd accessory structure with a combined square footage greater than 50% of the footprint of the principal structure as required by the Calvert City Zoning Ordinance.**
 - d. **an application for a Variance permit filed by Timothy McGuins for his property at 532 Elm Street, Calvert City, KY 42029. Mr. McGuins seeks a Variance permit to construct an accessory structure in the front yard**

(located on a corner lot) as required by the Calvert City Zoning Ordinance.

- e. An application for a Variance permit filed for Timothy McGuins for his property at 532 Elm Street, Calvert City, KY 42029. Mr. McGuins seeks a Variance permit to construct a 3rd accessory structure with a combined square footage greater than 50% of the principal structure as required by the Calvert City Zoning Ordinance.

IV. Reconvene Special Call Meeting

V. Approval of the Minutes for:

- A. December 4, 2024, Special Call Meeting

VI. Consider a Request

- a. for Roots & Rails Trading Company, LLC, which seeks a Conditional Use to permit Bed and Breakfast (Short-term rentals-2 units) as required per Calvert City Zoning Ordinance
- b. for Mr. Hagan, which seeks a Variance permit to construct an accessory structure in the front yard (located on a corner lot) as required by the Calvert City Zoning Ordinance.
- c. for Mr. Hagan, which seeks a Variance permit for of a 2nd accessory structure with a combined square footage greater than 50% of the footprint of the principal structure as required by the Calvert City Zoning Ordinance.
- d. for Mr. McGuins, which seeks a Variance permit to construct an accessory structure in the front yard (located on a corner lot) as required by the Calvert City Zoning Ordinance.
- e. for Mr. McGuins, which seeks a Variance permit to construct a 3rd accessory structure with a combined square footage greater than 50% of the principal structure as required by the Calvert City Zoning Ordinance.

VII. Adjournment