

Madison County
Board of Zoning Adjustments

Application for Public Hearing

Date: January 23, 2026

Application No. _____

Hearing Type:

Dimensional Variance

Conditional Use Permit

Appeal

Applicant's Name: Gary & Penny Curry

Mailing Address: 2680 Lancaster Road

City/State/Zip Code: Richmond KY 40475

Telephone Number: (859) 797-1786

Address of Property Requesting Hearing: 2680 Lancaster Road

Property Owner's Name: Gary & Penny Curry

Existing Land Use: Agriculture Existing Zoning Classification: Residential/Agriculture

DIMENSIONAL VARIANCE:

If requesting a "Dimensional Variance" describe in detail below the nature of the variance requested (use separate sheet if additional space is needed). Site plan drawn to scale must be provided.

CONDITIONAL USE PERMIT:

If requesting a "Conditional Use Permit" describe in detail below the nature of the Conditional Use requested (use separate sheet if additional space is needed).

APPEAL:

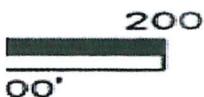
If requesting a hearing to review the decision made by the Administrative Official please complete on a separate sheet the nature of the appeal and what sections of the regulations you are appealing.

Signature of Applicant: Penny Curry Date: 1-23-26

TRACT 2 (REMAINDER)
LEONARD M. & VICKIE TUDOR
DB 657-578
PB 18-288

IND
ED BOUNDARY
NT PROPERTY
INED PROPERTY LINE

OF CREEK/DRAIN



N 37°09'35" E
409.16'

N 22°36'04" W
286.90'

Open Space

PARCEL A
6.951 ACRES

710.85'

S 31°29'27" E

N 33°03'57" W

REFUSE

TRACT 1A
10.055 ACRES

Open Space

Open Space

1/2" RBF
LS 2678

S 31°30'09" E

MARGARET TUDOR
DB 194-257

Back yard

1/2" REF
NO CAP

Front yard

PARKING

139.09'

S 31°37'15" E

N 26°46'50" W
491.24'

S 55°23'50" W 316.75'

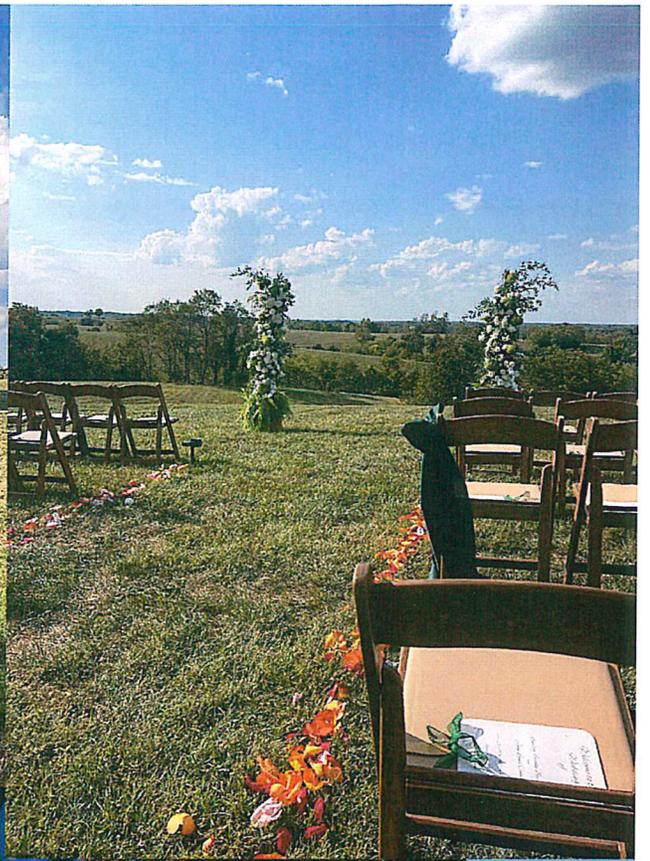
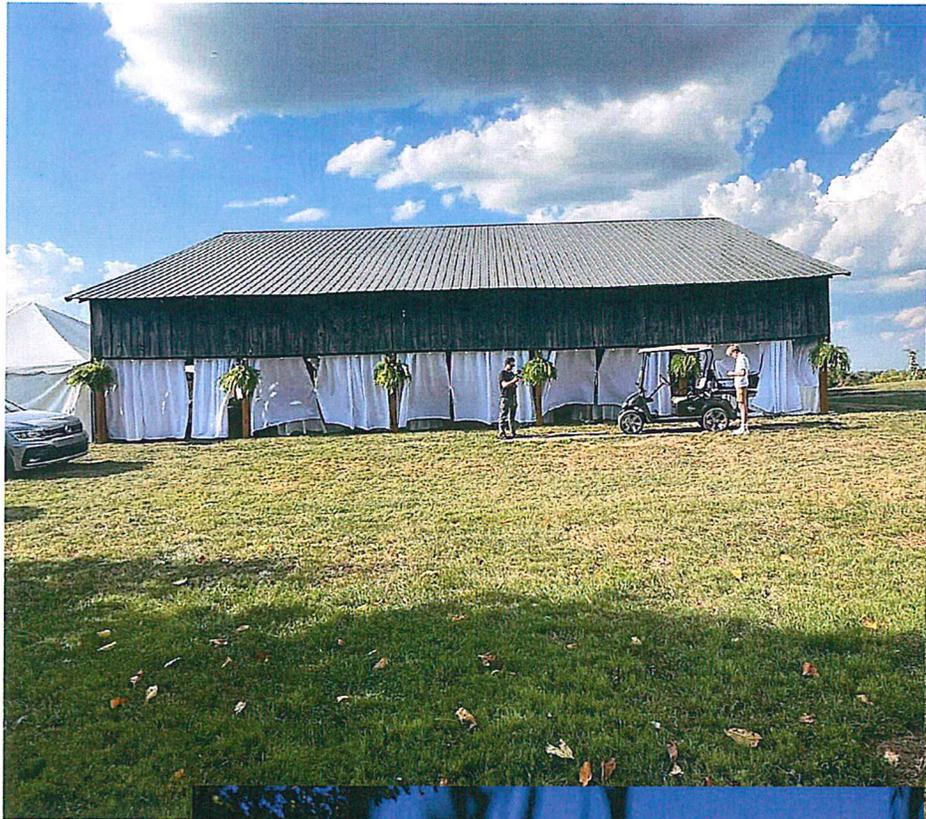
1/2" RBF
NO CAP

MAINDER)
VICKIE TUDOR
578
288

PROPERTY DEED:
MONTAGE
ACRES

460' TO KY 1295

LANCASTER RD (KY 52) - 60' R/W



We, Gary and Penny Curry, respectfully request a **Conditional Use Permit** to operate a private event venue on our property at 2680 Lancaster Road, Richmond, KY 40475 (Madison County, unincorporated area).

The proposed use is a low-impact, private event facility for hosting occasional gatherings such as weddings, receptions, family celebrations, banquets, small corporate events, and educational field trips (e.g., school groups for historical/educational programs). The venue will utilize the existing historic residence and barn/outdoor spaces for ceremonies, receptions, and activities, with events typically limited to weekends and evenings.

Key details:

- **Capacity:** Up to 150–200 guests maximum per event (depending on configuration)
 - Barn sq ft. = 2475 House sq ft. = 3980
- **Frequency:** 1–2 events per weekend during peak season (May–October), with fewer in off-season; occasional weekday educational events (e.g., 100 school students during daytime hours).
- **Hours of Operation:** Events generally 10 AM–11 PM, with amplified music/noise ending by 11 PM to respect neighbors. No overnight stays or camping.
- **Parking:** On-site gravel/grass parking for 50–100 vehicles (with overflow managed on property); no street parking required.
- **Access:** Primary access via existing driveway on Lancaster Road; no new road construction planned.
- **Mitigation Measures:**
 - Noise control: Events will use sound equipment at reasonable levels; outdoor music directed away from neighboring properties; quiet hours enforced.
 - Traffic: Events staggered to avoid peak road times; volunteers/directors to manage entry/exit.
 - Lighting: Minimal/low-level event lighting; no bright floodlights impacting neighbors.
 - Waste: Portable restrooms or existing facilities used; trash removed post-event; no permanent food service (caterers handle).
 - Alcohol: If served, through licensed caterers only; no on-site liquor sales.
- **Site Improvements:** Plans include potential barn repairs, concrete flooring, restroom additions, and a tent for weather protection—all to enhance safety and guest experience without major land disturbance.

This use is accessory to our residential/agricultural property and will promote local economic benefits (supporting caterers, vendors, and tourism) while preserving the rural character of the area. A site plan (drawn to scale) is attached, showing property boundaries, existing structures, proposed parking/event areas, access points, and any planned improvements.

We are committed to being good neighbors and will comply with all conditions the Board deems necessary.

Madison County
Board of Zoning Adjustments

Application for Public Hearing

Date: 1/6/26 Application No. _____

Hearing Type:

Dimensional Variance Conditional Use Permit Appeal

Applicant's Name: Paul Kieckhefer

Mailing Address: 125 Meadow Ridge Dr.

City/State/Zip Code: Nicholasville, Ky 40356

Telephone Number: 502-419-7021

Address of Property Requesting Hearing: ~~1880 Brassfield Rd~~ 110 Hensley LN

Property Owner's Name: William Goodloe

Existing Land Use: _____ Existing Zoning Classification: _____

DIMENSIONAL VARIANCE:

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CONDITIONAL USE PERMIT:

If requesting a "Conditional Use Permit" describe in detail below the nature of the Conditional Use requested (use separate sheet if additional space is needed).

see attached document

APPEAL:

If requesting a hearing to review the decision made by the Administrative Official please complete on a separate sheet the nature of the appeal and what sections of the regulations you are appealing.

Signature of Applicant: *Paul Kieckhefer* Date: 1/9/26

We are requesting a conditional use permit to build and operate a dog shelter/rescue non-profit organization which we intend to call Lost But Found Dog Rescue. Our intention is to partner with the County Animal Shelter and other shelter organizations to receive, house, rehabilitate, and care for dogs and cats with the goal of matching them with the ideal family for adoption. Our mission statement is

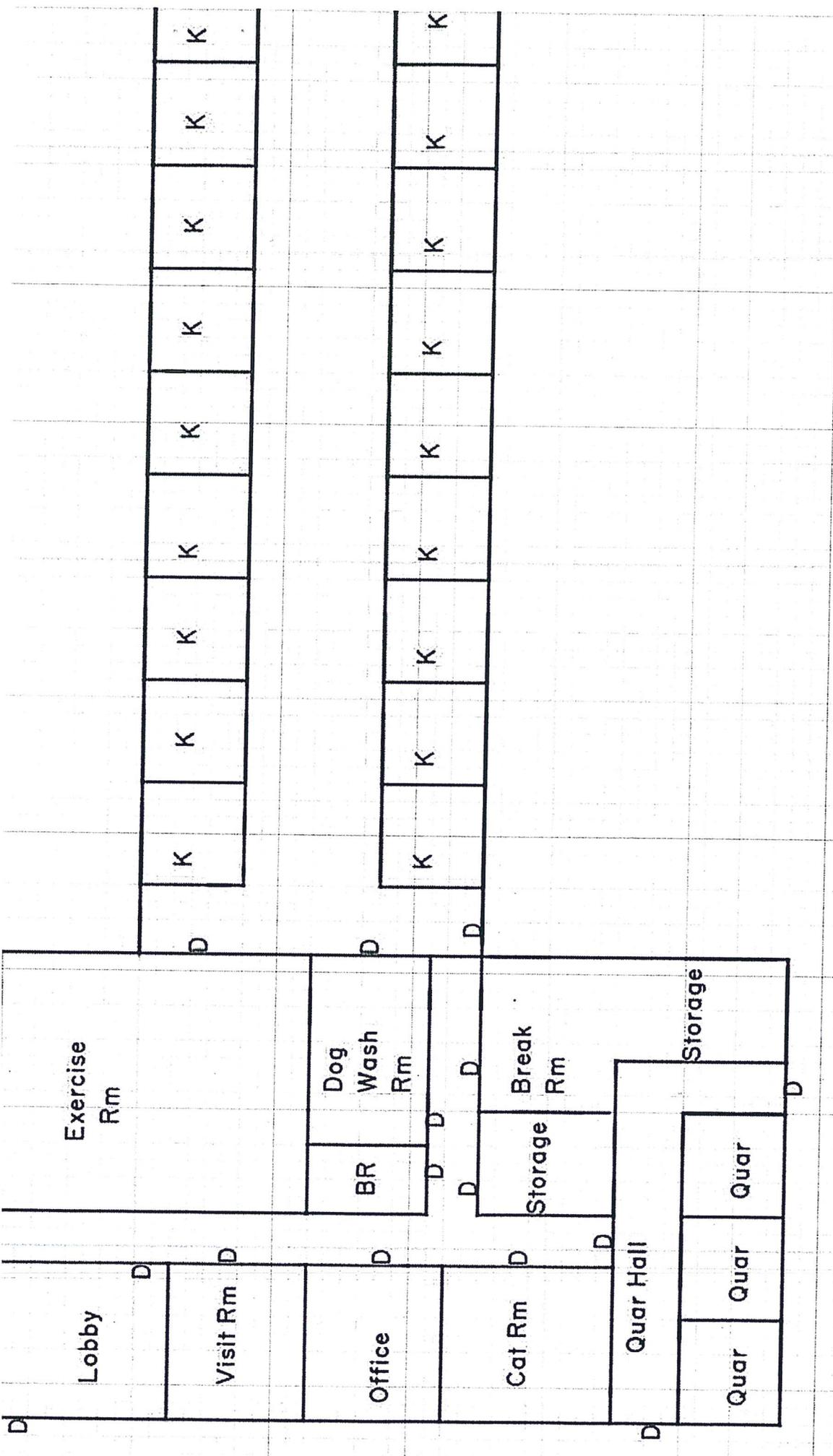
- Transform the lives of senior, injured, and forgotten dogs and cats by connecting them with their lifelong person
- Serve as a **no-kill rescue/shelter** for Madison County

The proposed facility will be approximately 2,500 square feet and have 23 kennels initially, with a floor plan that enables future growth as needed. Each kennel will be at least 6'x6' and have an attached outdoor run that is 6'x10'. We intend to make at least two of the kennels larger to accommodate large dogs. We also intend to have three outdoor exercise areas, each 27'x36'.

The facility will also have space for a lobby, a visitation room, a dog bathing room, a business office, a room to house cats in individual "bunks", storage, and an indoor exercise room. We intend to have parking for at least 12 cars in front of the building. The entrance to the property will be on Hensley Lane, and will have a two-car wide driveway.

Our refuse area, which will include the collection of animal solid waste, will be behind the facility, accessible via a driveway. We intend to bag solid waste to biodegradable bags to control the odor, and either utilize the local garbage service and/or a service that specializes in animal waste pick-up.

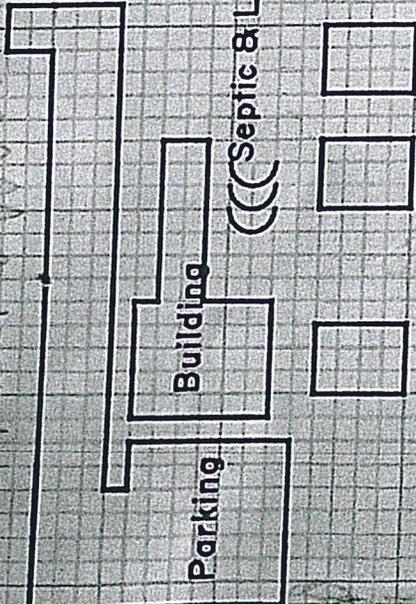
The dogs will be inside the facility most of the time. They will have access to their attached outdoor runs for set durations during the day, and taken to exercise areas individually for set durations each day. Also, we intend to retain the trees along Hensley Lane as well as the left and right property line to further dampen any noise. Therefore, we believe the noise outside the property will mostly be contained.



Garbage Area

1 big square = 71'x71'

1 small square = 9'x9'



Outdoor Exercise Areas

Trees



← →