

**Madison County
Board of Zoning Adjustments**

Application for Public Hearing

Date: April 30, 2025

Application No. _____

Hearing Type:

☐ Dimensional Variance

☒ Conditional Use Permit

☐ Appeal

Applicant's Name: Lisa Botkin

Mailing Address: 239 Davis Hollow Rd

City/State/Zip Code: Berea KY 40403

Telephone Number: 859 979-1109

Address of Property Requesting Hearing: 239 Davis Hollow Rd Berea KY 40403

Property Owner's Name: Chen & Lisa Botkin

Existing Land Use: _____ Existing Zoning Classification: _____

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). see attached sheet

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: Lisa Botkin Date: 4/30/2025

April 30, 2025

Lisa Botkin
239 Davis Hollow Rd.
Berea, KY 40403
859-979-1109

RE: Conditional Use Permit
The Barn in the Hollow LLC
239 Davis Hollow Rd.
Berea, KY 40403

To: Madison County Board of Zoning Adjustments

I am requesting to come before the board to be approved for a Conditional Use Permit for The Barn in the Hollow, a rustic venue located at 239 Davis Hollow Rd. Berea, KY 40403.

The barn had a new electrical service put in, in 2024 by John Worley. Bluegrass Energy set the pole and passed the inspection. There is water to an outside spigot to the right corner of the barn.

The barn is an open spaced barn measuring 40' x 60' with no loft. There is a front and back entrance/exit 15' wide with a side entrance/exit 10' wide. There is no kitchen or indoor restrooms port a potty's will be brought in for use during events. The floor is a level gravel floor making it handicap accessible with no steps.

The parking space will be to the left of the front of the barn, below a storage building and over-flow to the right in a bottom lot. Parking will be for up to 50 cars.

There will be no alcohol allowed on the property. No smoking inside and only in a designated area.

The hours of operation will be 8:00 a.m.-10:00 p.m. A noise contract will be signed by the renter to keep the noise at a low level and quiet after 9:00 p.m.

Thank You



Lisa Botkin

I (we) do hereby certify that I (we) are the owners of the property shown and described hereon and do hereby adopt this survey with my (our) free consent.

ACCURACY CERTIFICATE

GREGORY A WEST LPLS #3802 Feb 19
DATE

All utilities shown hereon were observed through the normal course of surveying. All utilities should be field verified prior to any construction. This property may be subject to utilities not shown or depicted hereon.

Most utility companies participate in the Kentucky "BUD" (Before You Dig) program. Contact information: 811

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Madison County, Kentucky with the exception of such variances, if any, as are attached to this plat and are noted in the minutes of the Madison County Fiscal Court, and that it has been approved for recording in the Office of the County Clerk.

CHAIRMAN, MADISON CO. PLANNING COMMISSION 4-15-19
DATE

I hereby certify that the subdivision plat shown hereon has been accepted for filing and recording.

MADISON COUNTY CLERK DATE

