

Madison County
Board of Zoning Adjustments

Application for Public Hearing

Date: 7/25/25

Application No. _____

Hearing Type:

☒ Dimensional Variance

☐ Conditional Use Permit

☐ Appeal

Applicant's Name: Distinctive Design Remodeling

Mailing Address: 1050 Enterprise Drive #100

City/State/Zip Code: Lexington, KY 40510

Telephone Number: 859-223-0539

Address of Property Requesting Hearing: 509 Ryker Court Richmond, KY 40475

Property Owner's Name: Tom & Leahy Misich

Existing Land Use: residential 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. Requesting a variance to allow an attached sunroom. Current restrictions require all attached projects to be 25 feet from the rear property line. This restriction only allows projects to extend 6 feet from the back of the home, essentially restricting almost any reasonable additions to the home. We are requesting a 6' variance to allow the homeowner reasonable use of their lot, as other homeowners on neighboring streets are allowed.

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: Kathleen Misich

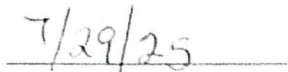
Date: 7/25/25

To Whom it May Concern,

We are aware of Distinctive Design Remodeling applying for a Dimensional Variance for our property at 509 Ryker Ct. We agree to getting this Dimensional Variance to build an addition onto our home.

Handwritten signatures of Kathy Misich and Tom Misich.

Tom & Kathy Misich

Handwritten date 7/29/25.

Date

**Madison County
Board of Zoning Adjustments**

Application for Public Hearing

Date: July 30, 2025

Application No. _____

Hearing Type:

☐ Dimensional Variance

☒ Conditional Use Permit

☐ Appeal

Applicant's Name: Joshua Bartlett

Mailing Address: 697 Red Lick Road

City/State/Zip Code: Berea Ky 40403

Telephone Number: 502 819-7753

Address of Property Requesting Hearing: 697 Redlick Road

Property Owner's Name: Joshua Bartlett

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).

Event Venue Space.

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:  Date: July 30, 2025

To whom it may concern,

I'm writing to formally request conditional use approval for the property located at 697 Red Lick Road Berea Kentucky 40403 for the purposes of renting the Barn and grounds as an event venue space. The proposed use of the property will be to host a variety of events such as private gatherings, weddings, business, functions, and community celebrations.

I understand the importance of maintaining the integrity and character of the surrounding area and are committed to ensuring that the venue operates in a manner that is respectful to neighbors and compliant with all local regulations. All events will be scheduled in advance, and will adhere to noise ordinances, parking requirements, and occupancy limits.

Upon approval of this conditional use authorization " Creekside Legacy Events" would be created and all proper business documentation and insurance would be procured for the space.

Specific use: The specific use would be weddings, birthday parties, family reunions, community events, or any other event not specified within reasonable use for the property.

Size and scope: There is a 3200 sqft of barn space along with four acres of property for parking and potential outdoor use of the grounds. It is bordered by the Red Lick Creek on its northern boundary as well as a smaller creek on its eastern boundary. Currently in its primitive state it is a barn with fields that surround it. Over time and with financial resources increasing the accommodations of this property would take place. When events are booked, temporary facilities will be available for sanitation purposes until permanent structured facilities can be raised.

Hours of operation: The hours would be 7 days a week and would follow noise ordinance guidelines for Madison County. which appears to be from 10:00 p.m. to 7:00 a.m. the event of a wedding or a late evening event the host of the event will have from 10:00 p.m. to 11:00 p.m. to shut down, clean up and leave the Barn/Property.

Maximum occupancy: 150 to 200 occupants

Parking and traffic: Parking would be on the same grounds as the event venue. there will be an unimproved gravel parking lot area for vehicles to park on. with overflow within the surrounding field when it is not wet and raining. this property in question access from gravel lick Branch Road as well as red lick Road. initially entering and exiting from gravel lick would be the main access point. depending on the scheduled event traffic would be impacted when people arrive at their certain times. Exiting traffic would be sporadic as people leave at different times for different reasons.

Again, with further Financial Resources and as time progresses the goal would be to enter from gravel lick Branch Road and be able to exit from Red Lick Road. Also as an alternate plan for

Traffic Control entering from the Red Lick to Gravel lick direction and then exiting from gravel lick to Log Cabin to North Muddy Creek back onto Battlefield Memorial Highway.

Signage: Signage would be on gravel Lake Road in front of the access point to the property. set off far enough away from distractions for the public. Initial thought would be a vinyl sign with the logo and name of the event space. and again with financial resources and time a more structured sign with illumination would be installed.

Following rules and guidelines for additional signs at corners of intersections for directional signs for traffic to follow as they navigate to the Barn would be placed temporarily for the specific event and then removed that evening or following morning.

Utilities: In its current state it is a primitive field and Barn structure. Electricity will be added again as time and financial resources are gained. Water will be run towards the Barn to allow for an outdoor hand washing station using it for gray water purposes only. bathroom facilities will be of the temporary kind from a local Port of John company. and set on a schedule for cleaning based on the usage policy of said company.

I believe this venue will provide a valuable space for Community engagement and contribute positively to the local economy. It is unclear at this time if the venue space will be a success but it is the hope of this landowner that it will become successful And to not only provide a much needed resource for the community but also as a way to give back to the community as time goes on.

Sincerely,

Joshua Bartlett
Retired Military | Owner, Let's Bounce
M.S in Business and Leadership | Doctoral Certificate
in Strategic Leadership

**Madison County
Board of Zoning Adjustments**

Application for Public Hearing

Date: 7/11/25

Application No. _____

Hearing Type:

☐ Dimensional Variance

☒ Conditional Use Permit

☐ Appeal

Applicant's Name: Brandi McIntosh

Mailing Address: 112 Bayannes Way

City/State/Zip Code: Richmond, Ky 40475

Telephone Number: 859-369-7484

Address of Property Requesting Hearing: 112 Rayannes Way, Richmond Ky 40475

Property Owner's Name: Brandi McIntosh

Existing Land Use: Residential Existing Zoning Classification: Residential R-1

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).

I am wanting to babysit/provide childcare in my home, proper liscensing and certification requires that I have a zoning letter that allows me to keep up to 6 children. I
APPEAL: already keep children but am wanting to be certified.

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: Brandi McIntosh Date: 7/11/25