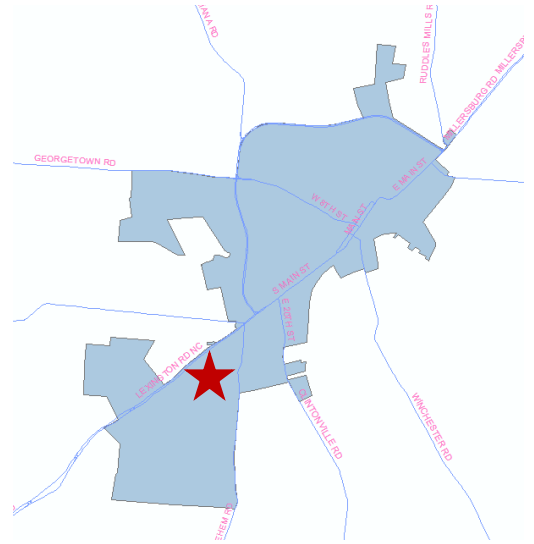


# Staff Report

Bourbon County Joint Planning Office  
City of Paris Board of Adjustment Meeting:  
July 25, 2017

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**Case Number:** VAR 17-07  
**Applicant:** Peggy Seithers  
**Location:** 416 Houston Oaks Drive  
**Request:** Front setback variance of five (5) feet  
**Zoning:** Residential (R-4)  
**Application Date:** July 3, 2017  
**Legal Advertisement:** July 12, 2017



## Proposal:

Applicant requests a front setback variance of five (5) feet due to a City of Paris lift station that is located in the rear of the property.

## Background:

Parcel # 018-40-02-021.00

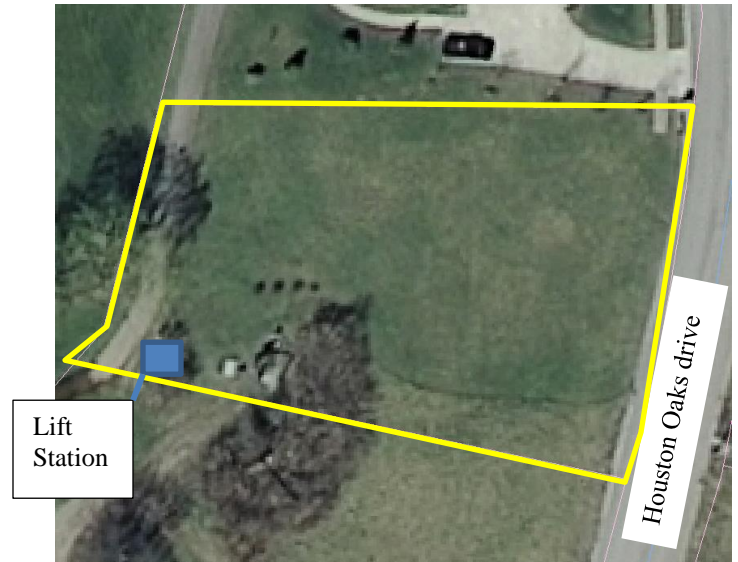
Owner: Peggy Seithers

Parcel Size: .44 acres

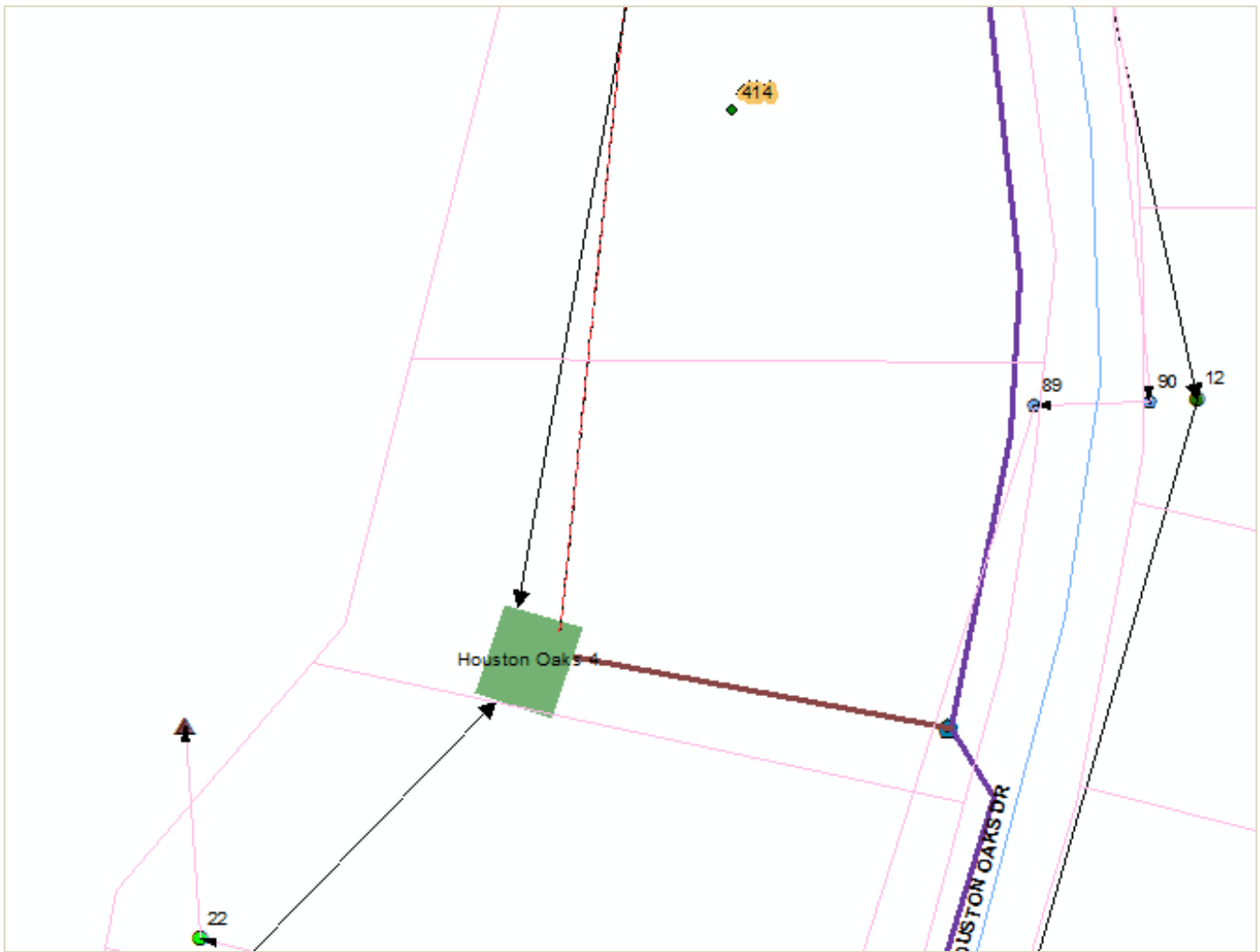
Front Setback Requirement: 25 ft.

Builder: Homes by Reckelhoff

See Building Site Plan submitted with application.



*Imagery shown above for descriptive purposes only.  
Not to shown to scale.*



<u>Utilities</u>	
	1" water line
	10" water line
	Storm sewer line
	Sanitary sewer line
	Force main
	Lift station
	Curb box
	Property Boundary

**Findings:**

Before a variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the vicinity, will not cause a hazardous nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the Board shall consider:

The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulations by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

**Recommendation:**

Staff recommends approval of the front variance of five (5) feet. Approval of this request would not adversely affect the public health, safety or welfare of the community, and will only minimally affect the character of the vicinity.