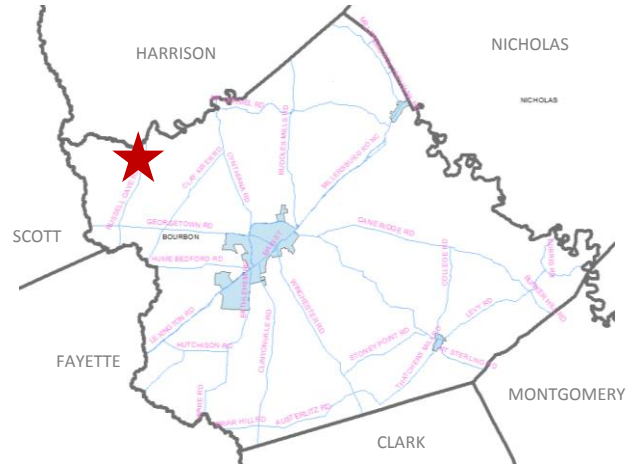


Staff Report

Bourbon County

Board of Adjustments Meeting: June 20, 2017

Case Number: VAR 17-03
Applicant: Randall Perry
Location: 136 Silas Rd
Request: 110' Front Setback Variance
Zoning: A-1 Agricultural
Application Date: May 24, 2017
Legal Notification: Wednesday, June 7, 2017 *Bourbon County Citizen*



Proposal:

Applicant requests a front setback variance of 110 ft for the construction of a garage/storage building. The request arises from the hardship of a residential powerline and overhead transmission line that runs through the property. The required buffer from the residential powerline is 10 ft. The required buffer from the transmission line is 75 ft.

Background:

Parcel #003-00-00-055.00
Owner: Randall Perry
Zoned A-1 (Agricultural)
Parcel Size: .75 acres
Road Frontage: 222 ft

The front setback of adjacent properties are as follows (see aerial photo at bottom right):

122 Silas: 50 ft
128 Silas: 50 ft
144 Silas: 125 ft

Recommendation:

Approve side setback variance of 115 feet as the presence of a powerline poses a hardship to the applicant.

If approved, applicant must obtain a building permit from the Bourbon County Joint Planning Office.

Applicant must NOT use building as residence.

