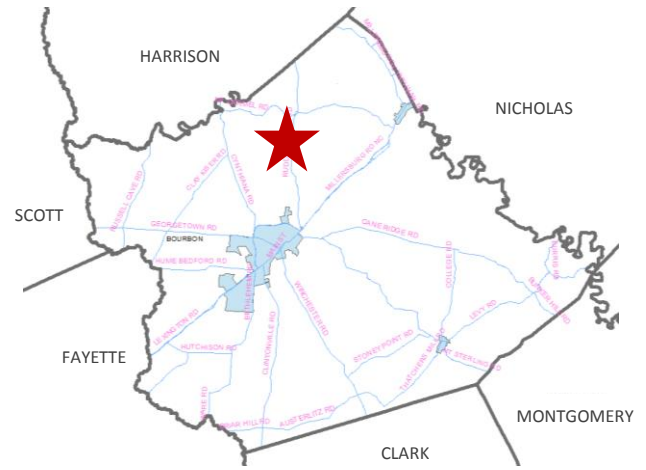


Staff Report

Bourbon County Joint Planning Office
County Board of Adjustments Meeting
December 19, 2017



Case Number: CUP 17-03
Applicant: Julie L. Ferrell
Location: 1069 Ruddles Mill Rd.
Request: Conditional Use Permit for Bed & Breakfast
Zoning: A-1 Agricultural
Application Date: November 9, 2017
Legal Notification: Bourbon County Citizen, December 7, 2017

Proposal:

Applicant requests a conditional use permit for the operation of an “Airbnb” facility otherwise known as a bed & breakfast according to the Bourbon County Zoning Ordinance on an existing conforming lot in the A-1 zone.

Background:

Parcel# 024-00-00-036.00

Owner: Julie Florence

Current Use: Farm/Residence

Parcel Size: 11 acres

Existing Structures: 1,690 sq.ft. residence and detached garage/apartment.

Road Frontage: 580 ft.

Front Setback: 400 ft.



Findings:

Bourbon County Zoning Ordinance language states in section 3.2 agricultural (A-1) zone, subsection 3.22 Uses by Conditional Use:

D. Bed and Breakfast services in residences, limited to four separate accommodations.

Location of buildings: Existing garage apartment is setback 400 ft. from Ruddles Mill Rd.

Parking and traffic volume: Parking areas located in front of garage.

Open space and landscaping: Fencing along perimeter of property, mature trees locating in front of residence.

Noise, glare, or odor effects: Minimal.

Staff Recommendation:

Approve application 17-03 for the conditional use permit to operate a Bed & Breakfast establishment in an existing garage that was formerly used by family. The request will not change the character of the existing property, as no new structures are proposed.