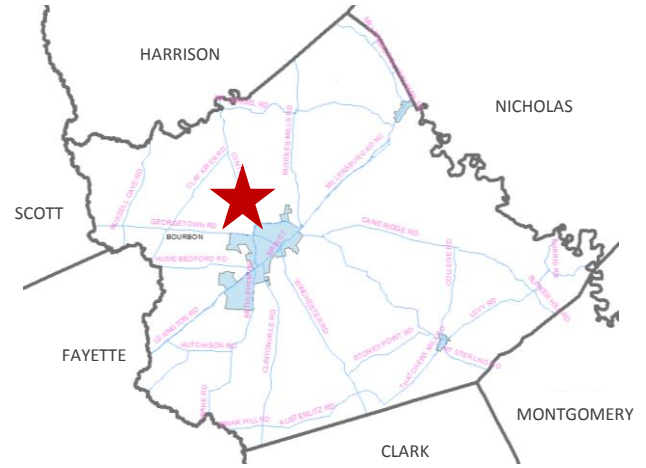


Staff Report

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



Case Number: CUP 17-04
Applicant: Mary McClinton Clay
Location: 500 Cynthia Rd
Request: Conditional Use Permit for Bed & Breakfast
Zoning: A-1 Agricultural
Application Date: December 1, 2017
Legal Notification: Bourbon County Citizen, December 7, 2017

Proposal:

Applicant requests a conditional use permit for the operation of a bed and breakfast facility on an existing conforming lot in the A-1 zone.

Background:

Parcel# 025-00-00-006.00
Owner: Fairfield Farm LLC
Current Use: Farm/Residence
Parcel Size: 230 acres*
Existing Structure: 3,313 sq.ft. residence
Road Frontage: 1,300 ft.
Front Setback: 5,100 ft.

**Bourbon County Property Valuation Administrator*



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 house is set back almost 1 mile from Cynthiana Rd along Stoner Creek.

Parking and traffic volume: Information not provided.

Open space and landscaping: Fencing along perimeter of property, mature trees and farmland throughout.

Noise, glare, or odor effects: Minimal.

Staff Recommendation:

Approve application 17-04 for the conditional use permit to operate a Bed & Breakfast establishment in an existing residence that was formerly used by family. The request will not change the character of the existing property, as no new structures are proposed.