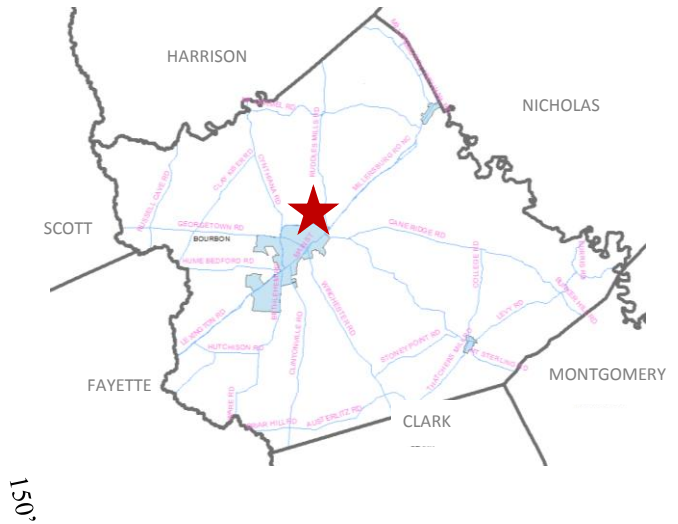


Staff Report

Bourbon County Board of Adjustments Meeting
March 20, 2017

Case Number: VAR 18-01
Applicant: Kenneth & Donna Clemons
Owner of Property? Yes
Location: 1136 Jeffrey Drive
Request: 13 ft. Side Setback Variance Request
Zoning: Residential (R-2)
Application Date: February 23, 2018
Legal Advertisement: March 8, 2018

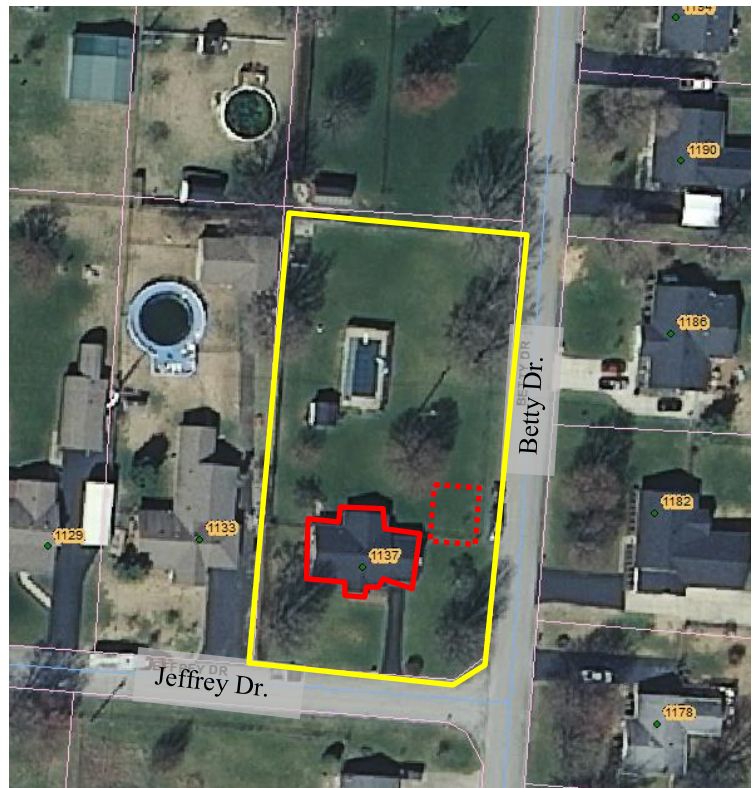




Proposal:

13 ft. side setback variance for a 24 ft. x 30 ft. detached garage on a corner residential lot.

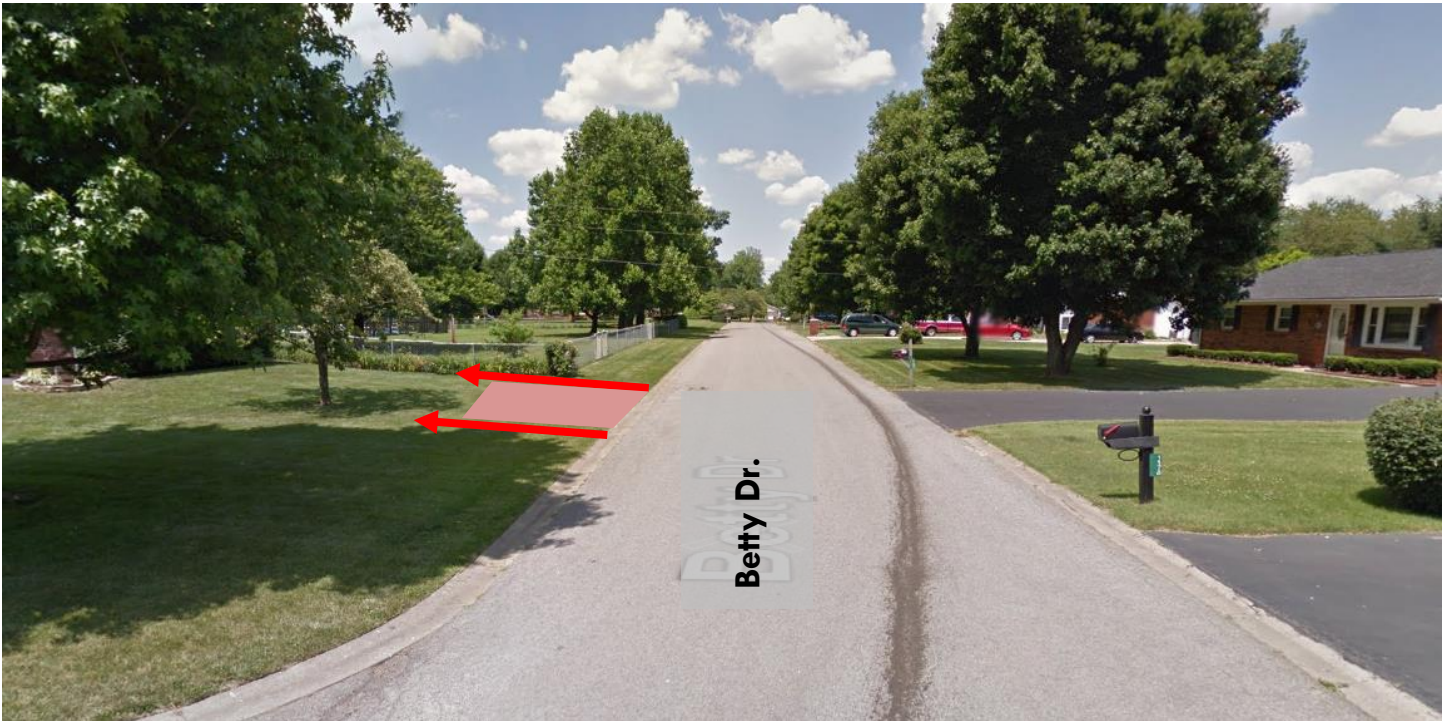
Background:

Owner: Kenneth & Donna Clemons
Parcel Size: .84 acre (36,590 sq.ft.)
Existing Structures: Single family dwelling and swimming pool.
Front Setback: Front 45 ft.
Side Setback (along Betty Dr.) 42 ft.
Floodplain (Y/N): NO



-  Proposed Garage Location
-  Existing single-family home

Aerial imagery shown for descriptive purposes only. Measurements are not approximate and shown to scale.



Street level imagery shown for descriptive purposes only. Measurements are approximate and shown to demonstrate scale.

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:

Does the requested variance arise from special circumstances?

Yes, the existing property contains a pool and septic with leach field which prevents applicant from placing garage in other locations on property.

Would the strict application deprive the applicant of the reasonable use of land or create unnecessary hardship?

Yes, the strict application would force applicant to construct a detached garage far away from the main residence. This would defeat the purpose of installing the garage for the purpose of accessing the residence.

Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the zoning regulation for which relief is sought?

No, the circumstances are not the result of any actions taken by the applicant subsequent to the adoption of the zoning regulations.

Additional Questions:

Staff recommend the Board ask the following questions of the applicant:

- Provide clarification of the location of the existing leach field.
- Has applicant obtained any support from adjacent neighbors, especially on Betty Dr. where housing is facing the road where the garage would front?

Recommendation:

Staff recommends approval of the side setback variance request of 13 feet and variance of 5 feet distance from the detached garage to the main residence.

Recommended Conditions:

- Applicant obtain approval for new entrance from the Bourbon County Road Supervisor.
- Applicant obtain building permit from the Bourbon County Joint Planning Office.