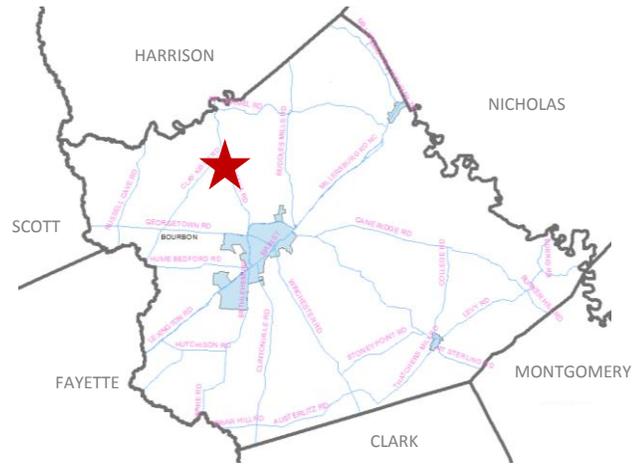


Staff Report

Bourbon County Board of Adjustment Meeting
September 18, 2018

Case Number: VAR 18-10
Applicant: Robert Fowler
Owner of Property? Yes
Location: 2010 Cynthiana Rd.
Request: Height Variance for Garage
Zoning: Agricultural (A-1)
Application Date: August 27, 2018
Legal Advertisement: September 6, 2018



Proposal:

The applicant proposes a five (5) foot height variance for the construction of a garage to store automobiles for personal use.

Background:

Parcel Size: 5 acres
Existing Structures: Single-family home
Floodplain (Y/N): NO

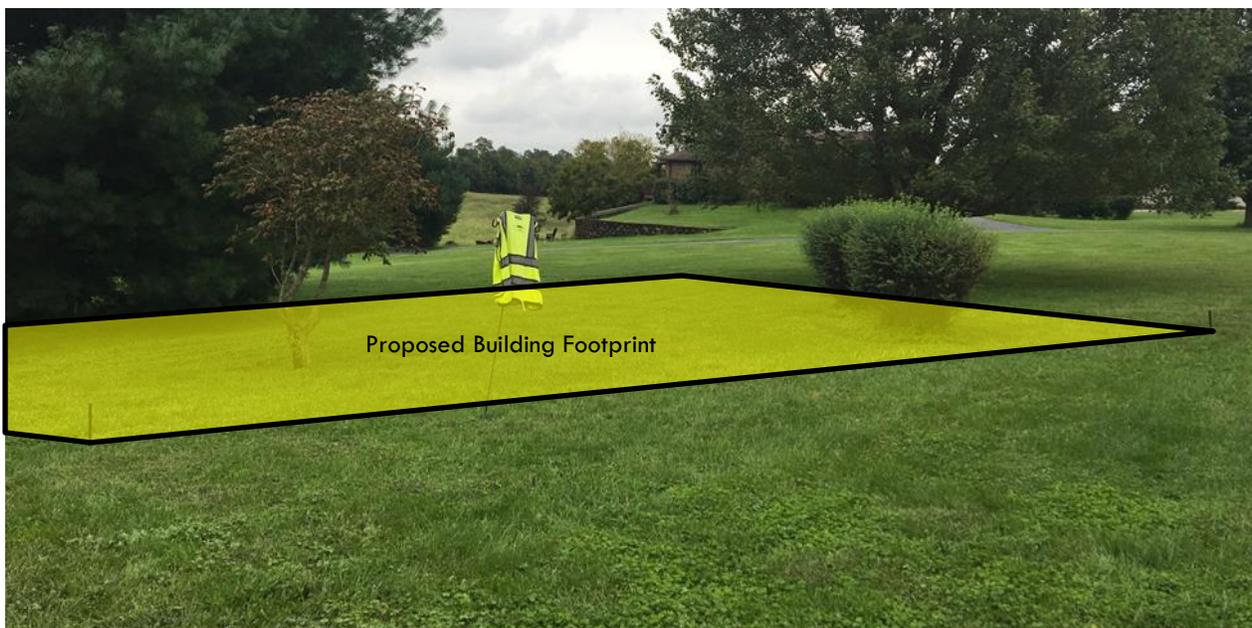
Proposed setbacks:

Side: Estimated twelve (12) ft.

Distance of proposed site to nearest residence: Estimated 200 ft.



Aerial imagery and photos shown for descriptive purposes only. Measurements are approximate and not shown to 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 owner is in need of a storage location for automobiles that contains a lift. The height maximum of 15 ft. will not allow him to work on his vehicles for personal purposes.

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

Yes, the strict application would limit the applicant's ability to store and service these types of vehicles.

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:**

Has applicant called 811 to ensure that there are no underground utilities?

How tall with the main doorway be to the building?

Has applicant consulting with his neighbor that is closest to the proposed building site?

Recommendation:

Staff recommends approval of the height variance request for the construction of a garage/storage building. Staff recommends the Board approve a six (6) foot variance to ensure that there is ample room for the applicant's needs. The granting of this variance would not adversely affect the public health, safety or welfare, and will not cause a hazardous nuisance to the public.