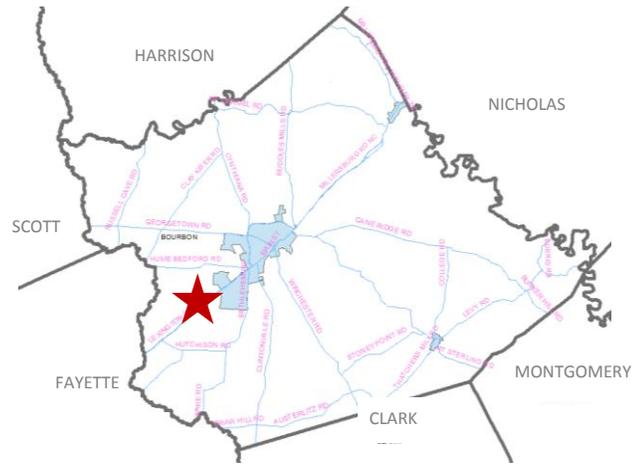


Staff Report

Bourbon County Board of Adjustments Meeting
October 16, 2018

Case Number: VAR 18-11
Applicant: Bedford Acres Christian Church
Owner of Property? Yes
Location: 5414 Lexington Rd.
Request: 143 ft. front setback variance for sign
Zoning: Agricultural (A-1), Paris Pike Overlay District
Application Date: September 27, 2018
Legal Advertisement: October 2, 2018
Paris Pike Corridor Commission Meeting: October 8, 2018



Proposal:

Applicant seeks to replace existing free-standing signage that is in front of the church. The proposal is for a 143 ft. front setback variance from the road right-of-way. The proposed sign would be in the same footprint of the existing sign, but larger.

Background:

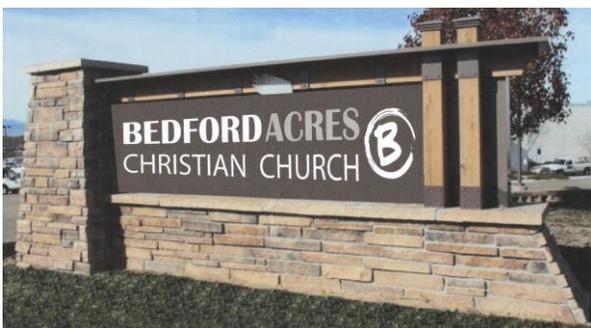
Parcel Size: 10.9 acres
Existing Structures: Church Buildings
Floodplain (Y/N): Yes
Sign setback requirement: 200 ft.



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



Existing Signage



Proposed Signage

Paris Pike Corridor Commission Recommendation:

On October 8, 2018, the Paris Pike Corridor Commission voted unanimously to recommend approval for this application.

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 signage on this property was erected prior to the widening of the Paris Pike Corridor.

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

Yes, the strict application would not allow the sign to be placed in a visible location. There is a parking lot located on the front of the property which prevents the sign from being moved further back.

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 Comments:

Currently, there is a code violation that exists on the property related to another sign. The applicant has agreed to remove the existing black colored sign frame that is intended for temporary signage.

Recommendation:

Staff recommends approval of the 143 ft. front setback variance to erect a new free-standing sign at the Bedford Acres Church.

Recommended Conditions:

- Applicant obtain a sign permit from the Bourbon County Joint Planning Office.
- If illuminated sign must be externally illuminated and light shall be shield so as not to impact oncoming traffic or cause light pollution.

