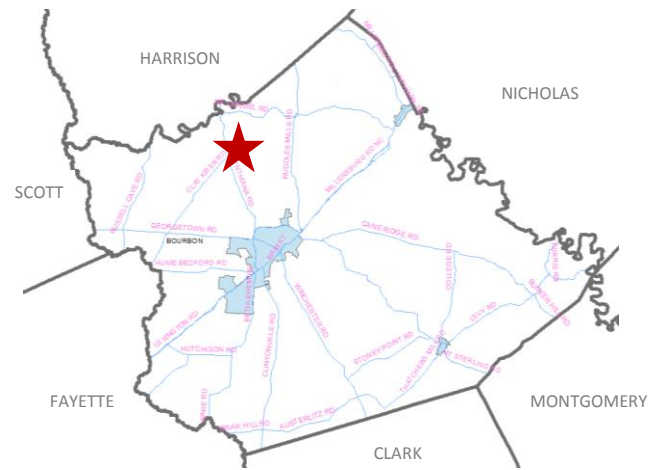


Staff Report

Board of Adjustment Meeting: January 15, 2019

Case Number: CUP 18-05
Applicant: Dana Gwen Dever and Philip Mark Gallman
Location: 141 Mt. Carmel Rd.
Request: Conditional Use Permit
Bed and Breakfast (Rent by Owner)
Zoning: A-1 Agricultural
Application Date: November 14, 2018
Legal Notification: January 3, 2019



Proposal:

Applicant requests a Conditional Use Permit to operate vacation rental not to exceed 4 separate accommodations on property at 141 Mt. Carmel Rd.

Background:

Parcel #014-00-00-013.01

Owner: Dana Gwen Dever and Philip Mark Gallman

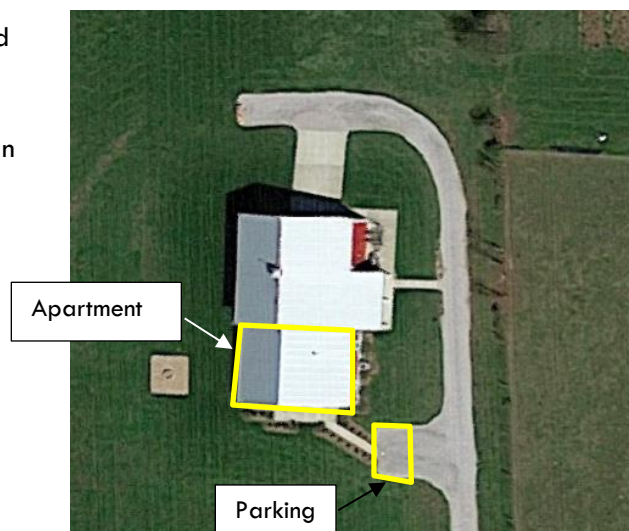
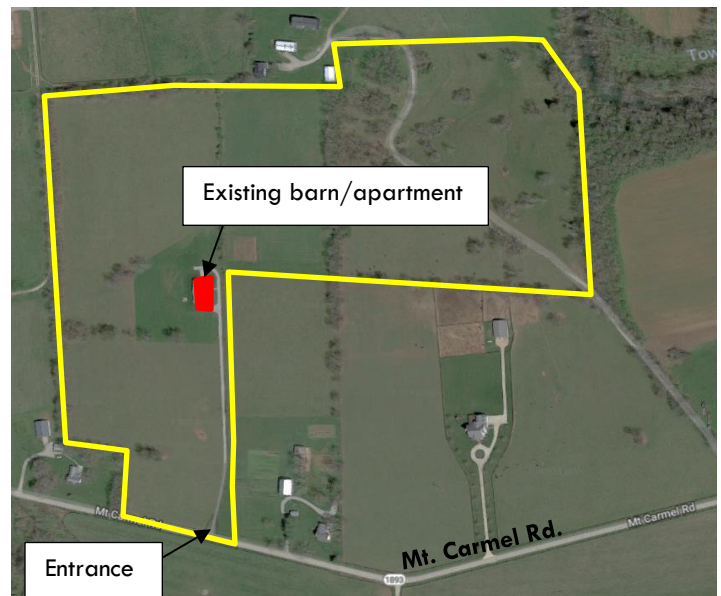
Existing Structures: Barn which contains a two (2) bedroom apartment of 1,250 sf and commercial kitchen.

Existing front setbacks (approximate):
Barn/Residence: 775 ft.

Ingress/Egress: There is an existing entrance on Mt. Carmel Drive that is partially paved and gravel.

Parking: There is an existing gravel parking pad located in front of the existing apartment with paved walkway.

Is this property floodprone? No, this property is in an area of minimal flood hazard risk.



Bourbon County Zoning Ordinance, 3.22 Uses Permitted by Conditional Use, D. Bed and Breakfast services in residences, limited to four separate accommodations.

STAFF FINDINGS:

- **PARKING:** Ample parking exists on exterior of apartment unit.
- **FIRE SAFETY:** Residential space is subject to fire safety requirements. Apartment contains smoke alarms in each bedroom and main living area. There are two exterior entrances to property. There is a fire extinguisher located in the kitchen.
- **CAPACITY:** With two bedrooms, rental capacity is four (4) renters.
- **RENTAL SEASON:** Spring to Fall.
- **SITE EVALUATION FOR ON-SITE SEWAGE DISPOSAL SYSTEM:** Conducted and approved April 9, 2014
- **FINAL BUILDING INSPECTION:** Conducted and approved October 12, 2014
- **AGRICULTURAL USE OF PROPERTY:** Farm lease for cattle and owner raises produce for sale.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of this conditional use application for a bed and breakfast (rent by owner) as the proposed use will not negatively affect the general health, safety, welfare of the community.

Condition 1: Any lighting on property must be shielded or directed downward.

Condition 2: Applicant is subject to annual inspection by the Bourbon County Joint Planning Office.

Condition 3: Should a violation be issued, applicant will be subject to revocation of the conditional use permit as determined by the Bourbon County Board of Adjustment.