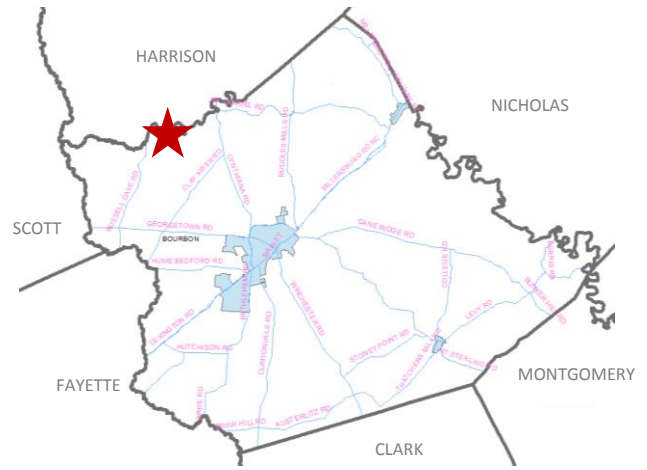


# Staff Report

Bourbon County Board of Adjustments Meeting  
February 19, 2019

**Case Number:** CUP 18-04  
**Applicant:** Bob and Cathy Himes  
**Owner of Property?** Yes  
**Location:** 173 Silas Rd.  
**Request:** Conditional Use Permit for Special Event Venue  
**Zoning:** Agricultural (A-1)  
**Application Date:** November 14, 2018  
**Legal Advertisement:** February 7, 2019



## Proposal:

Applicant seeks a conditional use permit in the A-1 Agricultural zone to operate a special event facility on a 43 acre parcel of land located on Silas Rd.

## Background:

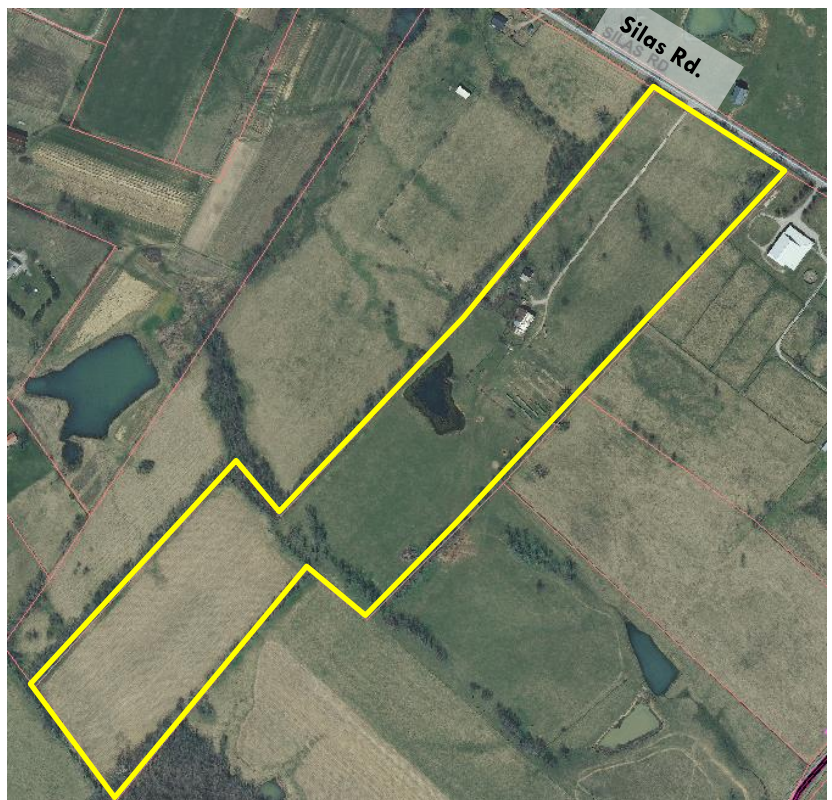
Parcel Size: 43 acres

### Existing Structures:

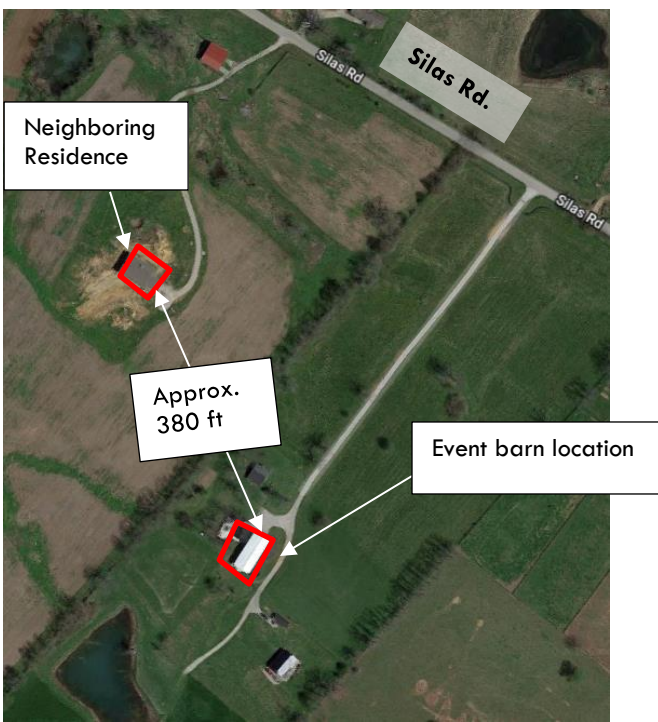
- Event barn
  - o 960 ft front setback
- Primary/main house
  - o 860 ft front setback
- Storage buildings

Closest residential structure: 380 ft

Floodplain (Y/N): No



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



**Event Barn**

## Findings

---

**Season:** May to end of October

**Hours/Curfew:** 10 p.m.

**Capacity:** 300 max.

**Parking and Facility Access:** Field parking is available on-site. Staff is present to direct vehicles. Directional signage is also located on-site.

**Trash Disposal:** Owner is responsible for garbage disposal through Rumpke container/dumpsters.

**Restrooms/wash stations:** Owner is responsible for porta potty and wash station rental through Blue Moon. Facilities are emptied weekly throughout the season.

**Food Safety:** Food and drink is the responsibility of the renter. No food is prepared on-site, however the renter has access to a full kitchen located in the primary residence. Alcoholic beverages are restricted to beer, wine, and/or specialty cocktail. No cash bar is allowed.

**Fire Safety:** Only flame allowable inside barn area are "Sternos" used to warm food. Patio heaters are only allowable outdoors.

**Noise Control:** While owner allows outdoor use of music, it must be discontinued at 10 p.m.

**Lighting:** Exterior lighting is located on the event barn as well as two pole lights along the driveway.

**Additional Security:** Owners are on-site during all events. Surveillance cameras are located on each side of the event barn.

**Liability Insurance:** Renters are required by contract to obtain a special event liability insurance policy.

## Additional Comments

---

A "conditional use" is a use which is essential to or would promote the public health, safety, or welfare in one (1) or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance are imposed in addition to those imposed in the zoning regulation.

A "conditional use permit" is the legal authorization to undertake a conditional use...as authorized by the board of adjustment, consisting of:

1. A statement of the factual determination by the board of adjustment which justifies the issuance of the permit; and
2. A statement of the specific conditions which must be met in order for the use to be permitted.

## Staff Recommendation

---

Staff recommends approval of this conditional use permit for the operation of a special event venue as the proposed venue would not negatively affect the health, safety, and welfare of the community.

Required Conditions:

Bourbon County Zoning Ordinance:

1. The maximum permissible sound level at the adjoining property line(s) shall not exceed:
  - a. 60 dB(A) 7:00 a.m. to 10:00 p.m.
  - b. 55 dB(a) 10:00 p.m. to 7:00 a.m.
2. All outdoor lighting must be pointed downward and shielded so as not to spill onto adjoining properties.
3. Designated parking areas shall be sufficient to accommodate the maximum capacity and shall not encroach on any public right-of-way.

### KRS 100.237

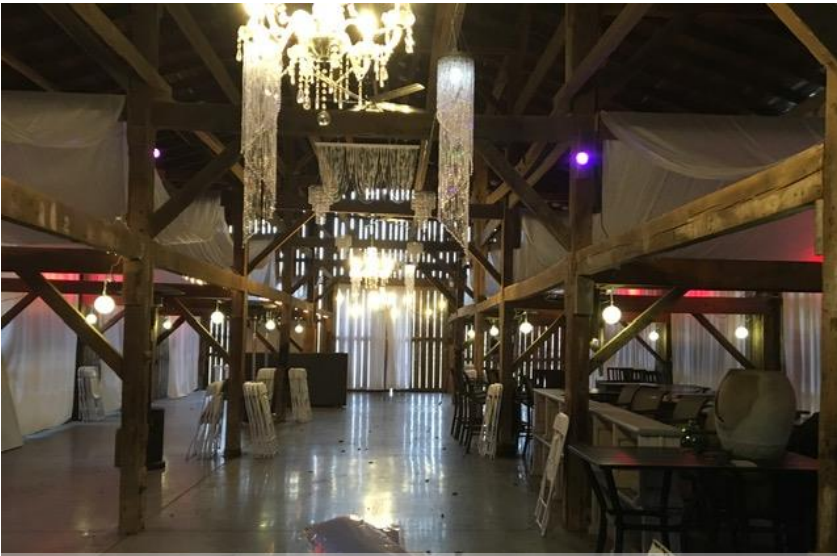
The board shall have power to revoke the conditional use permit if noncompliance occurs.

Applicant must comply with all of the requirements of building, housing and other regulations.

If the condition is proposed to be expanded upon in the future beyond the previously established boundaries of the initial conditional use, then the expanded conditional use shall be reviewed by the board.

**Additional Photos:**

---



**Event barn interior**

**Entrance to facility**



**Directional signage to field parking area**

