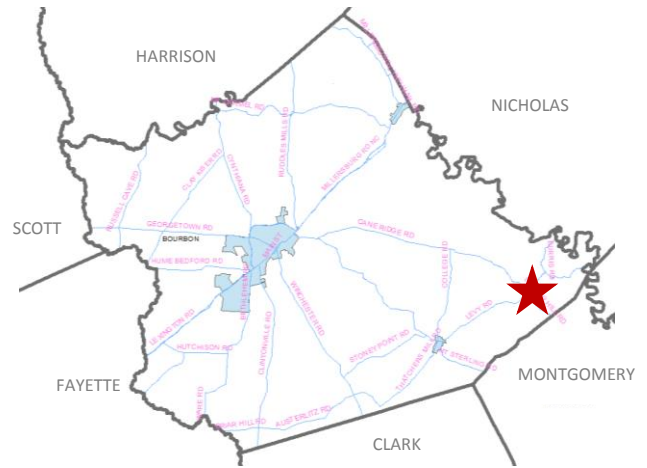


Staff Report

Bourbon County Board of Adjustment Meeting
April 16, 2019

Case Number: VAR 19-02
Applicant: Eric Crocker
Owner of Property? Yes
Location: 161 Rockridge Rd.
Request: Front setback variance request for barn
Zoning: Agricultural (A-1)
Application Date: March 29, 2019
Legal Advertisement: April 4, 2019



Proposal:

The applicant proposes a 55 ft. front setback variance for the construction of a 36' x 60' barn for both residential storage and a horse barn.

Background:

Parcel Size: 10 acres
Existing Structures: Single-family home
Floodplain (Y/N): NO

Proposed setbacks:

Front: 70 ft. setback
Side: Approximately 6 ft.

Distance of proposed site to nearest residence: Over 900 ft.





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 barn for both residential and agricultural purposes. The slope of the land in any other location is too great to construct a barn without issues with terrain.

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

Yes, the strict application could potentially create a hardship by requiring substantial regrading.

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.

Recommendation:

Staff recommends approval of a 60 ft. front setback variance for the construction of a barn. Staff recommends an additional 5 ft. 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.