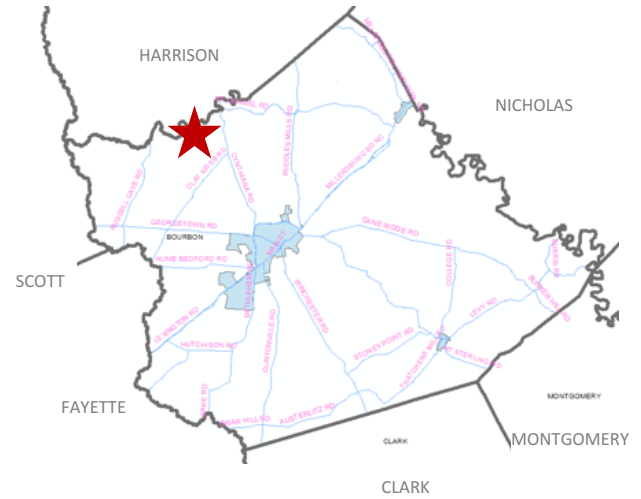


# Staff Report

Bourbon County Joint Planning & Zoning  
Board of Adjustments Meeting: July 18, 2017



**Case Number:** VAR 17-04  
**Applicant:** Jay C. Hilander  
**Location:** 689 McNease Rd.  
**Request:** Front Setback Variance of 35 ft  
**Zoning:** A-1 Agricultural  
**Application Date:** June 21, 2017

## Proposal:

Applicant requests a setback variance to build a house. The request arises from circumstances which do not generally apply to land in the same zone. With the lot size of 2.4 acres, the strict application of the provisions of the A-1 zone would deprive the applicant a reasonable use of the land.

## Background:

Parcel #008-00-00-020.00

Owner: Jay C. Hilander

Zoned A-1 (Agricultural)

Parcel Size: 2.4 acres

Existing Structures: None, however a cemetery is located in the back of the property.

Road Frontage: ~548 ft. along McNease Rd., ~315 ft. along Townsend Valley Rd.

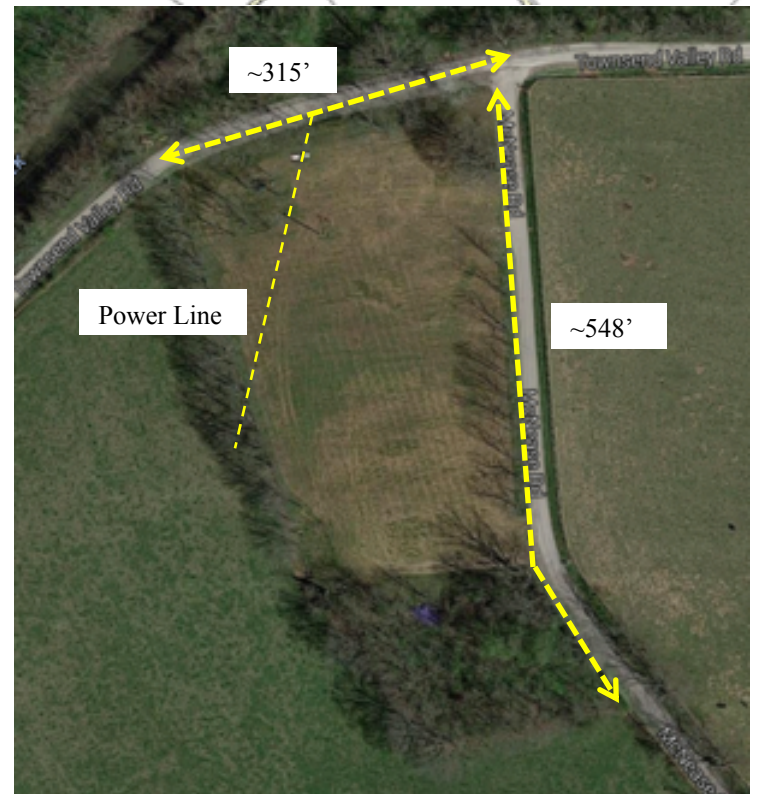
## Notification:

A Legal Notice of Hearing was published in the *Bourbon County Citizen* on Wednesday, July 5, 2017.

## Recommendation:

Approve 35 ft variance for the construction of a house as it will not affect the public health, safety or welfare, and will not cause a hazard to the general public.

If approved, it may be suggested by the Board a context sensitive design of the house be considered so as not to detract from the essential character of the general vicinity.

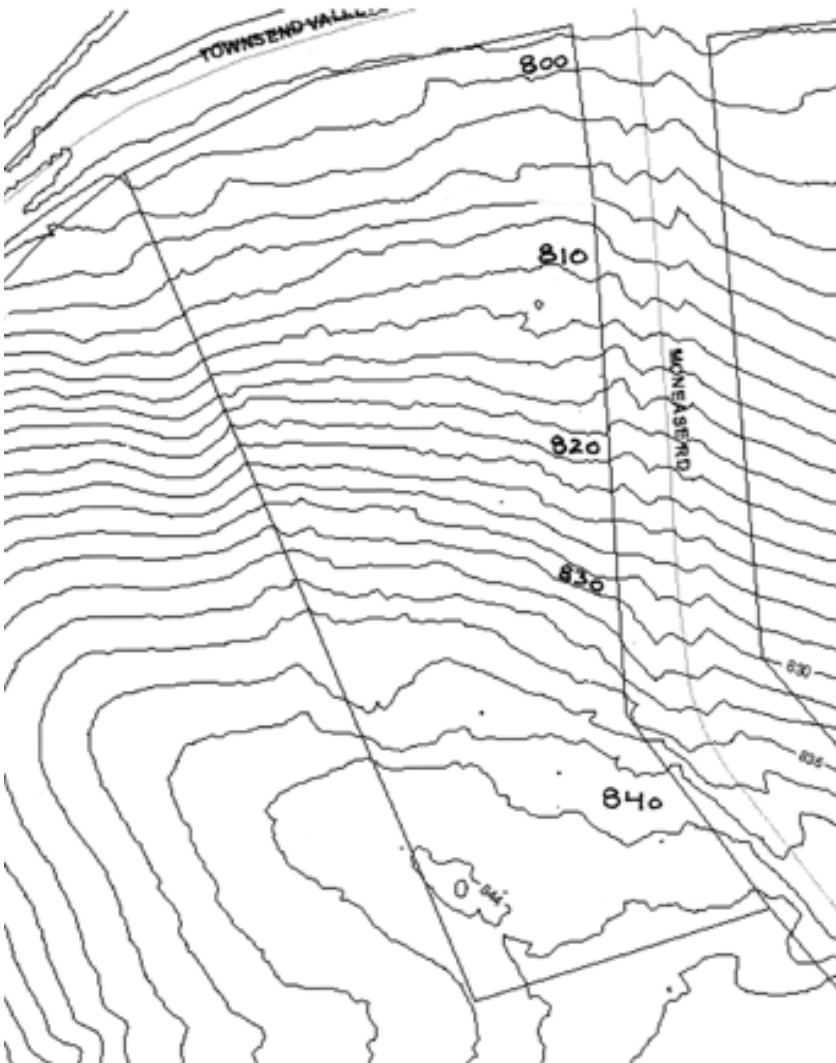




Southeast view of intersection at Townsend Valley Rd. & McNease Rd.



Western view of approach to intersection of Townsend Valley Rd. and McNease Rd



Contour Lines showing elevation change at downhill slope.