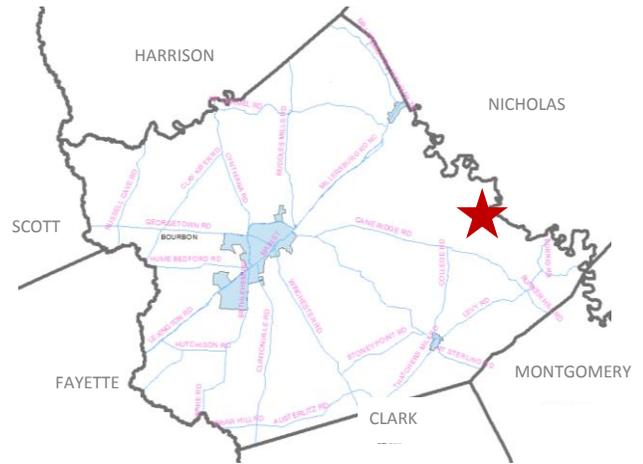


Staff Report

Bourbon County Board of Adjustments Meeting
March 20, 2017

Case Number: VAR 18-04
Applicant: Randy Dale Taulbee
Owner of Property? Yes
Location: 269 See Rd.
Request: 100 ft. front and 25 ft. side setback variance
Zoning: Agricultural (A-1)
Application Date: February 27, 2018
Legal Advertisement: March 8, 2018



Proposal:

100 ft. front setback variance and 25 ft. side setback variance for a new manufactured home.

Background:

Owner: Randy Dale Taulbee
Parcel Size: 49.4 acres
Existing Structures: Barn
Floodplain (Y/N): Yes



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



Above aerial image shows the original building footprint, property contours, and the 100 year floodplain boundaries.

Aerial imagery shown for descriptive purposes only. Measurements are approximate and shown to demonstrate scale.



Existing entrance.

Proposed setback 25 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 former building site is the most buildable at this portion of the property and contains all of the needed utilities. If the property owner were to set the home farther back on the property, the slope of the land is at a steep incline and utilities would have to be extended.

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

Yes, the strict application would pose an economic hardship to the property owner. See response from first question above.

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 Questions:

Staff recommend the Board ask the following questions of the applicant:

- Provide clarification of the location of the existing septic tank and leach field.

Recommendation:

Staff recommends approval of the 25 ft. side setback variance and 100 ft. front setback variance.

Recommended Conditions:

- Applicant obtain building permit from the Bourbon County Joint Planning Office.
- Applicant submit site evaluation report from Bourbon County Health Department to Planning Office upon building permit application.