

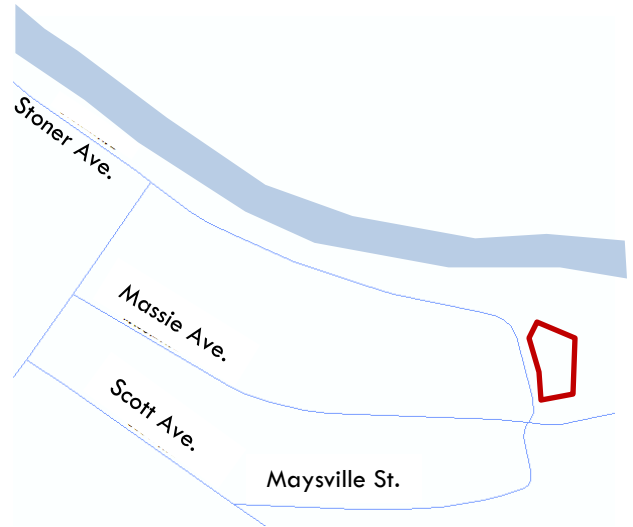
# Staff Report

Bourbon County Joint Planning Office  
City of Paris Board of Adjustment Meeting:  
August 28, 2018

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**Case Number:** VAR 18-08  
**Applicant:** 398 Stoner LLC.  
**Location:** 398 Stoner LLC.  
**Request:** Height variance of two (2) feet  
**Zoning:** Residential (R-3) and Conservation (C)  
**Application Date:** August 3, 2018  
**Legal Advertisement:** August 9, 2018

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## Proposal:

Applicant requests a height variance of two (2) feet to construct a detached garage to store pontoon boats.

## Background:

Parcel # 026-80-01-004.00  
Owner: 398 Stoner LLC  
Parcel Size: .85 acres (37,026 sf)  
Existing Structures: Single-family dwelling  
Floodplain: Yes

## R-3 Setback Requirements

Front: 30 ft  
Side: 2 ft (for detached garage)  
Rear: 3 ft (for detached garage)



Photo Date: 08/20/2018



Proposed garage location

The above aerial image and building footprints are to show approximately locations.



**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.

Does the requested variance arise from special circumstances?

The special conditions that exist and are peculiar to this lot are related to the height requirements and the need to store watercraft. Otherwise, the applicant proposes to abide by all front, side, and rear setback requirements.

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

Yes. The strict application of the height restriction would deprive the applicant of the ability to store their personal boats.

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.

**Recommendation:**

Staff recommends approval of the height variance of two (2) feet. The strict application of the zoning ordinance would deprive the applicant the ability to store personal water vehicles. Also, the granting of the variance will not affect the public health, safety or welfare, and will not alter the essential character of the vicinity.