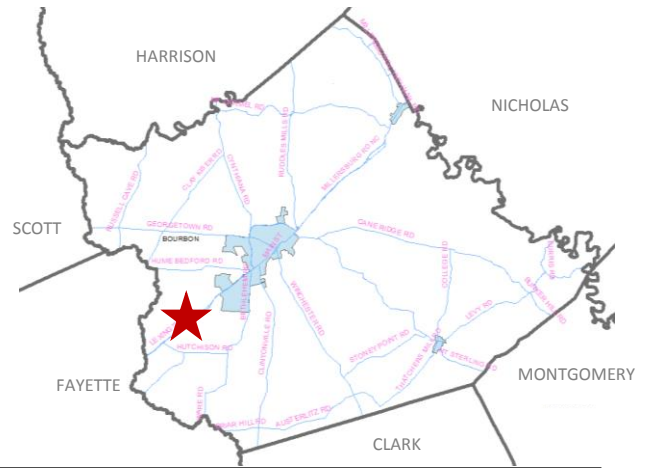


# Staff Report

Bourbon County Board of Adjustment Meeting  
April 16, 2019

**Case Number:** VAR 19-01  
**Applicant:** Alan Sutherland  
**Owner of Property?** No  
**Location:** 102 Hutchison Rd.  
**Request:** Front setback request for gravel parking  
**Zoning:** Agricultural (A-1)  
Paris Pike Overlay Zone  
**Application Date:** March 25, 2019  
**Legal Advertisement:** April 4, 2019



Paris Pike Corridor Commission recommended approval of VAR 19-01 on Monday, April 8, 2019.

## Proposal:

The applicant proposes a 240 ft. front setback variance for the addition of 18 gravel parking spaces along Hutchison Rd. for church goers.

## Background:

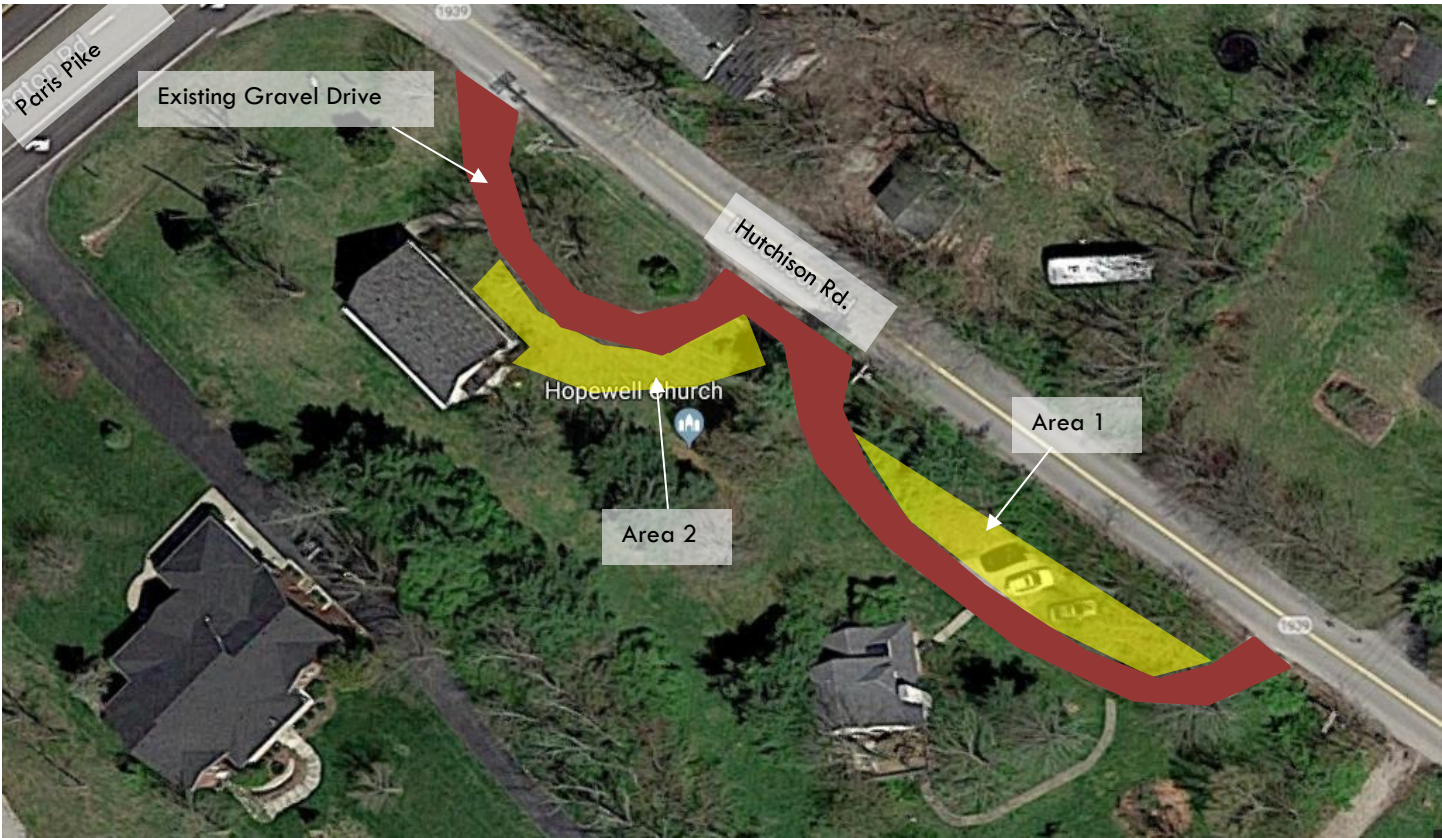
Parcel Size: 1+ acre  
Existing Structures: Church and residence  
Floodplain (Y/N): NO

## Proposed setbacks:

Front: 60 ft. setback  
Side: Approximately 20 ft.

**Distance of proposed site to nearest residence:** Approximately 20 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 congregation is in need of a safe parking arrangement for an existing church. The existing setback requirements of the Paris Pike Corridor (300 ft.) require a variance be granted in order to add parking to this facility.

*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 creating unsafe conditions by uneven ground.

*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 240 ft. front setback variance for the addition of 18 gravel parking spaces. 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.