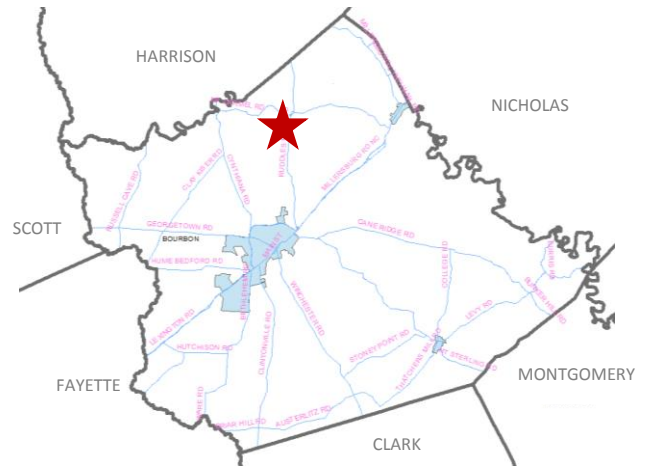


Staff Report

Bourbon County Board of Adjustment Meeting
June 18, 2019

Case Number: VAR 19-05
Applicant: Denise Dromensk
Owner of Property? Yes
Location: 1646 Ruddles Mill Rd.
Request: Front setback variance for new home
Zoning: Residential (R-1)
Application Date: June 5, 2019
Legal Advertisement: June 13, 2019



Proposal:

The applicant proposes a 15 ft. front setback variance from Ruddles Mill Rd. and a 10 ft. side setback variance for construction of a new single family home.

Background:

Parcel Size: 1 acre
Existing Structures: Manufactured Home (to be removed)
Floodplain (Y/N): NO

Proposed setbacks:

Front Setback from Ruddles Mill Rd. 60 ft. setback
Side Setback: 5 ft.

Distance of proposed site to nearest residence: Approximately 90 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 new residence. Between the powerlines that traverse the property, the existing septic with leech field and the slope (see applicant's scale drawing), these constraints limit the placement of the home.

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. With the existing setback requirements, the applicant would be unable to build a home on this lot the way it is configured.

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 15 ft. front setback variance from Ruddles Mill Rd. and a 10 ft. side setback variance for construction of a new single family home. 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.

View of existing building on property (currently being dismantled). See powerlines along the top center of the photos which require a 10 ft buffer. Additionally, at the far right of the photo, the septic and leech field are located on the back portion of the property.

