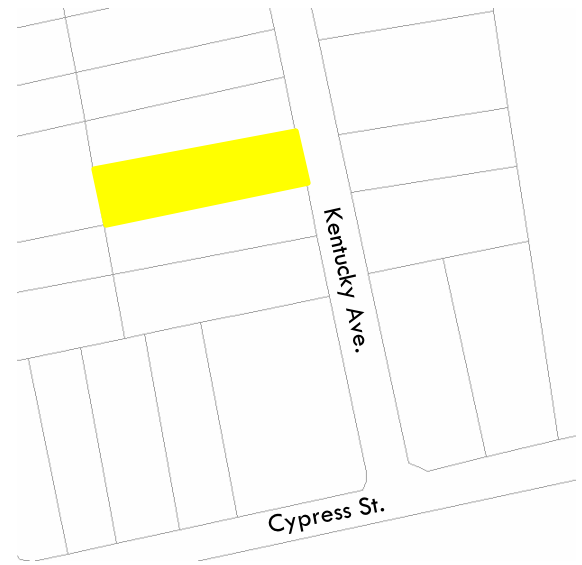


Staff Report

City of Paris Board of Adjustment Meeting
July 2, 2019

Case Number: VAR 19-07
Applicant: Ben Royse
Owner of Property? No
Location: 229 Kentucky Ave.
Request: 5 ft. side setback variance request
Zoning: R-3 Residential
Application Date: June 11, 2019
Legal Advertisement: June 27, 2019



Proposal:

The applicant proposes a 5 ft. side setback variance for a proposed single-family residence on a 6,000 sf lot on Kentucky Ave.

Background:

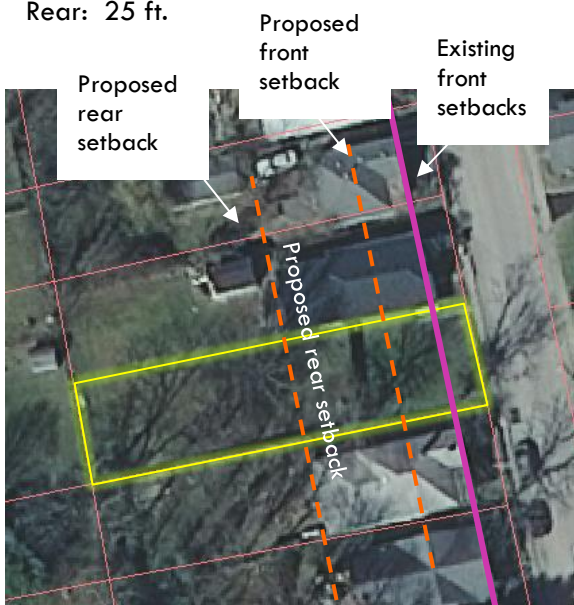
Owner: Robert Himes
Existing Structures: NO
Floodplain (Y/N): NO

Proposed setbacks:

Front: 32 ft. setback
Side: 5.25 ft. and 5.25 ft.
Rear: 83 ft.

Required in the R-3 District:

Front: 30 ft.
Side: 10 ft.
Rear: 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 narrowness of the lot constrains the applicants ability to build a house on this lot.

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 limiting the width of home.

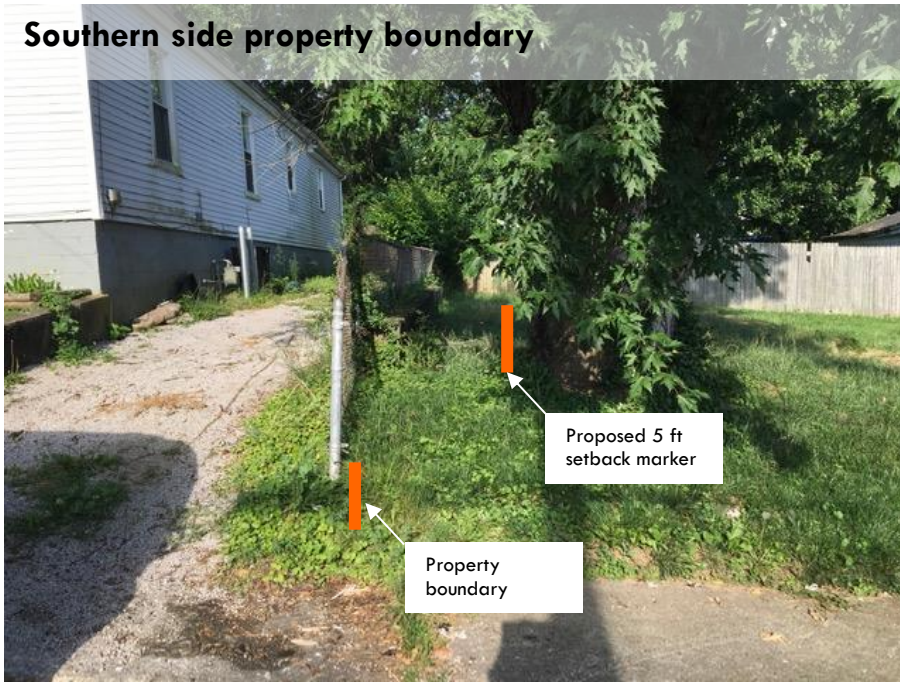
Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the zoning regulation for which relief is sought?

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 5 ft. side setback variance for a primary residence at 229 Kentucky Ave. The surrounding lots contain side setbacks of 5 ft. or less. This variance arises from special circumstances, the strict application of which would deprive the applicant of a reasonable use of land. 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.

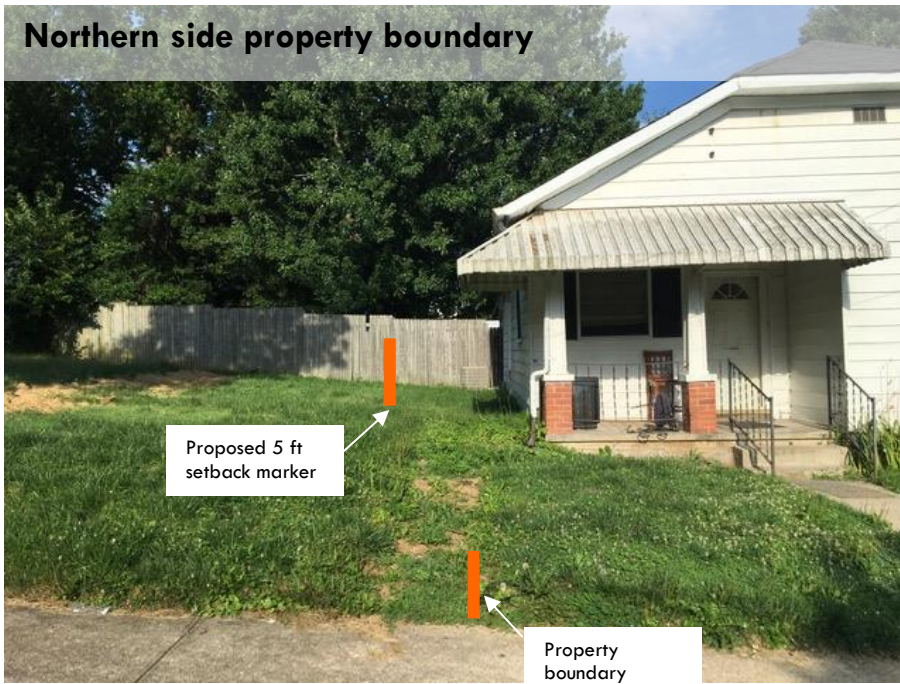
Southern side property boundary



Property boundary

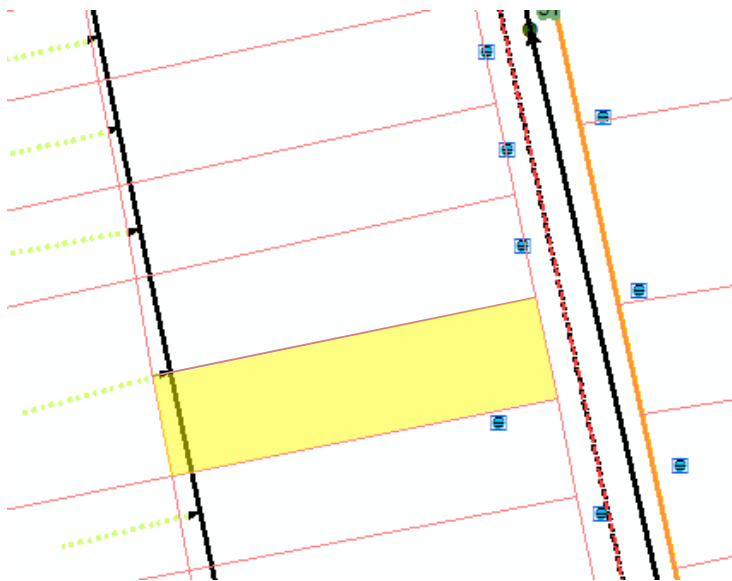
Proposed 5 ft setback marker

Northern side property boundary



Proposed 5 ft setback marker

Property boundary



Utilities

- ← Gravity sewer
- Force water main
- 4 inch water line
- Property boundary
- Ⓜ Water meter
- Sewer lateral