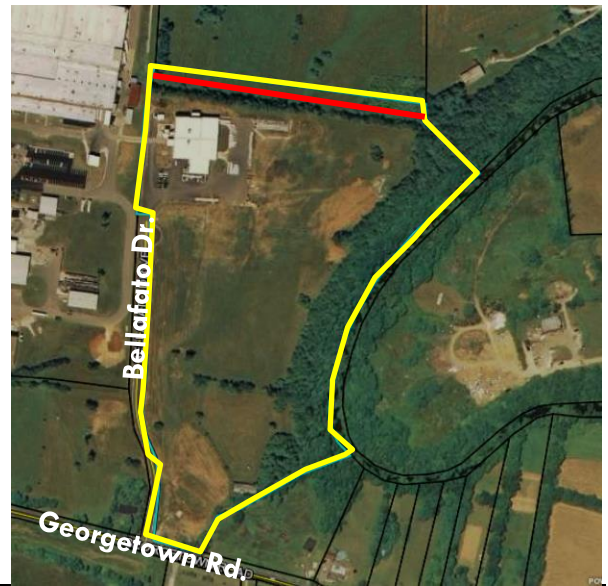


Staff Report

City of Paris Board of Adjustment Meeting
September 24, 2019

Case Number: VAR 19-10
Applicant: Central Motor Wheel of America (CMWA)
Owner of Property? No
Location: 140 Bellafato Dr.
Request: 50 ft. rear setback variance request
Zoning: I-1 Light Industrial
Application Date: September 13, 2019
Legal Advertisement: September 19, 2019



Proposal:

The applicant proposes a 50 ft. rear setback variance for an existing building on Kentucky Smelting Technology property for the acquisition of 1.393 acres to CMWA for the construction of a new paved access road. This application accompanies two other applications under review: DVP 19-04 (approved on August 6, 2019 by the Bourbon County Joint Planning Commission), and MS 19-06 Consolidation request (reviewed and conditionally approved by the Technical Review Committee pending review of VAR 19-10 by the City of Paris Board of Adjustment).

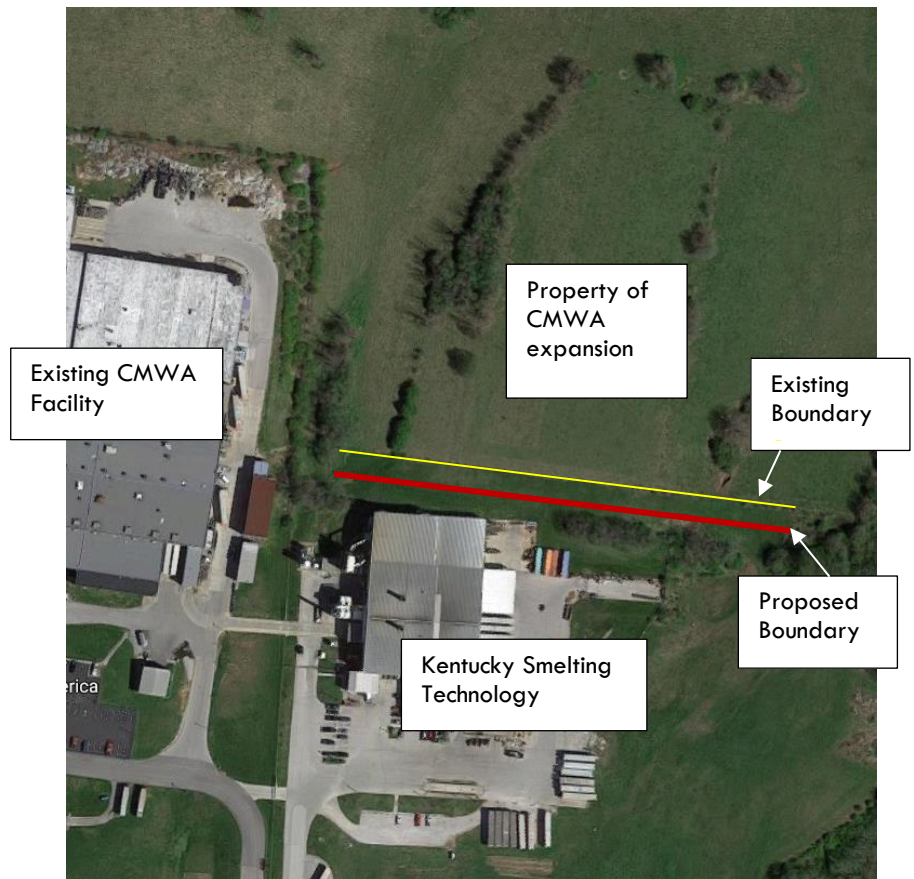
Background:

Owner: Kentucky Smelting Technology (KST)
Existing Structures: Yes
Floodplain (Y/N): No

Required in the I-1 District:

Front: 100 ft.
Side: 50 ft.
Rear: 75 ft.

See proposed property line on Setback variance application description.



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, to provide access to the proposed CMWA facility on the southside, a private access drive is needed along the southside of the facility. While the CMWA facility meets the minimum setback requirement of the I-1 district, the 1.393 acres acquired by CMWA for the access drive would bring the KST property line 25' from the existing KST facility. KST has agreed to support this allowance for CMWA to construct an access road (see enclosed letter of support).

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 access to the proposed facility.

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:

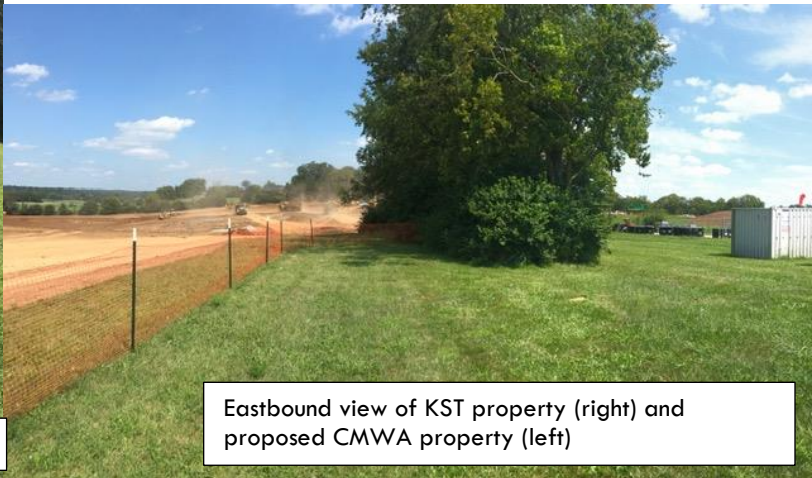
Staff recommends approval of a 50 ft. rear setback variance for Kentucky Smelting Technology to adjust the property line of at the existing facility in order to allow the construction of an access drive for the CMWA expansion. With the submitted letter of support from KST and the similar land uses of the adjacent properties, 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.



Westbound view of KST (left) and CMWA (right)



Westbound view of KST building



Eastbound view of KST property (right) and proposed CMWA property (left)