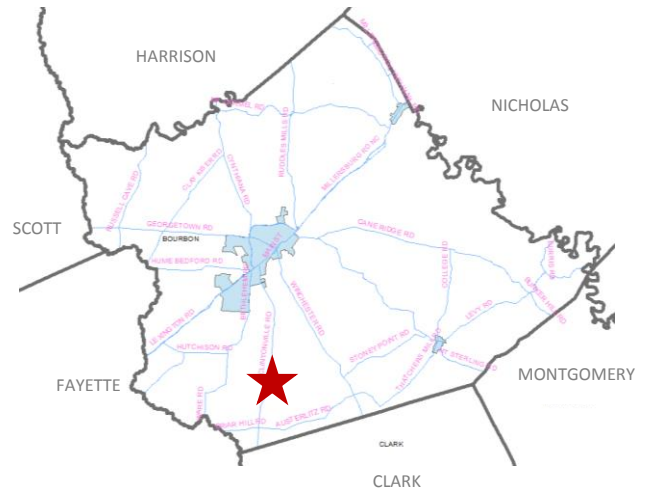


Staff Report

Bourbon County Board of Adjustment Meeting
December 17, 2019

Case Number: VAR 19-13
Applicant: Doug and Elaine Beaman
Owner of Property? No
Location: 211B Escondida Rd.
Request: 50 foot front setback variance request from edge of right-of-way
Zoning: Agricultural (A-1)
Application Date: November 8, 2019
Legal Advertisement: December 5, 2019



Proposal:

The applicant proposes a 50 ft. front setback variance for the construction of a single family dwelling. This would leave the front setback as 90 ft. from the centerline of Escondida Rd.

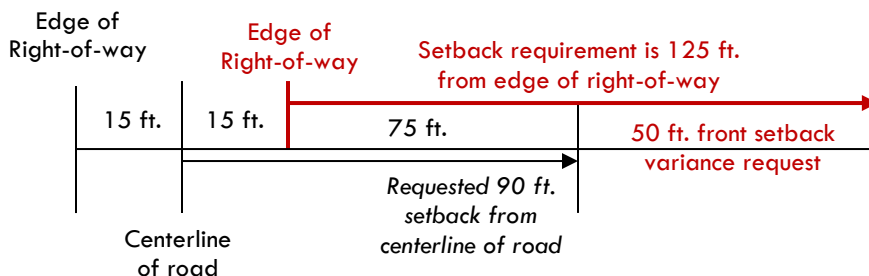
Background:

Parcel Size: 5 acres
Existing Structures: None.
Floodplain (Y/N): NO

Front setback of adjacent residence: 50 ft. (across the street) and 65 ft. (adjacent parcel not yet built).



Cross-sections for reference:



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 would like to construct a single-family dwelling on this property which has constraints of an existing pond and power line that traverses the property.

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

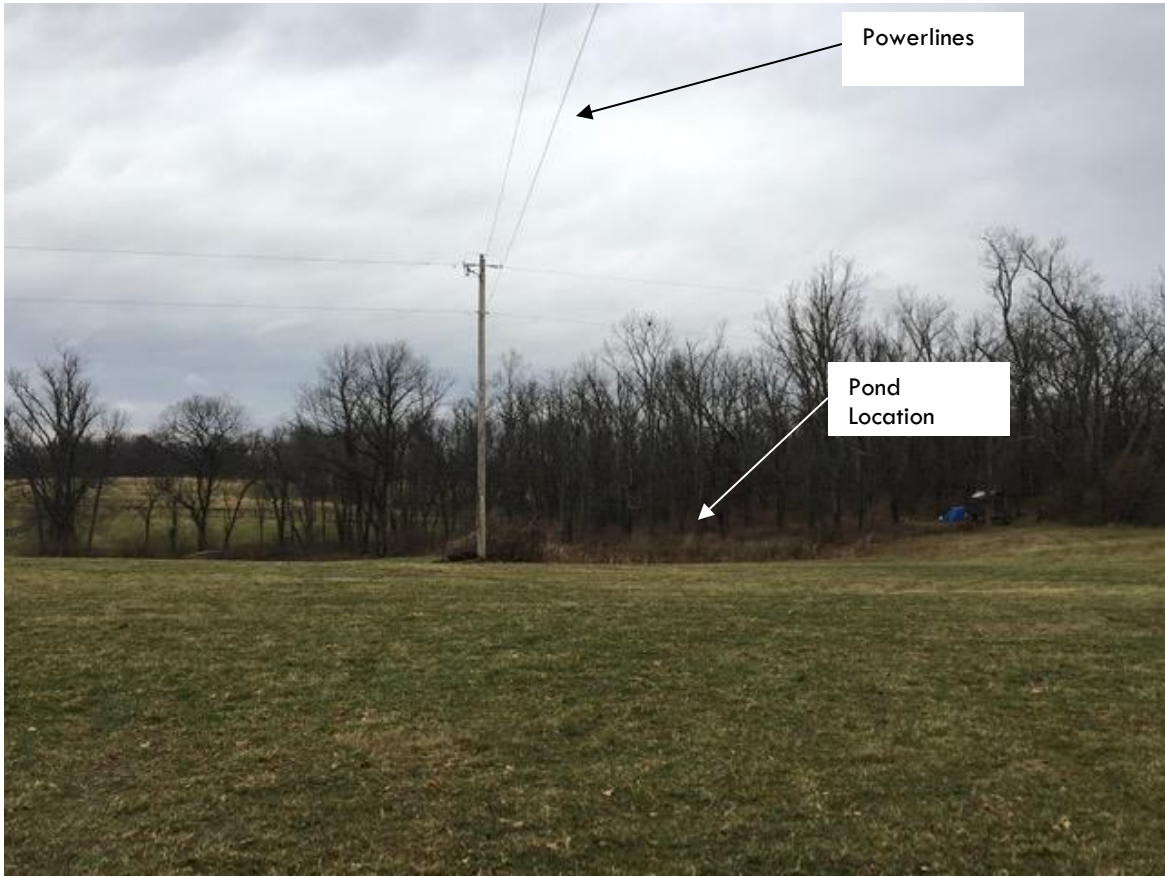
Yes, the strict application would create an unnecessary hardship on the applicant due to the existing natural features and utilities that are located on the site.

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. front setback variance for the construction of a new single-family dwelling. The setback of the home will then be at least 75 ft. from the edge of the 15 ft. right-of-way or 90 ft. from the centerline of the road. The requested setback is similar to the home across the street. 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.



Powerlines

Pond
Location