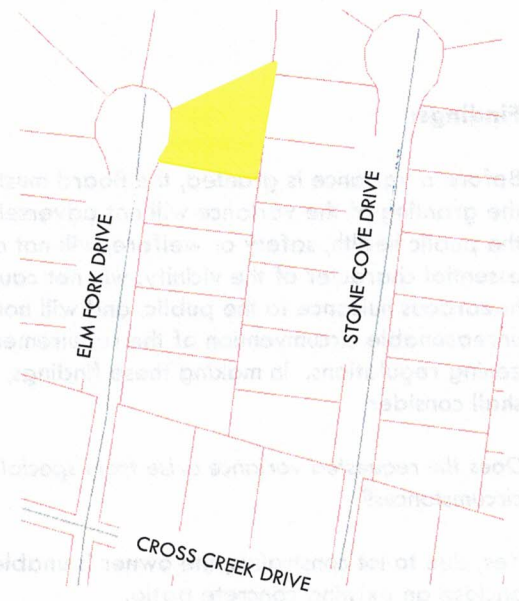


# Staff Report

Bourbon County Joint Board of Adjustment Meeting  
June 16, 2020

**Case Number:** VAR 20-04  
**Applicant:** Arnold Willoughby  
**Owners of Property?** Yes  
**Location:** 110 Elm Fork Drive  
**Request:** 2.5 ft rear setback variance  
**Jurisdiction:** City of Paris  
**Zoning:** Residential (R-4)  
**Application Date:** June 1, 2020  
**Legal Advertisement:** June 4, 2020



## Proposal:

The applicant proposes a 2.5 ft. rear setback variance to build a screened in porch on an existing concrete patio.

## Background:

Parcel Size: .27 acre  
Existing Structures: Residence  
Floodplain (Y/N): NO

**Proposed rear setback:** 22.5 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, due to lot constraints, the owner is unable to enclose an existing concrete patio.

*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 for the property owner by limiting his/her ability to enjoy the outdoors safely.

*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 the 2.5 ft. rear setback variance for the additional of a screened in porch. 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.

Legal Advertisment: June 4, 2020  
Application Date: June 1, 2020  
Zoning: Residential (R-4)  
City of Park  
Request: 2.5 ft rear setback variance  
Location: 110 Elm Fork Drive  
Owner of Property: Yes

Proposed: 2.5 ft rear setback variance to build a screened in porch on an existing concrete patio.  
Background:  
Parcel Size: .37 acre  
Existing Structures: Residence  
Floodplain (FIRM): NO  
Proposed rear setback: 2.5 ft.



Area proposed to be screened in porch over existing concrete patio.