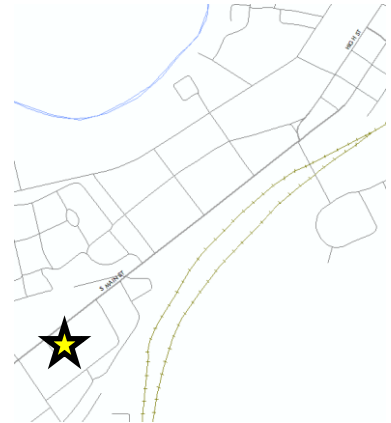


# Staff Report

## Bourbon County Joint Planning Commission

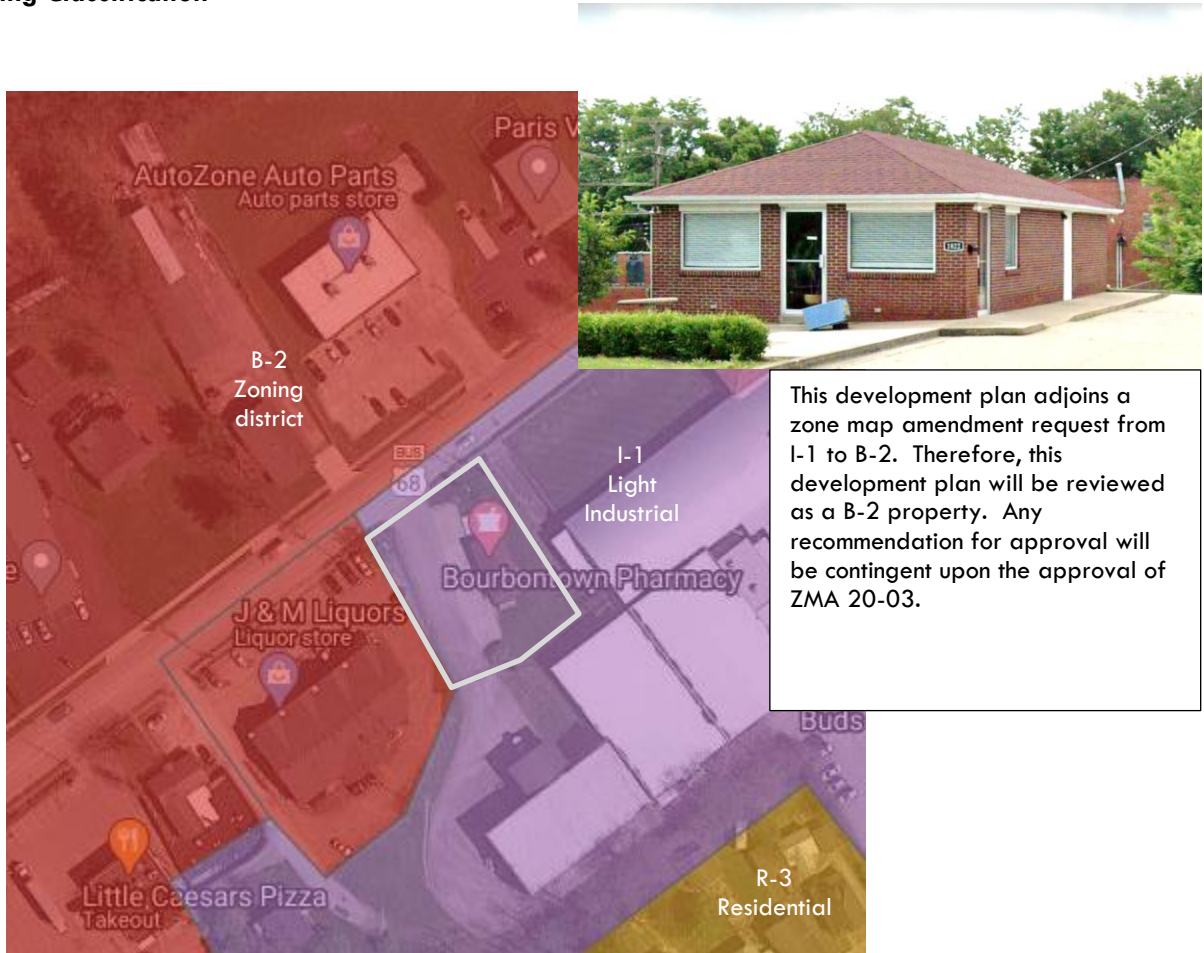
**Case Number:** DVP 20-05  
**Applicant:** Justin Bell  
**Location:** 1822 S. Main St., Paris, KY  
**Request:** One room addition to existing pharmacy  
**Zoning:** B-2 (General Commercial) See ZMA 20-03  
**Parcel Size:** .289 acres  
**Application Date:** August 14, 2020  
**TRC Meeting Date:** August 24, 2020 and September 21, 2020  
**Legal Notification:** November 5, 2020 - Bourbon County Citizen  
**Surveyor/Engineer:** Pat Darnell Engineering, Inc



### Proposal:

Applicant requests amended development plan approval for property located at 1822 S. Main St. Proposed is the construction of a 12 x 22 ft or 265.69 sq. ft. office room addition to the existing 1,022.59 sq. ft. building.

**Figure 1: Zoning Classification**



Category	Requirements	Findings
Zoning	B-2 General Commercial*  *Pending approval of ZMA 20-03	<b>CONFORMING.</b>
Area, Road Frontage, and Setback	Minimum lot area: 1/2 acre Percentage of lot coverage: Total footprint of principal and accessory buildings must not exceed 33%. Minimum lot width at building setback line: 150 ft. Minimum setback requirements: Front: 50 ft. Side: 25 ft. Rear: 25 ft.	EXISTING Non-conforming. Lot area: .289 acres PROPOSED Conforming. Percentage of building coverage: 10.22% EXISTING Non-conforming. Road frontage: 82.22 ft. PROPOSED Conforming. Front setback: 57.28 ft. EXISTING Non-conforming. Side setback: 13.5 ft <b>PROPOSED Non-conforming. Rear setback: 24.83 ft.</b>  <b>Rear setback variance requested of 6 inches</b>
Building Characteristics	Red brick.	Staff recommend Commission to inquire about building materials of rear addition. It was expressed to staff that addition would be of like shades/color with composite siding.
Access to Property	Exits and entrances to the parking area shall be clearly marked.	Ingress and egress points will not change as addition is accessed through the same entrance points.
Off Street Parking	Required: One (1) designated and marked space for every 200 sq. ft. of gross floor area.	<b>CONFORMING.</b>  The square footage of the building will increase to 1,288.28 sq. ft. The total required parking spaces are 7. Available parking spaces on the property are 10.
Traffic Volume (Trips per day)	Anticipated trip generation. "Driveway Trips" mean the total number of trips that are generated by a site.	The addition onto this building will be for office space for existing staff. No anticipated change to traffic volume and flow.

Category	Requirements	Findings
Signage	See Chapter 80.202 Signs and Outdoor Advertising	Conforming. No change proposed.
Drainage	Stormwater Plan, including location of catch basins, manholes, retention/detention basins, calculations.	CONFORMING. SEE ATTACHED INFILTRATION REPORT. Comments: Plans reviewed by GRW Engineering and recommended for approval.
Landscaping	Original landscaping in front of vehicular use area fulfills landscape requirements.	No additional landscaping required.
Waste Disposal	Show location of dumpsters and trash receptacles.	Conforming. No change proposed.

**Staff Recommendation:**

**Staff recommends approval of DVP 20-05 for a 265.69 sq. ft. addition to the existing building with approval of the rear setback variance request of 6 inches. The approval of this variance request will not negatively affect the health, safety, and welfare of the community, and is of similar distance to the setback on the adjacent B-2 property.**

- Any changes to the development plan shall be submitted as an amended development plan to the Bourbon County Planning Office.



Rear view of building.  
Building addition proposed  
over gravel area.



View of eastern side of  
building.



Southern view of building toward "Bud's Gun Shop". French drain proposed to contain and redirect runoff from the next addition to prevent it from entering the adjacent property.