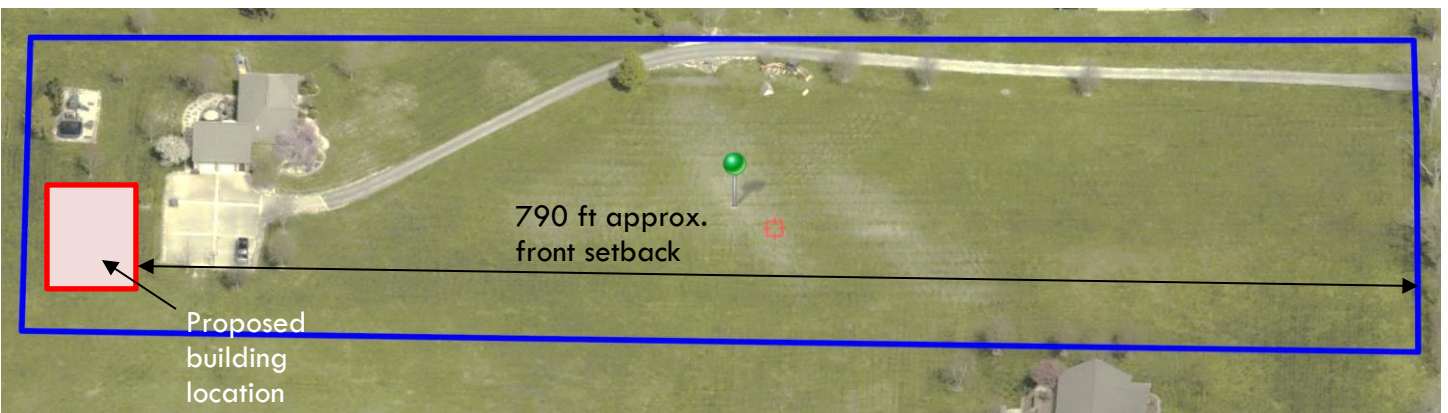
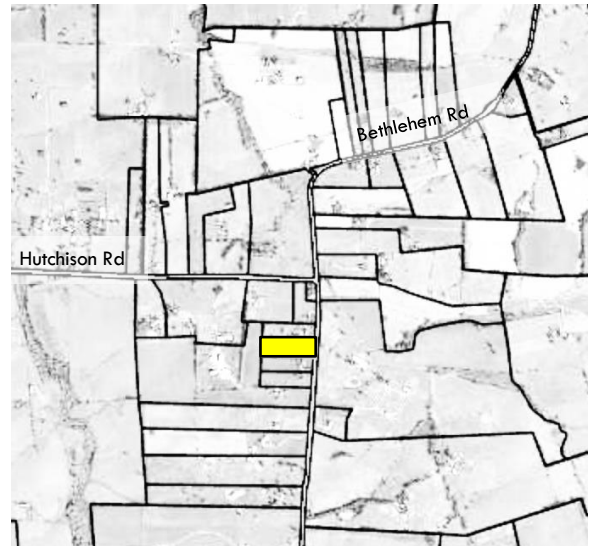


Staff Report

Bourbon County Joint Board of Adjustment Meeting
December 15, 2020

Case Number: VAR 20-06
Applicant: Matthew Kerr
Owner of Property? Yes
Location: 1540 Bethlehem Rd.
Request: 7 ft height variance request for a Pole barn.
Zoning: A-1 Agricultural
Application Date: November 23, 2020
Legal Advertisement: December 10, 2020



Proposal:

The applicant proposes a 7 ft. height variance for a pole barn at 1540 Bethlehem Rd.; a 5+ acre property.

Background:

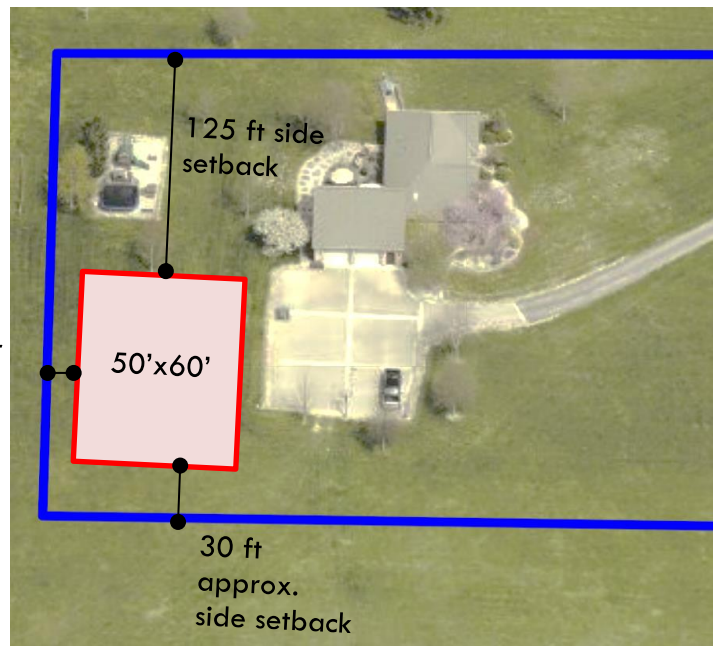
Existing Structures: YES, single-family dwelling
Floodplain (Y/N): NO

Required in the A-1 District:

Maximum Height: 18 ft.
Front setback: 125 ft.
Rear setback: None
Side setback: None

Proposed setbacks:

- ✓ Height: 25 ft. at roof peak
- ✓ Front: 790 ft. setback
- ✓ Side: 30 ft. (south side), 125 ft (north side)
- ✓ Rear: 5 ft. setback



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 property owner is in need of a building to storage his RV and other non-agricultural storage purposes.

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

The strict application would not allow the owner to conceal and storage his recreational vehicle; potentially creating a nuisance to the surrounding neighboring area.

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.

Is the request in character with the surrounding area?

Yes, located on the surrounding agricultural land are many pole barns of similar dimensions which are used primarily for agricultural purposes.



North bound view of barn site



Northeast view from rear corner of property

Recommendation:

Staff recommends approval of the 7 ft. height variance request for a pole barn at 1540 Bethlehem Rd. with the finding that this variance request is in character with the surrounding area of the County. 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.

Conditions:

Applicant is responsible for filing the land use restriction with the County Clerk’s Office upon approval and receipt from the Planning Office.

Applicant shall file building plans with the Bourbon County Building Inspection prior to beginning construction.

Building is for residential storage and workshop purposes and shall not be used as living quarters or for commercial/business purposes not allowable as a permissible home occupation in the agricultural zone.

Call 811 before digging!