

# Staff Report

Bourbon County Joint Board of Adjustment  
December 15, 2020

**Case Number:** CUP 20-05  
**Applicant:** Nathan Maddocks  
**Location:** 432 Main St., Paris  
**Request:** Conditional Use Permit  
First floor rear residential  
**Zoning:** B-1 (Commercial)  
**Application Date:** November 6, 2020  
**Legal Ad Publication Date:** December 10, 2020



## Proposal:

Applicant requests a conditional use permit to renovate the rear first floor area of the building for use as residential space.

## Background:

Parcel 026-70-39-002.00

Owner: Manor Properties LLC

Parcel Size: .06+ acres (2,610 sf)

Existing Structure(s): Commercial/residential

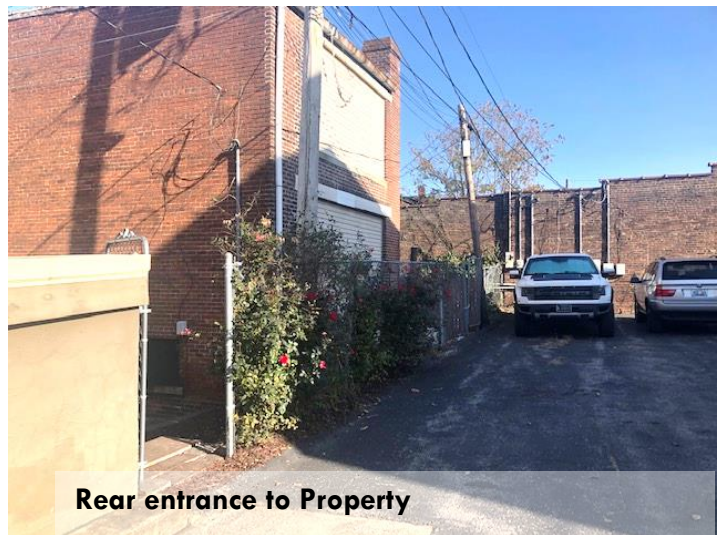
Floodplain: No

Front setback: 8 ft (including sidewalk width)

Rear setback: Approximately 30 ft

Ingress/egress: There are 4 existing entrances to the building. 2 front entrances for the first and second floor units and two first and second floor rear entrances.

Parking: Currently there is no existing off-street parking available on the property. However, there is on-street parking available nearby.



District regulations allow by conditional use one (1) apartment unit on the first (ground) floor with the following conditions:

Square footage of the residential space shall not exceed 50% of the total first floor interior square footage. **The square footage for the first floor residential space is proposed to be 386 sf of a total 800 sf of first floor space.**

Apartment unit shall be located in the rear of the building, allowing for commercial space along the public right-of-way. **The apartment unit is located in the rear of the building.**

Off-street privately owned parking shall be located for at least one vehicle. **See options A and B in application.**

No direct access to retail space from residential area. **No direct access is proposed for front and rear first floor spaces.**

A “conditional use” is a use which is essential to or would promote the public health, safety, or welfare in one (1) or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance are imposed in addition to those imposed in the zoning regulation.

A “conditional use permit” is the legal authorization to undertake a conditional use...as authorized by the board of adjustment, consisting of:

1. A statement of the factual determination by the board of adjustment which justifies the issuance of the permit; and
2. A statement of the specific conditions which must be met in order for the use to be permitted.



**View from rear entrance to 5<sup>th</sup> Street.**



**View of interior space under renovation.**

Based on staff review, Staff recommends APPROVAL of CUP 20-05 to allow first floor rear residential space as the application meets the requirements of the City of Paris Zoning Ordinance. This proposal would not negatively affect the health, safety, and welfare of the community. This approval is recommended with the aforementioned conditions above with more specific conditions over the type of off-street parking that the Board of Adjustment determines is reasonable.

