

# Staff Report

Board of Adjustment Hearing: March 17, 2021

**Case Number:** CUP 21-01  
**Applicant:** John McGibben  
**Location:** 1657 Peacock Rd  
**Request:** Conditional Use Permit  
Bed and Breakfast/Vacation Rent by Owner  
**Zoning:** A-1 Agricultural  
**Application Date:** February 26, 2021  
**Legal Notification:** March 4, 2021  
**Signage Posted:** March 9, 2021  
**Staff Site Visit:** March 9, 2021



## Proposal:

Applicant requests a Conditional Use Permit to operate vacation rental not to exceed 4 separate accommodations in historical residence at 1657 Peacock Rd.

## Background:

Parcel #0245-00-00-041.01

Owner: Mt Lebanon LLC

Existing Structures: Primary house, guest house, barn, spring house.

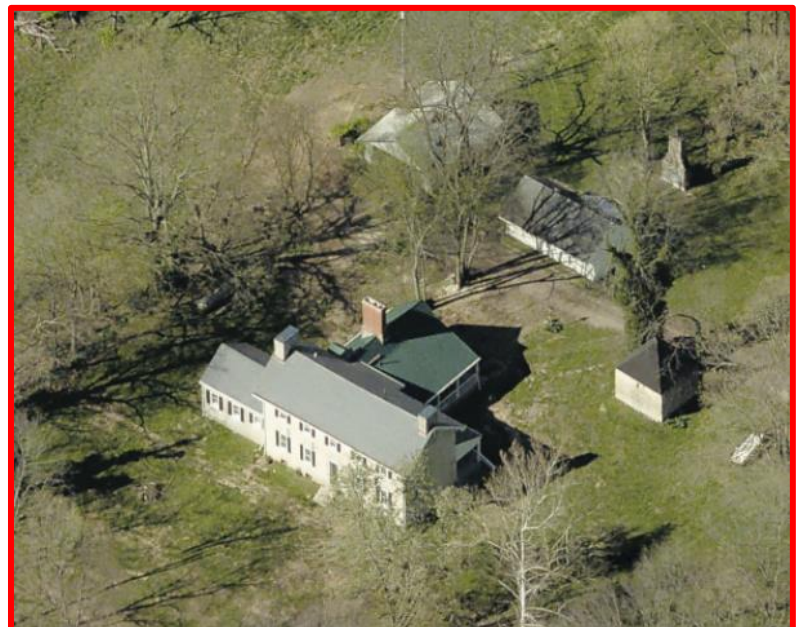
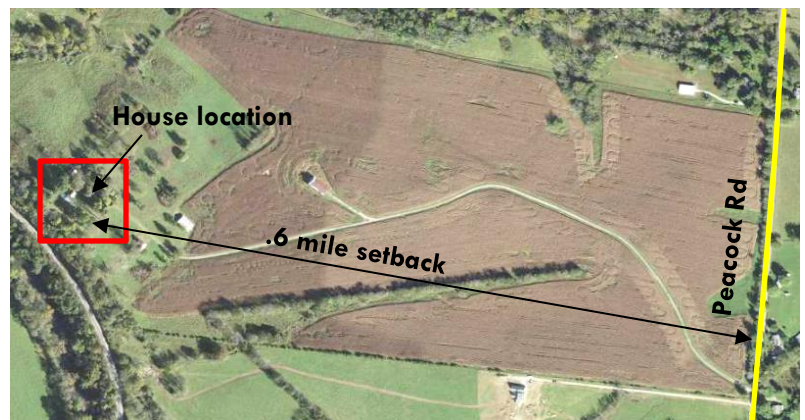
Existing front setback (approximate): .6 mi.

Closest neighboring residential structure: .4 mi. at 1621 Peacock Rd

Ingress/Egress: There is an existing entrance on Peacock Rd. and one-lane gravel drive that leads to the house.

Parking: There is an existing gravel parking area to accommodate at least 4 vehicles.

Is this property floodprone? No, this property is in an area of minimal flood hazard risk.



**Bourbon County Zoning Ordinance, 3.22 Uses Permitted by Conditional Use, D. Bed and Breakfast services in residences, limited to four separate accommodations.**

**STAFF FINDINGS:**

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- **PARKING:** Gravel parking areas designated to accommodate multiple vehicles.
- **FIRE SAFETY:** Residential space is subject to fire safety requirements. House contains smoke alarms in each bedroom and main living area. There are multiple exterior entrances to property. There is a fire extinguisher located in the kitchen.
- **CAPACITY:** 4 bedrooms, 3.5 bath
- **RENTAL SEASON:** Year-round
- **SITE EVALUATION FOR ON-SITE SEWAGE DISPOSAL SYSTEM:** New septic approved and installed at time of home renovation.
- **FINAL BUILDING INSPECTION:** Conducted and approved September 23, 2020.
- **AGRICULTURAL USE OF PROPERTY:** Farm lease for grain.

**STAFF RECOMMENDATION:**

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**Staff recommends APPROVAL of this conditional use application for a bed and breakfast (rent by owner) as the proposed use will not negatively affect the general health, safety, welfare of the community.**

Condition 1: Applicant is subject to annual inspection by the Bourbon County Joint Planning Office.

Condition 2: Should a violation be issued, applicant will be subject to revocation of the conditional use permit as determined by the Bourbon County Board of Adjustment.

Condition 3: Any expansion of this use will require an additional conditional use permit application.





**Southbound view of Peacock Rd. from property entrance**



**View of property from entrance**



**Northbound view of Peacock Rd from property entrance**