

APPLICATION TO BOURBON COUNTY JOINT BOARD OF ADJUSTMENT
Conditional Use Permit/ Home Occupation

Bourbon County Joint Planning Commission
525 High Street, Paris, KY 40361 • (859) 987-2150

Office Use only:

Application No. CUP21-03 Fee Amount: \$ 250⁰⁰ Date Fee Received: 6/29/2021

1. APPLICANT Shawn and Kennon Rose Owner (if different) _____

MAILING ADDRESS 259 Houston Avenue Paris, KY 40361

PHONE NO. (859)707-6529 (Kennon) (HOME) (859)797-9580 (Shawn) (WORK)

2. PLEASE CIRCLE: Paris Bourbon County / North Middletown

Location 259 Houston Avenue Paris, KY 40361

3. SUBDIVISION _____

4. EXISTING USE Primary Residence/Childcare Business ZONING DISTRICT R-1

5. DESCRIPTION OF REQUEST We are asking to increase the amount of children allowed from 12 unrelated children to 23 unrelated children.

7. SUPPORTING INFORMATION:

CONDITIONAL USE PERMIT— Attach a plan for the proposed use showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards and refuse and service areas. Also attach a narrative statement relative to the above requirements and also explain any economic, noise, glare or odor effects on adjoining property and the general compatibility with other properties in the district.

CHECKLIST:

- Attach a Legal Description of the Property
- Attach a plan of the proposed use (as described above)
- Attach a narrative of the proposed use (as described above)
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Attach a list of adjoining property owners (name and address)

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted. The filing fee covers the cost of public notice and the recording of a Land Use Restriction at the County Clerk's Office.

KERose
APPLICANT SIGNATURE

6/29/21
DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court.

An individual applicant may choose to have an attorney represent them. All entities must be represented by an attorney.

6/28/2021

To Whom it may Concern,

We own and run a state regulated childcare business out of our home at 259 Houston Avenue. Under our current conditional permit, we are allowed to have up to 12 unrelated children. Due to the needs of our community and the lack of childcare options available, we are looking to expand our current childcare capacity from the 12 unrelated children 22 unrelated children. The childcare is operated out of a separate building behind our main residence that has been granted a Certificate of Occupancy as a childcare center from the state building inspectors office for a maximum of 37 people. If granted the children would be divided into two classrooms. One classroom consisting of 10 children while the other would have 12. Each room would be staffed with a classroom teacher. We know of 2 other childcare centers nearby that have closed their doors in the past year, even have the state continues to subsidize the sector. We feel this is a critical need for our community as more and more Kentuckians head back to the workplace. We are cognizant of some of the previous concerns the board had when moving from 6 to 12 children. I will briefly address some of those in this letter. Regarding outdoor noise and the number of children outside at one time: The children will be divided into two separate classrooms with two different outdoor play times. The outdoor play area is in the rear of the property and bordering properties are completely separated by a privacy fence. The nearest home to the property is located on Lilleston Ave approximately 100 feet back. An increase in traffic on Houston Ave would also be minimal. With 22 children we anticipate (given current and past ratios) to have a total of 17 families. Those families begin work at different times and stop work each day at different times. Drop off occurs from 6AM to 9AM and pickup ranges all throughout the day (generally between 3PM and 6PM). If after enrollment fills, we have multiple families arriving or leaving for the day at the same time we are prepared to implement scheduled pick drop offs and pickups. The most recent data from the department of transportation (2018 with School in full session, Paris Middle and High schools are .1 miles away) shows Houston Ave. with 1,103 AADT, a D Factor of and K Factor of 12.1. We do not foresee the approximately 10 extra vehicles a day being an issue. We have on street parking available along with the driveway capacity of 9 vehicles. Thank you for your consideration.

Sincerely,

Shawn and Kennon Rose

Property Information

Parcel Number 026-70-23-024.00
Location Address 259 HOUSTON AVE
Description H & L - 259 HOUSTON AVE
Property Class Residential
Tax District City (District 02)
2020 Tax Rate 1.19137
Acres 0
Lot
Homestead 0

Land

Plat Book
Lot Size 60X325
Frontage 60

Depth 325
Zoning R-1
Flood Plane No

Our Neighbors are as follows:

Bonnie Sousley
255 Houston Avenue
Paris, KY 40361

Cynthia Boardman
265 Houston Avenue
Paris, KY 40361

