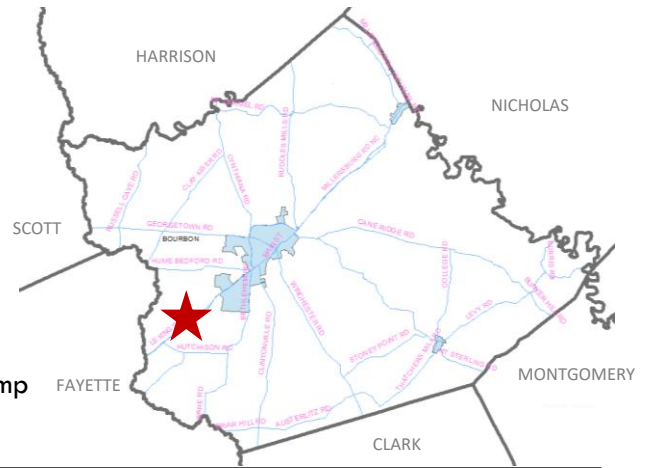


Staff Report

Bourbon County Joint Board of Adjustment Meeting
August 17, 2021

Case Number: VAR 21-08
Applicant: Alan Sutherland
Owner of Property? No
Location: 102 Hutchison Rd.
Request: Front setback variance request for handicap ramp
Zoning: Agricultural (A-1)
Paris Pike Overlay Zone
Application Date: July 19, 2021
Legal Advertisement: August 5, 2021



Paris Pike Corridor Commission recommended approval via email (see included in packet).

Proposal:

The applicant proposes a 259 ft. front setback variance for the installation of a handicap ramp onto the front of the church building fronting Paris Pike. The Bourbon County Joint Board of Adjustment considered a variance application in April of 2019 for the construction of a gravel drive along Hutchison Rd.

Background:

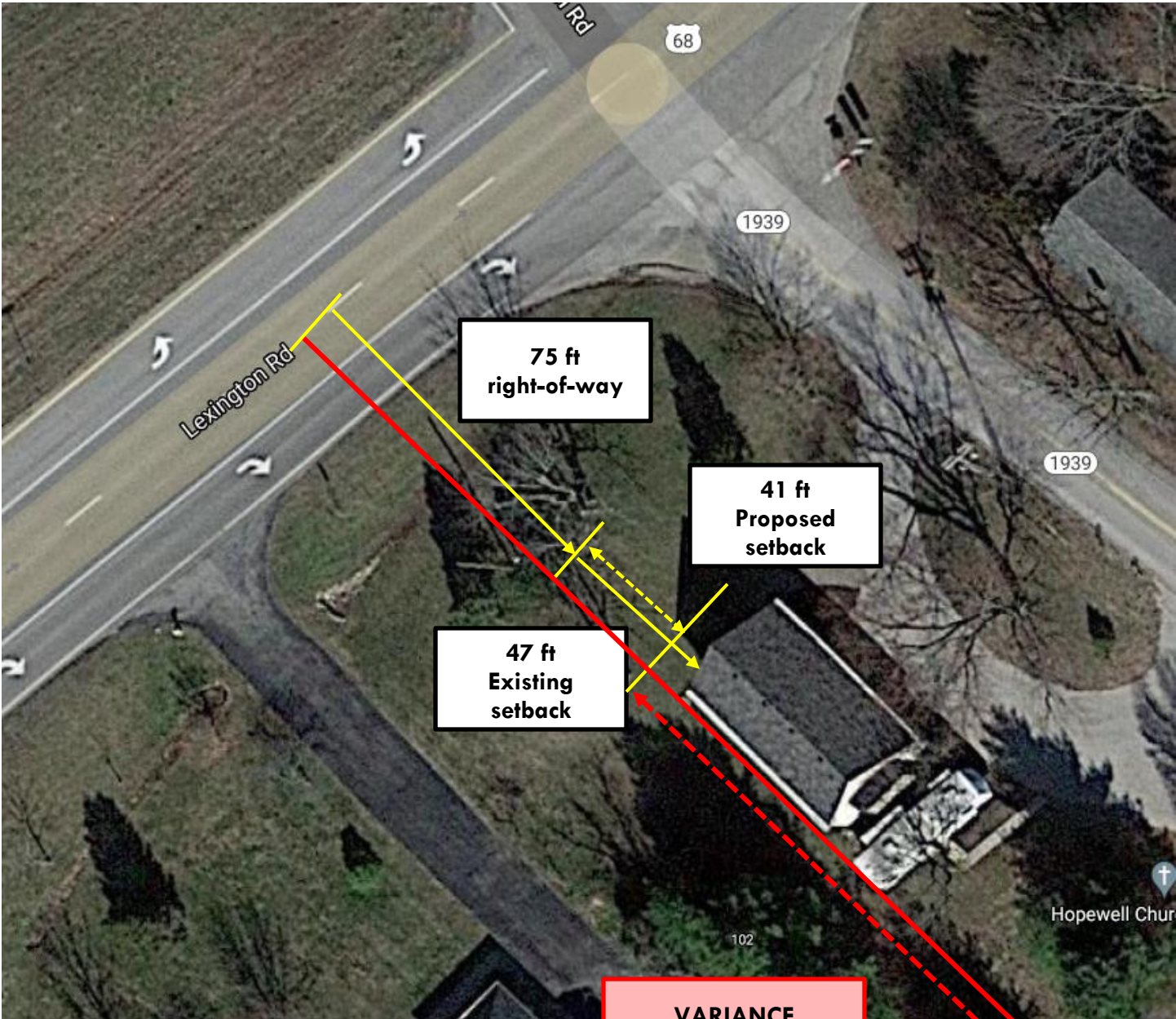
Parcel Size: 1+ acre
Existing Structures: Church and residence
Floodplain (Y/N): NO

Existing front setback: 47 ft. from edge of right-of-way.

Proposed setbacks:

Front: 41 ft.
Side: No change





**75 ft
right-of-way**

**41 ft
Proposed
setback**

**47 ft
Existing
setback**

**VARIANCE
REQUEST 259 FT**

**300 ft
Minimum setback
requirement**

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 congregation is in need of an ADA accessible ramp in front of the church.

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

Yes, the strict application would disallow individuals with mobility issues from entering the church.

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.

Recommendation:

Staff recommends approval of a 259 ft. front setback variance for the installation of a ramp for wheelchair access. 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.