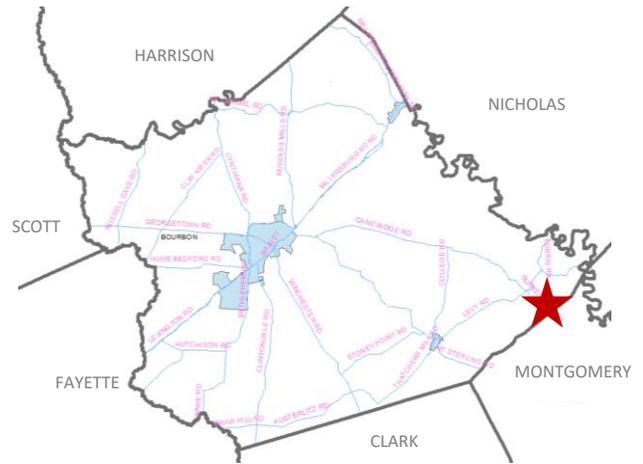


Staff Report

Bourbon County Joint Board of Adjustment Meeting
October 19, 2021

Case Number: VAR 21-09
Applicant: John Jones
Owner of Property? Yes
Location: 3361 Bunker Hill Rd.
Request: 72 foot front setback variance
Zoning: Agricultural (A-1)
Application Date: September 10, 2021
Legal Advertisement: October 14, 2021
Staff Site Visit: October 13, 2021



Proposal:

The applicant proposes a 72 foot front setback variance to install a manufactured home.

Background:

Parcel Size: 21 acres
Existing Structures: 1 agricultural building
Floodplain (Y/N): NO

Original front setback: 50 ft. from edge of right-of-way.

Proposed setbacks:

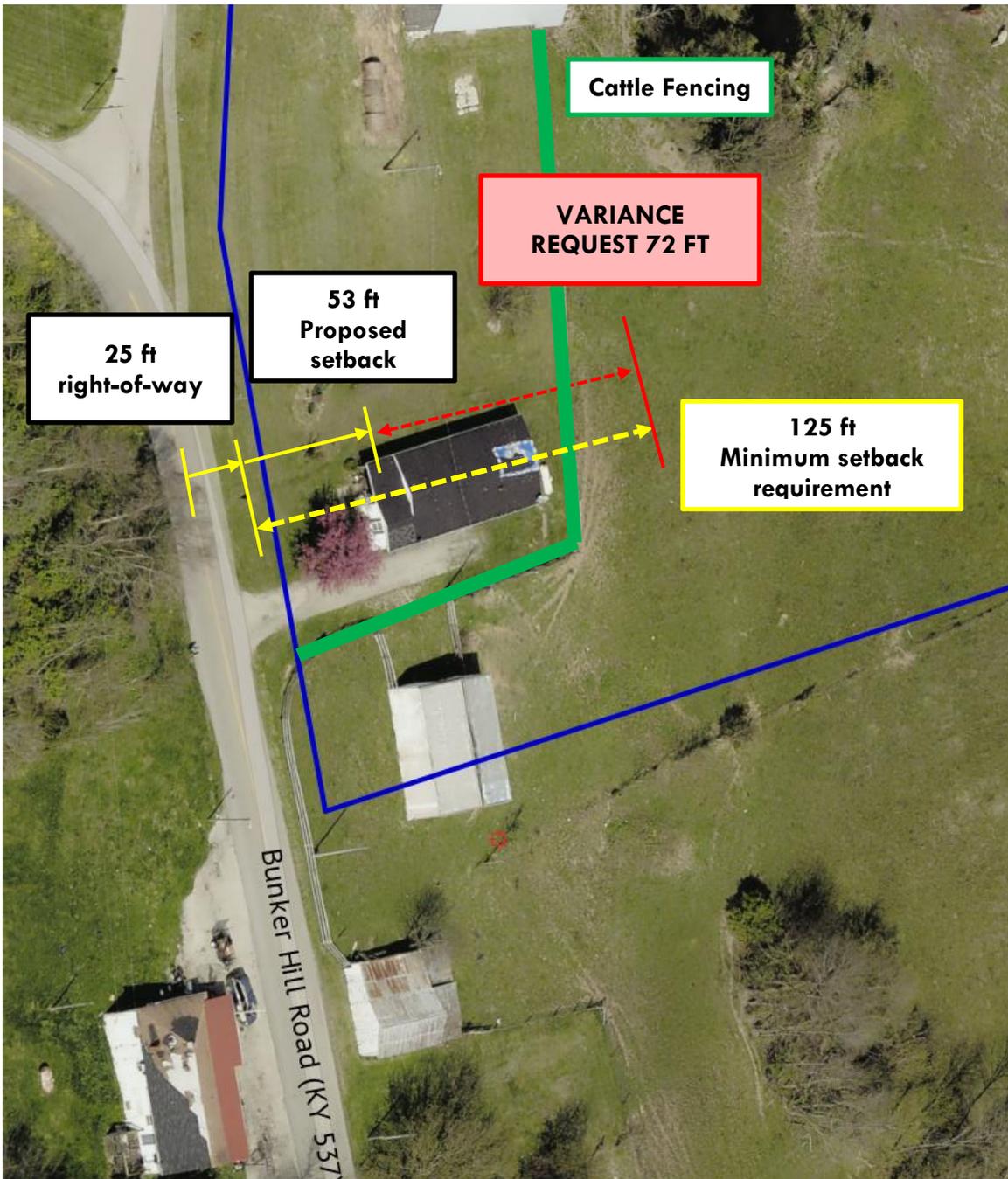
Front: 53 ft.
Side: No change (at least 75 ft)



View of driveway and building site from Bunker Hill Rd.



View of original building. Demolished 09/2021



Cattle Fencing

VARIANCE
REQUEST 72 FT

25 ft
right-of-way

53 ft
Proposed
setback

125 ft
Minimum setback
requirement

Bunker Hill Road (KY 537)

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 current utilities (water, septic, electric) are located at the site of the original home that was demolished, recently. Additionally, cattle fencing in the rear of the property confines the area for new construction to the original home site.

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

Yes, the strict application would pose a financial hardship on relocating utilities over 75 ft farther into the property and would reduce that amount of useable agricultural land.

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 72 ft. front setback variance for the installation of a new manufactured home. 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.