

Staff Report

Board of Adjustment Hearing: November 16, 2021

Case Number: CUP 21-02
Applicant: Ramon & Rebeca Smith
Location: 445 Hanson St
Request: Conditional Use Permit
Church
Zoning: R-3 Residential
Application Date: March 18, 2021
Legal Notification: November 4, 2021
Signage Posted: November 9, 2021
Staff Site Visit: November 9, 2021



Proposal:

Applicant requests a Conditional Use Permit for the operation of a church in an existing residence to serve a maximum of 20 people.

Background:

Owner: Ramon & Rebecca Smith

Existing Structures: Primary house. 3000+ sf

Ingress/Egress: On aerial image to the right, yellow outlined area shows proposed parking location of 3,000 sf.

Applicant proposes paved parking areas to accommodate vehicles along with ADA compliant access points.

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

Building plans have not been submitted at this time.

See application for narrative and more detail on submittal.



STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of this conditional use application for the operation of a church as the application shall not negatively impact the health, welfare, and safety of the community with the following conditions:

Condition 1: Approval is contingent upon submittal and approval of building permit plans to the Bourbon County Joint Planning Office.

Condition 2: Applicant is subject to annual inspection by the Bourbon County Joint Planning Office.

Condition 3: 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 4: Any expansion of this use will require an additional conditional use permit application.



Applicant to submit building permit application to remove two walls within house to make room for a "chapel" space



Proposed parking area to the left of existing driveway.