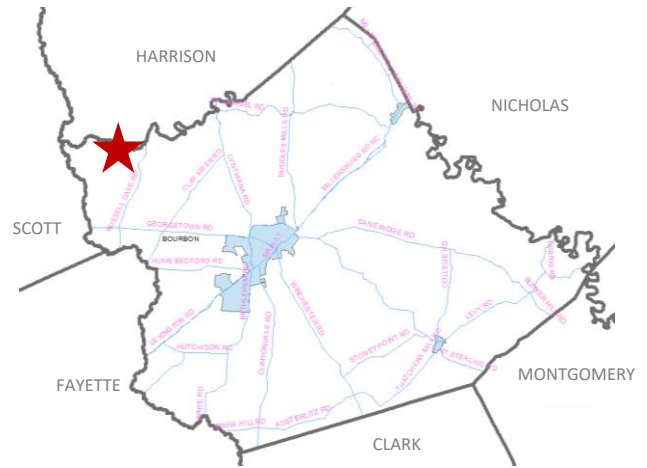


Staff Report

Bourbon County Joint Board of Adjustment Meeting
November 16, 2021

Case Number: VAR 21-12
Applicant: Curtis Coots
Owner of Property? Silas Baptist Church
Location: 274 Silas Rd
Request: 40 ft front setback variance
Zoning: A-1 Agricultural
Application Date: October 25, 2021
Legal Advertisement: November 4, 2021
Staff Site Visit: November 3, 2021



Proposal:

The applicant proposes a 40 ft front setback variance to construct a garage for church vehicle storage.

Background:

Parcel Size: .6 acres
Existing Structures: None
Floodplain (Y/N): YES

Proposed setbacks:

Front: 85 feet
Side: 43 feet
Rear: 3 feet

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?

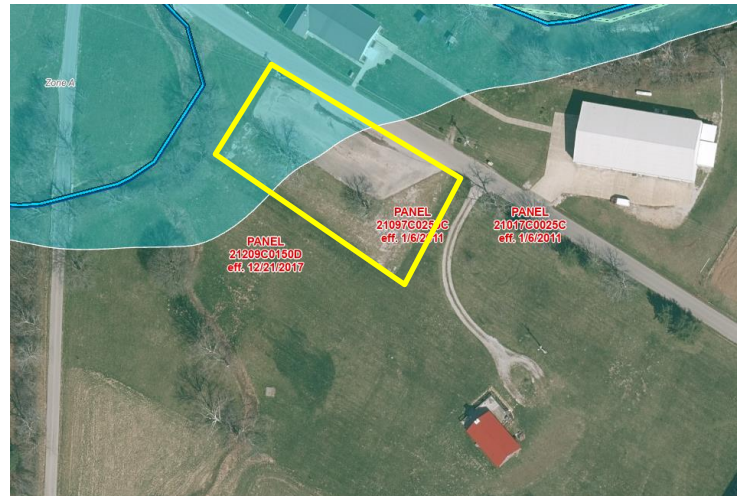
Yes, as a lot of record .6 acres, this property is smaller than the lot minimum size of 5 acres. To meet the setback requirement, the building would be located on the adjacent property.

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

Yes, if the applicant were to strictly apply the minimum setback requirement for the construction of a garage, it would not be located on the same property as the depth of this property is estimated at 125 ft (the minimum setback requirement).

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.

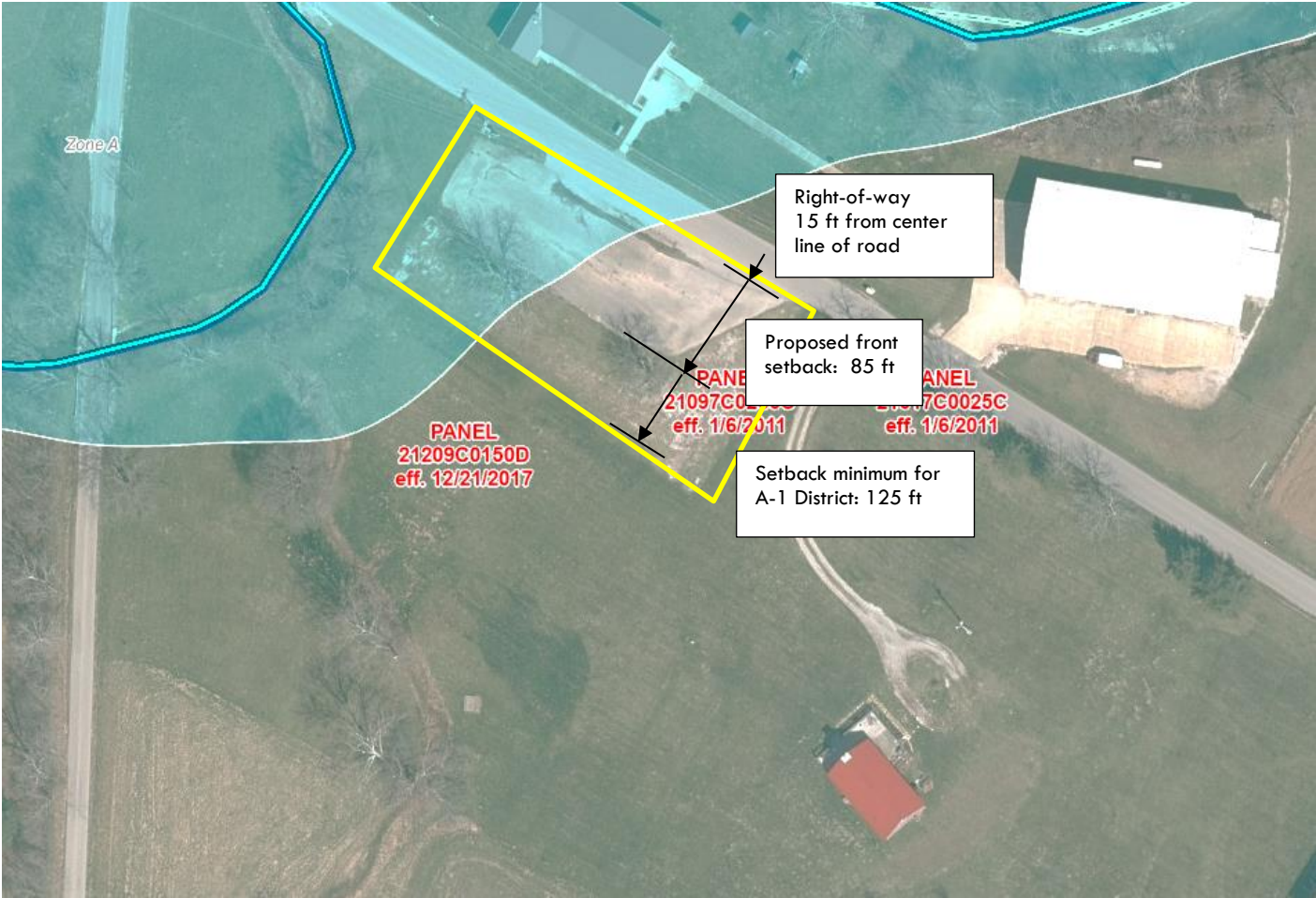


Recommendation:

Staff recommends approval of the following variance for construction of a garage with the finding that the request arises from special circumstances due to the depth of the lot.

40 ft front setback variance

The granting of this variance is in character with the setbacks of the surrounding area would not adversely affect the public health, safety or welfare, and will not cause a hazardous nuisance to the public.



Zone A

Right-of-way
15 ft from center
line of road

Proposed front
setback: 85 ft

PANEL
21209C0150D
eff. 12/21/2017

PANEL
21097C0025C
eff. 1/6/2011

PANEL
21097C0025C
eff. 1/6/2011

Setback minimum for
A-1 District: 125 ft