

# Staff Report

Bourbon County Joint Board of Adjustment Meeting  
June 15, 2022

**Case Number:** VAR 22-03  
**Applicant:** Donald & Teresa Neighbors  
**Owner of Property?** Yes  
**Location:** 1915 Thatcher's Mill Rd  
**Jurisdiction:** North Middletown  
**Request:** 6 ft side setback variance  
**Zoning:** R-1 Residential  
**Application Date:** May 27, 2022  
**Legal Advertisement:** June 9, 2022  
**Staff Site Visit:** June 8, 2022



## Proposal:

The applicant proposes a 6 ft side setback variance on the northern side of property to install a manufactured home.

## Background:

Parcel Size: .386 acres  
Existing Structures: Single family residence and outbuildings  
Floodplain (Y/N): NO

## Required Setbacks:

Front: 25 feet  
Side: 15 feet  
Rear: 25 feet

## Proposed setbacks:

Front: 25 feet  
Side: 9 feet (northern side of property)  
Rear: 20 feet

## Recommendation:

**Staff recommends approval of a seven (7) foot side setback variance for the installation of a manufactured home with the finding that the request arises from special circumstances due to the narrow width of the lot.**

The granting of this variance is in character with the surrounding area because the new proposed location would increase the side setback on the south side of the property, which is currently less than 10 ft from the property line and approximately 20 ft to the closest structure. 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.



**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, this particular lot is narrow (53 ft. in width). The applicant is proposing to install a manufactured home lengthwise along the lot.

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

The strict application of the zoning ordinance would deprive the applicant from installing an affordable manufactured home.

*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.



Above: Southern boundary of property



Above: Northern boundary of property where variance request is sought.