

Staff Report

Board of Adjustment Hearing: July 19, 2022

Case Number: CUP 22-01
Applicant: Valkyrie's Haven, LLC
Location: 487 Cynthiana Rd & 280 Brentsville Rd
Request: Conditional Use Permit
Bed and Breakfast/Vacation Rent by Owner
Zoning: A-1 Agricultural
Application Date: June 13, 2022
Legal Notification: July 7, 2022
Staff Site Visit: July 7, 2022



Proposal:

Applicant requests a Conditional Use Permit to operate vacation rentals on property owned by Valkyrie Properties LLC.

Background:

Parcel # 016-00-00-022.00 & 016-00-00-022.01

Owner: Valkyrie Properties LLC

Existing Structures: Primary home, existing barns, barn/apartment residence.

Existing front setback to residences (approximate):
487 Cynthiana Rd: 600+ feet
280 Brentsville Rd: 1000+ feet

Closest neighboring residential structure:
487 Cynthiana Rd: 1,600+ feet
280 Brentsville Rd: 800+ feet

Ingress/Egress: There is an existing paved entrance to the residence at 487 Cynthiana Rd and an existing gravel entrance to 280 Brentsville Rd.

Parking: There is ample existing parking at both residences.

Is this property floodprone? No, neither properties are in an area of minimal flood hazard risk.



Bourbon County Zoning Ordinance, 3.22 Uses Permitted by Conditional Use, D. Bed and Breakfast services in residences, limited to four separate accommodations.

STAFF FINDINGS:

- **PARKING:** Gravel and paved parking areas designated to accommodate multiple vehicles.
- **FIRE SAFETY:** Residential space is subject to fire safety requirements. Both structures contain smoke alarms. There are multiple exterior entrances to structures. There are fire extinguishers located in the each kitchen.
- **CAPACITY:** 487 Cynthiana Rd: 3 bedrooms, 280 Brentsville Rd: 2 bedrooms
- **RENTAL SEASON:** Year-round
- **SITE EVALUATION FOR ON-SITE SEWAGE DISPOSAL SYSTEM:** Approved septic exists for both structures.
- **AGRICULTURAL USE OF PROPERTY:** Equine

280 Brentsville Rd



487 Cynthiana Rd



STAFF RECOMMENDATION:

Staff recommends APPROVAL of this conditional use application for a bed and breakfast (rent by owner) at 487 Cynthiana Rd and 280 Brentsville Rd. as the proposed use is an allowable conditional use in the A-1 Agricultural Zone and will not negatively affect the general health, safety, welfare of the community.

Condition 1: Applicant is subject to annual inspection by the Bourbon County Joint Planning Office.

Condition 2: 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 3: Any expansion of this use will require an additional conditional use permit application.

NORTHBOUND VIEW OF ENTRANCE FROM HIGHWAY 27 (CYNTHIANA RD) (source: Googlemaps)



EASTBOUND VIEW OF ENTRANCE FROM BRENTSVILLE RD (source: Googlemaps)

