

Staff Report

Board of Adjustment Hearing: July 19, 2022

Case Number: CUP 22-02
Applicant: Bandoroff Family Limited
Location: Denali Stud, 1700 Georgetown Rd
Request: Conditional Use Permit
Bed and Breakfast/Vacation Rent by Owner
Zoning: A-1 Agricultural
Application Date: June 22, 2022
Legal Notification: July 7, 2022
Staff Site Visit: July 13, 2022



Proposal:

Applicant requests a Conditional Use Permit to operate vacation rentals on property owned by Bandoroff Family Limited

Background:

Parcel #009-00-00-020.00

Owner: Bandoroff Family Limited

Existing Structures: Primary home, existing barns, cabin, office.

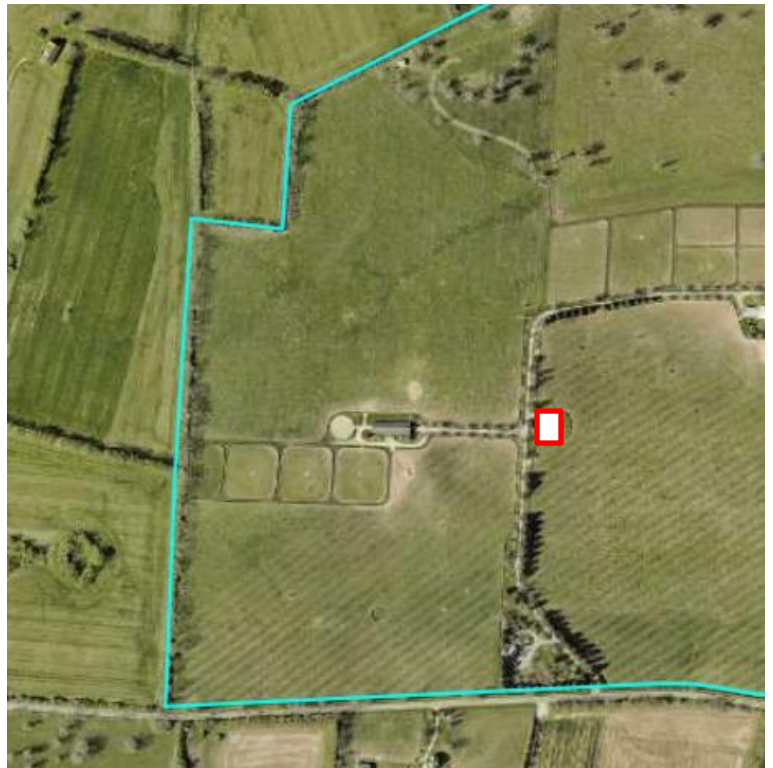
Existing front setback to residence (approximate):
900+ feet

Closest neighboring residential structure:
3000+ feet

Ingress/Egress: There is an existing paved entrance from Georgetown Rd.

Parking: There is ample existing paved parking.

Is the structure located within the 1% annual regulatory floodplain? No.



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:** Paved parking area designated to accommodate multiple vehicles.
- **FIRE SAFETY:** Residential space is subject to fire safety requirements. Cabin contains smoke alarms. There are multiple exterior entrances to structure. There is a fire extinguisher located in the kitchen.
- **CAPACITY:** 2 bedrooms
- **RENTAL SEASON:** Year-round
- **SITE EVALUATION FOR ON-SITE SEWAGE DISPOSAL SYSTEM:** Approved septic exists for structure.
- **AGRICULTURAL USE OF PROPERTY:** Equine

STAFF RECOMMENDATION:

Staff recommends APPROVAL of this conditional use application for a bed and breakfast (rent by owner) 1700 Georgetown 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.

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

