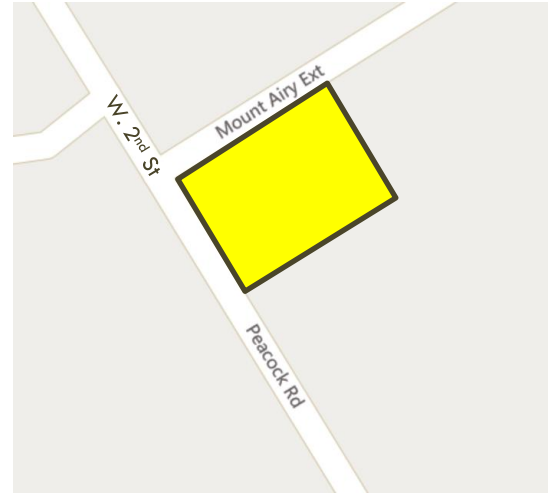


Staff Report

Board of Adjustment Hearing: November 15, 2022

Case Number: CUP 22-06
Applicant: Peggy Menker
Location: 640 W 2nd St, Paris, KY
Request: Conditional Use Permit
Professional Office
Zoning: R-1 Residential
Application Date: October 30, 2022
Legal Notification: November 3, 2022
Signage Posted: November 8, 2022
Staff Site Visit: November 8, 2022



Proposal:

Applicant requests a Conditional Use Permit for the operation of a Professional Office in an existing structure within the R-1 Residential District.

Background:

Existing Structures: 2,500 sf primary structure originally constructed as a church. Additional small storage shed.

Ingress/Egress: On aerial image to the right, the entrance and exit to the site is located on Mt. Airy Extension. Currently, there is no parking striping to delineate parking spaces.

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

Building plans have been submitted to the building inspector for review. Proposed building is within the existing structure. No additions or increase in building footprint is proposed.

See application for narrative and more detail on submittal.



STAFF RECOMMENDATION:

Staff recommends APPROVAL of this conditional use application for the operation of a professional office as such 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: Should dumpster remain on site following final inspection of structure, construct a dumpster enclosure that will mitigate visual impact on surrounding properties.

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.



View of entrance from W. 2nd St to Mt. Airy Extension