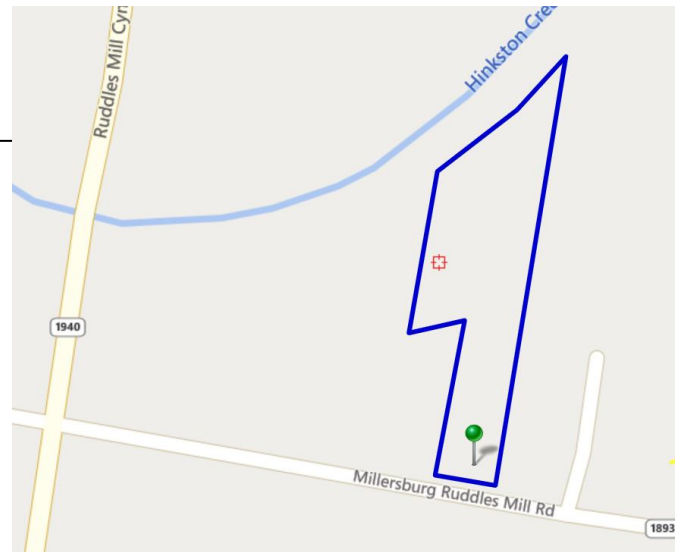


Staff Report

Bourbon County Joint Board of Adjustment Meeting
November 15, 2022

Case Number: VAR 22-07
Applicant: Mitchell & Ashley Hamilton
Owner of Property? Yes
Location: 3818 Millersburg-Ruddles Mill Rd
Request: Side Setback variance request
Zoning: R-1 Residential
Lot Size: ~1.3 acres
Application Date: November 2, 2022
Site Visit: November 8, 2022
Legal Advertisement: November 10, 2022
Signage Posted: November 8, 2022



Proposal:

The applicant requests a front and side setback variance to construct a 16 ft x 26 ft addition onto a single-family dwelling.

Background:

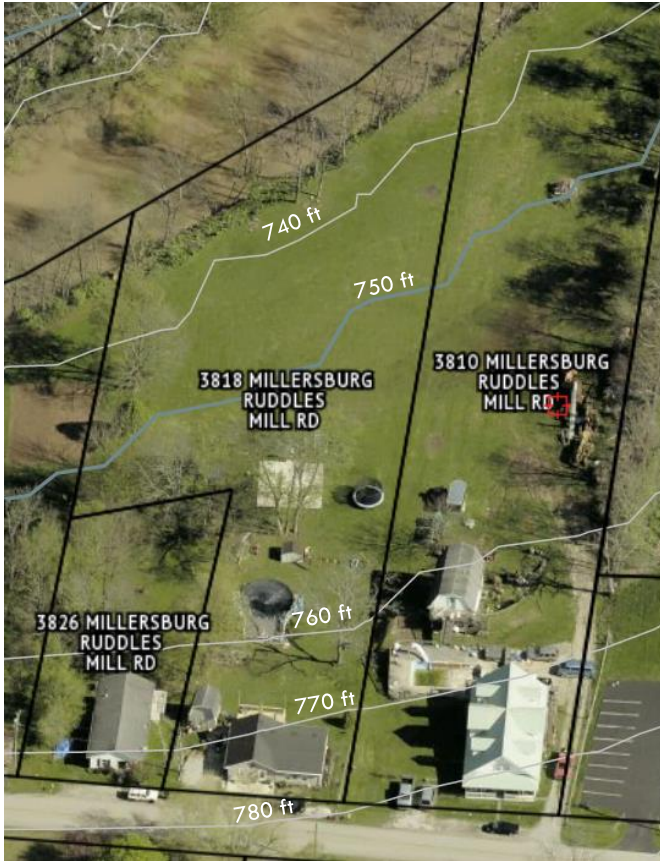
Existing Structures: YES, one single family home and small storage building.
 Floodplain (Y/N): NO

	Minimum Setback Requirement (in feet)	Existing Setback (in feet)	Proposed Setback (in feet)	Variance Request (in feet)
Front	75 ft from centerline of state road.	21 ft from centerline of state road	21	54
Side (west)	15 ft	26 ft	6	9
Side (east)	15 ft	10 ft	N/A	N/A
Rear	25 ft	+1,300 ft	N/A	N/A



Measurements shown above are approximate based on online mapping software.

ELEVATION CONTOURS



PROPOSED BUILDING FOOTPRINT OF ADDITION



Variance 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, the width of the subject lot is less than the minimum width requirement of 150 ft in the R-1 district and topography of this lot (12 foot change in elevation from the front of the house to the rear of the house) poses challenges to construct an addition on the rear of the home.

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

The strict application of the ordinance would deprive the applicant of constructing a home addition which is attached to the current home and at the same level as the current living quarters.

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.

Variance Recommendation:

Staff recommends approval VAR 22-07 a variance request to construct an addition to an existing home:

54 ft front setback variance
9 ft (west) side setback variance

This recommendation of approval is with the finding that the variance request arises from special circumstances of a narrow lot with a steep slope. The construction of the addition would not cause a hazardous nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations.