

Staff Report

Board of Adjustment Hearing: February 21, 2023

Case Number: CUP 22-06
Applicant: Amy & Tim Sweeney
Location: 440 Steele Rd
Request: Conditional Use Permit
Bed and Breakfast/Vacation Rent by Owner
Zoning: A-1 Agricultural
Application Date: January 5, 2023
Legal Notification: February 2, 2023
Staff Site Visit: February 8, 2023



Proposal:

Applicant requests a Conditional Use Permit to operate vacation rentals on property owned by Amy & Tim Sweeney.

Background:

Parcel #046-00-00-006.05

Owner: Amy & Tim Sweeney

Existing Structures: Primary home, existing barns.

Existing front setback to residence (approximate):
775 ft

Closest neighboring residential structure:
700+ feet

Ingress/Egress: There is an existing gravel entrance from Steele Rd

Parking: There is ample 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. House contains smoke alarms. There are two exterior entrances to structure. There is a fire extinguisher located in the kitchen.
- **CAPACITY:** 3 bedrooms
- **RENTAL SEASON:** Year-round
- **SITE EVALUATION FOR ON-SITE SEWAGE DISPOSAL SYSTEM:** Approved septic exists for structure.
- **AGRICULTURAL USE OF PROPERTY:** Livestock and produce

STAFF RECOMMENDATION:

Staff recommends APPROVAL of this conditional use application for a bed and breakfast (rent by owner) 440 Steele 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.