

# Staff Report

Bourbon County Joint Board of Adjustment Meeting  
February 21, 2023

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**Case Number:** VAR 23-01  
**Applicant:** Hillary & Larry Jipson  
**Owner of Property?** Yes  
**Location:** 115 Lot Young Rd  
**Request:** 40 ft front setback variance for construction of a new single family home.  
**Zoning:** A-1 Agricultural  
**Application Date:** January 11, 2023  
**Legal Advertisement:** February 9, 2023  
**Staff Site Visit:** February 3, 2023

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## Proposal:

The applicant proposes a 40 ft front setback variance to construct a new single family home.

## Background:

Parcel Size: ~ 13 acres  
Existing Structure: Single Family Residence, farm buildings  
Floodplain (Y/N): NO  
**Proposed setback for single family home:**  
**85 ft**

## 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?*

According to the applicant, the lay of the land (i.e. property contours) limit the ability to construct a house that meets the setback requirements in the agricultural zone.

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

No, according to staff the slope is slight in natural (7%). The applicant has already conducted work on regrading. Based on approximate measurements, the structure could be moved back with additional groundwork. Staff recommends the Board inquire with the applicant specifically what additional groundwork will be required in order to meet the 125 ft setback requirement.

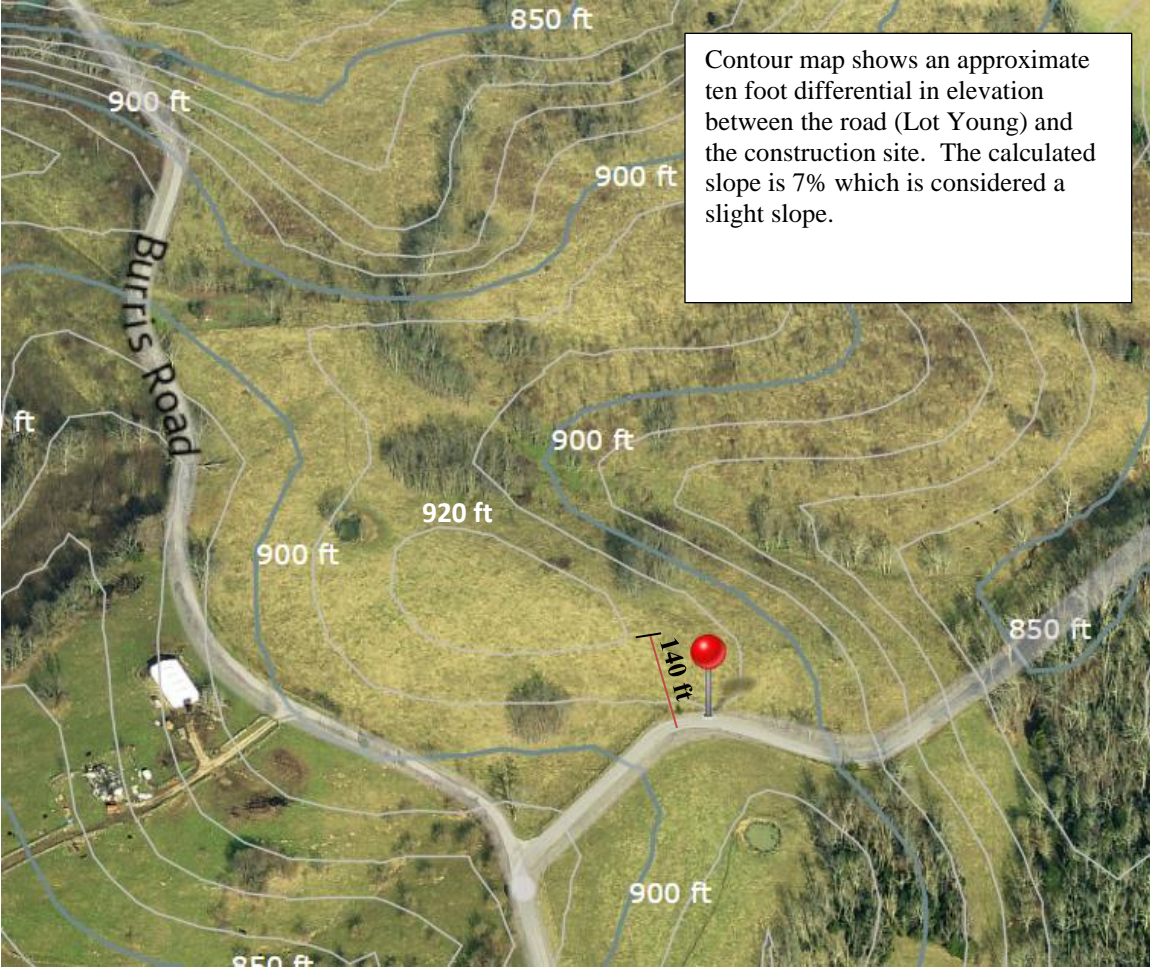
*Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the zoning regulation for which relief is sought?*

No.



## Recommendation:

Staff recommends approval of variance request of 40 ft as the granting of the variance would not adversely affect the health, safety, welfare and essential character of the vicinity. Applicant is to flag off exact measurements when obtaining building permit.





Shown is view from gravel driveway at Lot Young Rd where regrading has been occurring. House construction site located to the right of drive before the tree line.