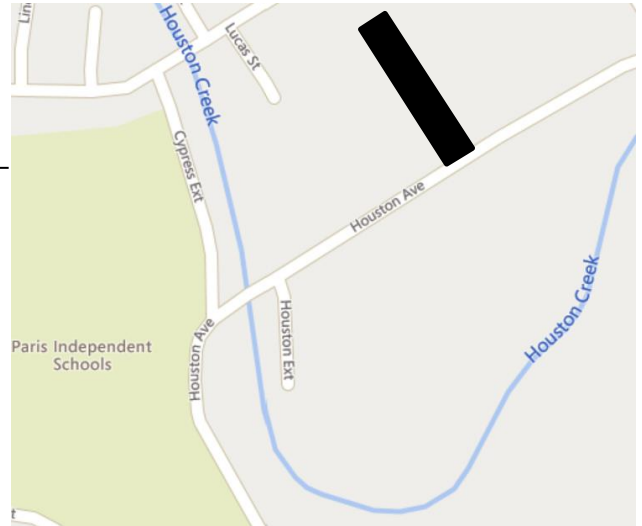


Staff Report

Bourbon County Joint Board of Adjustment Meeting
April 18, 2023

Case Number: VAR 23-04
Applicant: Bonnie Sousley
Owner of Property? Yes
Location: 255 Houston Avenue, Paris, KY
Request: 10 ft side setback variance
Zoning: R-3 Residential
Application Date: March 23, 2023
Legal Advertisement: April 6, 2023
Staff Site Visit: April 14, 2023



Proposal:

The applicant proposes a 10 ft side setback variance for a room addition to the existing primary structure.

Background:

Parcel Size: 1/2 acre
Existing Structures: Primary House and Carport
Floodplain (Y/N): NO

Setback Request:

Side: 5 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?

Yes, the applicant requests relief from the side minimum setback requirement of 15 ft to align with the current 5 ft setback 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 zoning ordinance reduces the applicants' ability to add additional square footage of accessible rooms with the existing layout of the home.

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 the 10 foot side setback variance for a room addition to the home.

The granting of this variance is not out of character with the surrounding area would not adversely affect the public health, safety or welfare, and will not cause a hazardous nuisance to the public.