

# Staff Report

Bourbon County Joint Board of Adjustment Meeting  
May 16, 2023



**Case Number:** VAR 23-05  
**Applicant:** Jerry Guinn  
**Owner of Property?** Yes  
**Location:** 150 Bourbon Hills Dr, Paris, KY  
**Request:** 10 ft side setback variance  
**Zoning:** R-2 Residential  
**Application Date:** April 14, 2023  
**Legal Advertisement:** May 4, 2023  
**Staff Site Visit:** May 12, 2023

## Proposal:

The applicant proposes a 10 ft side setback variance to add a cover over the existing driveway.

## Background:

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

## Setback Request:

Side: 0 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 to extend the roofline to provide protection for their vehicle.

*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 shelter their vehicle.

*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 roof shelter/overhang.**

**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. Additionally, the neighborhood have provided a letter in support of this request.**

