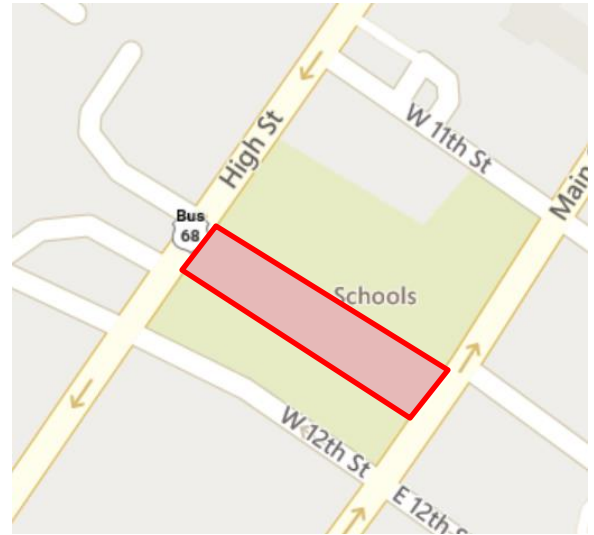


Staff Report

Bourbon County Joint Board of Adjustment
June 20, 2023

Case Number: CUP 23-02
Applicant: St. Mary School
Location: 1115 Main St
Request: Conditional Use Permit
School/Educational Use
Zoning: R-3 (Residential)
Application Date: June 2, 2023
Legal Ad Publication Date: June 8, 2023



Proposal:

Applicant requests a conditional use permit to use existing historic home for classroom facilities for the St. Mary School maximum capacity not to exceed 88 students.

Background:

Currently, the structure is vacant, while the rear yard has been used for play area.

Parcel 026-50-19-005.00

Owner: Ridge Properties LLC

Parcel Size: ~14,742 sf

Existing Structure(s): Single-family residence

Surrounding Zoning: Residential (R-3) and Central Business (B-1)

Floodplain: No

Parking: There are multiple parking areas owned by the Catholic Church shown on aerial photograph on the right.



Ingress/Egress: There is one main entrance on the front of the building and a rear entrance. Plans are to add a fire escape on the second floor of the building.

Fire Safety: Fire drills are conducted with the children. Exit and wayfinding signage will mark all doors.

Building Permitting: State development plan review by Kentucky Department of Housing and Construction.

Refuse Collection: Garbage will be taken out to existing trash collection areas.

A “conditional use” is a use which is essential to or would promote the public health, safety, or welfare in one (1) or more zones, but which would impair the integrity and character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance are imposed in addition to those imposed in the zoning regulation.

A “conditional use permit” is the legal authorization to undertake a conditional use...as authorized by the board of adjustment, consisting of:

1. A statement of the factual determination by the board of adjustment which justifies the issuance of the permit; and
2. A statement of the specific conditions which must be met in order for the use to be permitted.

Based on staff review, Staff recommends APPROVAL of CUP 23-02 to allow a school classroom building. The proposal meets the requirements of the City of Paris Zoning Ordinance. The adjacent properties are currently operated as a school/educational institution and the expansion would not negatively affect the health, safety, and welfare of the community. This approval is recommended with the following conditions:

- Applicant shall provide all approved state-licensing paperwork to the Bourbon County Joint Planning Office prior to operation of expanded facility.
- The Board shall have power to revoke the conditional use permit if non-compliance occurs.