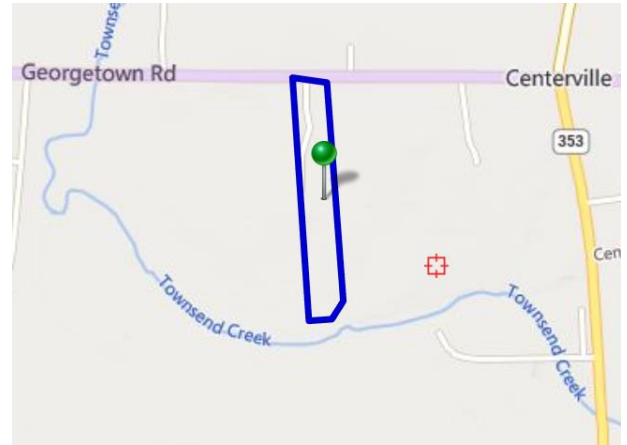


# Staff Report

Board of Adjustment Hearing: July 18, 2023

**Case Number:** CUP 23-04  
**Applicant:** Kiki Courtelis  
**Location:** 2975 Georgetown Road  
**Request:** Conditional Use Permit  
Bed and Breakfast/Vacation Rent by Owner  
Special Event Venue  
**Zoning:** A-1 Agricultural  
**Application Date:** June 27, 2023  
**Legal Notification:** July 7, 2023  
**Staff Site Visit:** July 11, 2023



## Proposal:

Applicant requests a Conditional Use Permit to operate a vacation rental and special event venue at 2975 Georgetown Rd.

## Background:

Parcel # 005-00-00-002.01

Owner: Town & Country Real Estate Holdings

Existing Structures: Primary homes (2), and existing barns.

Existing front setback to residence (approximate):  
650 ft

Closest neighboring residential structure:  
118 ft

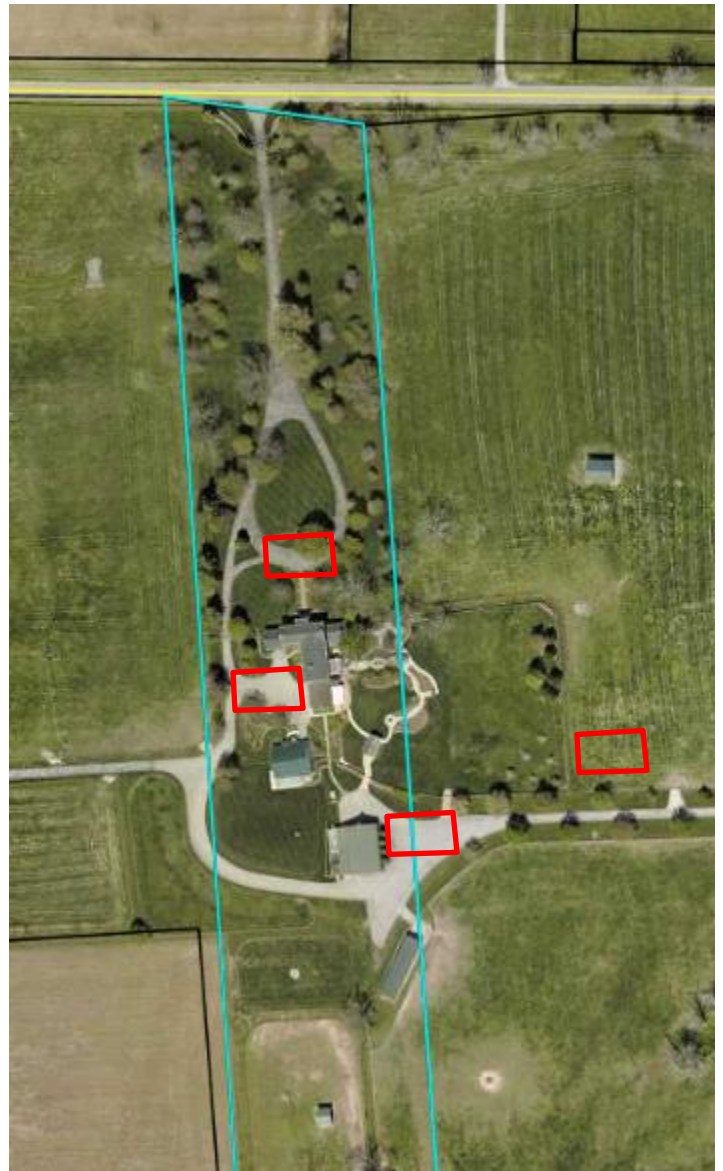
Ingress/Egress: There is an existing gravel entrance from Georgetown Rd.

Parking: There is parking on paved areas surrounding the existing residence and barn area.

Is the structure located within the 1% annual regulatory floodplain? No.



- **PARKING:** Paved parking area designated shown by red boxes on aerial image to right.
- **FIRE SAFETY:** Residential space is subject to fire safety requirements. House contains smoke alarms. There are multiple exterior entrances to structures.
- **CAPACITY:** 3 bedrooms
- **RENTAL SEASON:** Year-round
- **SITE EVALUATION FOR ON-SITE SEWAGE DISPOSAL SYSTEM:** Approved septic exists for structure.
- **AGRICULTURAL USE OF PROPERTY:** Equine Breeding.



**STAFF RECOMMENDATION:**

**Staff recommends APPROVAL of this conditional use application for a bed and breakfast (rent by owner) and special event venue as the 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: The maximum permissible sound level at the adjoining property line(s) shall not exceed:

- 60 dB(A) 7:00 a.m. to 10:00 p.m.
- 55 dB(a) 10:00 p.m. to 7:00 a.m.

Condition 2: All outdoor lighting must be pointed downward and shielded so as not to spill onto adjoining properties.

Condition 3: Designated parking areas shall be sufficient to accommodate the maximum capacity and shall not encroach on any public right-of-way.

Condition 4: Applicant is subject to annual inspection by the Bourbon County Joint Planning Office.

Condition 5: 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 6: Any expansion of this use will require an additional conditional use permit application.