



MLH Civil Engineers, PLLC

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Bourbon Co. Joint Board of Adjustments
525 High Street
Paris, KY

RE: Variance Request – 103 Park Ridge Drive
Capall Construction, LLC

Dear Board Chair:

Capall Construction would like to request a variance of the 25' Rear Building Setback requirement in the R-8 Zone per Zoning Ordinance Section 80.201.3 (h)(4) (iii). As you can see on the provided BOA Exhibit, the overhang of the proposed residence will be between 24' 9" to 18' 10" from the rear property line.

- A. The angled property line / setback line is a result of the outer shape of the overall property development. This lot is at the "pinch" point of an adjacent property corner, thus when a square residence is proposed to be built it results in this tapered intrusion into the setback.
- B. The literal application of the 25' setback at this corner of the development creates the skewed setback line relative to the square residence floorplan.
- C. There have been no previous BOA actions from the Applicant for this lot.
- D. It is the applicant's belief that this house plan and layout is a minimal intrusion into the setback and does not result in an unusual / detrimental condition for this lot or any adjoining lot.

The applicant appreciates your consideration of this Variance Request. The Zoning Ordinance even has language that is in line with the spirit of this request. In Section 80.201.3 (h)(4) (vi) Exceptions, it states "*In order to allow productive use of property, the Board of Adjustments shall permit lesser setbacks to be established where the lot involved is a lot of record and lesser setbacks will be in conformity with existing structures in the area.*" The proposed house plan is a near mirror of the house constructed across the street at 102 Park Ridge Road.

If there is anything else I can do to help, please don't hesitate to call.

Sincerely,

JOHN W. HUNT, PE, PLS
Professional Engineer
Professional Land Surveyor

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