

ON MONDAY, OCTOBER 1, 2018, THE BOARD OF ADJUSTMENT HELD A MEETING IN THE 2<sup>ND</sup> FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

Chairman Turney called the meeting to order.

**Members Present:** Frank Stark, Al Schooler, Tim Turney, Fred Powers

**Pledge of Allegiance**

**Minutes: A motion was made by Mr. Stark, as seconded by Mr. Powers to approve the September 10, 2018 meeting minutes as submitted. Motion passed with four (4) aye votes.**

**NEW BUSINESS**

Application #10-019-2018 – Conditional Use Permit – Michelle J. Bohnert and Clemente Conde – 310 S. Turner St – R-1B – Article VII, Sections 706.4, 705.4(H), 507 – Owners are seeking a Conditional Use Permit to operate a one bedroom Bed and Breakfast/Inn as a vacation rental.

Chairman Turney opened the hearing and called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that Ms. Bohnert & Mr. Conde were requesting a Conditional Use Permit (CUP) to allow the operation of a one bedroom Bed & Breakfast/Inn as a vacation rental in the upstairs of their detached garage. The subject property is approximately 1/4 acre and is currently zoned R-1B (Single Family Residential). They have owned the property since 1989 and had moved out of state for some time and came back in the spring of 2017. In March of 2017 they obtained a building permit to remodel the home and add an addition on to the rear. A building permit for the detached garage was issued in October of 2017. Both have been completed and Certificates of Occupancy have been issued. There are no previous Board of Adjustment cases involving this property. However, in November of 2017 a CUP was approved for a 2 room B&B/Inn across the street at 301 South Turner Street. This property is currently the owner's home and the Bed & Breakfast would be an accessory use and limited to the detached garage and one guest room upstairs. Mrs. Wilson noted that there was adequate parking to accommodate the owner's vehicles as well as one vehicle for the guest in the recently resurfaced driveway. Mrs. Wilson provided the Board with the zoning ordinance that allowed the applicant to seek the request for the CUP.

All public notices were met and all neighbors were notified. The property appeared to be of sufficient size to accommodate the proposed use. The Site Plan shows that there is adequate space to accommodate off-street parking and according to the zoning ordinance the Board of Adjustment had the authority to hear and decide the case.

Mrs. Wilson recommended that if the Board chose to approve the application then the following conditions be applied:

- 1 The Applicants will operate no more than one (1) guest room, to be occupied by no more than two (2) guests at a time, located above the detached garage.**
- 2 Guests will park car (limit one) in the driveway as shown in aerial photo.**
- 3 This property is subject of all requirements of the Versailles-Midway-Woodford County Zoning Ordinance, more specifically; B&B/Inn Conditions, A-R Section 507.**

- 4 The C.U.P shall be personal with Michelle Bohnert & Clemente Conde and shall become null and void upon sale or transfer of the property.
- 5 The Applicants shall obtain all necessary permits from the Versailles-Midway-Woodford County Building Inspector and the Woodford County Health Department prior to operation of the B&B, if required.
- 6 The Applicants shall return to the Board prior to any changes in the scope or area of the approved conditions.
- 7 This C.U.P shall be reviewed annually for compliance with all noted conditions, and then when necessary by the Board, to ensure compliance with these conditions.

Chairman Turney asked if any members had questions for the Mrs. Wilson Mr. Powers asked if food would be provided. Mrs. Wilson noted that they do not have to but if they do, it would be limited to breakfast. Chairman Turney asked if the applicant wished to speak, they declined and noted that staff had covered everything.

Michelle Bohnert and Clemente Conde were present.

Chairman Turney asked if anyone from the public wished to speak. Hearing none, Chairman Turney closed the hearing and asked for a motion to approve or deny.

**Motion was made by Mr. Schooler, as seconded by Mr. Stark to approve Application #10-019-2018 – Conditional Use Permit – Michelle J. Bohnert and Clemente Conde – 310 S. Turner St – R-1B – Article VII, Sections 706.4, 705.4(H), 507 – Owners are seeking a Conditional Use Permit to operate a one bedroom Bed and Breakfast/Inn as a vacation rental, as presented and with conditions as listed. The motion carried with four (4) aye votes.**

**Motion was made by Mr. Stark, so moved by Chairman Turney to adjourn at 6:37 p.m. Motion carried with four (4) aye votes.**

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Chairman Tim Turney

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