



CITY OF BELLEVUE

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MEETING CANCELLATION

BOA | PUBLIC MEETING CANCELLATION NOTICE

Bellevue Board of Adjustments
Tuesday, September 5, 2017, 7 PM
Callahan Community Center
322 Van Voast Avenue
Bellevue, Kentucky, 41073

This public meeting has been **CANCELLED** to hear and present evidence relative to Application 17-005: "Dwelling Unit (Housing) Density" Zoning Variance for 239 Grandview Avenue, Zoned T5. The code limits development to 24 Dwelling Units per acre at this T5 Zone and the applicant is seeking to develop 66 Dwelling Units within an existing structure on a 0.9070 acre site.

WHY? KRS 100.247. -VARIANCE CANNOT CONTRADICT ZONING REGULATION

The board shall not possess the power to grant a variance to permit a use of any land, building, or structure which is not permitted by zoning regulation in the zone in question, or to **alter density requirements in the zone in question.**

SUMMARY

The BOA is not legally able to conduct a hearing to address a potential change in density through a dimensional variance, regardless of the specific dimensional requirements of Summary Table 21-2 of the Form Based Code. This is a zoning administrative oversight, while attempting to implement the non-traditional Form Based Code Regulations under the authority of KRS 100. A change in density can only be made through the approval of a zoning map amendment conducted by Bellevue Planning & Zoning Commission. Should the developer want to pursue a change in density, they shall make application to the Planning & Zoning Commission for a Zoning Map Amendment to change the area from T5 to T5.5. The Planning Commission is required to give notice of public hearing at least thirty (30) days in advance of the hearing. At this time no application has been received and no public hearing has been scheduled.

For more information, please contact City of Bellevue, Zoning Administrator at (859) 431-8866.