

**JOINT CITY-COUNTY PLANNING COMMISSION  
OF NELSON COUNTY**

OLD COURTHOUSE BUILDING, 2<sup>ND</sup> FLOOR, ONE COURT SQUARE

P. O. BOX 402

BARDSTOWN, KENTUCKY 40004

(502) 348-1805 Fax: (502) 348-1818

December 22, 2016

Three Star Properties, LLC  
ATTN: Al Boone  
2201 Templin Avenue  
Bardstown, KY 40004

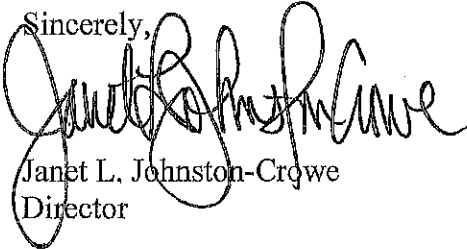
RE: Variance #2815

Dear Mr. Boone:

Congratulations on receiving your side yard variances *with conditions* from the New Haven Board of Adjustment at 371-373 East Center Street, New Haven.

Attached is a copy of the variance for your records. If you have any questions, please feel free to call our office.

Sincerely,



Janet L. Johnston-Crowe  
Director

JLJC/cp

Attachment

VARIANCE

NEW HAVEN BOARD OF ADJUSTMENT

DOCKET NUMBER #2815

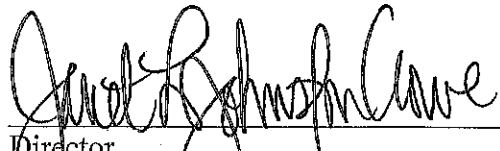
The New Haven Board of Adjustment has by resolution adopted on December 21, 2016 approval of a zoning variance on the property of Three Star Properties, LLC located at 371-373 East Center Street (Proposed Tracts #1 & 2, Three Star Properties Minor Plat), New Haven in Nelson County, Kentucky.

The Zoning Regulations varied in Section 6.14(E) of the Zoning District Regulations of the City of Bardstown, Bloomfield, Fairfield, New Haven and the County of Nelson. The variance allows an existing commercial structure (Dollar General Store, Tract #1) to encroach 5 feet into the required side yard setback of 15 feet leaving a setback of 10 feet from the side property line and an existing commercial structure (metal building, Tract #2) to encroach 5.6 feet into the required side yard setback of 15 feet leaving a setback of 9.4 feet from the side property line.

BINDING CONDITIONS: The variance shall apply only to the existing commercial buildings as shown on the submitted plat. If, at any time, the existing buildings are destroyed, demolished, or removed, any new structure must comply with the required minimum side setback.

It is certified that this variance was granted as set forth above by the New Haven Board of Adjustment, One Court Square, Bardstown, Kentucky, and that the above certificate was prepared by the Administrator of the Joint City-County Planning and Zoning Commission of Nelson County, at said address.

DATED ON THIS 22nd Day of December 2016

  
\_\_\_\_\_  
Director  
Joint City-County Planning Commission  
of Nelson County