

BASIC FACT INFORMATION

- 1. Property in C 1 Zone, C 2 Zone
- 2. Address of Property: _____
- 3. How large is lot _____ How large is house _____
- 4. Property Owner _____
- 5. Owner Address: _____
- 6. Phone # of Owner _____
- 7. Copy of Deed Recorded as, _____
- 8. Property Leased to: _____
- 9. Term of Lease _____
- 10. Copy of Lease Submitted? _____
- 11. Subject Property Insured with _____
- 12. Parking on Property Site? _____
- 13. Any Permit issued pursuant to this Application Will terminate/expire upon a change in the tenants of the leased premises.

DATE _____ Denied _____ Approved _____



Any Conditional Use Permit issued for an Owner/ Operator Mixed Use may include conditions other than those listed in brochure in the sound discretion of the Board of Zoning Adjustment as consistent with the Comprehensive Plan, the Zoning Ordinance , KRS Chapter 100, other applicable law and in protection of the health, safety and welfare of the citizens and property owners of the City of Benton, Kentucky.

If filing for structure to used as Residential only in Mixed Use Overlay District than it can not be used as commercial as then permit will become Null and Void

A permit for a specific property to be used for mixed commercial and residential uses based on standards in Section 5.22 /6.12 of the ordinance and other conditions as added by Board of Zoning Adjustment

BE ADVISED THAT ALTHOUGH A VALID BENTON ORDINANCE MAY NOT BE LISTED IN THIS BROCHURE ALL RELATIVE ORDINANCES MUST BE COMPLIE WITH.

AMMENDED PERMIT APPLICATION FOR A RESIDENTIAL CONDITIONAL USE IN A MIXED USE ZONING OVERLAY DISTRICT



This Application for consideration of a Residential Conditional Use in a Mixed Zoning Overlay District is amended from the Mixed Use Overly District that is in the C-1 Central Business Commercial District as described in the original ordinance. The regulations as set forth in the original Ordinance are still to be complied with as the structure situation relates to the request. A Condition Use means that there will be certain conditions that must be complied with or the Conditional Use can be terminated. As situations change between owner or tenant, a new Conditional use will need to be requested. Premises will be inspected annually to assure the safety and health and welfare of all concerned and that the conditions remain in compliance..

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Authorize at least annual inspection by the Administrative official and /or his or her designee for compliance with the Conditional Use Permit at the cost of the property owner with acknowledgement by the property owner that failure to maintain on going compliance with such permit may result in revocation of the conditional use permit.



Shall require the property owner to obtain and maintain reasonable property, fire, casualty and liability insurance to protect both the commercial and residential uses of the property.



Shall require compliance with all applicable fire safety codes and that reasonable fire escape routes be maintained and identified by appropriate signage.



Animals are restricted in the Original Mixed Use District, and must be identified; as the Single Residential Use of a commercial property allowance will be dependent on the circumstances.



911 Address must be properly visible.



The residence must be inspected by City Fire Chief/Safety Inspector who will check that house number is visibly posted, and check the safety codes, working Smoke Alarms and condition or evidence of vermin in home.



The house and lot must be maintained per City / State Ordinances.



There must be a written lease between the property owner and the tenant for a period of at least 90 days and that such lease expressly state that it is subject to the Zoning Ordinance of the City of Benton and to a Conditional Use Permit, a copy of which will be provided by the property owner and which is otherwise available from the Administrative Official for a normal copy charge.



Additional Documents may be required by Board of Adjustments for application consideration.

Planning & Zoning Meetings@ 5:30 the 1st Monday of Each Month unless Holiday or no Business.

Any Submission for review must be received at least 14 days in advance of meeting with P Z Commissioners.

Blank Panel Provided
For Board of Adjustment Ruling