

APPLICATION TO PLANNING COMMISSION

Conditional Use Permit/ Home Occupation

Bourbon County Joint Planning Commission

525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. CUP17-04 Fee Amount: \$ 150⁰⁰ Date Fee Received: 12/1/17

1. APPLICANT Mary McLinton Clay Owner (if different) _____

MAILING ADDRESS Fairview Farm, 500 Cynthia Road, Paris, Ky

PHONE NO. 859-987-5698 (HOME) 859-707-5575 (WORK)

2. PLEASE CIRCLE: Paris Bourbon County / Millersburg / North Middletown

Location 500 Cynthia Road, Paris, KY 40361

3. SUBDIVISION N/A

4. EXISTING USE Residence ZONING DISTRICT AG

5. DESCRIPTION OF REQUEST THE OPERATION OF BED AND BREAKFAST SERVICE IN RESIDENCE, LIMITED TO FOUR SEPARATE ACCOMMODATIONS.

7. SUPPORTING INFORMATION:

CONDITIONAL USE PERMIT— Attach a plan for the proposed use showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards and refuse and service areas. Also attach a narrative statement relative to the above requirements and also explain any economic, noise, glare or odor effects on adjoining property and the general compatibility with other properties in the district.

CHECKLIST:

Attach a Legal Description of the Property

Attach a plan of the proposed use (as described above)

Attach a narrative of the proposed use (as described above)

Attach a narrative describing any prior actions taken by the Board of Adjustment on this property NONE

Attach a list of adjoining property owners (name and address)

I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted. The filing fee covers the cost of public notice and the recording of a Land Use Restriction at the County Clerk's Office.

Mary McLinton Clay
APPLICANT SIGNATURE

11-7-17
DATE

Applications under zoning regulations involve legal procedures and the satisfaction of legal requirements, often complex, based up the written information in your application and the facts presented at your hearing. If you fail to comply with the procedures, or to satisfy the requirements your application will be subject to denial. Even if your application is approved it could be subject to a neighboring landowners appeal to the Circuit Court. You are not required to employ an attorney but you are encouraged to do so.

MARY MCCLINTON CLAY
Fairfield Farm, LLC
500 Cynthiana Road
Paris, Kentucky 40361
859-987-5698

November 30, 2017

Mr. Edward Thomas, Chairman
Paris-Bourbon County Board of Adjustment
525 High Street
Paris, KY 40361

Re: Bed and Breakfast Application
500 Cynthiana Road
Paris, KY

Dear Mr. Thomas and Members of the Board of Adjustment:

I am proposing a bed and breakfast in accordance with the Paris-Bourbon County planning and zoning ordinance for the agricultural zone. The bed and breakfast will consist of the guest wing of my residence at Fairfield Farm, 500 Cynthiana Road.

This stone wing of my house contains 900 square feet (30.0' x 30.0) and consists of a library, a two bedrooms (one with a queen size bed and one with two twin beds), a full kitchen and a bathroom. The structure was constructed in 1952 from the stone of Governor James Garrard's mid-1780's two story stone house that burned at the site earlier in 1952.

According to records in the county clerk's office, the first county clerk ever convened in Bourbon County was held in the original house. My residence is also at the of Martin's Station which was capture, along with Ruddle's Station, by a British-Indian expedition in June 1780.¹

The guest wing is appropriate for only one entity or a 4 person family due to the existence of only one bathroom. In other words, the wing would be rented in its entirety rather than by the bedroom.

Thank you for your consideration.

Sincerely,



Mary McClinton Clay

¹ J. Winston Coleman, *Historic Kentucky*, (Lexington, Henry Clay Press, 1968): p. 147.

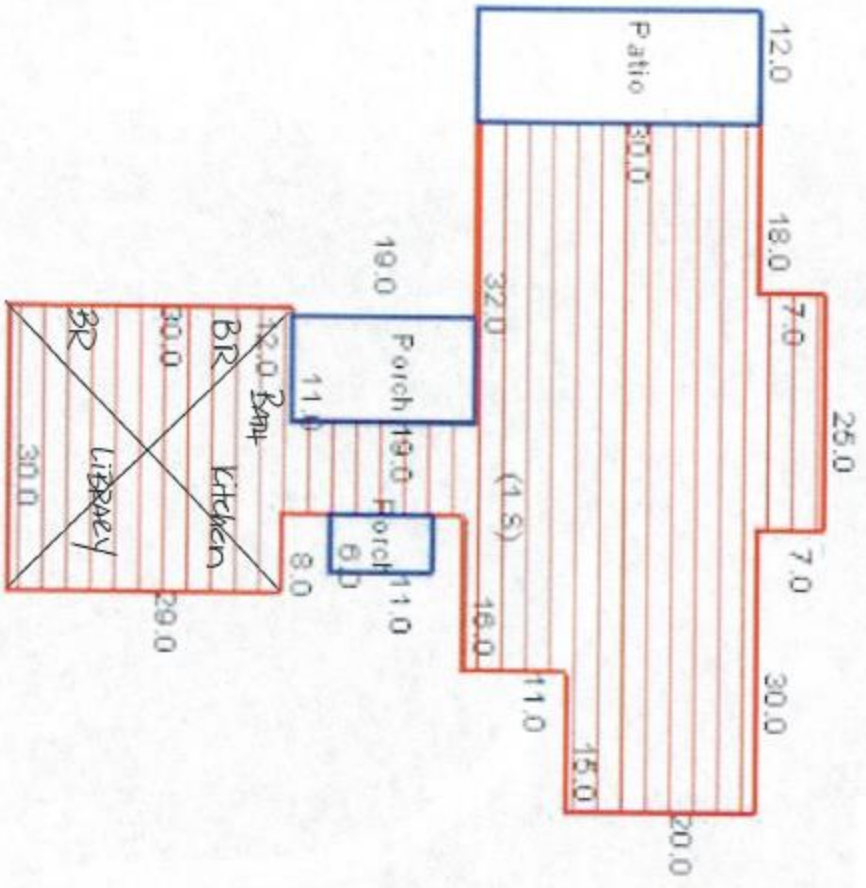


Sketch Summary

Living Area = 3313.00

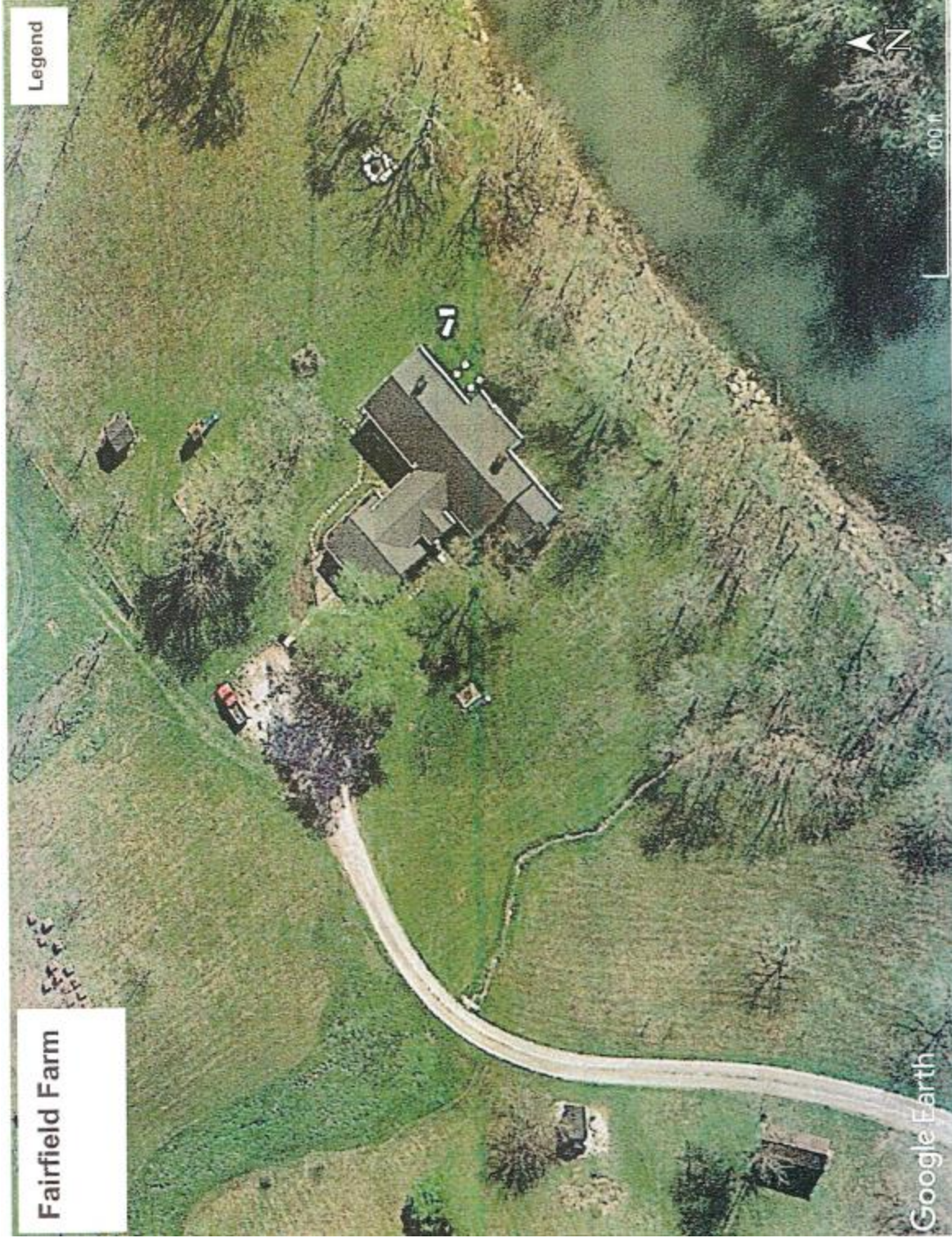
Porch = 275.00

Patio = 360.00



Scale: 1 inch = 30.0

Proposed East House



Legend

Fairfield Farm

Google Earth