

APPLICATION TO BOARD OF ADJUSTMENT

Variance

Paris- Bourbon County Joint Planning Commission

301 Main Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. VAR19-01 Fee Amount: \$ 200⁰⁰ Date Fee Received: 3/25/19
1. APPLICANT Alan Sutherland Owner (if different) Pastor
MAILING ADDRESS 106 Hemlock Road Winchester KY 40391
PHONE NO. 859 457 1918 (HOME) _____ (WORK) _____
2. PLEASE CIRCLE: Paris / Bourbon County / Millersburg / North Middletown
Location 102 Hutchison Rd Paris
3. SUBDIVISION N/A
4. EXISTING USE Church ZONING DISTRICT _____
5. DESCRIPTION OF REQUEST Add approximately 18 parking spaces of gravel.
also along Hutchison Rd.

7. SUPPORTING INFORMATION:

VARIANCE - Attach plans drawn to scale showing the dimensions and shape of the lot or land, the size and locations of existing buildings, the locations and dimensions of proposed buildings or additions, and any natural or topographic peculiarities of the lot in question. In order for a variance to be granted, the applicant must prove to the Board that the following items are true: (Please attach these comments on a separate sheet) Refer to section 4.28 (Dimensional Variance) in Zoning Ordinance.

- A. Special conditions exist peculiar to the lot, land or building(s) in question.
- B. That a literal interpretation of the zoning ordinance would deprive the applicant of the rights enjoyed by other property owners.
- C. That the special conditions do not result from previous actions of the applicant.
- D. That the requested variance is the minimum variance that will allow a reasonable use of the lot, land or building(s).

CHECKLIST:

- Attach a Legal Description of the Property
- Attach a plan of the proposed variance (as described above)
- Attach a separate statement describing A-D
- N/A Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- 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.

APPLICANT SIGNATURE _____

DATE 3/23/19

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.



HOPEWELL PRESBYTERIAN

102 HUTCHINSON STATION
PARIS, KENTUCKY 40361

Bourbon County Board of Adjustment

525 High St.

Paris, KY 40361

March 23 2019

Dear Board of Adjustment members

This application is to request a 240' front setback for the addition of an 8" deep DGA gravel parking lot. This will give Hopewell approximately 18 parking spaces along Hutchison Road. There will be no additional entrance points created as a result of this addition.

Hopewell is growing and presently we have no parking spaces and our people park on the grass. I have enclosed some pictures to show the damage that has been made to the property as a result of vehicles getting stuck in the mud. We have had cars towed out of the mud, cars pushed out of the mud, and it is now a safety concern for people having to walk on the property having very deep ruts made by the cars. The grounds look terrible and each week when it rains we are leaving a trail of mud both on Paris Pike and Hutchison Road. The mud has also been walked into the church and our carpets are looking worse for wear because of it.

To remedy this we are asking permission to gravel an area where we are already parking to ensure safety for our people and not being responsible for mud on the roads and in the church and your consideration of this matter is greatly appreciated.

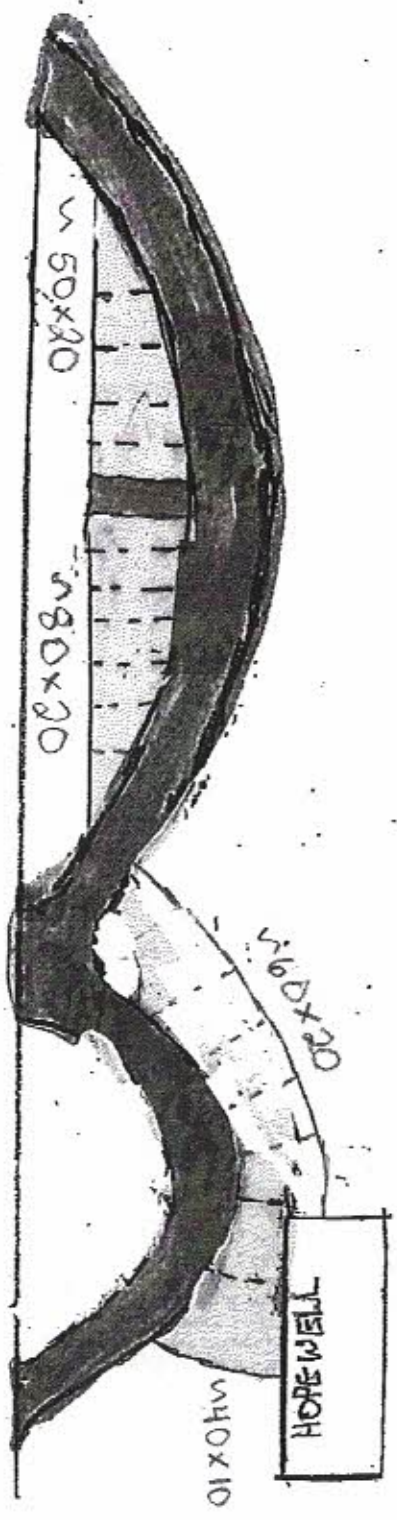
To my knowledge there have been no prior actions taken by the Board of Adjustments to this property.

Sincerely

The Rev. Alan Sutherland

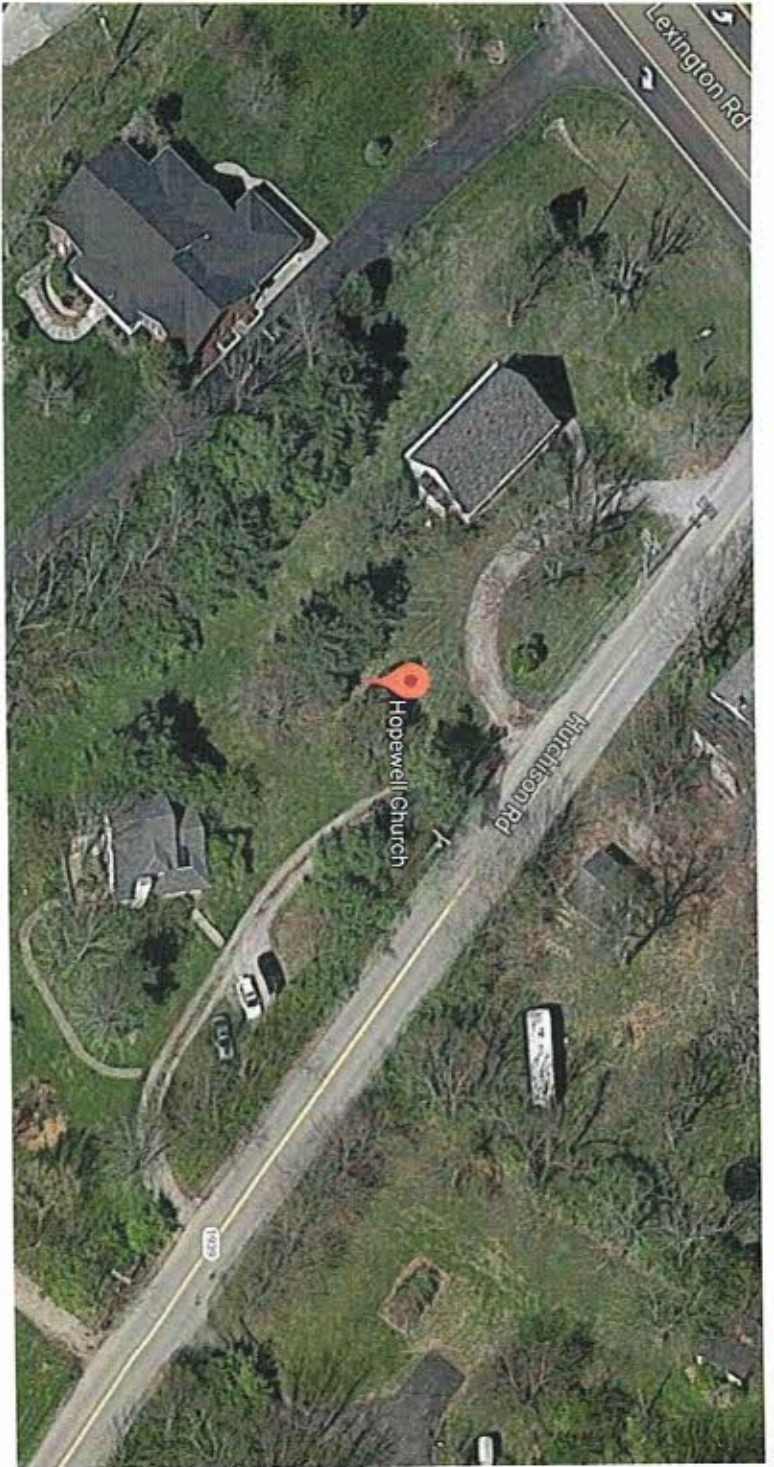
Pastor-Hopewell Church

HUTCHINSON RD.



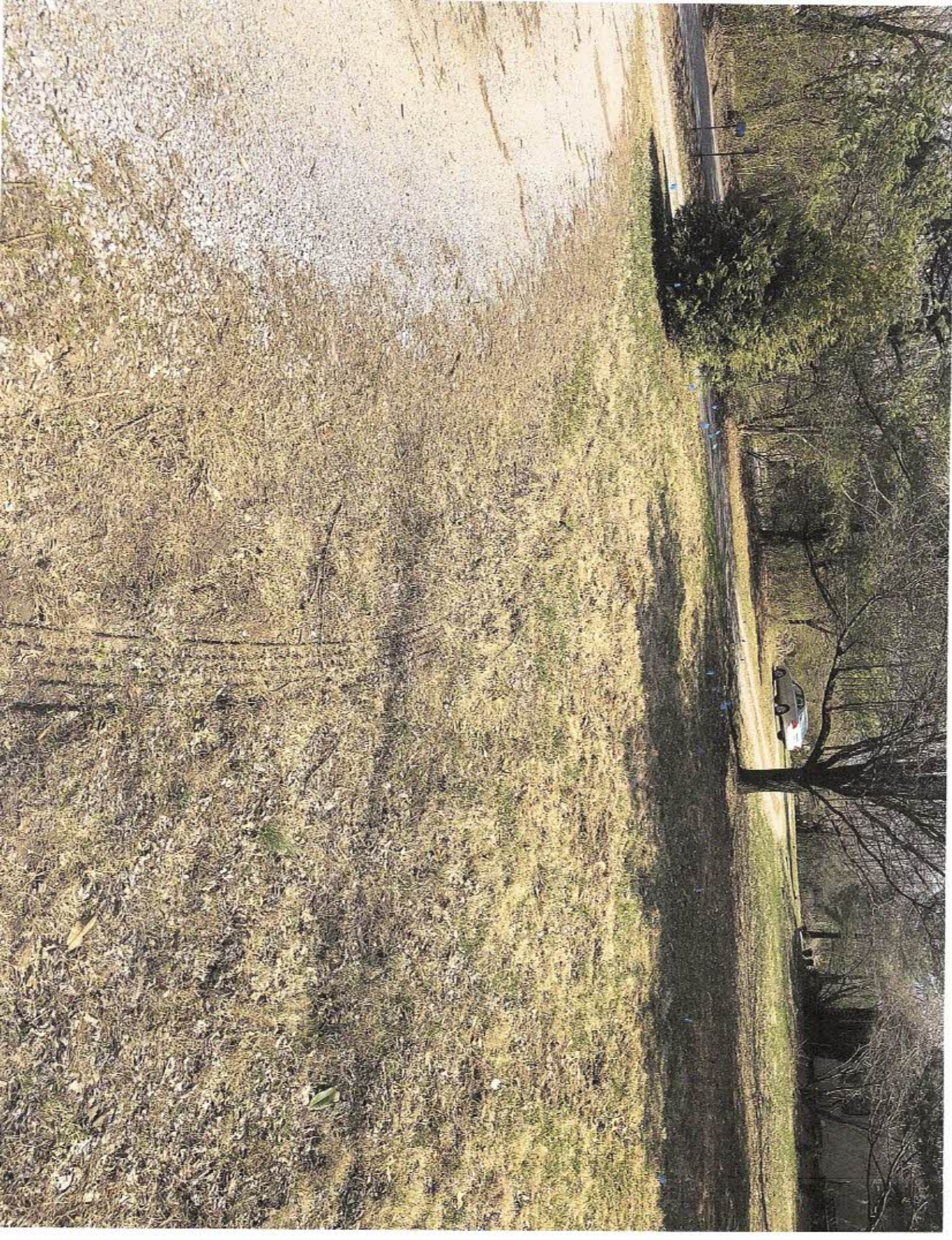
- EXISTING STONE
- PROPOSED STONE
- SPACES

*NOT TO SCALE
Approximately 18 Spaces











Newben County Court Clerk's Office 27 December 1882

This Deed of bargain and sale from John and Ellen Deane to James
N^o 10000 was this day produced to me and the same together with two other
never entered in my office date recorded in my office. All

Wm. J. Smith Clerk
J. J. McQuinn

1218
3300
Newben
1882

His Indenture under his seal and signature in Newben County
hundred and county the between Henry Lister of Newben County and sale
of Kentucky of the one part and Isaac Webb Joseph Asher and George
Hearshman Trustees of the Methodist Presbyterian congregation
by said congregation of the County aforesaid of the other part witnesseth
that on the twentieth of April 1881 the said Lister executed his deed to
said trustees and certain Joseph Asher binding himself to convey to them
one acre of ground in said County for the purpose of building a meeting house
for said congregation for public worship and services and meeting house
has since been erected and finished and called the Newben Methodist
meeting house and upon the site of ground mentioned in said deed and
more particularly specified hereafter now to be known that said Lister in
consideration of the purchase price this day of value bargained and sold and
deed by these private grant bargain and sell to said trustees and their
successors and their successors in the following tract or parcel of
land situate in the County aforesaid it being in some extent the same
more or less bounded as follows to wit Beginning at an ash tree and
running South forty seven and a half East forty seven poles to a
pole two and a half West forty seven poles to a stake then South forty seven and
half West forty seven poles to a stake on the line between said Lister and John
Hearshman thence South forty seven and a half West forty seven poles to the beginning
containing one acre more or less to have and to hold the tract of land with all
its appurtenances to the said trustees and their successors in office forever for
the only proper use and benefit of the said Methodist Presbyterian congregation
at the said meeting house or any other that may in future be built thereon
for said Presbyterian congregation but the said trustees or their successors
are not to apply said land or meeting house to any other use than that provided
above yet it is expressly understood that said meeting house is to be free
for and private to preach in as much as said trustees existing or may
hereafter exist of them and the said Lister doth warrant and defend the
title to said tract of land to said trustees and their successors in office for
the use aforesaid against himself his heirs and assigns forever and against
all other claim or title whatsoever In Testimony whereof the said Lister has
hereunto set his hand and seal the day and year first above written

Henry Lister

D E E D

THIS DEED by and between HOPEWELL PRESBYTERIAN CHURCH, an unincorporated association, by and through its Trustees: Tommy Gammon, Nancy Blackford, Randal Wiedemann, Jay Hollingsworth and Tom Peel, for and on behalf of Hopewell Presbyterian Church, an unincorporated association, 502 Hutchison Road, Paris, Kentucky 40361, Party of the First Part, and HOPEWELL PRESBYTERIAN CHURCH, INC., a Kentucky Nonprofit Religious Corporation, 502 Hutchison Road, Paris, Kentucky 40361, Party of the Second Part,

*27-94
Mailed
to
Church
502 Hutchison
Paris, Ky*

WITNESSETH:

WHEREAS, the First Party has filed Articles of Incorporation with the Secretary of State for the Commonwealth of Kentucky, a copy of which Articles of Incorporation are of record in the Office of the Bourbon County Court Clerk in Deed Book 217, at Page 645, and Hopewell Presbyterian Church is now functioning as an incorporated body; and

WHEREAS, the First Party desires to transfer the assets of Hopewell Presbyterian Church, an unincorporated association, to Hopewell Presbyterian Church, Inc., a Kentucky Nonprofit Religious Corporation.

NOW, THEREFORE, the First Party, in order to vest title in the hereinafter described real property in the Second Party, Hopewell Presbyterian Church, Inc., does hereby bargain, sell and convey unto the Second Party, Hopewell Presbyterian Church, Inc., the following described real property located in Bourbon County, Kentucky, to-wit:

That certain parcel of real property situated at the corner of Hutchinson Road and the Paris-Lexington Road (US 27 and 68), containing 1 acre, more or less, and more fully described as follows: Beginning at an ash tree and running South 47½ deg. E. 14 poles to a stake;

MES E. PRATER, P.S.C.
ATTORNEY AT LAW
416 HIGH STREET
P.O. BOX 487
PARIS, KENTUCKY 40361

thence N 42½ deg. W. 12 poles to a stake, thence
N 47½ deg. W. 14 poles to a stake on the line
between Liter and John Huffman; thence S 42½ deg.
W 12 poles to the beginning, and containing 1
acre, more or less; and being the same property
conveyed to The Hopewell Presbyterian Church by
deed from Henry Liter, of record in the Office
of the Bourbon County Court Clerk in Deed Book Q,
at Page 420.

TO HAVE AND TO HOLD the hereinabove described real
property unto said Second Party, in fee simple, its
heirs and assigns forever, together with all improvements
thereon and appurtenances thereof, with Covenant of
General Warranty.

The above named and hereafter named Trustees have
been designated by the members of the unincorporated Church,
Hopewell Presbyterian Church, an unincorporated association,
to hold legal title to the property of the unincorporated
Church, and at a duly called meeting of the membership of
the unincorporated association, held at Hopewell Presbyterian
Church, 502 Hutchison Road, Paris, Kentucky 40361, on the
15th day of May, 1994, this conveyance was authorized
by a vote of the membership, to vest title in the hereinabove
described real property in the incorporated Church, Hopewell
Presbyterian Church, Inc.; and no cash consideration has
passed between the First Party and the Second Party. This
consideration certificate has and is hereby made by First
Party and Second Party, for the purpose of complying with
KRS Chapter 382.

IN TESTIMONY WHEREOF, the First Party, by and through
its Trustees, Tommy Gammon, Nancy Blackford, Randal Wiedemann,
Jay Hollingsworth and Tom Peel, and the Second Party,
by and through its duly elected and authorized Officers,

have set their hands this date which is first above
written.

HOPEWELL PRESBYTERIAN CHURCH, an
unincorporated association, by its
Trustees:

Tommy Gammon
Tommy Gammon

Nancy Blackford
Nancy Blackford .

Randal Wiedemann
Randal Wiedemann

Jay Hollingsworth
Jay Hollingsworth

Tom Peel
Tom Peel

FIRST PARTIES

HOPEWELL PRESBYTERIAN CHURCH, INC.,
a Kentucky Nonprofit Religious
Corporation

BY: Randal Wiedemann
President, Randal Wiedemann

BY: Nancy Blackford
Secretary, Nancy Blackford

STATE OF KENTUCKY

COUNTY OF BOURBON

The foregoing Deed and Consideration Certificate
was acknowledged and sworn to before me this 17 day of
JUNE, 1994, by Hopewell Presbyterian Church, an unincor-
porated association, by its Trustees: Tommy Gammon, Nancy
Blackford, Randal Wiedemann, Jay Hollingsworth and Tom Peel,
First Party, and the Consideration Certificate was
acknowledged and sworn to before me this 17 day of June

1994, by Hopewell Presbyterian Church, Inc., a Kentucky Nonprofit Religious Corporation, by and through its President, Randal Wiedemann, and Secretary, Nancy Blackford, Second Party.

My Commission Expires: 4-18-97

Ed Marcum
Notary Public, State at Barge



This instrument was prepared by James E. Prater, P.S.C., Attorney at Law, P.O. Box 487, 416 High Street, Paris, Kentucky 40362-0487.

James E. Prater
James E. Prater

State of Kentucky, County of Bourbon, Sct. I, RICHARD STIPP EADS, Clerk of the Bourbon County Court, do certify that the foregoing

Deed
was, on the 21 day of June 1994, at 10:34 A.M., lodged in my office for record, and that it has been duly recorded in my said office, together with this and the certificate thereon endorsed.

Given under my hand this 21st day of June 1994
Clerk Richard Stipp Eads
By: Pat Thomas, D.C.

ADJOINING PROPERTY OWNERS:

120 HUTCHISON RD

BATCHELDER STEPHEN H & PHYLLIS
200 HUTCHISON RD
PARIS KY 40361

5589 LEXINGTON RD

BARKER GEORGIA BLAIR
5589 PARIS PIKE
LEXINGTON KY 40511

5498 LEXINGTON RD

WYLES JEREMY & MIRANDA
5498 LEXINGTON RD
LEXINGTON KY 40511

103 HUTCHISON RD

SHELTON HOWARD
9450 HICKORY HILL RD
LEXINGTON KY 40502

119 HUTCHISON RD

ELDRIDGE BRENDAN & MARIE
165 HARP INNIS RD
LEXINGTON KY 40511