

# 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. VAR 19-03 Fee Amount: \$ 200<sup>00</sup> Date Fee Received: 4/30/19  
1. APPLICANT Mattox Built Homes Inc Owner (if different) Richard and Deanna Eads  
MAILING ADDRESS 336 Scott Ave Paris Ky 40361  
PHONE NO. 859-229-1709 (HOME) \_\_\_\_\_ (WORK) \_\_\_\_\_  
2. PLEASE CIRCLE: Paris / Bourbon County / Millersburg / North Middletown  
Location 109 Golden Leaf Circle  
3. SUBDIVISION \_\_\_\_\_  
4. EXISTING USE vacant building lot ZONING DISTRICT \_\_\_\_\_  
5. DESCRIPTION OF REQUEST front and right side yard set back relief

### 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
- 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.

Stan Mattox  
APPLICANT SIGNATURE

4/30/19  
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.

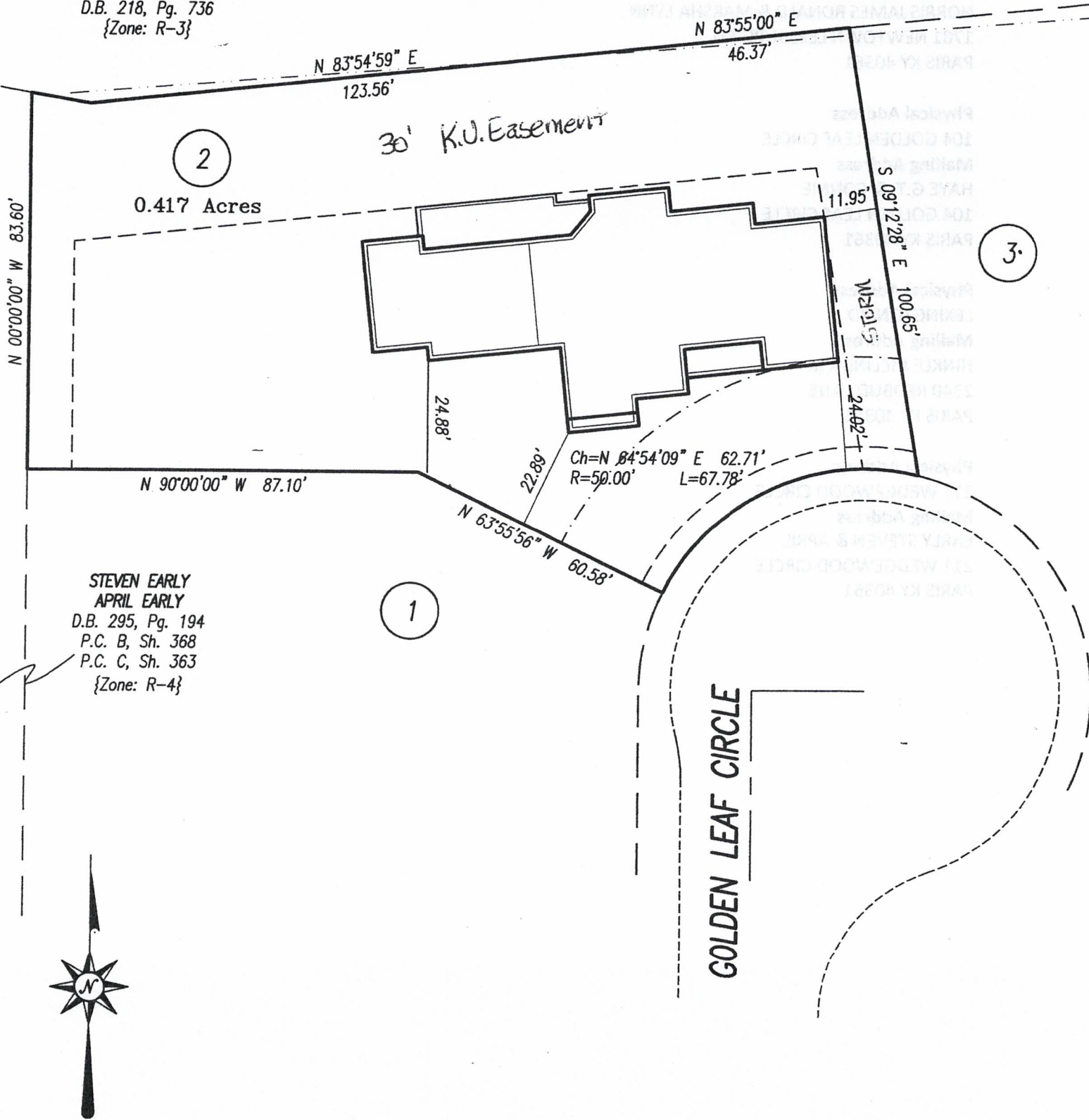


# MATTOX BUILT HOMES, INC.

Stan R. Mattox ♦ 336 Scott Avenue ♦ Paris, KY 40361  
Phone & Fax: 859-987-3816 ♦ Mobile 229-1709

Job Site: 109 Golden Leaf Circle	Date 4/30/2019
	Email:
The building site is at the end of a cul-de-sac with very narrow road frontage and somewhat pie shaped with a dog legged property line to the left. A Ky Utility easement at the rear of the lot prohibits us from moving the house back.	
We need to move the house forward and to the right approximately 1' to get it placed properly	
Thanks Sta Mattox	

MELINDA HINKLE  
D.B. 218, Pg. 732  
D.B. 218, Pg. 736  
{Zone: R-3}



STEVEN EARLY  
APRIL EARLY  
D.B. 295, Pg. 194  
P.C. B, Sh. 368  
P.C. C, Sh. 363  
{Zone: R-4}

**Physical Address**

107 GOLDEN LEAF CIRCLE

**Mailing Address**

NORRIS JAMES RONALD & MARSHA LYNN  
1701 NEWTOWN LEESBURG RD  
PARIS KY 40361

**Physical Address**

104 GOLDEN LEAF CIRCLE

**Mailing Address**

HAYE G.T. & CONNIE  
104 GOLDEN LEAF CIRCLE  
PARIS KY 40361

**Physical Address**

LEXINGTON RD

**Mailing Address**

HINKLE MELINDA M  
2340 REDBUD LANE  
PARIS KY 40361

**Physical Address**

211 WEDGEWOOD CIRCLE

**Mailing Address**

EARLY STEVEN & APRIL  
211 WEDGEWOOD CIRCLE  
PARIS KY 40361

MELINDA HINKLE  
2340 REDBUD LANE  
PARIS KY 40361  
[Zone R-1]

2

DAILY ADDRESS

3

WEDGWOOD CIRCLE

STEVEN EARLY  
APRIL EARLY  
211 WEDGEWOOD CIRCLE  
PARIS KY 40361  
[Zone R-1]

GOLDEN LEAF CIRCLE



AFTER RECORDING RETURN TO:  
JACK MARTIN GOINS  
ATTORNEY AT LAW  
315 Pleasant Street  
Paris, Kentucky 40361

**DEED**

**THIS DEED** made and entered into this 1st day of August, 2018, by and between **WEST MARTS, LLC**, a Ky. limited liability company, of P. O. Box 135, Paris, KY 40362, party of the first part, and **RICHARD STIPP EADS and DEANNA LYNN EADS**, husband and wife, of 178 Old Post Rd., Paris, KY 40361, parties of the second part; transfer year taxes in care of Richard Stipp Eads and Deanna Lynn Eads, 178 Old Post Rd., Paris, KY 40361.

**WITNESSETH:**

For and in consideration of the sum of **FIFTY-FIVE THOUSAND DOLLARS** (\$55,000.00) paid to the party of the first part by the parties of the second part, the receipt of all of which the party of the first part hereby acknowledges, the party of the first part hereby bargains, sells and conveys unto the parties of the second part, in fee simple, to the survivor of them, their heirs and assigns forever, with the Covenant of **GENERAL WARRANTY** all of the first party's right, title and interest in and to the following described real property located in Bourbon County, Kentucky:

**BEING** all of Lot 2 as set out on the Final Subdivision Plat, Deerhaven @ Houston Oaks, recorded June 29, 2018 in Plat Cabinet D, Slide 14, Bourbon County Clerk's Office, to which said plat reference is hereby made for a more particular description, said property being designated **109 Golden Leaf Circle**.

**AND BEING PART OF** the same property conveyed to West Marts, LLC, a Ky. limited liability company, by Deed dated December 2, 2016, and of record in Deed Book 302, Page 697, Bourbon County Clerk's Office.

Second parties covenant and agree to and with the first party as follows:

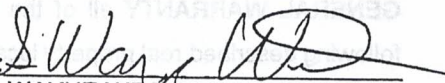
LODGED FOR RECORD  
RICHARD STIPP EADS  
BOURBON COUNTY CLERK  
18 AUG - 2 PM 4: 34

1. The second parties shall be responsible for the cost of the sidewalk running in front of the above-described real property and second parties do further agree that such sidewalk must be completed before second parties occupy any residence erected thereon. The sidewalk in front of the above-described real property must be constructed in such a manner as to equal or exceed the City of Paris specifications with regard to the construction of sidewalks and the plans and specifications for such sidewalk must be approved in advance by the Developer of Deerhaven Subdivision, namely first party herein.

**TO HAVE AND TO HOLD** the above described property together with all appurtenances and privileges thereunto belonging, unto the parties of the second part, in fee simple, to the survivor of them, their heirs and assigns forever, with Covenant of **GENERAL WARRANTY** subject, however, to easements and restrictions of record.

**IN TESTIMONY WHEREOF** the party of the first part has hereunto signed this Deed on this date, which is first above written.

WEST MARTS, LLC, a Ky. limited liability company

BY:   
S. WAYNE WEST, Member

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

The foregoing instrument was subscribed, sworn to and acknowledged before me by S. Wayne West, Member, for and on behalf of West Marts, LLC, a Ky. limited liability company, this 1st day of August, 2018, as first party herein.

  
NOTARY PUBLIC – STATE AT LARGE  
My Commission expires: 10/16/2020  
Notary ID #565444

The undersigned, S. Wayne West, Member, for and on behalf of West Marts, LLC, a Ky. limited liability company, Grantor herein, and Richard Stipp Eads and Deanna Lynn Eads, husband and wife, Grantees herein, do hereby certify, pursuant to KRS Chapter 382, that the above stated consideration in the amount of \$55,000.00 is the true, correct and full consideration paid for the property herein conveyed.

WEST MARTS, LLC, a Ky. limited liability company, Grantor

BY: S. Wayne West                      Richard Stipp Eads  
S. WAYNE WEST, Member                      RICHARD STIPP EADS, Grantee

Deanna Lynn Eads  
DEANNA LYNN EADS, Grantee

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

Subscribed, sworn to and acknowledged before me by S. Wayne West, Member, for and on behalf of West Marts, LLC, a Ky. limited liability company, as Grantor herein, this 1st day of August, 2018.

[Signature]  
NOTARY PUBLIC – STATE AT LARGE  
My Commission expires: 10/16/2020  
Notary ID #565444

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

Subscribed, sworn to, and acknowledged before me by Richard Stipp Eads and Deanna Lynn Eads, husband and wife, as Grantees herein, this 1st day of August, 2018.

*[Signature]*  
NOTARY PUBLIC - STATE AT LARGE  
My Commission expires: 10/16/2020  
Notary ID #565444

THIS INSTRUMENT PREPARED BY:

*[Signature]*  
JACK MARTIN GOINS, ATTORNEY AT LAW  
315 Pleasant Street, P. O. Box 124  
Paris, Kentucky 40362-0124  
(859) 987-7994

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

was on the 2<sup>nd</sup> day of Aug, 2018  
at 4:30 P.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.  
*[Signature: Richard Stipp Eads]*



165355  
Filed on: 08/02/2018 4:34:00 PM  
Book: DEED Number: 388  
Pages: 4 - 7  
Richard Stipp Eads, Bourbon County  
DC: MARY TALBOT