

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 19-05 Fee Amount: \$ 200⁰⁰ Date Fee Received: 6/5/19

1. APPLICANT Denise Dromensk Owner (if different) _____

MAILING ADDRESS 1646 Ruddles Mill Rd

PHONE NO. 360-591-2610 (HOME) _____ (WORK) _____

2. PLEASE CIRCLE: Paris / Bourbon County / Millersburg / North Middletown
Location 1646 Ruddles Mill Rd Paris KY

3. SUBDIVISION _____

4. EXISTING USE Personal home ZONING DISTRICT R-1

5. DESCRIPTION OF REQUEST 2 variances for the placement on new build home
Front and side variances

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.

Denise Dromensk _____ DATE June 5, 2019

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.

I am asking for two variances.

Variance one is a side variance of ten feet.

I'm building on a sloping lot. I have an existing septic tank that I'm trying to stay above so I don't have to install a septic pump.

I also have a sloping lot. If I move the base down the hill it will require a taller retaining wall in the garage which will add to my overall height of the base. My base is currently 29'9". Maximum height is 35'.

Variance two is a front variance ^{15 feet} of ~~10~~ feet. If I place the base at 75' from the middle of Ruddles Mill Rd, I'm too close to the utility lines. Blue Cross Energy is requiring 10' set back because of line swing. I can't put the base on the back side of the lines because of the beech lines.

Jeise Demonsk



- A - leech lines
- B - Septic Tank
- C - Utility lines
- D - House
- E - Ground drop off
- F - Retaining wall

Ruddles Mill Rd

Scale 1" = 30'

Adjoining property owners

Margaret and Brad Wallace

1600 Ruddles Mill Rd

Paris KY 40361

Patricia and Jim Nessen

1649 Ruddles Mill Rd

Paris KY 40361

Frank Burkhardt

512 Shawhan Road

Cynthiana KY 41031

CERTIFICATE OF APPROVAL FOR RECORDING

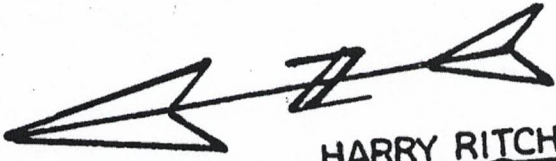
I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE BOURBON COUNTY JOINT PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING.

E. G. Grew 4/20/97
 CHAIRMAN, PLANNING COMMISSION DATE

OWNER'S CERTIFICATE

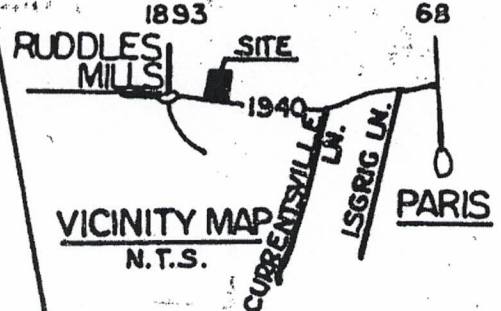
I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS AS MY(OUR) PLAN OF LOTS FOR THIS PROPERTY.

James Board 4-18-97
 OWNER DATE
Mary Board 4-18-97
 OWNER DATE



HARRY RITCHIE EST.
 DB111, PG429

S7°W-462' (DEED)



LOT 1

ZONEY SOARD

DB205, PG692

6.84± ACRES (DEED)

-1.00 "

5.84± ACRES

SAM EWALT

DB106, PG504

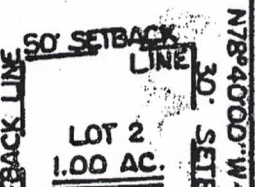
M. C. OGDEN
 DB180, PG419

OVERHEAD ELECT LINE

1/2" REBAR W/ YELLOW ID CAP (1662) SET

1/2" REBAR W/ YELLOW ID CAP (1662) SET.

S06°55'00"W-150.00'



LOT 2
 1.00 AC.

MOBILE HOME

1/2" REBAR W/ YELLOW ID CAP (1662) SET.

R/W ESMT.)

N78°39'00"W 45.00'

N10°E 93' (DEED)

TO PARIS

ROAD

RUDDLES MILLS

NOTE:
 THE BASIS OF THE BEARINGS REBOUNDED TO THE NORTHERN BOUNDARY LINE. (DB180, PG419)

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME OR UNDER MY DIRECTION BY THE METHOD



REAL ESTATE TAX PAID AMT \$ 50.00
 RICHARD STIPPLEADS, BCC
 DATE 9/6/18 BY A. Jay Hunt, DC

BOOK 308 PAGE 296

THIS DEED, made and entered into this 31 day of August, 2018, by and between MARY E. GAUNCE, as TRUSTEE OF THE BIBLE HOLINESS CHURCH OF PARIS, KENTUCKY, 1211 High Street, Paris, KY 40361, hereinafter called the party of the first part, and DENISE DROMENSK, of single, of 1646 Ruddles Mill Road, Paris, KY 40361, hereinafter called the party of the second part; the in care address for the property tax bill to be sent to 130 N. Main Street, Montesano, WA 98563-3707.

WITNESSETH:

THAT for and in FULL CONSIDERATION of the sum of FIFTY THOUSAND (\$50,000) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the party of the first part has BARGAINED and SOLD and does hereby GRANT and CONVEY unto the party of the second part, his/her heirs and assigns forever, all of its right, title and interest in and to the following described property, to-wit:

A certain tract or parcel of land located in Bourbon County, Kentucky, which is more particularly described as follows:

Beginning at a ½ inch rebar 15 feet from the center of the Ruddles Mills Road and in the line of M.C. Ogden (DB 180, PG 419) South 78 deg. 40 min. 00 sec. East-300.00 feet to a ½ inch rebar, a corner to Zoney Soard (DB 205, PG 692); thence running with the line of Zoney Soard (DB 205, PG 692), South 06 deg. 55 min. 00 sec. West-150.00 feet; North 78 deg. 40 min. 00 sec. West-225.00 feet and North 53 deg. 39 min. 00 sec. West-82.76 feet to a ½ inch rebar, 15 feet from the center thereof North 06 deg. 55 min. 00 sec. East-115.00 feet to the point of beginning and containing 1.00 acre more or less, and as shown as Lot 2 on the Plat of the Zoney Soard property, of record in the Bourbon County Court Clerk's Office in Plat Cabinet B, Page 318.

AND ALSO, a 20' Right-of-way easement over and across the land of Zoney

LODGED FOR RECORD
 RICHARD STIPPLEADS
 BOURBON COUNTY CLERK
 18 SEP -6 PM 3:29

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Beginning at a point in the center of the Ruddles Mills Road, 240 feet southwest of Lot 2, as measured long the center of the road, thence running South 78 deg. 39 min. 00 sec. East-25.00 feet; North 11 deg. 21 min. 00 sec. East 220.00 feet to Lot 2; thence running with the line of Lot 2 South 53 deg. 39 min. 00 sec. East 22.06 feet; thence leaving Lot 2 and running South 11 deg. 21 min. 00 sec. West-228.00 feet and North 78 deg. 39 min. 00 sec. West-45.00 feet to a point in the center of the Ruddles Mills Road; thence running with the center of said road North 11 deg. 21 min. 00 sec. East-20.00 feet to the point of beginning.

Being the same property conveyed to the Trustees of the Bible Holiness Church of Paris, Kentucky, namely Mary E. Gaunce, Mary A. Soard, G.W. King and Dorothy King, from Zoney Soard and Mary A. Soard, husband and wife, by deed dated June 12, 1997, and of record in Deed Book 228, page 412, in the Bourbon County Clerk's Office.

TO HAVE AND TO HOLD the above described property unto the party of the second part, his/her heirs and assigns forever.

Mary E. Gaunce is the sole remaining Trustee of the Bible Holiness Church of Paris, Ky., and no other Trustees were appointed after the deaths of Mary A. Soard, G.W. King and Dorothy King, since Deed Book 228, page 412, and Mary E. Gaunce is fully authorized by the church to execute this deed.

The party of the first part does hereby release and relinquish unto the party of the second part, his/her heirs and assigns forever, all of its right, title and interest in and to the above described property, including dower, curtesy, homestead exemptions and all other exemptions allowed by law, and does hereby covenant to and with said party of the second part, his/her heirs and assigns forever, that it is lawfully seized in fee simple of said property with good and perfect title to sell and convey the same as herein done, that the title to said property is clear, perfect and unencumbered and it will WARRANT GENERALLY the said title thereto.

PROVIDED, HOWEVER, this conveyance is made subject to any and all easements,


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The parties hereto state the consideration reflected in this deed is the FULL CONSIDERATION paid for the property. The party of the second part joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN WITNESS WHEREOF, the parties have hereunto set their hands this the day and year first above written.

PARTY OF THE FIRST PART:

BIBLE HOLINESS CHURCH OF PARIS, KENTUCKY



BY: MARY E. GAUNCE

ITS: Sole Trustee

PARTY OF THE SECOND PART:


DENISE DROMENSK

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STATE OF KENTUCKY

COUNTY OF Fayette

The foregoing Deed and Consideration Certificate was signed, sworn to and acknowledged before me by MARY E. GAUNCE as the duly authorized sole Trustee of and on behalf of the BIBLE HOLINESS CHURCH OF PARIS, KENTUCKY this 31 day of August 2018.

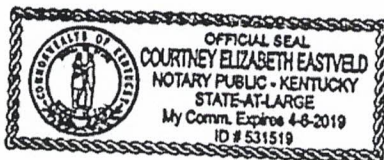


Courtney Pope Eastveld
NOTARY PUBLIC
My comm. expires: 4-6-19

STATE OF KENTUCKY

COUNTY OF Fayette

The foregoing Deed and Consideration Certificate was signed, sworn to and acknowledged before me by DENISE DROMENSK, this 31 day of August, 2018.



Courtney Pope Eastveld
NOTARY PUBLIC
My comm. expires: 4-6-19

Prepared by:

GEORGE FLETCHER, PSC

George L. Fletcher

By: George L. Fletcher, Esq.
101 Leestown Center Way
Lexington, KY 40511
859-455-8118
George@GFletcherLaw.com

