

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 19-09 Fee Amount: \$ 350.00 Date Fee Received: 7/24/19

1. APPLICANT CENTRAL MOTOR WHEEL Owner (if different) -

MAILING ADDRESS 150 WHEAT DR., PARIS, KY 40361

PHONE NO. 859-987-0500 (HOME) _____ (WORK)

2. PLEASE CIRCLE Paris Bourbon County / Millersburg/ North Middletown
Location 150 WHEAT DR.

3. SUBDIVISION N/A

4. EXISTING USE INDUSTRIAL ZONING DISTRICT I-1

5. DESCRIPTION OF REQUEST 25 FT VARIANCE REQUEST FOR A SIDE SETBACK OF 25 FT. IN ORDER TO ALLOW ROAD ACCESS.

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:

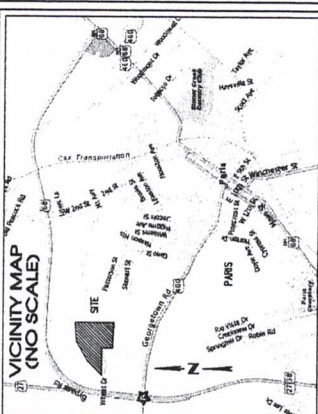
- Attach a Legal Description of the Property
- Attach a plan of the proposed variance (as described above)
- Attach a separate statement describing A-D
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Attach a list of adjoining property owners (name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

APPLICANT SIGNATURE

6/26/2019
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.



ED RUGGLES &
MILDRED RUGGLES
D.B. 128 PG. 485
D.B. 234 PG. 723

GENERAL SURVEYS, LLC.

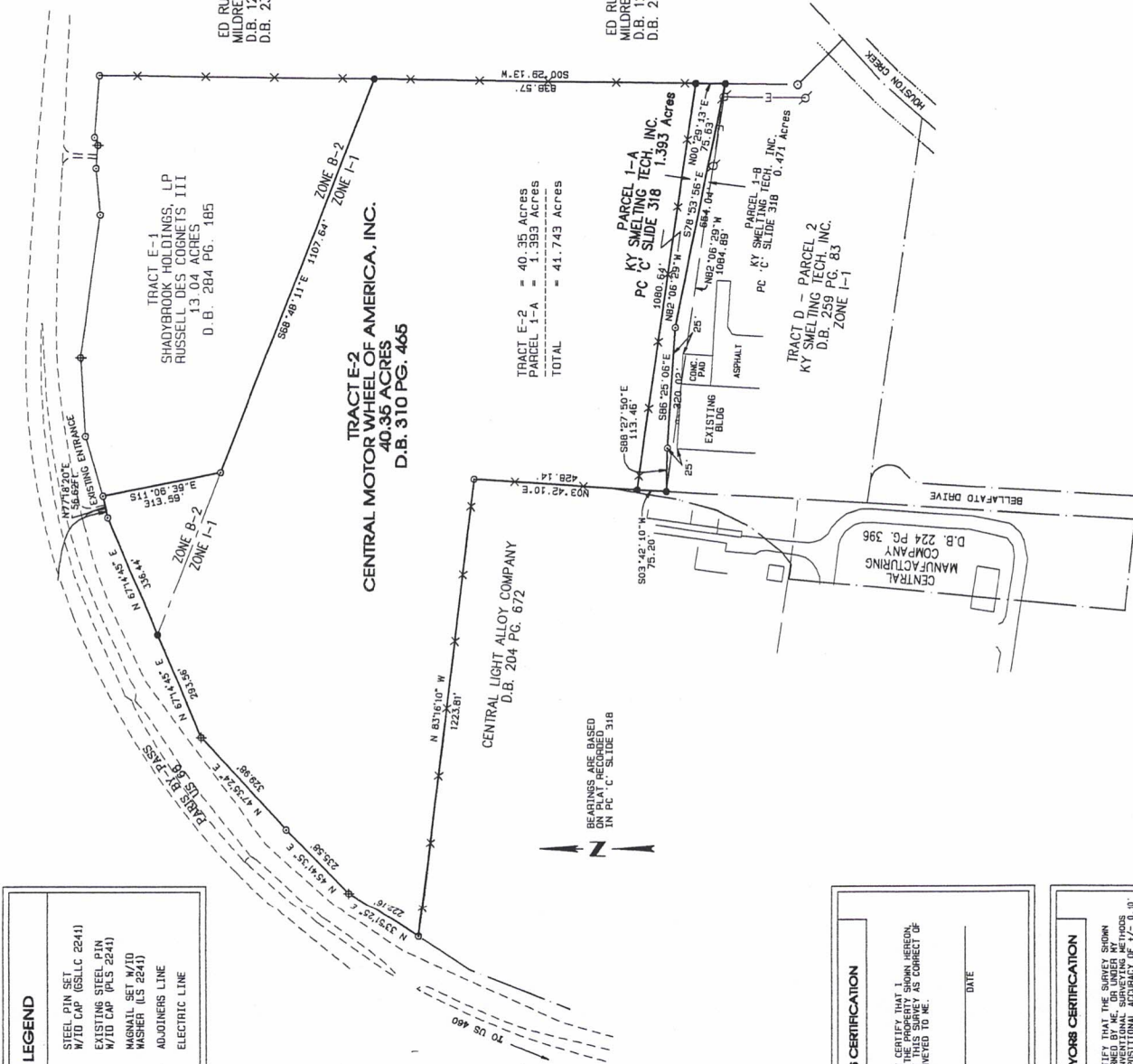
611 HOME AVENUE
ST. STERLING, KY
PHONE: 504.448.2108
FAX: 504.448.6224

COMMISSION'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS OF THE BOURBON COUNTY PLANNING COMMISSION, AND IS NOW APPROVED FOR RECORDING.

DATE: _____
BY: _____
PARIS-BOURBON COUNTY JOINT PLANNING COMMISSION

DATE: _____
BY: _____
PARIS-BOURBON COUNTY JOINT PLANNING COMMISSION



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MILDRED RUGGLES
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FLOOD PLAIN NOTE

TRACT E-2 AND PARCEL 1 DO NOT APPEAR TO BE IN A FLOOD PLAIN ZONE ACCORDING TO FEMA WEBSITE "msc.fema.gov".

PURPOSE OF PLAT

CONSOLIDATE TRACT E-2 - PARCEL 1-A TO TRACT E-2

PARCEL 1-A = 1.393 ACRES
PARCEL 1-B = 0.471 ACRES
PARCEL 1 = 1.864 ACRES
TOTAL

UPDATED DEED BOOK AND PAGE NUMBERS PERTAINING TO THIS PLAT.

**MINOR SUBDIVISION PLAT
AND CONSOLIDATION SURVEY**

OF

TRACT E-2 and PARCEL 1-A

U.S. 68 PARIS BY-PASS
PARIS, KENTUCKY 40361
FOR
CENTRAL MOTOR WHEEL
OF AMERICA, INC.

DATE OF FIELD SURVEY	JUNE 2019
LAND CLASSIFICATION	ZONE I-1
CLIENT	OWA
SURVEY NOTE	SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, ETC. OF RECORD OR OTHERWISE.



LEGEND

○	STEEL PIN SET W/TO CAP (GSLC 2641)
●	EXISTING STEEL PIN W/TO CAP (PLS 2641)
⊕	MAGNAIL SET W/TO WASHLET (LS 2641)
---	ADJAINERS LINE
---	ELECTRIC LINE

OWNER'S CERTIFICATION

I DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND THE OWNER OF THE PROPERTY AS CONVEYED IN THE PROPERTY CONVEYED TO ME.

SIGNATURE _____ DATE _____

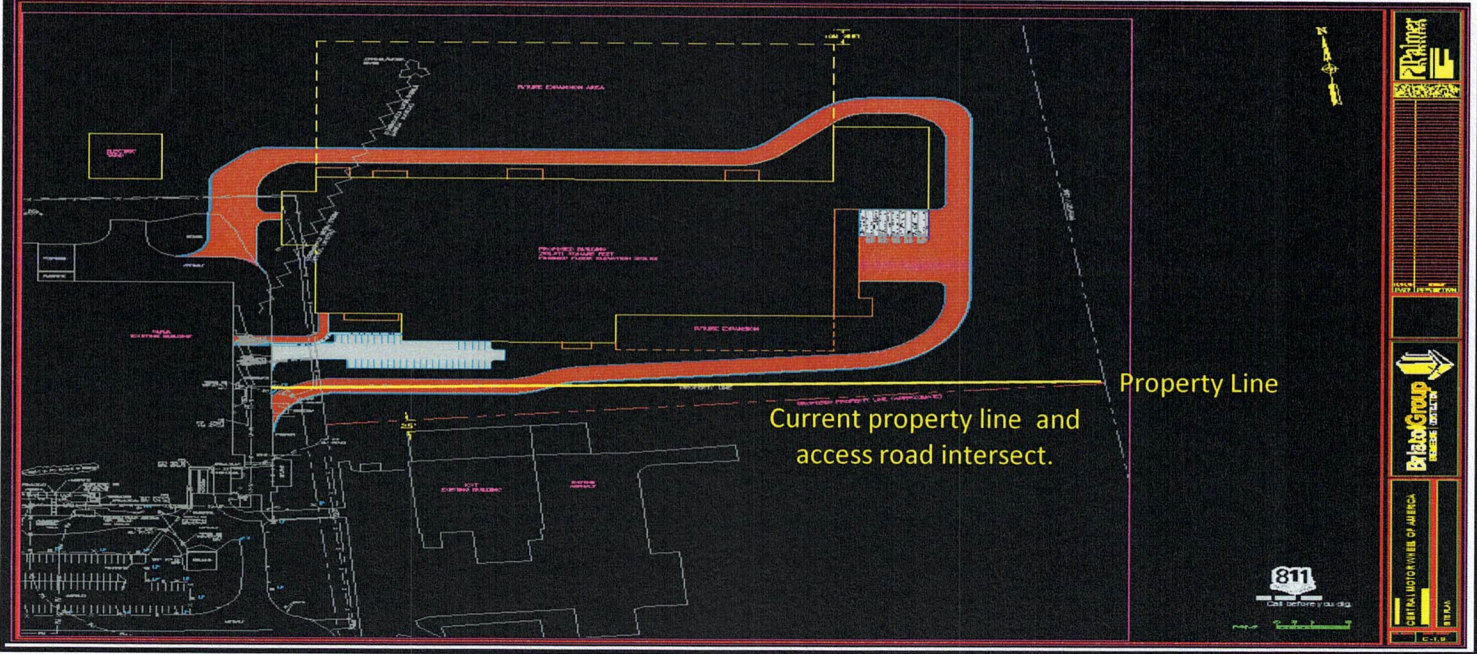
LAND SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME, OR UNDER MY DIRECTION, BY A LICENSED SURVEYOR, IN ACCORDANCE WITH THE KENTUCKY SURVEYING ACT OF 1980. ALL MONUMENTS INDICATED HEREON ARE CORRECTLY SHOWN. THE DISTANCES HAVE NOT BEEN ADJUSTED FOR CURVATURE AND THE BEARINGS ARE CORRECTLY SHOWN. THE BEARINGS ARE IN RELATION TO PREVIOUSLY RECORDED PLAT BEARINGS.

R.D. JONES LSF 2241 DATE _____

DATE: 05.20.19 SCALE: 1" = 200'
SURVEYOR OF RECORD: RODNEY D. JONES
PLS NUMBER: 2241
SUBJECT TO ALL RIGHT OF WAYS, EASEMENTS, ETC. OF RECORD OR OTHERWISE.

Current Property Line - Central Motor Wheel of America



4. Prior Actions by the Board of Adjustments

None

5. Adjoining Properties Owners

(See attached)

Central Motor Wheel of America Setback Variance Application Description

1. Legal Description of Property:

6/28/2019

Tract E-2 Central Motor Wheel of America, Inc. D.B. 310 PG. 465

Tract D - Parcel 2 Kentucky Smelting Technologies, Inc. D.B 259 PG. 83

2. Plan of Proposed Use

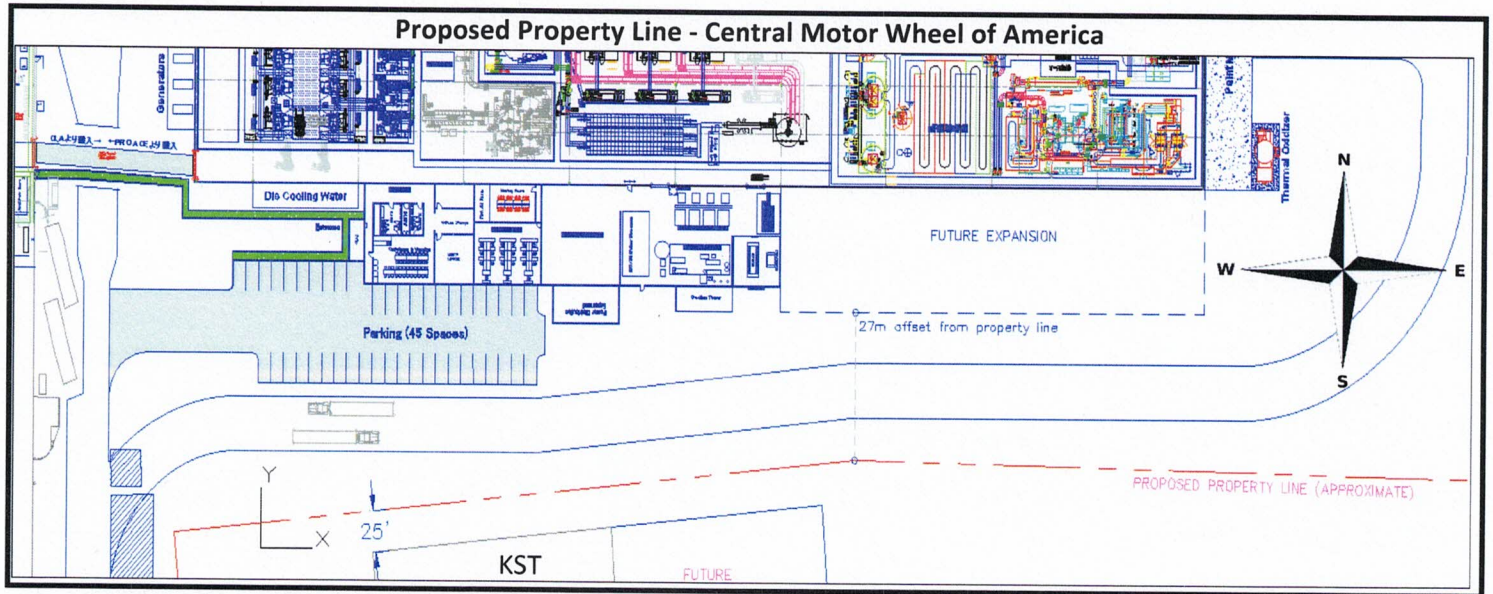
Property will be used for access road.

3. Narrative of Proposed Use

The proposed variance will allow Central Motor Wheel of America to locate our new plant expansion access road 10 meters (32.8 ft.) to the south resulting in a reduction of landfill cost to bring the road to the same elevation as our current manufacturing plant.

Calculated distance from the Southside of CMWA building expansion to proposed property line at its minimum point of distance is 27 meters (88.6 ft.).

Note: Kentucky Smelting Technologies is willing to reduce their current setback of 75 ft. to the proposed 25 ft. Reference attached letter dated 6/26/2019.





6/26/19

City of Paris
Board of Adjustments

To Whom It May Concern:

As a representative of Kentucky Smelting Technology, Inc. I am writing in support of the request from CMWA for a variance of the required 75' setback from the north KST property line. Due to the construction needs of their new facility, CMWA and KST have entered into an Agreement of Principle for KST to sell a portion of land across the northern property line, the result of which would be only a 25' setback from the current KST building to the new property line. As reducing the setback from 75' to 25' would have no impact to the operations of KST we have no opposition to and are in support of the request from CMWA.

Sincerely,

Randy Shafer

Plant Manager
Kentucky Smelting Technology, Inc.