

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 19-10 Fee Amount: \$ 200⁰⁰ Date Fee Received: 9/13/19

1. APPLICANT Central Motor Wheel of America _____ Owner (if different) Kentucky Smelting Technology, Inc.
MAILING ADDRESS 150 Wheat Drive, Paris, KY 40361 _____
PHONE NO. (859)987-0500 _____ (HOME) _____ (WORK) _____
2. PLEASE CIRCLE: Paris / Bourbon County / Millersburg / North Middletown Location 150 Wheat Drive _____
3. SUBDIVISION N/A _____
4. EXISTING USE Industrial _____ ZONING DISTRICT I-1 _____
5. DESCRIPTION OF REQUEST 50 feet variance request for a rear yard setback in order to allow for 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

DATE 9/13/2019

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.

Current Property Line - Central Motor Wheel of America



4. Prior Actions by the Board of Adjustments

None, other than action of Paris Board of Adjustment at August 13, 2019 granting a side yard variance for this proposal.

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

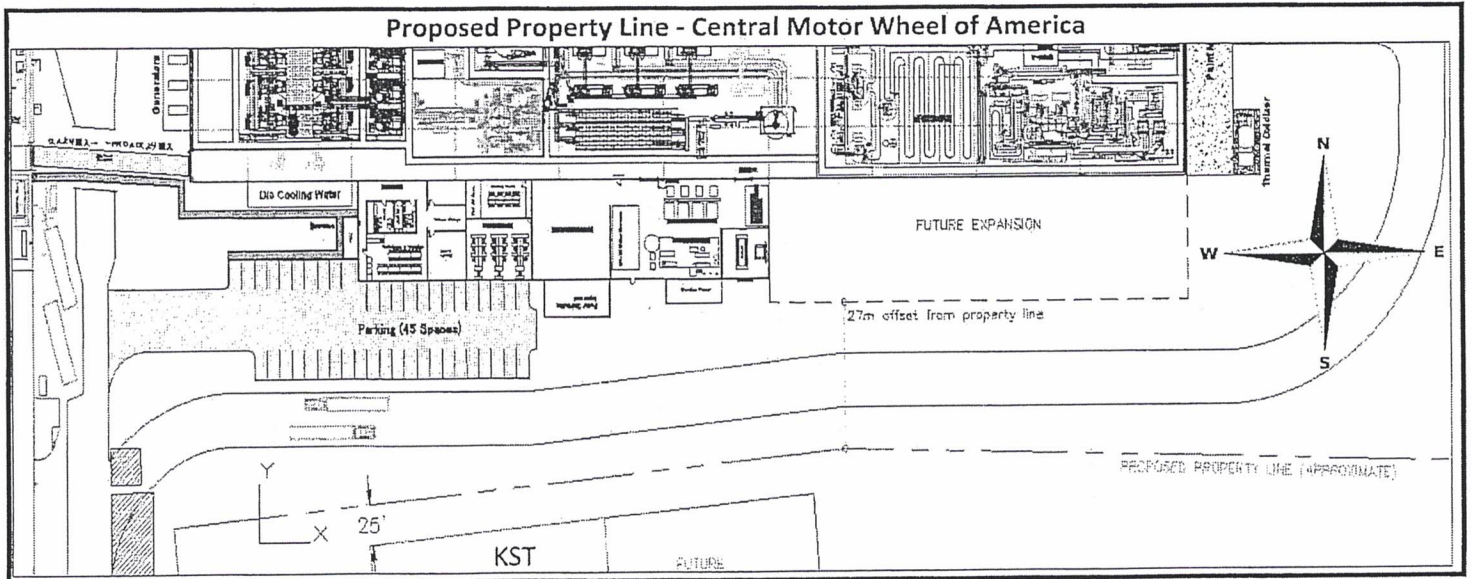
Property will be used for access road.

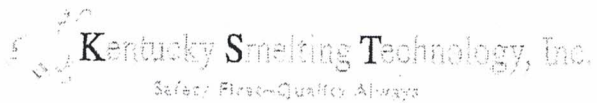
3. Narrative of Proposed Use

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

A handwritten signature in black ink, appearing to read "Randy Shafer", written over a light blue horizontal line.

Plant Manager
Kentucky Smelting Technology, Inc.

