

# APPLICATION TO PLANNING COMMISSION

## Conditional Use Permit/ Home Occupation

Bourbon County Joint Planning Commission

525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

### Office Use only:

Application No. CUP 20-05 Fee Amount: \$ 250<sup>00</sup> Date Fee Received: 11/6/2020  
1. APPLICANT Nathan Maddocks Owner (if different) Manor Properties  
MAILING ADDRESS 708 Main St. Paris KY 40361  
PHONE NO. 859 230 3090 (HOME) 859 340 4047 (WORK)

### 2. PLEASE CIRCLE: Paris / Bourbon County / Millersburg / North Middletown

Location 432 Main St. Paris KY 40361

3. SUBDIVISION Downtown

4. EXISTING USE Front - Office, Rear - Vacant ZONING DISTRICT B-1

5. DESCRIPTION OF REQUEST Allow apartment at rear of 1<sup>st</sup> floor.  
No direct access to the front retail/office.

### 7. SUPPORTING INFORMATION:

CONDITIONAL USE PERMIT— Attach a plan for the proposed use showing the location of buildings, parking and loading areas, traffic access and circulation drives, open space, landscaping, utilities, signs, yards and refuse and service areas. Also attach a narrative statement relative to the above requirements and also explain any economic, noise, glare or odor effects on adjoining property and the general compatibility with other properties in the district.

### CHECKLIST:

- Attach a Legal Description of the Property
- Attach a plan of the proposed use (as described above)
- Attach a narrative of the proposed use (as described above)
- 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.

Nathan Maddocks  
APPLICANT SIGNATURE

11/6/2020  
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.

AFTER RECORDING RETURN TO: REAL ESTATE TAX PAID AMT \$ 8000  
JACK MARTIN GOINS RICHARD STIPP EADS, BCC  
ATTORNEY AT LAW DATE 4-24-14 BY Molly Talbot DC  
315 Pleasant Street  
Paris, Kentucky 40361

DEED

THIS DEED made and entered into this 11<sup>th</sup> day of April 2014, by and between **CHC MANAGEMENT (more correctly CHC MANAGEMENT GROUP), LLC**, a Ky. limited liability company, of 1244 Bethlehem Rd., Paris, KY 40361, party of the first part, and **MANOR PROPERTIES, LLC**, a Ky. limited liability company, of 2084 Manor Dr., Lexington, KY 40502, party of the second part; transfer year taxes in care of Manor Properties, LLC, 2084 Manor Dr., Lexington, KY 40502.

WITNESSETH:

For and in consideration of the sum of **EIGHTY THOUSAND DOLLARS** (\$80,000.00) paid to the party of the first part by the party 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 party of the second part, in fee simple, its successors 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 that tract or parcel of land, a part of Lot No. 14 situated on Main Street in the City of Paris, Bourbon County, Kentucky, which is bounded as follows: Beginning at a point on Main Street, 30 feet from the corner of Main and Mulberry and running thence with Main Street northerly 17 feet, 9 inches to the middle of the partition wall on the lot nearby conveyed and that owned by John Stuart, thence at right angles with Main Street through the Lot No. 14, 107 feet, 3 inches more or less, then at right angles with the last said line of the lot, 17 feet, 9 inches south, then at a right angle west in a straight line to the point of beginning. Said property being bounded on the north by property of John Stuart, on the south by Nellie Daugherty Collier, on the east by the property of Mrs. J. R. Orr, and on the west

APR 24 3:17 PM '14

RECORDED  
APR 24 2014

by Main Street, the improvements on said property being known as 432 Main Street.

AND BEING the same property conveyed to CHC Management, LLC, a Ky. limited liability company, by Deed dated March 26, 2012, and of record in Deed Book 287, Page 126, Bourbon County Clerk's Office.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the party of the second part, in fee simple, its successors 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.

CHC MANAGEMENT GROUP, LLC,  
a Ky. limited liability company

BY: [Signature]  
CURTIS RAY MACKLEY, Member

BY: [Signature]  
HOLLY MINGUA MACKLEY, Member

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

The foregoing instrument was subscribed, sworn to and acknowledged before me by Curtis Ray Mackley and Holly Mingua Mackley, Members, for and on behalf of CHC Management Group, LLC, a Ky. limited liability company, this 17<sup>th</sup> day of April 2014, as first party herein.

[Signature]  
NOTARY PUBLIC - STATE AT LARGE  
My Commission Expires: 8/31/2017  
Notary ID #496163

The undersigned, Curtis Ray Mackley and Holly Mingua Mackley, Members, for and on behalf of CHC Management Group, LLC, a Ky. limited liability company, Grantor herein, and Ruth Ann Maddocks and Nathan Clark Maddocks, Members of Manor Properties, LLC, a Ky. limited liability company, Grantee herein, do hereby certify, pursuant to KRS Chapter 382, that the above stated consideration in the amount of \$80,000.00 is the true, correct and full consideration paid for the property herein conveyed

CHC MANAGEMENT GROUP, LLC,  
a Ky. limited liability company, Grantor

BY: [Signature] MEMBER  
CURTIS RAY MACKLEY, Member

BY: [Signature] Member  
HOLLY MINGUA MACKLEY, Member

MANOR PROPERTIES, LLC, a Ky.  
limited liability company, Grantee

BY: [Signature]  
RUTH ANN MADDOCKS, Member

BY: [Signature]  
NATHAN CLARK MADDOCKS,  
Member

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

Subscribed, sworn to and acknowledged before me by Curtis Ray Mackley and Holly Mingua Mackley, Members, for and on behalf of CHC Management Group, LLC, a Ky. limited liability company, as Grantor herein, this 14th day of April 2014.

[Signature]  
NOTARY PUBLIC - STATE AT LARGE  
My Commission Expires: 8/31/2017  
Notary ID #496163

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

Subscribed, sworn to, and acknowledged before me by Ruth Ann Maddocks and Nathan Clark Maddocks, Members of Manor Properties, LLC, a Ky. limited liability company, as Grantee herein, this 14<sup>th</sup> day of April 2014.



NOTARY PUBLIC - STATE AT LARGE  
My Commission Expires: 8/31/2017  
Notary ID #496163

THIS INSTRUMENT PREPARED BY:



JACK MARTIN GOINS  
Attorney at Law  
315 Pleasant St.  
Paris, KY 40361  
(859) 987-7994



114368  
Filed on: 04/24/2014 12:00:00 AM  
Book: DEED Number: 294  
Pages: 190 - 193  
Richard Stipp Eads, Bourbon County  
DL: KARY TALBOT

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

Deed  
was on the 14<sup>th</sup> day of April 2014  
at 3:17 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 by me subscribed  
Given under my hand

Richard Stipp Eads, Sec

**Proposal:**

**First Floor Residential in rear of building**

Renovate a 386 sq. ft. space of the first floor area of a building at 432 Main St. to allow for residential use in the rear of the building. NO direct access from commercial front to residential rear. Commercial store front: 500 square ft.

**Owner:** Manor Properties, LLC

**Existing Structure:** Yes. Two Story Commercial

**Existing setbacks (approximate) :** 8 ft. (including sidewalk width)

**Ingress/Egress:** There are four existing entrances to the building. Two in the front of the building; one in to the retail/office space, and one to the upstairs apartment. Two entrances in the rear of the building; one to access the second level and another to access the rear first floor.

**Parking:** Proposed option A and option B. (see attached)

Property is in an area of minimal flood hazard risk.

There have been no prior actions taken by BOA on this property.

**Adjacent Building Owners:**

- 1) City Club of Paris  
428 Main St.
- 2) Prime Commercial Real Estate, LLC  
436 Main St.
- 3) Bluebird Office Park, LLC  
20 E 5<sup>th</sup> St.

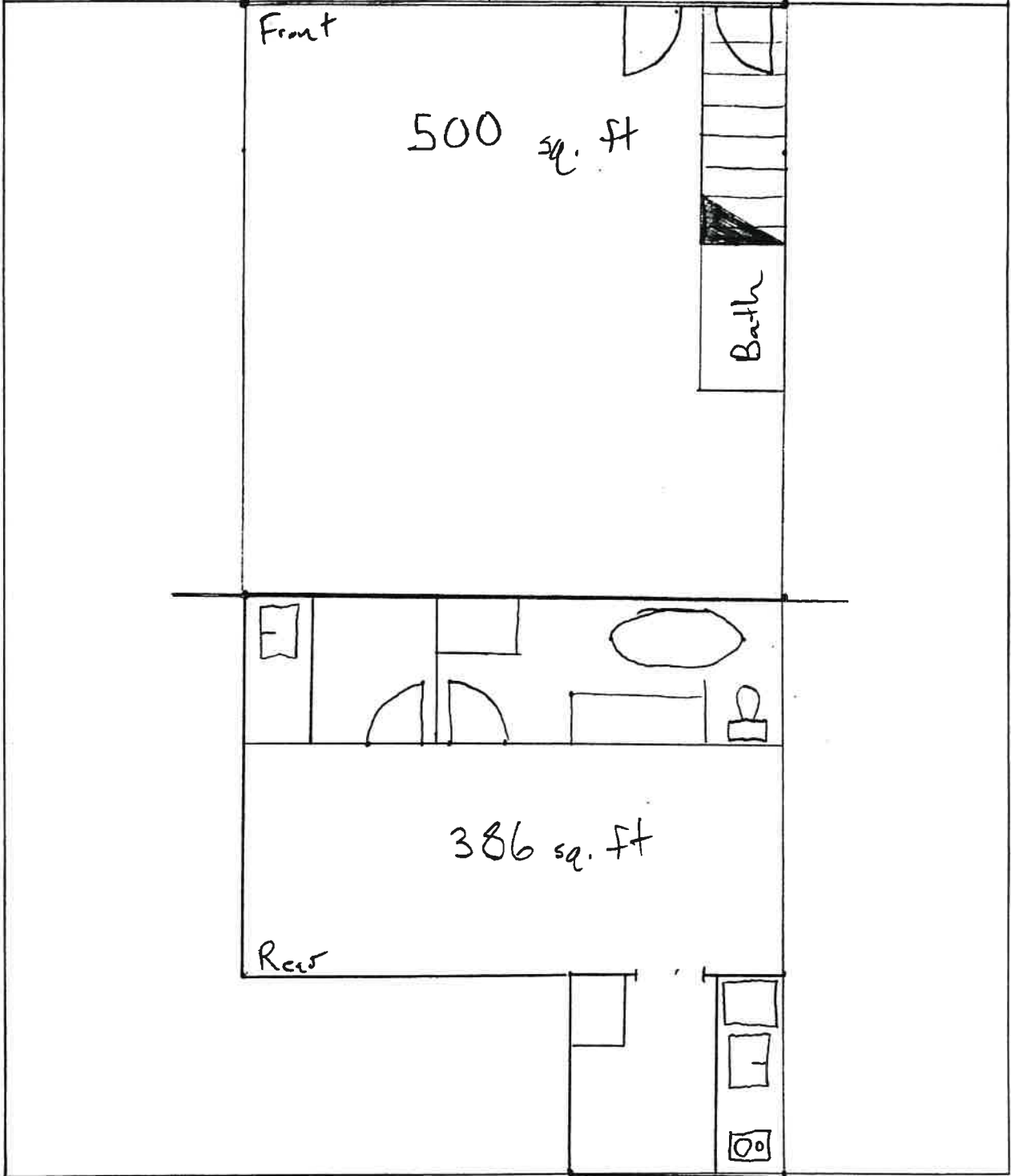


CONSULTING AND MUNICIPAL ENGINEERS  
1141 BORDENTOWN AVENUE PARLIN NEW JERSEY 08859

FIELD SKETCH

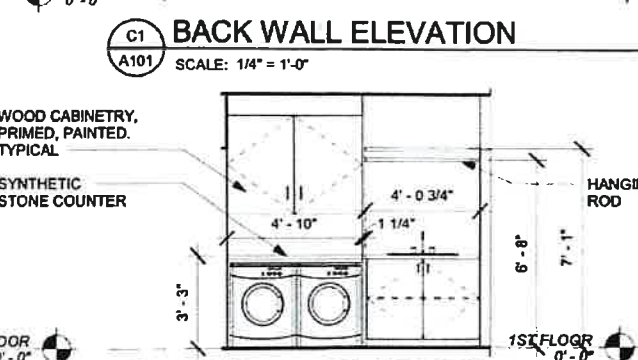
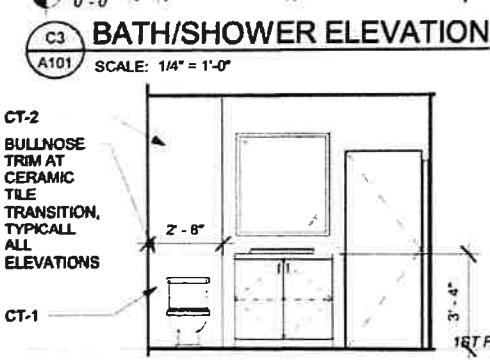
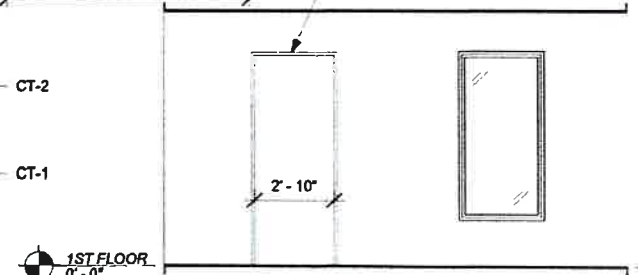
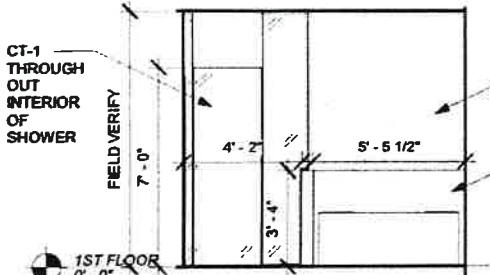
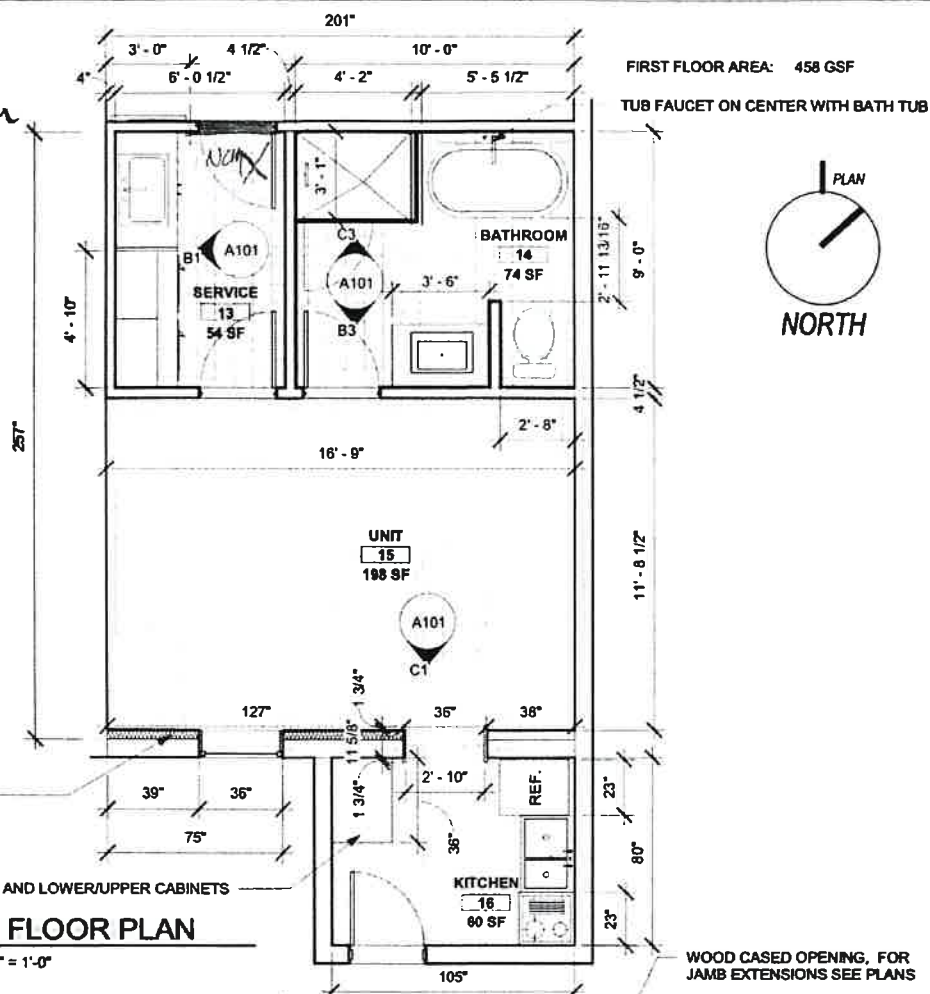
WORK ORDER NO.	JOB NO.
DATE:	PROJECT:

WEATHER:	TEMP.	LOCATION:
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No through Access



**A1** FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"  
**C3** BATH/SHOWER ELEVATION SCALE: 1/4" = 1'-0"  
**C1** BACK WALL ELEVATION SCALE: 1/4" = 1'-0"  
**B3** WC/VANITY ELEVATION SCALE: 1/4" = 1'-0"  
**B1** LAUNDRY ELEVATION SCALE: 1/4" = 1'-0"

<b>Daniel O. Ware</b> <b>ARCHITECT</b>	<b>MADDOCKS UNIT 1</b> <b>428 MAIN ST</b> <b>PARIS, KY 40361</b>	<b>FLOOR PLAN</b>		<b>A101</b>
		<small>Proj. No. 201802</small> <small>Drawn by Author</small>	<small>Date 08/01/2019</small> <small>Checked by Checker</small>	



**PARKING  
432 MAIN ST.  
OPTIONS**

**A) 708-714 Main St. Rear Lot.  
Dimensions: 35ft x 44ft  
Proposal: 3 spaces (27ftx19ft)**

**Future location for parking:  
708 Rear Apartment  
714 Rear Apartment**



**B) 432 Main St. Rear Garden  
Dimensions: 12ftx19ft (Electric Pole to Building)  
Proposal: 1 space (9ftx19ft)**

**Requires significant excavation, retaining wall, and Easement by Necessity (unless rear Alley).**





CONSULTING AND MUNICIPAL ENGINEERS  
3141 BORDENTOWN AVENUE PARTON, NEW JERSEY 08857

FIELD SKETCH

WORK ORDER NO.

432 A

JOB NO.

Parking

DATE:

PROJECT:

Option A

WEATHER:

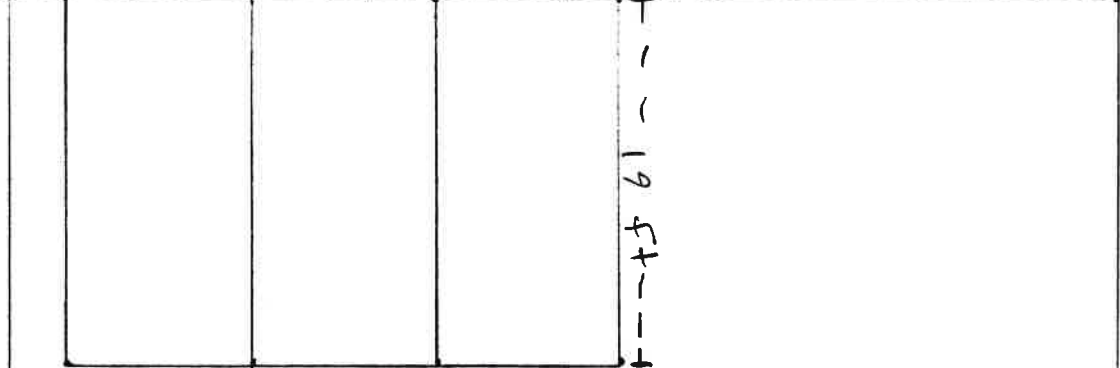
TEMP:

LOCATION:

708-714 Main St. Garden

----- 35 ft -----

+ 9 ft - + 9 ft - + 9 ft -



19 ft

44 ft



CONSULTING AND MUNICIPAL ENGINEERS  
174 BROADWAY, SUITE 1000, NEW YORK, NY 10038

FIELD SKETCH

WORK ORDER NO.

432 B

JOB NO

Parking

DATE:

PROJECT:

Option B

WEATHER:

TEMP:

LOCATION:

432 Main St. Garden

