

# 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. VAR21-08 Fee Amount: \$ 200<sup>00</sup> <sup>Check# 2352</sup> Date Fee Received: 7/19/2021  
1. APPLICANT Alan Sutherland Owner (if different) Pastor  
MAILING ADDRESS PO Box 95 Paris KY 40362  
PHONE NO. 859 457 1918 (HOME) \_\_\_\_\_ (WORK) \_\_\_\_\_

2. PLEASE CIRCLE: Paris / Bourbon County / Millersburg / North Middletown  
Location 102 HUTCHISON RD

3. SUBDIVISION \_\_\_\_\_

4. EXISTING USE Church ZONING DISTRICT A-1

5. DESCRIPTION OF REQUEST Install Handicap ramp

### 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 7/19/21

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.

Hopewell Church  
102 Hutchison Station Road  
PO Box 95, Paris, Ky 40362

Bourbon County Board of Adjustment  
525 High Street  
Paris, KY 40361

July 17<sup>th</sup> 2021

Dear Board of Adjustment members

This application is to request installing a handicap ramp over the existing walkway from the gravel drive to the door of Hopewell. We have 2 steps from the walkway that do not allow people in wheelchairs to enter our sanctuary. The steps are also beginning to be increasingly difficult for our elderly folks and pose a safety hazard.

At present we are using a portable ramp but it is not safe when raining and has no hand rail for stability.

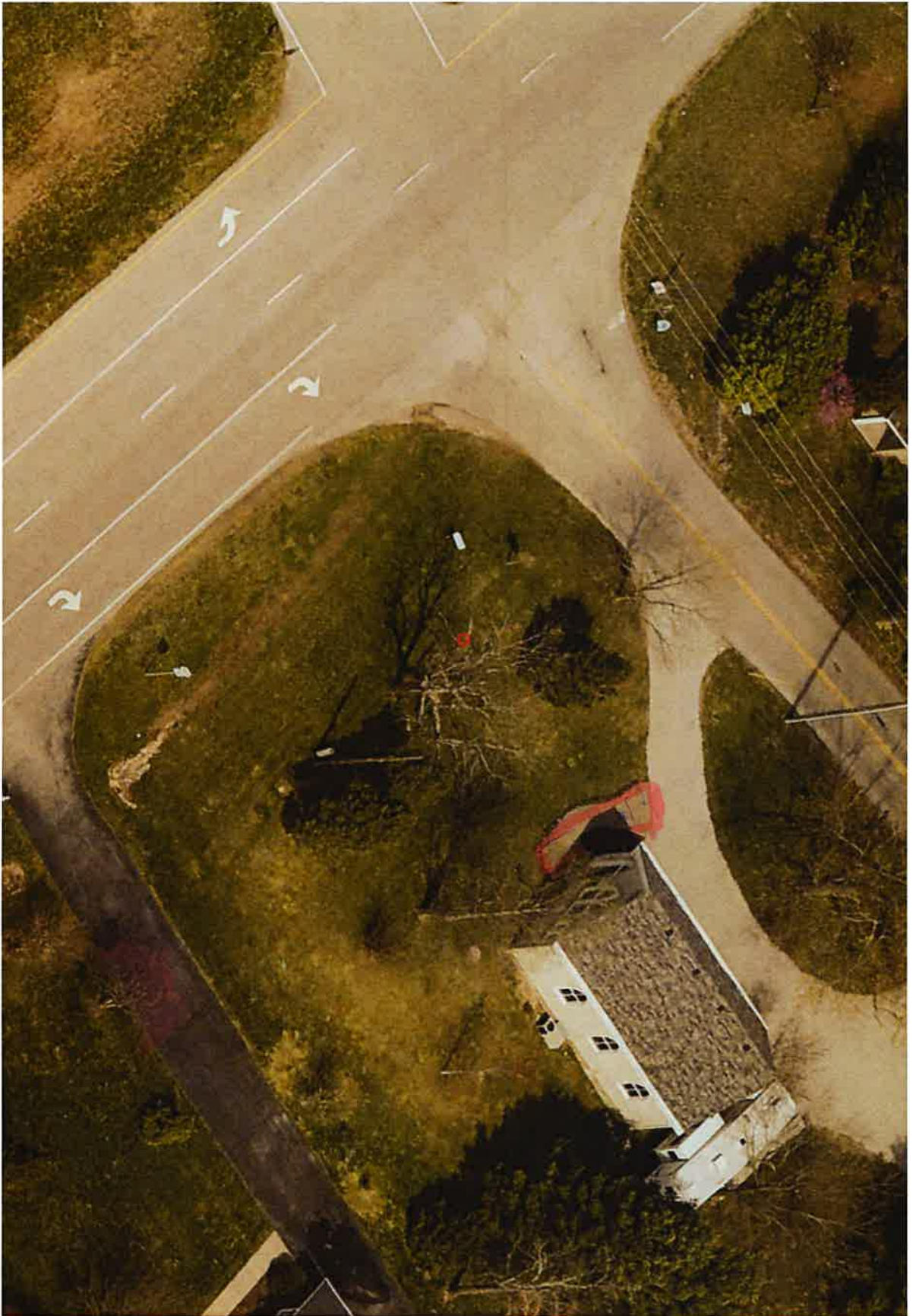
Hopewell has had a prior action in March 2019 when you approved the widening of our driveway and it has been greatly appreciated by all.

I thank you for your consideration.

sincerely

A handwritten signature in black ink, appearing to read 'Alan Sutherland', with a long horizontal stroke extending to the right.

The Rev. Alan Sutherland  
Pastor- Hopewell Church





D E E D

THIS DEED by and between HOPEWELL PRESBYTERIAN CHURCH, an unincorporated association, by and through its Trustees: Tommy Gammon, Nancy Blackford, Randal Wiedemann, Jay Hollingsworth and Tom Peel, for and on behalf of Hopewell Presbyterian Church, an unincorporated association, 502 Hutchison Road, Paris, Kentucky 40361, Party of the First Part, and HOPEWELL PRESBYTERIAN CHURCH, INC., a Kentucky Nonprofit Religious Corporation, 502 Hutchison Road, Paris, Kentucky 40361, Party of the Second Part,

WITNESSETH:

WHEREAS, the First Party has filed Articles of Incorporation with the Secretary of State for the Commonwealth of Kentucky, a copy of which Articles of Incorporation are of record in the Office of the Bourbon County Court Clerk in Deed Book 217, at Page 645, and Hopewell Presbyterian Church is now functioning as an incorporated body; and

WHEREAS, the First Party desires to transfer the assets of Hopewell Presbyterian Church, an unincorporated association, to Hopewell Presbyterian Church, Inc., a Kentucky Nonprofit Religious Corporation.

NOW, THEREFORE, the First Party, in order to vest title in the hereinafter described real property in the Second Party, Hopewell Presbyterian Church, Inc., does hereby bargain, sell and convey unto the Second Party, Hopewell Presbyterian Church, Inc., the following described real property located in Bourbon County, Kentucky, to-wit:

That certain parcel of real property situated at the corner of Hutchinson Road and the Paris-Lexington Road (US 27 and 68), containing 1 acre, more or less, and more fully described as follows: Beginning at an ash tree and running South  $47\frac{1}{2}$  deg. E. 14 poles to a stake;

MES E. PRATER, P.S.C.  
ATTORNEY AT LAW  
416 HIGH STREET  
P.O. BOX 487  
PARIS, KENTUCKY 40361

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Mailed  
to  
Church  
502 Hutchison  
Paris, Ky*

thence N 42½ deg. W. 12 poles to a stake, thence  
N 47½ deg. W. 14 poles to a stake on the line  
between Liter and John Huffman; thence S 42½ deg.  
W 12 poles to the beginning, and containing 1  
acre, more or less; and being the same property  
conveyed to The Hopewell Presbyterian Church by  
deed from Henry Liter, of record in the Office  
of the Bourbon County Court Clerk in Deed Book Q,  
at Page 420.

TO HAVE AND TO HOLD the hereinabove described real  
property unto said Second Party, in fee simple, its  
heirs and assigns forever, together with all improvements  
thereon and appurtenances thereof, with Covenant of  
General Warranty.

The above named and hereafter named Trustees have  
been designated by the members of the unincorporated Church,  
Hopewell Presbyterian Church, an unincorporated association,  
to hold legal title to the property of the unincorporated  
Church, and at a duly called meeting of the membership of  
the unincorporated association, held at Hopewell Presbyterian  
Church, 502 Hutchison Road, Paris, Kentucky 40361, on the  
15th day of May, 1994, this conveyance was authorized  
by a vote of the membership, to vest title in the hereinabove  
described real property in the incorporated Church, Hopewell  
Presbyterian Church, Inc.; and no cash consideration has  
passed between the First Party and the Second Party. This  
consideration certificate has and is hereby made by First  
Party and Second Party, for the purpose of complying with  
KRS Chapter 382.

IN TESTIMONY WHEREOF, the First Party, by and through  
its Trustees, Tommy Gammon, Nancy Blackford, Randal Wiedemann,  
Jay Hollingsworth and Tom Peel, and the Second Party,  
by and through its duly elected and authorized Officers,

have set their hands this date which is first above  
written.

HOPEWELL PRESBYTERIAN CHURCH, an  
unincorporated association, by its  
Trustees:

Tommy Gammon  
Tommy Gammon

Nancy Blackford  
Nancy Blackford

Randal Wiedemann  
Randal Wiedemann

Jay Hollingsworth  
Jay Hollingsworth

Tom Peel  
Tom Peel

FIRST PARTIES

HOPEWELL PRESBYTERIAN CHURCH, INC.,  
a Kentucky Nonprofit Religious  
Corporation

BY: Randal Wiedemann  
President, Randal Wiedemann

BY: Nancy Blackford  
Secretary, Nancy Blackford

STATE OF KENTUCKY

COUNTY OF BOURBON

The foregoing Deed and Consideration Certificate  
was acknowledged and sworn to before me this 17 day of  
June, 1994, by Hopewell Presbyterian Church, an unincor-  
porated association, by its Trustees: Tommy Gammon, Nancy  
Blackford, Randal Wiedemann, Jay Hollingsworth and Tom Peel,  
First Party, and the Consideration Certificate was  
acknowledged and sworn to before me this 17 day of June

1994, by Hopewell Presbyterian Church, Inc., a Kentucky Nonprofit Religious Corporation, by and through its President, Randal Wiedemann, and Secretary, Nancy Blackford, Second Party.

My Commission Expires: 4-18-97

Ed Marcum  
Notary Public, State at Large, KY



This instrument was prepared by James E. Prater, P.S.C., Attorney at Law, P.O. Box 487, 416 High Street, Paris, Kentucky 40362-0487.

James E. Prater  
James E. Prater

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

Deed  
was, on the 21 day of June 1994, at 10:34 A.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 this 21<sup>st</sup> day of June 1994  
Clerk Richard Stipp Eads  
By: Pat Thomas, D.C.



**ADJOINING PROPERTY OWNERS:**

120 HUTCHISON RD

BATCHELDER STEPHEN H & PHYLLIS  
200 HUTCHISON RD  
PARIS KY 40361

5589 LEXINGTON RD

BARKER GEORGIA BLAIR  
5589 PARIS PIKE  
LEXINGTON KY 40511

5498 LEXINGTON RD

WYLES JEREMY & MIRANDA  
5498 LEXINGTON RD  
LEXINGTON KY 40511

103 HUTCHISON RD

SHELTON HOWARD  
9450 HICKORY HILL RD  
LEXINGTON KY 40502

119 HUTCHISON RD

ELDRIDGE BRENDAN & MARIE  
165 HARP INNIS RD  
LEXINGTON KY 40511