

APPLICATION TO BOURBON COUNTY JOINT BOARD OF ADJUSTMENT
Variance

Bourbon County Joint Planning Commission
525 High Street Office 127, Paris, KY 40361 • (859) 987-2150

Office Use only:

Application No. VAR21-10 Fee Amount \$ 200⁰⁰ Date Fee Received: 9/17/2021
1. APPLICANT Ben Roase Owner (if different) _____
MAILING ADDRESS 715 Home Bedford Road Paris KY 40361
PHONE NO. 859/983-5682 (HOME) SAME (WORK)

2. PLEASE CIRCLE Paris Bourbon County / North Middletown
Location 200 East 20th Street
3. SUBDIVISION Fairgrounds Addition
4. EXISTING USE Empty lot ZONING DISTRICT R-3
5. DESCRIPTION OF REQUEST Variance for left from 30' to 20' Right side
from 10' to 6' and rear from 20' to 25'

7. SUPPORTING INFORMATION:

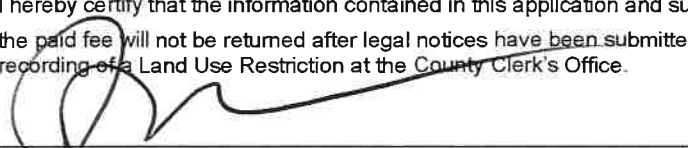
VARIANCE - Attach plans drawn to scale showing the dimensions and shape of the lot or land, the size and locations of existing buildings, the locations and dimensions of proposed buildings or additions, and any natural or topographic peculiarities of the lot in question. In order for a variance to be 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 9/17/21

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. Individuals are not required to employ an attorney, but you are encouraged to do so. All business entities require legal representation.

To The Paris Board of Adjustments,

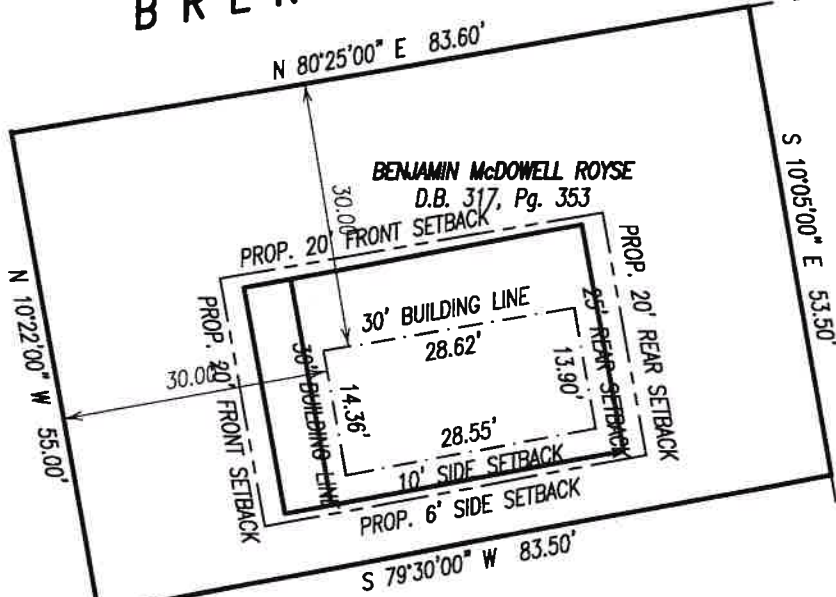
I recently purchased a vacant lot at 200 East 20th street that is a non-conforming lot. The lot is #67 and #68 in the Fairgrounds Addition subdivision. Lot dimensions are 50' wide and 80' deep. The current setbacks wont allow me to construct a residence that will be attractive and fit in with existing neighborhood. Im requesting a variance that would allow me to build within 20' of the front and left of the front property line to match existing homes in the area. The current building line is a 30' setback which puts me about 10' behind all other homes on the street. Homes on either side are between 15' to 20' off of the front property line. The rear yard is currently 25 and asking to reduce that to 20. The right side yard is currently 10' and am asking that to be reduced to 6' to allow for a home to fit inside all setbacks.

Thank you for your consideration,
Ben Royse

A handwritten signature in black ink, appearing to read 'Ben Royse', with a long horizontal flourish extending to the right.

BRENT STREET

CLINTONVILLE AVENUE
(KY XXXX)



BENJAMIN McDOWELL ROYSE
D.B. 317, Pg. 353

HUGH CROMBIE
JANET CROMBIE
D.B. 160, Pg. 94
P.C. A, Sh. 114

CARL PITTS
BRANDI PITTS
D.B. 280, Pg. 327



STATE of KENTUCKY
ALLEN PATRICK
DARNELL
3553
LICENSED
PROFESSIONAL
LAND SURVEYOR

BUILDING PERMIT PLAT
BENJAMIN McDOWELL ROYSE
#200 EAST 20TH STREET
CLINTONVILLE ROAD
BRENT STREET
PARIS, KENTUCKY
PREPARED: AUGUST 12, 2021
BY: DARNELL ENGINEERING, INC.
P O BOX 175

NOTES:

1. Property shown hereon is based on information of record in Deed Book 317, Page 353 and does not contain all information necessary for a boundary survey.
2. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of this drawing.
3. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
4. Current zoning classification is Residential (R-3).

Physical Address 202 E 20TH ST
Mailing Address PITTS CARL & BRANDI
202 E 20TH ST
PARIS KY 40361

Physical Address 1952 BRENT ST
Mailing Address CROMBIE HUGH & JANET
2112 SUNSET DR
PARIS KY 40361

Physical Address 120 E 20TH ST
Mailing Address WAGONER WAYNE B & RUBY H
120 E 20TH ST
PARIS KY 40361

Physical Address CLINTONVILLE RD
Mailing Address CLB ENTERPRISES LLC
PO BOX 301
PARIS KY 40362

The Law Office Of
James M. Lovell

P.O. Box 521
509 Pleasant Street
Paris, Kentucky 40362-0521

JAMES M. LOVELL
jlovell@lovelllaw.net

Phone (859) 987-7535
Fax (859) 987-7359

May 27, 2021

Benjamin McDowell Royse
715 Hume Bedford Road
Paris, Kentucky 40361

Re: Final title opinion on
property owned by
Benjamin McDowell Royse,
a married person
Property address: 200
E. 20th Street, Paris,
Bourbon County, Kentucky

Dear Mr. Royse:

This letter will serve as a final to my title opinion letter of April 28, 2021, regarding the following described real property:

That certain lot situated at the intersection of Brent Street and the Clintonville Road in Paris, Bourbon County, Kentucky, and more particularly described as follows: BEING a part of Lots 67 and 68 in Fairgrounds Addition to the City of Paris, and being at a point, being the intersection of the east R/W line of the Clintonville Road and the south R/W line of Brent Street, and running with the south R/W line of Brent Street, N 80 degrees 25' E 83.6' to an iron pin, a corner to Crombie; thence running with the line of Crumbie, S 10 degrees 05' E 53.5' to an iron pin, a corner to Crumbie & Faulkner; thence running with the line of Faulkner, S 79 degrees 30' W 83.5' to a point on the east R/W line of the Clintonville Road; thence

running with said R/.W line N 10 degrees 22' W 55.0'
to the point of beginning.

Being the same property conveyed to Benjamin McDowell
Royse, a married person, by deed dated April 27, 2021,
and of record in the Office of the Bourbon County
Court Clerk in Deed Book 317, at Page 353.

On April 28, 2021 at 11:10 a.m., a deed from Bill T.
McConnell and Sheila B. McConnell, husband and wife, to
Benjamin McDowell Royse, a married person, dated April 27,
2021, was recorded in the Office of the Bourbon County
Court Clerk in Deed Book 317, at Page 353.

No other liens or encumbrances have been filed against
said property since my title opinion letter to you.

Sincerely,

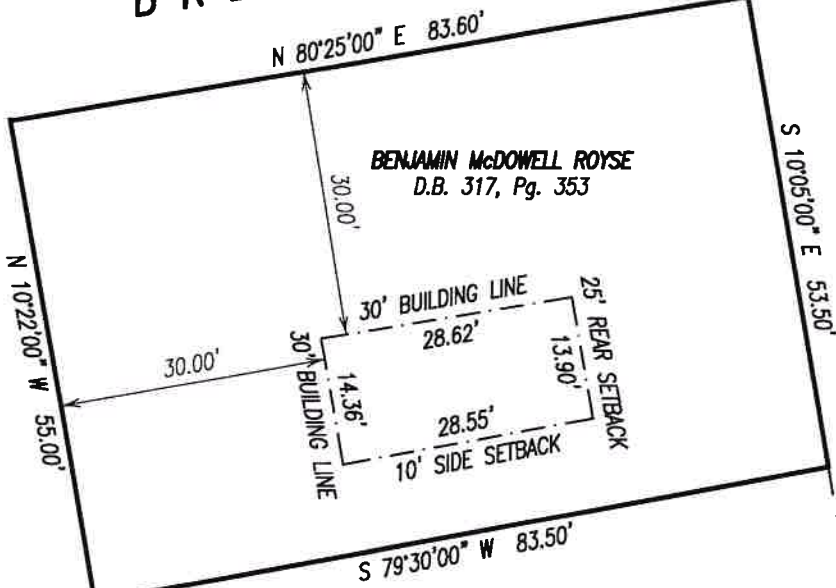


JAMES M. LOVELL

JML/tr

BRENT STREET

CLINTONVILLE AVENUE
(KY XXXX)



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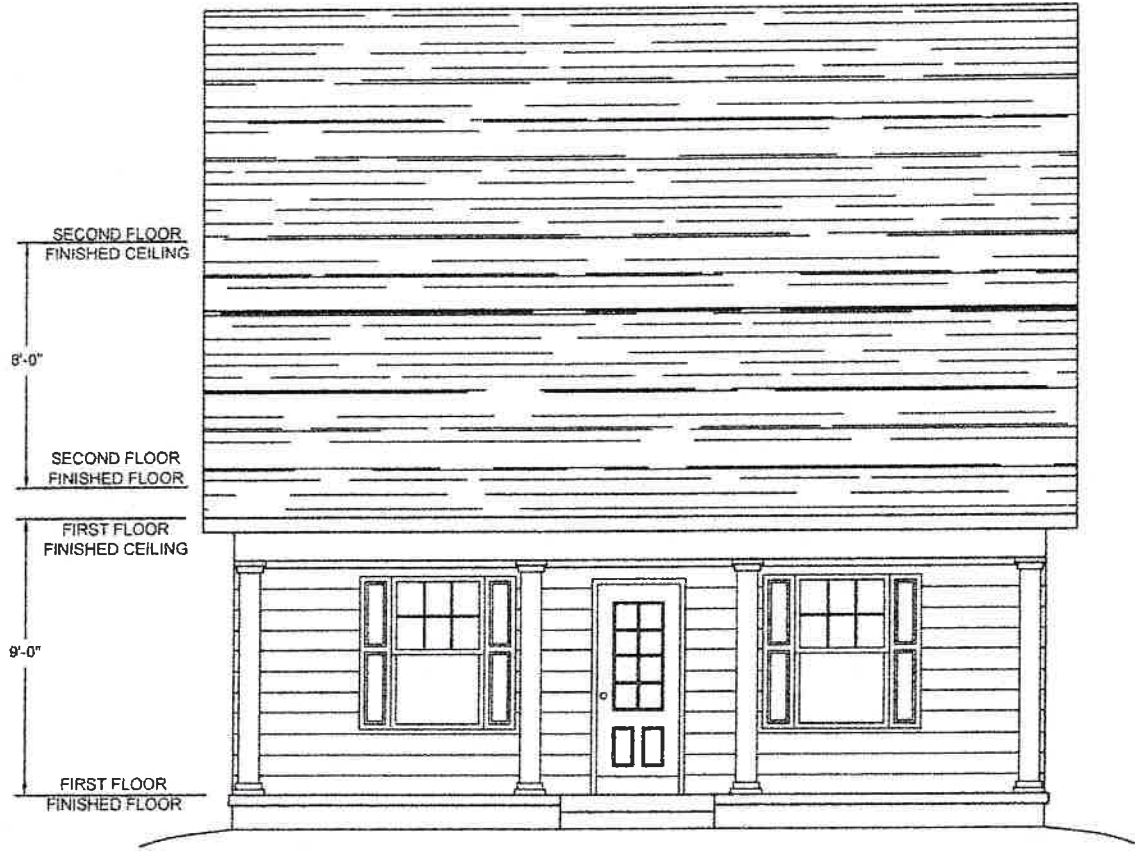


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BUILDING PERMIT PLAT
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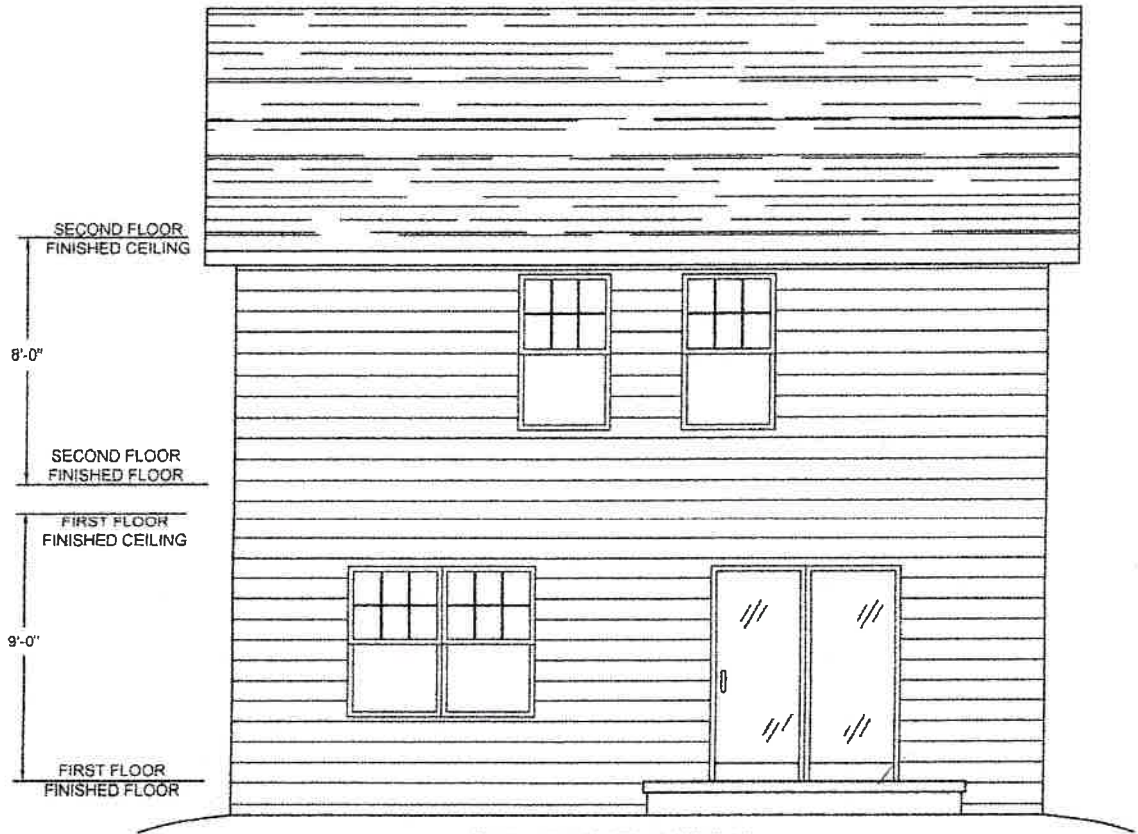
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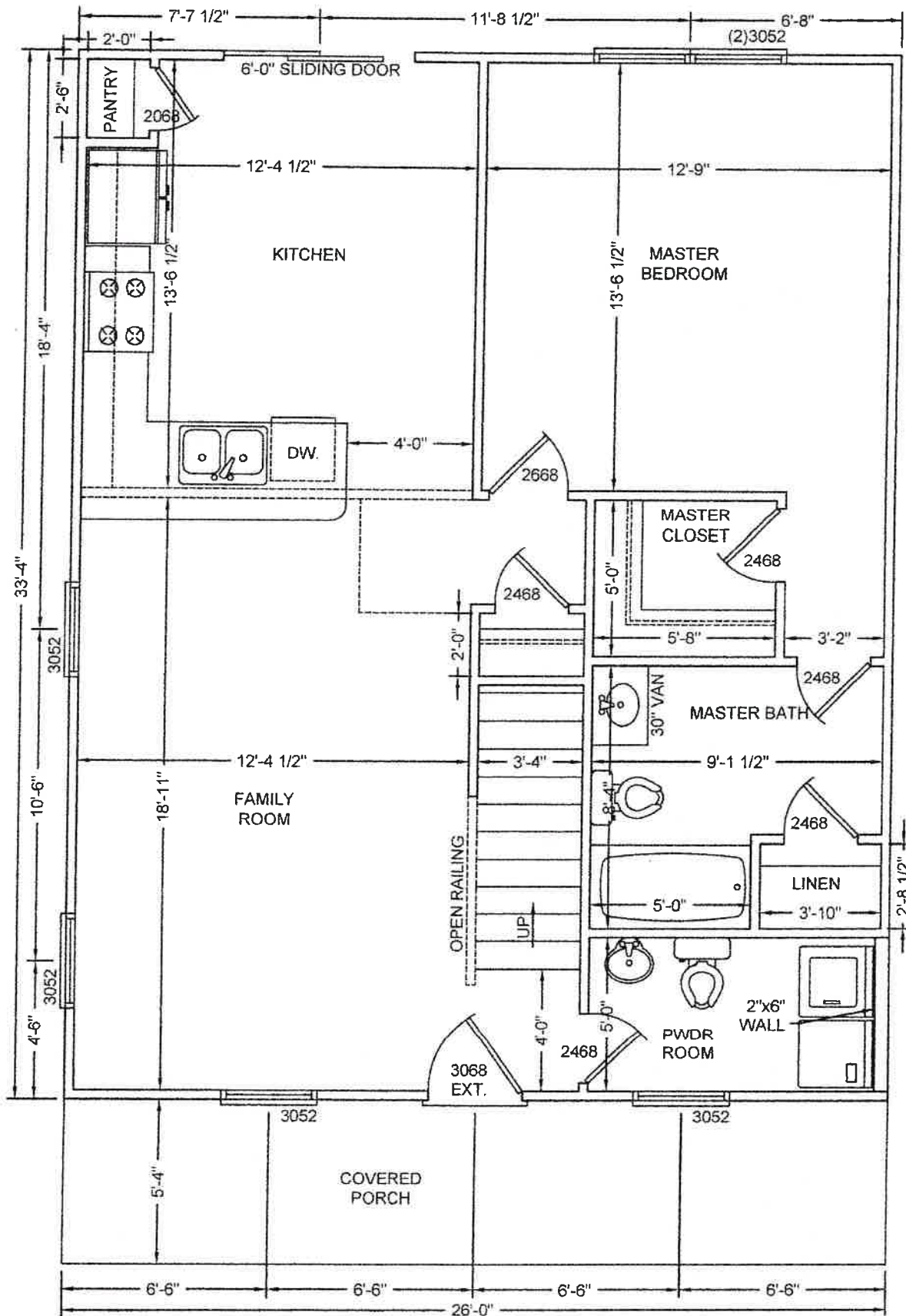
FRONT ELEVATION

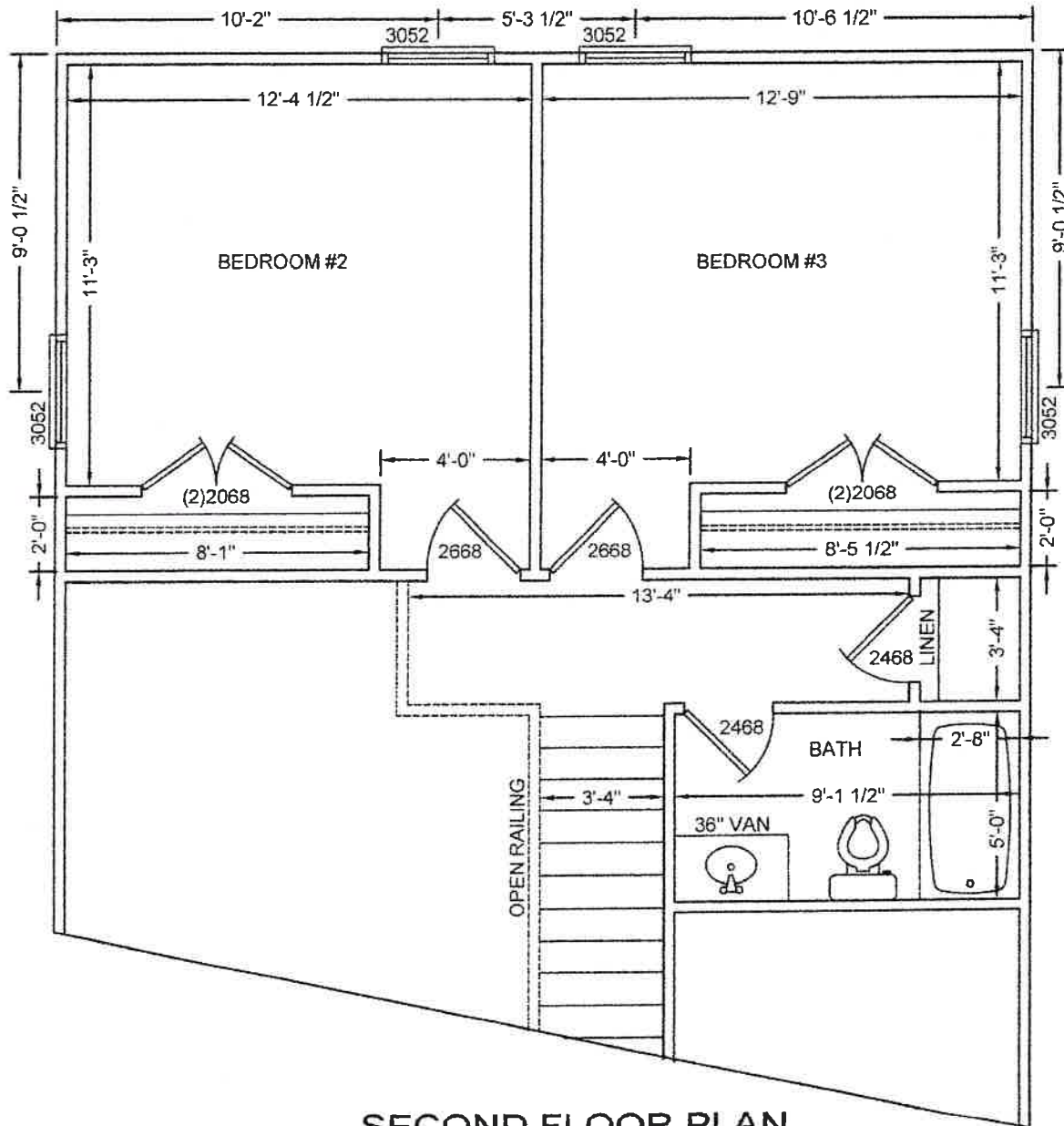
SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

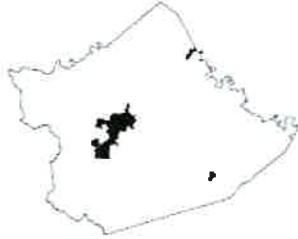




SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

480 sq. ft. OUTSIDE STUDS



BOURBON COUNTY JOINT PLANNING OFFICE

525 High Street

Paris, KY, 40361

859.987.2150

www.bourboncountyplanning.com

Permit #: 228

Permit Type:

Address: E 20TH ST 200

City: PARIS

State: KY

Zip: 40361

Receipt #: 143

Date: 09/17/2021

Paid By: Check #2706

Description: Paid Check #2706 for application # VAR21-10

Payment Type: Check

Payment Type Description: #2706

Accepted By: Micki Sosby

Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Variance		0.00	200.00	200.00
			Total:	\$200.00