


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 21-02 Fee Amount: \$ 250 ^{Cash} Date Fee Received: 3/18/21 

1. APPLICANT RAMON AND REBECA SMITH Owner (if different) _____

MAILING ADDRESS 445 HANSON STREET, PARIS, KY 40361

PHONE NO. (589) 777-1974 (HOME) _____ (WORK) _____

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

Location 445 HANSON ST, PARIS, KY 40361

3. SUBDIVISION _____

4. EXISTING USE RESIDENTIAL ZONING DISTRICT R-3

5. DESCRIPTION OF REQUEST CHURCH

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.

x Rebecca
APPLICANT SIGNATURE

3/15/201
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.

Dear Bourbon County Joint Board of Adjustment,

We request a conditional use permit to operate a church at 445 Hanson Street in the existing residence.

Plan of proposed use:



- a. Offer church services to the Spanish-speaking community.
- b. Process necessary permits before the respective authorities, complying with all the requirements established by local and state law.
- c. Offer a place with capacity for people, considering the current requirements of social distancing and the basic facilities for proper operation (bathroom, fire safety building code, and whatever else is required).

Narrative of proposed use:

- a. Provide worship services to exalt and glorify God our Creator, Jesus Christ our Savior and his holy spirit the great comforter and helper.
- b. Teach the word of God to children, youth, and adults. To transform their lives and their families and the society around us.

Narrative describing any prior action taken by the Board of Adjustment on the property:

- a. To our knowledge there have been no prior actions taken by the Board of Adjustment on this property.

Owners: Ramon C. Smith and Rebeca J Smith

Address: 445 Hanson Street, Paris, KY 40361

Phone: (859) 377-1576

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property depicted hereon, said property being (a portion of) the same property conveyed to me (us) by Barbara Ann Clark, Deceased, Craig Dale, et al. by deed doled by May 10, 2011, and recorded in Deed Book 330, page 538 in the Bourbon County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Owner: Michelle Deady
 Address: 481 Freeman Rd
 City: Paris Ky 40361
 Date: 7/19/2021

Witness: [Signature]
 Address: 445 Hanson St Kir. 40361

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that this plat depicts a survey made by me or under my direction, by the method of random traverse and all requirements actually exist and their size, location, and material are correctly shown. The stipulated ratio of the random traverse was 1:20,000, and the bearings and distances shown hereon have been adjusted for closure. The survey on shown hereon is a Class Urban survey and its accuracy and precision of said survey meets all the specifications of this class. This survey and plat meets or exceeds the minimum standards of all governing authorities. The basis of the bearings shown hereon is in relation to Kentucky High Line State Plane.

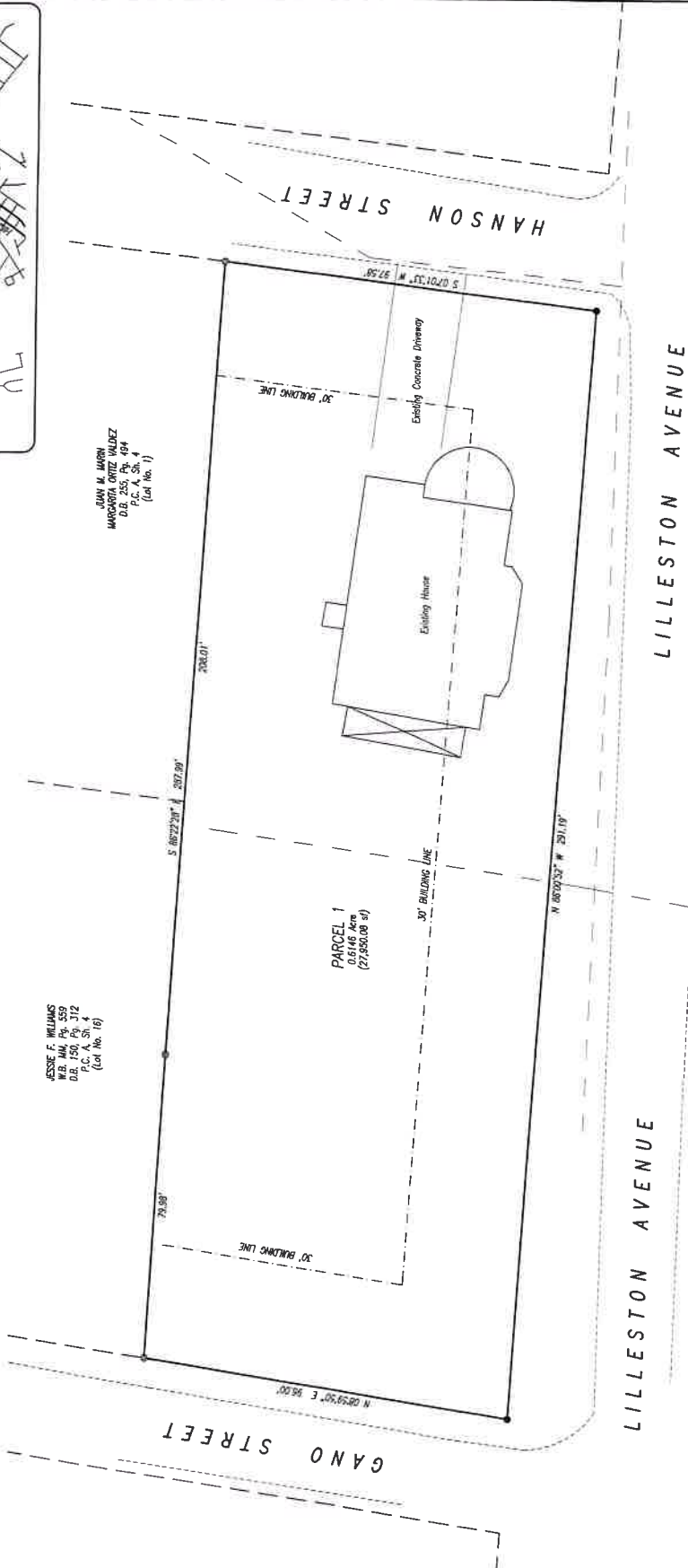
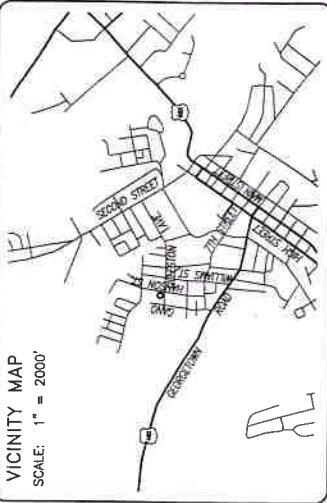
Date: June 30, 2021
 P.O. Box 175
 Cynthia, Kentucky 41031

ESSIE F WILLIAMS
 D.B. 44, Pg. 150
 P.C. A, Sh. 4
 (Lot No. 18)

JUAN M. WARR
 MARGARITA ORTIZ VALDEZ
 D.B. 253, Pg. 494
 P.C. A, Sh. 4
 (Lot No. 1)

VICINITY MAP

SCALE: 1" = 2000'



RECORD PLAT
RAMON SMITH
REBECA SMITH
 #445 HANSON STREET

DATE: 06/24/21
 SCALE: 1" = 20'
 FILE NO.: 21-1680
 TITLE: SUBDIVISION
 DRAWN BY: JBS/NJC
 CHECKED BY: APD
 DATE: 06/24/21

DARNELL ENGINEERING, INC.
 P.O. Box 175
 Cynthia, Kentucky 41031
 (859) 234-8857

THIS SET OF SURVEY INSTRUMENTS, A PROPERTY SURVEY AND COMPLETES WITH 2011 AND 2012

LEGEND:

- Iron Pin Found
- #4 Rebar, 18" long, with I.D.
- Cap bearing, Darnell 3553
- Cap bearing, Witness 3553
- #4 Rebar, 18" long, with I.D.
- Cap bearing, Witness 3553
- Set this Survey
- Cap bearing, Darnell 3553
- Set this Survey
- Cap bearing, Darnell 3553
- Map Nail Set in Concrete
- Map Nail Set in Right-of-Way
- Map Nail Set in Right-of-Way
- Railroad Spike Found
- Address

NOTES:

- Parcel 1 plotted hereon is the same as that tract or parcel of land described in Deed Book 330, Page 538.
- Property plotted hereon is subject to any and all easements or right-of-way of record and in existence of the date of this field survey hereon.
- Property boundaries shown hereon are set forth by the Bourbon County Clerk/Recording Commission for its respective county classification.
- The purpose of this plat is to convey and plat on existing tract or parcel of land of record and in existence of the date of the field survey shown hereon.

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PLOTTED: 06/20/21 • 5:08 PM APD

442 GANO STREET

WILLIAMS JESSIE F
442 GANO ST
PARIS KY 40361

443 HANSON ST

MARIN JUAN M & MARGARITA O VALDEZ
443 HANSON ST
PARIS KY 40362

525 LILLESTON AVE

MARTINEZ ERENDIRA G
525 LILLESTON AVE
PARIS KY 40361

512 LILLESTON AVE

HURLEY FLOYD SR EST
559 W 2ND ST
LEXINGTON KY 40508

503 HANSON ST

SHAKIR FADQA
1600 THOMPSON HEIGHTS APT 211
CINCINNATI OH 45223

610 LILLESTON AVE

COLEMAN JEAN
2932 EASTHILLS DR
LEXINGTON KY 40515

616 LILLESTON AVE

CARTER DIANA
616 LILLESTON AVE
PARIS KY 40361

500 GANO ST

BOLLING DEBORAH
117 SUNNY CIRCLE
GEORGETOWN KY 40324

503 GANO ST

JONES TERRY WAYNE & MIRANDA L
503 GANO ST
PARIS KY 40361

441 GANO ST

CUNNINGHAM GRIGSBY CHARLESETTA
441 GANO ST
PARIS KY 40361

443 GANO ST

DUMPHORD BRIAN TODD
3316 HIBERNIA PASS
LEXINGTON KY 40509

449 GANO ST

EDWARDS CHARLES
442 HOUSTON OAKS DR
PARIS KY 40361

REAL ESTATE TAX PAID AMT \$ 55⁰⁰
RICHARD STIPP EADS, BCC
DATE 5-16-19 BY Metalbot DC

BOOK 310 PAGE 536

AFTER RECORDING RETURN TO:
JACK MARTIN GOINS
ATTORNEY AT LAW
315 Pleasant Street
Paris, Kentucky 40361

DEED

THIS DEED made and entered into this 10th day of May, 2019, by and between **BARBARA ANN CLARK (f/k/a Barbara Ann Brown)**, single, of 1104 Vine St., Paris, KY 40361, **DE WAYNE CLARK**, single, of 1104 Vine St., Paris, KY 40361, **CRAIG CLARK** and **SHEILA CLARK**, husband and wife, of 826 Lylesville St., Paris, KY 40361, **GEORGE W. CLARK** and **BOBBI CLARK**, husband and wife, of 527 Hanson St., Paris, KY 40361, **HAL S. CLARK**, single, of 1508 Raleigh Ct., Lexington, KY 40505, **DONNA CLARK**, single, of 325 Bainbridge Dr., Apt. 806, Lexington, KY 40509, and **ANTAJUAN DUMPHORD**, single, of 512 W. 8th St., Paris, KY 40361, parties of the first part, and **RAMON SMITH** and **REBECA SMITH**, husband and wife, of 445 Hanson St., Paris, KY 40361, parties of the second part; transfer year taxes in care of Ramon Smith and Rebeca Smith, 445 Hanson St., Paris, KY 40361.

WITNESSETH:

For and in consideration of the sum of **FIFTY-FIVE THOUSAND DOLLARS** (\$55,000.00) paid to the parties of the first part by the parties of the second part, the receipt of all of which the parties of the first part hereby acknowledge, the parties of the first part hereby bargain, sell and convey unto the parties of the second part, in fee simple, to the survivor of them, his or her heirs and assigns forever, and with the Covenant of **GENERAL WARRANTY**, all of the first parties' right, title and interest in and to the following described real property located in Bourbon County, Kentucky:

A certain two story brick house and lot situated in the City of Paris, Kentucky, on Hanson Street in said city, being lot 24 shown on Plat of the survey filed in the action of T. P. Woods, administrator, vs. M. L. Woods, etc, in the Bourbon Circuit Court to which reference is hereby made. Said lot fronts 97 feet, 7 inches on Hanson Street and extends back on the one side along the margin of line lots 1 and 12 on said Plat, a distance of 287 feet to Gano Street and on the other side along the margin of Lilleston Avenue, a distance of 285 feet to Gano Street and being 96 feet on Gano Street, in the rear.

AND BEING the same property conveyed to George H. Clark and Elwood S. Clark, husband and wife, by Deed August 27, 1967, and of record in Deed Book 152, Page 270, Bourbon County Court Clerk's Office. Thereafter, the said Elwood S. Clark died leaving George H. Clark the sole owner of subject property by virtue of the survivorship clause in said deed. The said George H. Clark died testate on October 5, 1992, and pursuant to the terms of his will of record in Will Book MM, Page 178, devised a one-eighth undivided interest in subject property to each of his eight children, being Barbara Ann Brown (n/k/a Barbara Ann Clark), De Wayne Clark, Craig Clark, Vincent Clark, George W. Clark, Hal S. Clark, Brian K. Clark, and Lynnette Clark. The said Vincent Clark conveyed his one-eighth undivided interest in same to the other seven heirs, being Barbara Ann Clark, De Wayne Clark, Craig Clark, Hal S. Clark, Brian K. Clark, Lynnette Clark, and George W. Clark, by Deed dated June 14, 1993, and of record in Deed Book 216, Page 371. The said De Wayne Clark, single, conveyed his one-seventh undivided interest in same to his sister Barbara Ann Clark (f/k/a Barbara Ann Brown) by Deed dated March 21, 2007, and of record in Deed Book 270, Page 245. Brian K. Clark died intestate on September 27, 2000 and his one-seventh undivided interest passed to his sole heirs at law, namely his surviving spouse Donna Clark and his son Antajuan Dumphord, as set out in the Affidavit of Descent filed herewith in Deed Book 310, Page 532. Lynnette Clark died single, intestate on January 5, 2019 and her one-seventh undivided interest passed to her sole heirs at law, namely her five surviving siblings Barbara Ann Clark (f/k/a Barbara Ann Brown), De Wayne Clark, Craig Clark, George W. Clark, Hal S. Clark, as set out in the Affidavit of Descent filed herewith in Deed Book 310, Page 534.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the parties of the second part, in fee simple, to the survivor of them, his or her heirs and assigns forever, with Covenant of **GENERAL WARRANTY** subject, however, to easements and restrictions of record.

IN TESTIMONY WHEREOF the parties of the first part have hereunto signed their hands on this date, which is first above written.

The undersigned, Barbara Ann Clark (f/k/a Barbara Ann Brown), single, De Wayne Clark, single, by his Attorney in Fact Barbara Ann Clark – see POA recorded herewith, Craig Clark and Sheila Clark, husband and wife, George W. Clark and Bobbi Clark, husband and wife, Hal S. Clark, single, Donna Clark, single, and Antajuan Dumphord, single, Grantors herein, and Ramon Smith and Rebeca Smith, husband and wife, Grantees herein, do hereby certify, pursuant to K.R.S. 382, that the above stated

stated consideration in the amount of \$55,000.00 is the true, correct and full consideration paid for the property herein conveyed.

GRANTORS:



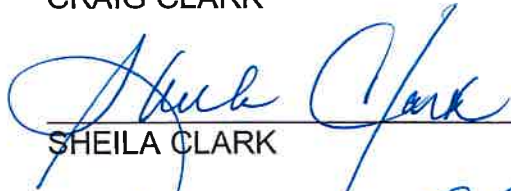
BARBARA ANN CLARK
f/k/a Barbara Ann Brown



DE WAYNE CLARK, by Atty. in Fact Barbara Ann Clark – see POA recorded herewith



CRAIG CLARK



SHEILA CLARK



GEORGE W. CLARK



BOBBI CLARK



HAL S. CLARK



DONNA CLARK



ANTOJANE DUMPHORD

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

The foregoing instrument was subscribed, sworn and acknowledged before me by Barbara Ann Clark (f/k/a Barbara Ann Brown), single, De Wayne Clark, single, by his Attorney in Fact Barbara Ann Clark – see POA recorded herewith, Craig Clark and Sheila Clark, husband and wife, George W. Clark and Bobbi Clark, husband and wife, Hal S. Clark, single, Donna Clark, single, and Antajuan Dumphord, single, this 10th day of May, 2019, as first parties and Grantors herein.



NOTARY PUBLIC – STATE AT LARGE

My Commission expires: 09/24/2021

Notary ID #586921

GRANTEES:



RAMON SMITH



REBECA SMITH

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

The foregoing instrument was subscribed, sworn and acknowledged before me by Ramon Smith and Rebeca Smith, husband and wife, this 10th day of May, 2019, as second parties and Grantees herein.



NOTARY PUBLIC – STATE AT LARGE

My Commission expires: 09/24/2021

Notary ID #586921

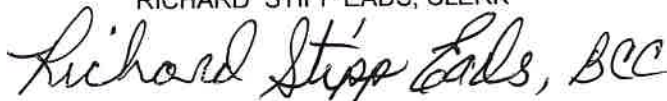
THIS INSTRUMENT PREPARED BY:



JACK MARTIN GOINS
Attorney at Law
315 Pleasant Street
Paris, Kentucky 40361
(859) 987-7994

STATE OF KENTUCKY
COUNTY OF BOURBON, Sct.
I, RICHARD STIPP EADS, Clerk of Bourbon County Court,
do certify that the foregoing DEED
was on 5/16/2019 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.
RICHARD STIPP EADS, CLERK



19 MAY 16 AM 11:26
RECORDED FOR RECORD
RICHARD STIPP EADS
CLERK OF COURTS
BOURBON COUNTY, KY





BOURBON COUNTY JOINT PLANNING OFFICE
525 High Street
Paris, KY, 40361
859.987.2150
www.bourboncountyplanning.com

Permit #: 104

Permit Date: 03/18/21

Permit Type:

Application Number: CUP 21-02

Permit Type: Conditional Use Permit

Applicant Name: Ramon & Rebeca Smith

Applicant Address: 445 Hanson Street

City, State, Zip: Paris, KY 40361

Phone Number: 859-377-1974

Applicant Email: none

Description: Application to construct a church

Square Feet: 3750

Existing Use: Residential (single family)

Jurisdiction: City of Paris

Zoning Classification: R-3

Status: Open

Assigned To: Andrea Lacy

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
026-70-05-012.00	HANSON ST 445	H & L - 445 HANSON ST - L #24	RAMON & REBECCA SMITH		

Fees

Fee	Description	Notes	Amount
Conditional Use Permit			\$250.00
Total			\$250.00

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
03/18/2021	Ramon Smith	payment for CUP 21-02	Cash	Andrea Lacy	\$250.00
Outstanding Balance					\$0.00

Uploaded Files

Date	File Name
07/19/2021	9270359-CUP 21-02 Hanson St 445 Record Plat.PDF
03/18/2021	8368096-20210318162545.pdf