

# APPLICATION TO PLANNING COMMISSION

## Development Plan

Paris- Bourbon County Joint Planning Commission

301 Main Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

*ASD*

**Office Use only:**

Application No. DVP 22-02 Fee Amount: \$ 300 Date Fee Received: 3/31/22

1. APPLICANT William Herrington Jr. & Teresa Herrington Owner (if different)

MAILING ADDRESS 5460 Paris Pike, Lexington, 40511

PHONE NO. \_\_\_\_\_ (HOME) \_\_\_\_\_ (859) 533-3724 \_\_\_\_\_ (WORK)

2. TYPE OF REQUEST- Please Circle: Site Plan/ Preliminary/ Conceptual/ Final

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

4. LOCATION OF SITE: 2005 & 2007 S. Main St TOTAL ACREAGE: .7 acre

5. EXISTING USE: Residential ZONING DISTRICT: B-2 & R-3 (see ZMA 22-01) NUMBER OF LOTS: 1

6. DESCRIPTION OF PROPOSED USE: 18 unit apartment building (see attached plans)

7. FEE: refer to fee schedule

8. UTILITIES (yes or no): Water x Sewer x Electric x

9. SUPPLEMENTAL INFORMATION: Please include additional information with your application.

**CHECKLIST:**

Attach a Legal Description of the Property

Attach a narrative describing any prior actions taken by the Board of Adjustment on this property

Submit plans with application

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.

*[Handwritten Signature]*

APPLICANT SIGNATURE

3-31-22

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.

March 18, 2022

William Herrington  
5460 Paris Pike  
Lexington, KY 40511

Bourbon County Joint Planning Commission  
525 High Street  
Paris, KY 40361

Dear Bourbon County Joint Planning Commission,

This preliminary development plan application accompanies the Zone Map Amendment Application 22-01. It is to construct an 18 unit apartment building at 2005 & 2007 South Main Street.

In addition, I will be requesting a front setback variance of \_\_\_\_\_.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'William Herrington', written in a cursive style.

William Herrington

"Exhibit A"

BOOK 313 PAGE 579

REALESTATE TAX PAID AMT \$ 10.00  
RICHARD STIPPEADS BCC  
DATE 3/19/20 BY A Jay Husted DC

DEED

THIS DEED made and entered into this 17<sup>th</sup> day of March, 2020, by and between WAYNE SHIELDS, a single person, with a mailing address of 502 E Main Street, Carlisle, KY 40311, PARTY OF THE FIRST PART, and WILLIAM HERRINGTON, JR. AND TERESA HERRINGTON, husband and wife, with a mailing address of 5460 Paris Pike, Lexington, KY 40511, PARTIES OF THE SECOND PART. The property tax bill for the current year should be mailed "in care of" William Herrington, Jr. and Teresa Herrington, 5460 Lexington Road, Lexington, KY 40511.

WITNESSETH:

That for and in consideration of the sum of \$10,000.00, the receipt of which is hereby acknowledged by the First Party, the First Party has bargained and sold and by these presents does hereby grant and convey equally and jointly unto the Second Parties, for and during their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described real property situated in Paris, Bourbon County, Kentucky, to wit:

That certain lot of ground, with all the improvements thereon, near the City limits of Paris, Kentucky, and described as follows:

BEGINNING at the corner of Harry Speake's lot (formerly Louisa Mappin) and running with the line of Main Street 49 feet to J. W. Mallory's lot; thence at right angles and in a line parallel with Twentieth Street 70 feet to a corner; thence at right angles and in a line parallel with Main Street to Twentieth Street; thence with Twentieth Street 38.5 feet to the rear of said lot; thence at right angles 100 feet to Speakes' line; thence with Speakes' line 130 feet, more or less, to the beginning.

And BEING the same property conveyed to Margaret F. Hardwick, a single person, and Wayne Shields, a single person, by deed dated June 15, 1990, and of record in the Office of the Bourbon County Court Clerk in Deed Book 209, at Page 423. The said Margaret F. Hardwick having thereafter died and by virtue of the survivorship language contained in the aforesaid deed, full and complete title to the above described real property passed to Wayne Shields.

20 MAR 19 PM 2:49

BOURBON COUNTY CLERK  
RICHARD STIPPEADS  
LOGGED FOR RECORD

STATE OF KENTUCKY

COUNTY OF BOURBON

The foregoing Consideration Certificate was acknowledged and sworn to before me this 17<sup>th</sup> day of March, 2020, by William Herrington, Jr. and Teresa Herrington, husband and wife, Parties of the Second Part.

My Comm. Exp.: 9-16-2023

*Sarah H. Jones*  
Notary Public, State at Large, Kentucky  
Print Name: Sarah H. Jones  
ID No.: 639536

This instrument was prepared by William J. Fooks, William J. Fooks, P.S.C., Attorney at Law, 278 East Main Street, Paris, Kentucky 40361.

WILLIAM J. FOOKS, P.S.C.

BY: [Signature]  
William J. Fooks

STATE OF KENTUCKY  
COUNTY OF BOURBON, Sct.  
I, RICHARD STIPP EADS, Clerk of Bourbon County Court,  
do certify that the foregoing DEED  
was on 3/19/2020 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

*Richard Stipp Eads, BCC*



LODGED FOR RECORD  
 RICHARD STIPP EADS  
 BOURBON COUNTY CLERK

2020 MAY 29 AM 9:42

DEED

THIS DEED made and entered into this 24 day of May, 2020, by and between LINDA J. JONES, Executrix for the Estate and Under the Will of Reynolds E. Frederick (aka Reynolds Edward Frederick), with a mailing address of 2007 S Main Street, Paris, KY 40361, PARTY OF THE FIRST PART, and WILLIAM HERRINGTON, JR. AND TERESA HERRINGTON, husband and wife, with a mailing address of 5460 Paris Pike, Lexington, KY 40511, PARTIES OF THE SECOND PART. The property tax bill for the current year should be mailed "in care of" William Herrington, Jr. and Teresa Herrington, 5460 Lexington Road, Lexington, KY 40511.

WITNESSETH:

That for and in consideration of the sum of \$35,000.00, the receipt of which is hereby acknowledged by the First Party, the First Party has bargained and sold and by these presents does hereby grant and convey equally and jointly unto the Second Parties, for and during their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, the following described real property situated in Paris, Bourbon County, Kentucky, to wit:

Beginning at a stake in the N.W. margin of Maysville and Lexington Turnpike Road, corner to the Catholic Cemetery Lot; thence with the line of said cemetery lot 242 feet to corner to lot of G.W. Taylor; thence at right angles to the cemetery line 72-1/2 feet, corner to Taylor; thence from said corner 243 feet, more or less, to a point in the Maysville and Lexington Turnpike 67 feet from the first mentioned stake; thence running along the line of said pike 67 feet to the beginning.

Also a certain lot of ground near the City limits of Paris, Kentucky, on the Maysville and Lexington Turnpike; and described as follows: Beginning at a post corner to Lutie Mappin (now above described lot); thence N 38 deg. 40' W 219.2 feet to a stake; thence N 50 deg. 6' E 77.6 feet to a stake in the line of Catholic Cemetery; thence S 37 deg. 24" E 219.2 feet to corner to said Mappin (now above described lot); thence S 53 deg. 11' W 72.5 feet to the beginning. But there is excepted therefrom, those two small parcels of land conveyed to Electric Steam Radiator Corp., by deed of record in Deed Book 134, Page 516 and Deed Book 136, Page 218, Bourbon County Clerk's Office and more particularly described as follows: (1) That certain vacant lot in Paris, Bourbon County, Kentucky, beginning at 1, a corner to Henry Mastin and Electric Steam Radiator; thence N 48 deg. 55" E 78' to 2; thence S 35 deg. 24" E 55.5' to 3; thence S 50 deg. W 76.5' to 4; thence 54' to the point of beginning. (2) Beginning at a point corner to Henry and McCann in the line of Electric Steam Radiator; thence along the line of Electric Steam Radiator N 50 deg. E 76.5' to a point in the line of Cray Barlow; thence with Cray Barlow's and Henry's line, S 38 deg. E 75' to a point in the line of Robert Harney a new corner to Henry, thence with Henry's line S 50 deg. W 74' to a new corner to McCann; thence with McCann's line N 40 deg. W 75' to the point of beginning.

Reynolds Edward Frederick), Party of the First Part.

My Comm. Exp: 9-16-2023

*Sarah H. Jones*  
Notary Public, State at Large, Kentucky  
Print Name: Sarah H. Jones  
ID No.: 629536

STATE OF KENTUCKY

COUNTY OF BOURBON

The foregoing Consideration Certificate was acknowledged and sworn to before me this 26 day of May, 2020, by William Herrington, Jr. and Teresa Herrington, husband and wife, Parties of the Second Part.

My Comm. Exp.: 9-16-2023

*Sarah H. Jones*  
Notary Public, State at Large, Kentucky  
Print Name: Sarah H. Jones  
ID No.: 629536

This instrument was prepared by William J. Fooks, William J. Fooks, P.S.C., Attorney at Law, 278 East Main Street, Paris, Kentucky 40361.

WILLIAM J. FOOKS, P.S.C.

*William J. Fooks*  
BY: \_\_\_\_\_  
William J. Fooks

STATE OF KENTUCKY  
COUNTY OF BOURBON, Sct.  
I, RICHARD STIPP EADS, Clerk of Bourbon County Court,  
do certify that the foregoing DEED  
was on 5/29/2020 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

*Richard Stipp Eads, BCC*

Book 314 Page 126 (3)



EXHIBIT B

Adjoining Property Owners

Donald K. and Lillian Smith, 2009 S. Main Street, Paris, KY  
Mailing address: 20 Roeling Acres, Paris, KY 40361

J Gilbert and Hammond and Janet R. Hammond, 2001 S. Main St.,  
Paris, KY, mailing address: 13297 Green Road, Walton, KY 41094

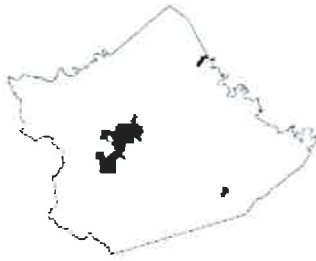
Bud LLC 21 W 20<sup>th</sup> St., Paris, KY, mailing address: 1349 S. Main  
St., Paris, KY 40361

Evelyn Brinegar 25 W 20<sup>th</sup> St., Paris, KY, mailing address: 25 W  
20<sup>th</sup> St., Paris, KY 40361

Allene C. Crump 27 W 20<sup>th</sup> St., Paris, KY, mailing address: 27  
20<sup>th</sup> St., Paris, KY 40361

Krista M. Turpin 31 W 20<sup>th</sup> Street, Paris, KY, mailing address:  
31 W 20<sup>th</sup> St., Paris, KY 40361

Southeastern KY Rehab 1 W 20<sup>th</sup> Street, Paris, KY, mailing  
address: P.O. Box 1692, Corbin, KY 40702



**BOURBON COUNTY JOINT PLANNING OFFICE**

**525 High Street  
Paris, KY, 40361  
859.987.2150**

**www.bourboncountyplanning.com**

**Permit #: 271**

**Permit Date: 04/07/22**

**Permit Type:**

**Application Number: DVP 22-02**

**Permit Type: Development Plan**

**Applicant Name: William Herrington Jr. & Teresa Herrington**

**Applicant Address: 5460 Paris Pike**

**City, State, Zip: Lexington, KY 40511**

**Phone Number: 859 533-3724**

**Applicant Email: henterprisesky@aol.com**

**Description: Preliminary Development Plan**

**Square Feet: 5130**

**Existing Use: Vacant**

**Jurisdiction: City of Paris**

**Zoning Classification: R-3**

**Status: Open**

**Assigned To: Andrea Lacy**

**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
026-60-01-008.00	S MAIN ST 2007	H & L - 2007 S MAIN ST	WILLIAM & TERESA HERRINGTON		

**Fees**

Fee	Description	Notes	Amount
Development Plan (Prelim)			\$300.00
<b>Total</b>			<b>\$300.00</b>

**Payments**

Date	Paid By	Description	Payment Type	Accepted By	Amount
04/07/2022	Herrington Enterprises of Kentucky, Inc.	Check 5454	Check	Andrea Lacy	\$300.00
<b>Outstanding Balance</b>					<b>\$0.00</b>