

**APPLICATION TO PLANNING COMMISSION**

**Subdivision**

Bourbon County Joint Planning Commission

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

Office Use only:

Application No. MS22-11 Fee Amount: \$ 150<sup>00</sup> Date Fee Received: 4/14/2022

1. APPLICANT Anthony L. Penney

MAILING ADDRESS 648 Stewart Ave. Paris, KY 40361

PHONE NO. 707-8527 (HOME) \_\_\_\_\_ (WORK)

2. TYPE OF REQUEST (Check one)  MINOR SUBDIVISION  MAJOR SUBDIVISION  
 AMENDED SUBDIVISION PLAT  CONSOLIDATION

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

4. SUBDIVISION NAME: Fairview Addition TOTAL ACREAGE: 0.26 NUMBER OF LOTS: 2

5. EXISTING USE: residential ZONING DISTRICT: R-3

6. LOT INFORMATION (as it pertains to individual application):  
Acreage of Original Lots: Property 1- 1+2=0.185; 2- 3+4=0.075 3- \_\_\_\_\_ 4- \_\_\_\_\_ 5- \_\_\_\_\_  
Acreage of Parcel to be divided: 0.185 & 0.075

7. FEE: Refer to Fee Schedule

8. SUPPLEMENTAL INFORMATION: Refer to Article VI of the Subdivision Regulations.

**CHECKLIST:**

- Attach a Legal Description of the Property (include deed book and page number for all tracts comprising the plat)
- 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)

Anthony L. Penney \_\_\_\_\_ DATE 4/14/22

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.

**DARNELL ENGINEERING, INC.**

P.O. Box 175  
Cynthiana, KY 41031  
(859) 234-8957-Telephone

ENGINEERING & SURVEYING  
Allen Patrick Darnell, PE, PLS  
[allenpatrickdarnell@gmail.com](mailto:allenpatrickdarnell@gmail.com) (EMAIL)

April 14, 2022

File No. 22-5016

Bourbon County Planning Commission  
525 High Street, Room 127  
Paris, Kentucky 40361

RE: Consolidation @ Stewart Avenue, Paris, Bourbon County

Dear Sirs:

Please find transmitted herewith a consolidation application and plat. The purpose of this plat is to consolidate a 0.018 acre parcel with a 0.073 acre parcel and to consolidate a 0.002 acre parcel with a 0.167 acre parcel. This consolidation will get the driveway on the correct lot and add some space behind an existing building to allow adequate mowing and maintenance. The land use will remain the same-residential.

To our knowledge, the board of adjustments has not taken any prior action in regards to this property.

The adjoining property owners are:

PEGGY F BLACKBURN, 650 STEWART AVE, PARIS KY 40361  
WILLIAM K BROWN, 5921 RHODE ISLAND AVE, CINCINNATI OH 45237-4601  
BRANDON W REED, 650 WINDSOR WAY, PARIS KY 40361

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

183/230

\*RE Japle  
#33  
This 2-14-80  
Part of Deed to Heir  
copy

Delivered  
Anna Penney  
(Heir)  
5-8-80

THIS DEED OF CONVEYANCE made and entered into by and between S. G. S., INC., a Kentucky corporation, with offices at Route 5, Lawrenceburg, Kentucky 40342, party of the first part; and AUDREY NONA PENNEY, a single woman, <sup>WINDSOR WAY,</sup> Paris, Kentucky, party of the second part;

WITNESSETH: That for and in consideration of the sum of THIRTY-THREE THOUSAND (\$33,000.00) DOLLARS and NO/CENTS, cash in hand paid, 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 in fee simple unto the second party, her heirs and assigns forever, the following described real estate, to-wit:

All of Lot 14 of the Windsor Forest Sub-division to the City of Paris, Bourbon County, Kentucky, a plat of which appears of record in Plat/2, <sup>Book</sup> Page 67, in the Office of the Bourbon County Court Clerk to which said plat reference is hereby made for a more particular description of said real estate.

Being the same property conveyed to S.G.S., Inc., by deed from A. Myers Davis, et al, dated the 24th day of August, 1979 and of record in the Office of the Bourbon County Court Clerk in Deed Book 182, Page 181.

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

IN TESTIMONY WHEREOF, witness the signature of the first party hereto this the 14 day of February, 1980.

S.G.S., INC.

By: Charles M. Seeberger  
Charles M. Seeberger  
Vice President

JEFF V. LAYSON, JR.  
PITTENGER BUILDING  
P. O. BOX 146  
PARIS, KENTUCKY 40361



\$ 47,000  
RETAILED  
7-1-08  
Richard J. Eads  
By: Mary Elizabeth Calhoun

DEED

THIS DEED made and entered into this 14<sup>th</sup> day of January, 2008, by and between SABRINA PENNEY, Executrix of the Estate of Nancy C. Crooks, of 455 Mt. View Drive, Paris, Kentucky 40361, party of the first part, and ANTHONY L. PENNEY and SABRINA E. PENNEY, husband and wife, of 455 Mt. View Drive, Paris, Kentucky 40361, parties of the second part;

W I T N E S S E T H:

For and in consideration of the sum of FORTY SEVEN THOUSAND DOLLARS (\$47,000.00) paid to the party of the first part by the parties 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 parties of the second part, 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 located in Bourbon County, Kentucky:

All of Lot No. 13 of the Windsor Forest Subdivision in the City of Paris, Kentucky, a plat of which appears in Plat Book 2, Page 67, in the Bourbon County Court Clerk's Office, to which said plat reference is hereby made for a more particular description of said real estate.

Being the same property conveyed to Nancy C. Crooks, a single person, by deed dated November 25, 1975, and of record in the Office of the Bourbon County Court Clerk in Deed Book 172, at Page 101. Said Nancy C. Crooks died on March 31, 2007, and by the terms of her Last Will and Testament, of record in Will Book WW, at Page 122 named Sabrina Penney as Executrix giving to her the power to sell and convey real estate.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the parties of the second part, for and during their joint lives with remainder 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. Said conveyance is made by Sabrina Penney, Executrix of the Estate of Nancy C. Crook, only in her capacity as Executrix and does not imply any personal liability therefore.

IN TESTIMONY WHEREOF the party of the first part has hereunto signed her hand on this date which is first above written.

*Sabrina Penney* Executrix of  
The Estate of  
NANCY C. CROOKS  
SABRINA PENNEY, EXECUTRIX OF  
THE ESTATE OF NANCY C. CROOKS