

# 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. VAR27-03 <sup>#7984</sup> Fee Amount: \$ 200<sup>00</sup> Date Fee Received: 5/21/2022

1. APPLICANT Donald and Teresa Neighbors Owner (if different)

MAILING ADDRESS 1915 Thatchers Mill Road Paris Ky 40361-9106

PHONE NO. 859-797-8386 (HOME) 859-245-3934 (WORK)

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

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

4. EXISTING USE Residential ZONING DISTRICT \_\_\_\_\_

5. DESCRIPTION OF REQUEST Property is too narrow to allow for 15' distance between structure and property lines to either side.

**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.

D.C. [Signature]  
APPLICANT SIGNATURE

27 May 2022  
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.

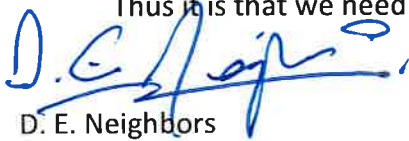
## VARIANCE REQUEST SUPPORTING INFORMATION

As described in the deed, the property at 1915 Thatcher's Mill Road is 53-1/2' wide and 416' at its longest point. The current house, due for demolition and replacement, is 30' wide at the widest point (where the bay window is) and 51' long, including the chimney attached to the back of the house. Facing the house from Thatcher's Mill Road, with the driveway at the left, the distance between the property line and the house is approximately 13'9". On the left side of the house, measuring from the bay window to the privacy fence (which sits on the property line), the distance is approximately 8'9". The existing home is not within current variance requirements.

The existing home is to be replaced by a double wide mobile home, a 4608 Rocketeer 5628 built by Rockwell/Schulte. Its measurements are 28' by 56'. The plan is to install it lengthwise, with one 28' end facing the street, and the front of the house facing the existing driveway. This end has a door which will serve as the primary entrance to the house, and we plan to install a porch and handicapped ramp at that end at some point in the future. The plan is to place it about 9' from the property line to the right (looking at it from Thatcher's Mill Road) and about 16.5' on the left, the driveway side. The extra distance on the left hand (driveway) side is necessary for stairs to the door on that side of the house. The front of the house, without proposed porch will be about 49' from the centerline of Thatcher's Mill Road. The current house, not counting the existing brick porch, is about 52' from the centerline, and the front edge of the existing porch is about 45' from the centerline of Thatcher's Mill Road. While we are safely within the current regulations for 15' on the left side of the new home, the 9' on the right side is under the limit.

The new home will be hooked up to existing gas, water, sewer and electric services. The electric water heater will be replaced by a natural gas water heater (per HUD requirements) at a later date. Plumbing for the proposed gas water heater will be installed and capped at the same time the home is installed. The new home has an electric heat pump, so all HVAC equipment will be contained within the structure when it is installed.

Thus it is that we need a variance.



D. E. Neighbors  
27 May 2022

P. S. – At the time of this writing the doublewide home which will replace the existing residence has not left the factory due to supply chain issues, so the project will be on hold until Edgewood Homes of London takes delivery of the home.

D. E. N.  
27 May 2022

Physical Address        N MIDDLETOWN RD  
Mailing Address        MCFARLAND KENNETH T & LISA B  
3233 N MIDDLETOWN RD  
PARIS KY 40361

Physical Address        1917 THATCHERS MILL RD  
Mailing Address        CLAYPOOL RICKY A & CLAUDIA  
PO BOX 273  
N MIDDLETOWN KY 40357-0273

Physical Address        1907 THATCHERS MILL RD  
Mailing Address        JONES JAMES & TERESA  
111 KERRVILLE LN #2  
PARIS KY 40361

Physical Address        1906 THATCHERS MILL RD  
Mailing Address        SANDERS JAMES  
1906 THATCHERS MILL RD  
PARIS KY 40361

CENTER LINE OF THATCHER'S MILL ROAD

EDGE OF ROAD

WATER METER

45'

9'3"

PROP LINE 411'

PROP LINE 418'

98'

GAS METER 55' FROM ROAD

30'

APPROXIMATE LOCATION OF PROPOSED 28' x 56' DOUBLE WIDE

50'8"

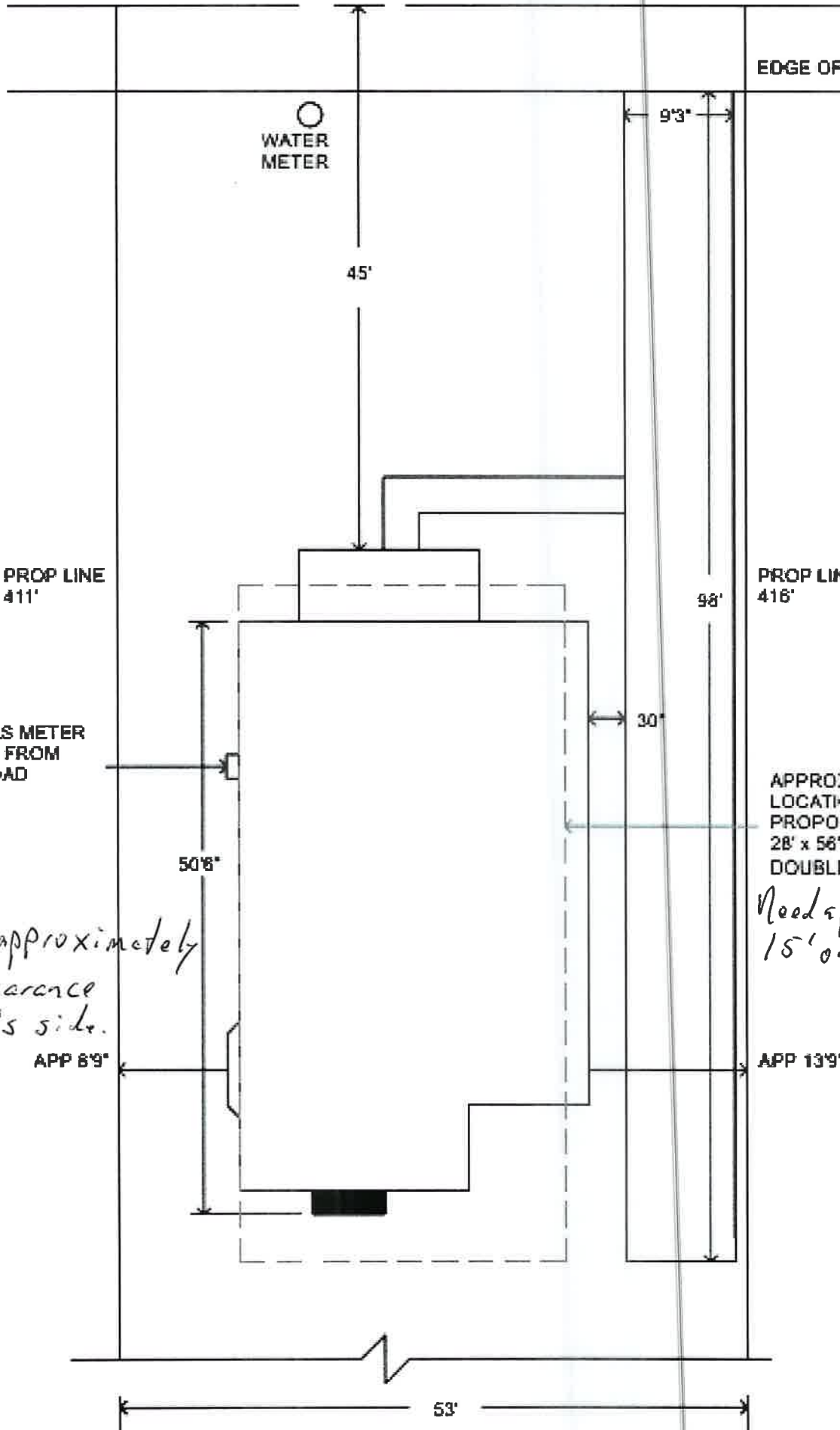
*Need approximately 8' clearance on this side.*

*Need approximately 15' on this side*

APP 89'

APP 139'

53'



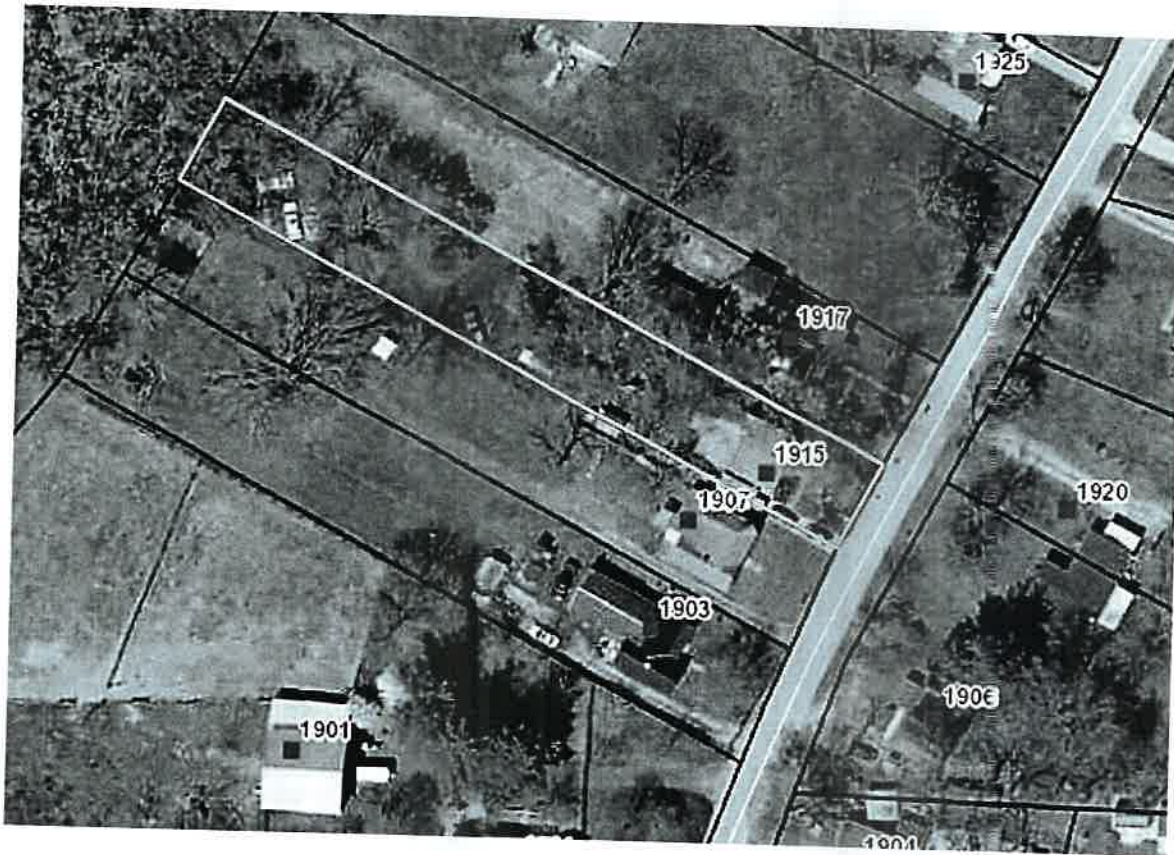
Paris, KY 40361

c. 859.544.4074

o. 859.987.2150


[alacy@paris.ky.gov](mailto:alacy@paris.ky.gov)

[www.bourboncountypanning.com](http://www.bourboncountypanning.com)



Visit us online at [www.paris.ky.gov](http://www.paris.ky.gov) and on Facebook.

*This email message is for the sole use of the intended recipient(s) and may contain confidential information. Any unauthorized review, use, disclosure, or distribution of this email is prohibited. If you are not the intended recipient, please destroy all paper and electronic copies of the original message.*

 Residential Building Permit Application.pdf  
125.3kB

 VARAPP.pdf  
83.6kB