

**APPLICATION TO BOURBON COUNTY JOINT BOARD OF ADJUSTMENT**

**Conditional Use Permit/ Home Occupation**

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

**Office Use only:**

Application No. CUP 22-02 Fee Amount: \$ 250<sup>00</sup> Date Fee Received: 06/22/2022

**1. APPLICANT** Bandoroff Family Limited Owner (if different) \_\_\_\_\_

MAILING ADDRESS 327 Holiday Road Lexington, KY 40502

PHONE NO. \_\_\_\_\_ (HOME) (859) 231-3950 \_\_\_\_\_ (WORK)

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

Location 1700 Georgetown Road

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

**4. EXISTING USE** Agricultural **ZONING DISTRICT** A-1

**5. DESCRIPTION OF REQUEST** Denali is requesting approval of "Bed and Breakfast services in residences, limited to four separate accommodations" as allowed by the Zoning Ordinance Article 3-22(D) as a conditional use in the Agricultural (A-1) zone.

**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.

s/Nick Nicholson, Attorney for Applicant

6/16/2022

APPLICANT SIGNATURE

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.

An individual applicant may choose to have an attorney represent them. All entities must be represented by an attorney.



NICK NICHOLSON  
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300 WEST VINE STREET  
SUITE 2100  
LEXINGTON, KY 40507-1801  
MAIN: (859) 231-3000  
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June 16, 2022

Paris-Bourbon County  
Joint Board of Adjustment  
525 High Street  
Paris, KY 40361

Re: Conditional Use Permit for a Bed & Breakfast  
in Agricultural (A-1) zone.

Dear Members of the Board of Adjustment:

Our firm represents Bandoroff Family Limited as the owner of Denali Stud ("Denali") located at 1700 Georgetown Road (the "Property") which is zoned Agricultural (A-1) in Bourbon County. Denali is requesting approval of "Bed and Breakfast services in residences, limited to four separate accommodations" as allowed by the Zoning Ordinance Article 3-22(D) as a conditional use in the Agricultural (A-1) zone.

With the rise of the Bourbon Trail, Denali and a group of horse industry stakeholders have banded together to form Horse Country Inc., a not-for-profit organization that aims to increase regional tourism for Kentucky farms, equine clinics, and equine attractions. The end goal of this concept is to attract new and old fans with a fresh avenue to engage with the industry. The response from the public has been outstanding. It is quite clear that there is a true desire amongst Kentuckians and out-of-state tourists alike to see behind the fences that make up Kentucky's unique countryside.

Denali is participating in this on-going industry and regional development by conducting farm tours of its equine operations. The hope is to create emotional experiences by sharing the story of the horses, the land, and the people with Denali's guests; ultimately to develop fans of the farm, industry, and region through tourism experiences. The ability to have their guests stay overnight is the type of elevated experience that can be a vital part of the farm tour experience that will provide guests with special trips and memories, further promote the industry, and encourage repeat trips to the region.

This application is to request permission to operate a Bed and Breakfast accessory to Denali's current farming operations in an existing two-bedroom residence that was previously used by its Farm Manager. Currently, the house is also the launching place for the farm tours of Denali. The house is approximately 2,000 square feet with existing utilities and parking on site and is located on the interior of the farm, just off the main entrance drive. Based on the requested size, proposed location, and limited scale, the proposed conditional use will not have any adverse effect on the property or surrounding properties. Denali will be in direct communication with any potential guests prior to their stay in the Bed & Breakfast regardless of whether the guests are existing or potential clients, Horse Country tour guests, or other online platform users. The Bed & Breakfast will be served by all necessary public facilities and services, including roads, sanitary

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Paris-Bourbon County  
Joint Board of Adjustment  
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sewers, utilities, refuse collection, police and fire protection, all of which are adequate to serve the proposed use. A site plan has been submitted with this application which reflects the proposed parking and access layout and the proposed Bed & Breakfast's location.

We look forward to presenting this conditional use application to the Board of Adjustment for its favorable consideration during the its meeting.

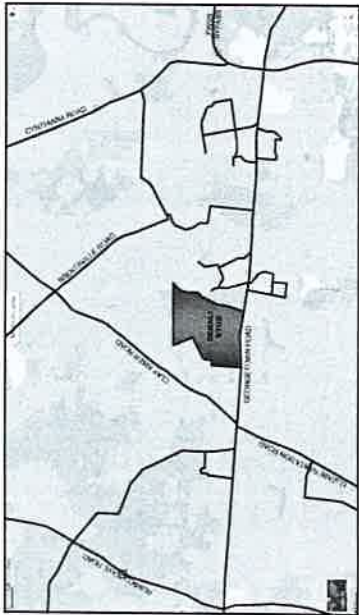
Best Regards;  
Stoll Keenon Ogden PLLC

A handwritten signature in black ink, appearing to read "N. Nicholson", is positioned above the printed name.

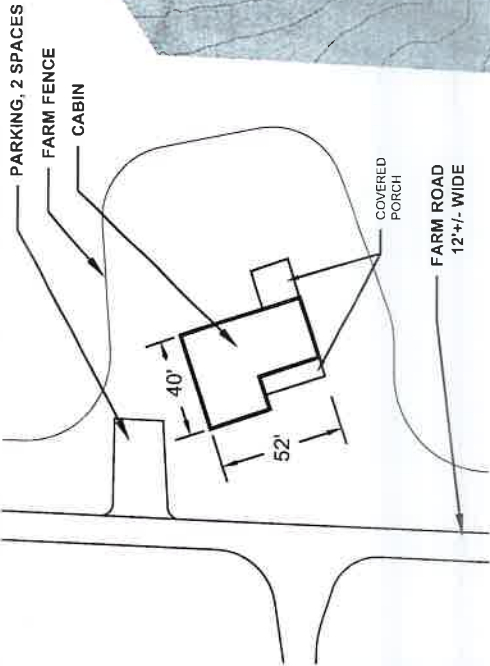
Nick Nicholson

NN:NN

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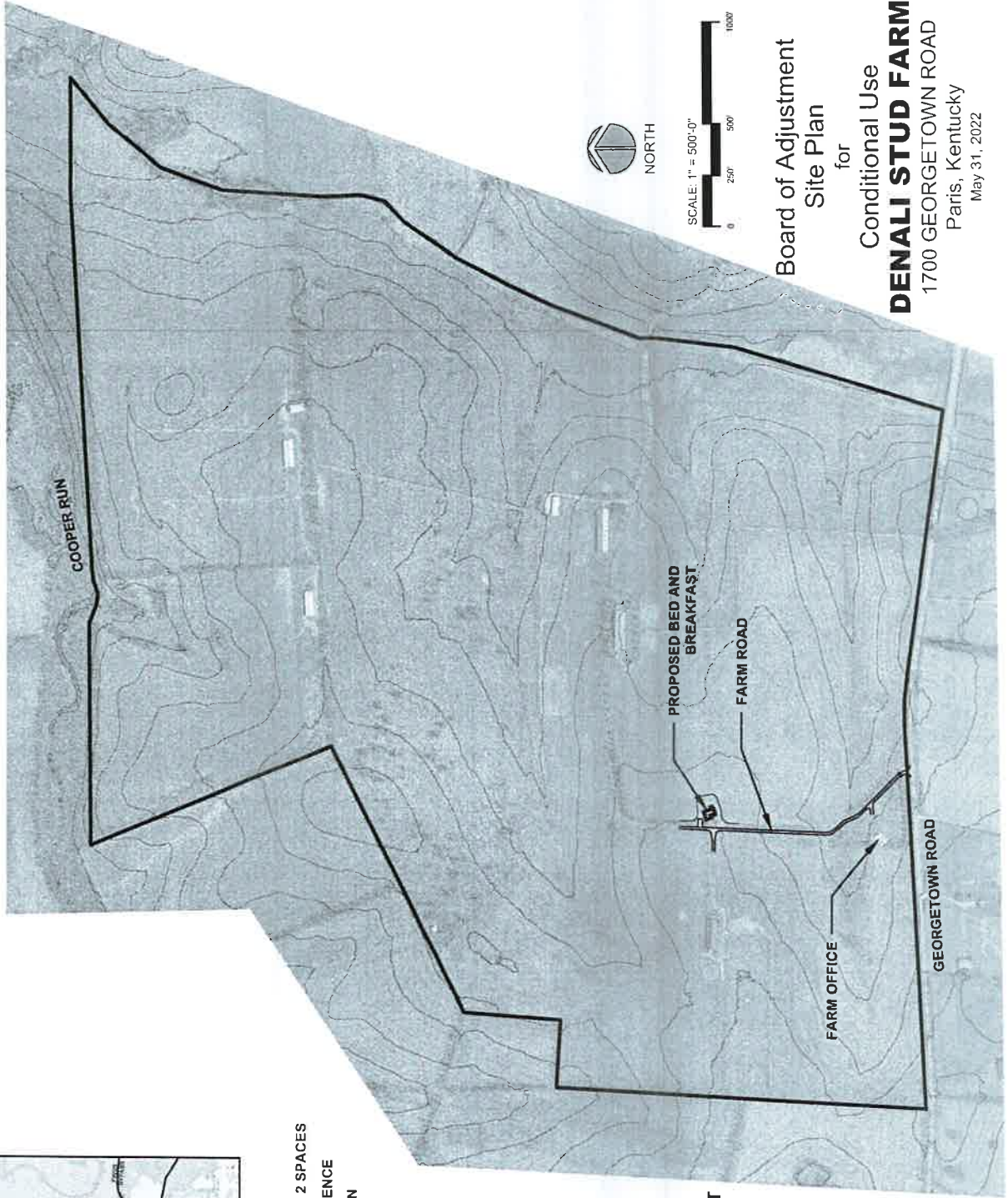
VICINITY MAP



DETAIL SITE PLAN - PROPOSED BED AND BREAKFAST  
Scale: 1" = 50'

Request for a Conditional Use Permit to operate a Bed and Breakfast in the A-1 Zone.

OWNER / APPLICANT  
Bandoroff Family Limited  
327 Holiday Road  
Lexington, KY 40502



NORTH



SCALE: 1" = 500'-0"

Board of Adjustment  
Site Plan  
for  
Conditional Use  
**DENALI STUD FARM**  
1700 GEORGETOWN ROAD  
Paris, Kentucky  
May 31, 2022

Denali Stud  
Board of Adjustment  
Notification List

1928 Georgetown Road	ROSS MARY E. 308 ROBIN RD PARIS KY 40362-0760
570 Clay Kiser Road	T & G FARM OF KENTUCKY LLC 5800 AIRLINE DR METAIRIE LA 70003
1570 Georgetown Road	WATERCRESS LLC 1570 GEORGETOWN RD PARIS KY 40361
1863 Georgetown Road	SHEARER EDWARD B 1863 GEORGETOWN RD PARIS KY 40361
Georgetown Road Parcel 010-00-00-011.00	ROSS MARY F 308 ROBIN RD PARIS KY 40361
1767 Georgetown Road	STURGEON ROBERT C & BONNIE H 1767 GEORGETOWN RD PARIS KY 40361
1681 Georgetown Road	SUMAYA FARM CENTERVILLE LLC 654 WATERSHAW DRIVE FRIENDSVILLE TN 37737
1625 Georgetown Road	SUMAYA US STABLE LLC 654 WATERSHAW DRIVE FRIENDSVILLE TN 37737

Notification Map  
DENALI STUD  
1700 Georgetown Road  
May 31, 2022

570  
CLAY KISER ROAD

DENALI STUD

1700

GEORGETOWN ROAD

1928

1570

1767

1863

1681

1625

PARCEL  
010-00-00-011.00

GEORGETOWN ROAD

ELIZABETH STATION ROAD

THIS DEED, made and entered into effective as of the 1<sup>st</sup> day of July, 2007, by and between CRAIG BANDOROFF and HOLLY BANDOROFF, his wife, 327 Holiday Road, Lexington, Kentucky 40502, First Parties, and BANDOROFF FAMILY LIMITED PARTNERSHIP, a Kentucky limited partnership, 327 Holiday Road, Lexington, Kentucky 40502, Second Party;



W I T N E S S E T H:

THAT for nominal consideration, this Deed being between persons (i.e., First Parties) and a limited partnership (i.e., Second Party) in an amount equal to the portion of the value of the real property transferred that represents the proportionate interest of the transferors of the property in the entity to which the property was transferred, and exempt from the real estate transfer tax pursuant to KRS 142.050(7)(k), the receipt of all of which is hereby acknowledged; First Parties have BARGAINED and SOLD and do hereby GRANT and CONVEY unto Second Party, its successors and assigns forever, the following-described property located in Bourbon County, Kentucky, to-wit:

TRACT I:

All that tract or parcel of land lying on the north side of Georgetown-Paris Pike (U.S. 460), west of the Paris By-Pass in Bourbon County, Kentucky, and being more particularly bounded and described as follows, to-wit:

Beginning at a point in the centerline of Georgetown-Paris Pike (U.S. 460) at a corner to the Bedford property; thence with Bedford for five lines: N 00° 15' 00" E 1874.64 feet; thence S 88° 22' 59" E 317.39 feet; thence N 01° 29' 03" E 482.82 feet; thence N 60° 18' 14" E 1136.23 feet and N 60° 18' 12" E 331.85 feet to a corner with Grant; thence with Grant for three lines: N 83° 19' 01" E 898.65 feet; thence N 06° 58' 13" W 1082.17 feet and N 83° 17' 25" E 1890.97 feet; thence N 83° 32' 49" E 568.94 feet to a water gate; thence with the water gate S 42° 45' 19" E 16.66 feet to a point in a creek; thence with the creek for eight lines: S 34° 47' 29" W 81.76 feet;

07 JUL 24 AM 10:10

*Mail to Preparer*

thence S 58° 02' 46" W 86.50 feet; thence S 47° 27' 18" W 158.98 feet; thence S 35° 52' 23" W 381.12 feet; thence S 04° 41' 52" W 74.43 feet; thence S 17° 48' 02" W 244.49 feet; thence S 13° 02' 48" E 84.11 feet; and S 09° 54' 24" W 229.73 feet to a point in the creek; thence leaving the creek S 83° 12' 40" W 48.00 feet; thence S 11° 48' 00" E 167.45 feet; thence S 02° 33' 57" W 146.73 feet; thence S 08° 49' 07" W 23.38 feet; thence S 15° 59' 36" W 62.19 feet; thence S 28° 00' 29" W 38.78 feet; thence S 44° 05' 37" W 115.87 feet; thence S 44° 25' 02" W 52.70 feet; thence S 20° 17' 32" W 226.23 feet; thence S 22° 11' 58" W 23.25 feet; thence S 26° 54' 57" W 333.33 feet; thence S 22° 39' 08" W 215.66 feet; thence S 19° 00' 04" W 443.49 feet; thence S 01° 17' 31" W 133.48 feet; thence S 01° 28' 01" W 234.06 feet; thence S 07° 11' 35" W 85.04 feet; thence S 13° 48' 59" W 937.62 feet and S 09° 45' 03" W 167.93 feet to a point in the north right-of-way of Georgetown-Paris Pike (U. S. 460); thence with the right-of-way of Georgetown-Paris Pike (U.S. 460) for three lines: N 84° 18' 16" W 90.36 feet; thence S 75° 33' 21" W 160.28 feet and S 05° 34' 42" W 15.00 feet to a point in the centerline of Georgetown-Paris Pike (U.S. 460); thence with the centerline of Georgetown-Paris Pike (U.S. 460) for five lines: N 84° 27' 40" W 933.26 feet; thence N 88° 53' 15" W 340.63 feet, thence S 83° 29' 47" W 202.32 feet; thence S 83° 29' 50" W 1398.25 feet and S 84° 56' 00" W 247.93 feet to the point of beginning and containing 289.612 acres of land.

Being the same property conveyed to Craig Bandoroff and Holly Bandoroff by Deed dated December 31, 1997, and of record in Deed Book 230, Page 321, in the Bourbon County Clerk's Office, and by Deed dated October 2, 1995, and of record in Deed Book 222, Page 634, in the Bourbon County Clerk's Office.

**TRACT II:**

Beginning at an iron pin (found), a common corner between Craig Bandoroff (DB 230, PG 321) and Matt Bedford (DB 122, PG 521), thence running with the line of Matt Bedford (DB 122, PG 521) North 24 degrees 39 minutes 44 seconds West-1258.24 feet to a 1/2 inch rebar (set), a corner to Parcel 3; thence running with the line of Parcel 3 North 86 degrees 54 minutes 00 seconds East-703.13 feet; North 88 degrees 00 minutes 00 seconds East-305.55 feet; North 79 degrees 10 minutes 06 seconds East-87.00 feet; South 58 degrees 48 minutes 53 seconds East-81.00 feet and North 86 degrees 34



minutes 15 seconds East-130.55 feet to a 1/2 inch rebar (set), a corner to Craig Bandoroff (DB 230, PG 321); thence running with the line of Craig Bandoroff (DB 230, PG 321) South 06 degrees 45 minutes 17 seconds East-1078.02 feet and South 83 degrees 22 minutes 50 seconds West-900.36 feet to the point of beginning and containing 28.706 acres more or less.

Being the same property conveyed to Craig Bandoroff by Deed dated December 16, 1998, and of record in Deed Book 234, Page 575, in the Bourbon County Clerk's Office.

TRACT III:

Beginning at a R/R spike in the center of Clay Kiser Road (Kentucky Highway No. 1876), a corner to property of Allen P. Adair; thence with the lines of Allen P. Adair, N 42° 02' 27" W 1264.38 feet to a set iron pin; thence N 42° 54' 32" W 1540.02 feet to a set iron pin; thence N 47° 25' 26" E 973.19 feet to a set iron pin at an old stone, a corner to property of Larry Overly; thence with the line of Larry Overly, N 41° 39' 54" W 1641.62 feet to a P/K nail in a post, a corner to property of West-View Farm; thence with the lines of West-View Farm, N 42° 09' 51" W 742.74 feet to a P/K nail in a post; thence S 49° 14' 20" W 871.51 feet to a P/K nail in a post, a corner to property of Ammons Hamilton; thence with the line of Ammons Hamilton, S 49° 25' 01" W 1112.14 feet to a set iron pin, a corner to property of Wilson Phillips and Mary R. Little; thence with the lines of Mary R. Little, S 42° 30' 00" 2445.19 feet to a set iron pin at an old stone; thence S 47° 31' 19" W 111.85 feet to a set iron pin, a corner to Tract No. 2; thence with the lines of Tract No 2, S 44° 50' 24" E 347.64 feet to a set iron pin; thence N 47° 26' 31" E 27.93 feet to a set iron pin; thence S 39° 16' 24" E 1129.05 feet to a P/K nail in a post; thence S 51° 06' 32" W 863.32 feet to a set iron pin; thence S 40° 27' 46" E 90.00 feet to a set iron pin; thence S 51° 06' 32" W 434.63 feet to a set iron pin, a corner to Tract No. 3; thence with the east line of Tract No. 3, S 51° 06' 32" W 437.17 feet to a P/K nail in the center of Brentsville-Jacksonville Road; thence with the center of Brentsville-Jacksonville Road for three calls: S 44° 06' 08" E 480.24 feet to a P/K nail; thence S 42° 49' 56" E 838.67 feet to a P/K nail; thence S 41° 49' 28" E 508.64 feet to a R/R spike in the center of Clay Kiser Road; thence with the center of Clay Kiser Road for nine calls: N 38° 39' 17" E 100.15 feet to a P/K nail; thence N 34° 29' 52" E 720.57 feet to a R/R spike; thence N 33° 51' 46" E 359.29 feet to a P/K nail; thence N 32° 51' 12" E 99.96 feet to a P/K nail;

thence N 30° 10' 27" E 100.03 feet to a P/K nail; thence N 28° 10' 08" E 219.60 feet to a P/K nail; thence N 30° 26' 38" E 100.03 feet to a P/K nail; thence N 39° 29' 31" E 100.02 feet to a P/K nail; thence N 45° 21' 03" E 1094.35 feet to the point of beginning: containing an area of 244.826 acres, being subject to any easements of record or implied.

Being the same property conveyed to Craig Bandoroff and Holly Bandoroff by Deed dated October 13, 1999, and of record in Deed Book 237, Page 781, in the Bourbon County Clerk's Office.

TRACT IV:

A tract of land and buildings thereon situated in the Co. of Bourbon, State of Ky. Beginning at a stone corner to Robt. M. Adair in Houston line, S 44 ½ E 1450 feet to the center of Clay and Kiser-ton turnpike road, then N 57 ¼ E 835 feet to a point in center of said road; then N 44 ½ W 1528 feet to a stone corner to Robt. M. Adair, then S 45 ½ W 826 ft. to the beginning, containing 26.33 acres, more or less.

TRACT V:

Beginning at a stone corner to (Morris) now Houston, S 44 ½ E 1350 feet to a stone corner to A.P. Adair, Jr., in Huston's line; thence N 45 ½ East 826 feet to a stone corner to said A.P. Adair, Jr., thence N 44 ½ W 1350 feet to a stone in Huston's line; thence S 45 ½ W 826 feet to the beginning, containing 25.60 acres, more or less.

The foregoing Tracts IV and V being also described as follows:

Situated in northwest Bourbon County Kentucky approximately 1 ¼ miles west of Ewalts Crossroads on Route 27 and being a resurvey of the lands of A.P. Adair as described in Deed Book 116 Page 114 and Deed Book 119 Book 458 and being more fully described as follows:

Beginning at a railroad spike found in the center of Clay Keiser Road and this nail being situated for reference 5080 feet south west of its intersection with McNease Road,

**THENCE North 44 degrees 01 minutes 35 seconds West for a distance of 1264.02 feet with the line of Craig Bandoroff as**

described in Deed Book 237 Page 781 to a found 1/2" rebar with illegible yellow cap,

THENCE **North 44 degrees 53 minutes 19 seconds West** for a distance of **1540.07 feet** with the Bandoroff line to another found rebar with illegible cap,

THENCE **North 45 degrees 24 minutes 56 seconds East** for a distance of **836.45 feet** with the Bandoroff line to a set 1/2" rebar with red plastic cap stamped J. Smith, PLS#3419 this rebar being situated for reference South 45 degrees 24 minutes 56 seconds West for a distance of 136.71 feet from another found rebar with yellow illegible cap found at a corner common to Bandoroff and Larry Overly as described in Deed Book 226 Page 312,

THENCE **South 44 degrees 30 minutes 00 seconds East** for a distance of **2680.56 feet** with the line of Alan & Dorothy Ruth Adair as previously described in Deed Book 116 Page 111 and Deed Book 119 Page 543,

THENCE **South 37 degrees 01 minutes 17 seconds West** for a distance of **845.70 feet** to the point of beginning.

This description compiled from an actual field survey completed by Jeff A. Smith, PLS#3419 in May of 2004.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 52.32 acres more or less.

Tracts IV and V being the same property conveyed to Craig Bandoroff and Holly Bandoroff by Deed dated June 2, 2004, and of record in Deed Book 256, Page 451, in the Bourbon County Clerk's Office.

TO HAVE AND TO HOLD the above-described property together with all appurtenances and privileges thereunto belonging unto Second Party, its successors and assigns forever.

First Parties do hereby release and relinquish unto Second Party, its successors and assigns, all of their right, title and interest in and to said property, including all exemptions

allowed by law, and they do hereby covenant to and with Second Party, its successors and assigns, that they are lawfully seized of a good, fee simple title to said property with good and lawful right to sell and convey the same as herein done, that said property is free and clear of all encumbrances of whatsoever nature, except as provided for herein, and with said exceptions, First Parties will WARRANT GENERALLY the title thereto.

Provided, however, this conveyance is made subject to all liens, easements, restrictions and conditions of whatsoever nature which may appear of record affecting said property.

The parties hereto certify and state that (a) the transfer reflected in this instrument is with nominal or no consideration and therefore deemed a gift and (b) the estimated fair cash value of the subject property is \$2,818,400.00. Second Party joins this Deed for the sole purpose of certifying that the transfer is by gift and setting forth the estimated fair cash value of the subject property pursuant to KRS 382.135.

IN WITNESS WHEREOF, the parties hereto have set their hands effective as of the day and year first above written.



CRAIG BANDOROFF



HOLLY BANDOROFF

BANDOROFF FAMILY LIMITED PARTNERSHIP

By: 

Its: General Partner

STATE OF KENTUCKY  
COUNTY OF FAYETTE

Subscribed, sworn to and acknowledged before me by Craig Bandoroff and Holly Bandoroff on this 23<sup>rd</sup> day of July, 2007.

My commission expires: 10-3-2007

  
NOTARY PUBLIC,  
KENTUCKY, STATE AT LARGE

STATE OF KENTUCKY  
COUNTY OF FAYETTE

Subscribed, sworn to and acknowledged before me by Craig Bandoroff as general partner of Bandoroff Family Limited Partnership, a Kentucky limited partnership, on behalf of said limited partnership, on this 23<sup>rd</sup> day of July, 2007.

My commission expires: 10-3-2007

  
NOTARY PUBLIC,  
KENTUCKY, STATE AT LARGE

Prepared by:

**MILLER, GRIFFIN & MARKS, P.S.C.**  
600 Security Trust Building  
271 West Short Street  
Lexington, Kentucky 40507-1292  
Telephone: (859) 255-6676

By: Thomas C Marks  
Thomas C. Marks

State of Kentucky, County of Bourbon, Sct.  
I, RICHARD STIPP EADS, Clerk of Bourbon County Court, do certify that the foregoing Deed was, on the 24 day of July, 2007 at 10:10 A.M., 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