

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. CUP22-05 Fee Amount: \$ 1250⁰⁰ Date Fee Received: 10/31/2022

1. APPLICANT PEGGY MENKER Owner (if different) DUAL H INVESTMENTS LLC

MAILING ADDRESS 3575 NEWTOWN PIKE

PHONE NO. 419-722-4256 (HOME) SAME (WORK)

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

Location 640 W 2ND STREET, PARIS, KY 40361 PARCEL: 026-70-47-001.00

3. SUBDIVISION N/A

4. EXISTING USE Storage - Prior uses outlined in supporting documentation ZONING DISTRICT R-1

5. DESCRIPTION OF REQUEST Conditional Use Permit Application for the Operation of a Professional Services Office

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.

Peggy Menker
APPLICANT SIGNATURE

10/18/2022
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.

Peggy L Menker
Dual H Investments LLC
dualhinvestments@gmail.com
419-722-4256

Thank you for your consideration of this application for a Conditional Use Permit for the Operation of a Professional Services Office at 640 W 2nd Street.

The property is a 2500 square foot cinder block building with a 40' x 115' asphalt parking lot located in an R-1 Zone. It has been in continuous non-permitted non-conforming use. I bought the property July 28th, 2021. The four earlier uses are outlined below:

- 4th previous owner: Church (10-20 cars on the weekends and various weekly gatherings)
- 3rd previous owner: Church (15-30 cars on the weekends and various weekly gatherings)
- 2nd previous owner: Purchased at auction, held and sold.
- 1st previous owner: Social club (6 – 15 cars evenings and weekends)
-

I am requesting a conditional use permit for a less intensive non-conforming use of the building and parking lot. I would like to use the space for my business that renovates for resale distressed single-family homes in Paris and surrounding areas. The intended use and impact are outlined below:

- Storage space for tools and materials used in home renovations
- Workspace for assembly and staging of items used in the homes (i.e. – cabinet assembly)
- 1 bathroom (a reduction from 2)
- An office/meeting area in which I can work on house designs and meet with my build team.
- Our hours of operation are 8 AM to 4 PM, Monday through Friday.
- In routine use there will be 1-2 vehicles, 1-2 people during business hours. This use would not be every day as we are primarily at project houses.
- On meeting days (Every other week, during business hours) there would possibly be 4 vehicles, 4-5 people.
- Noise producing tools used would be hammers, air compressor tools, saws, and shop vac, all used inside the building.
- Exterior lighting is over-door lighting. These are standard residential lights, not flood, the only security feature on them being motion sensors, so the lights will turn on if someone approaches a doorway in the evening.
- We have weekly Rumpke waste collection service. (4 yard)
- There will be no change to the footprint of the building, however the façade has been updated to bring it more in line with a residential aesthetic (photos attached)
- A 10'x16' storage shed was added to the rear of the property (6' off the back property line)
- Our deliveries are primarily made directly to a project house, however there may be 1-2 deliveries a month to this building. Deliveries are made during business hours and are typically UPS, FedEx or box truck.
- No signage is planned
- Surrounding the property are a residential home to the rear, walled land from a large residential lot to the east, Mt. Airy Extension and land from large lots to the west and a conditional use property across the street. (a church)

To my knowledge no prior action has been taken by the Board of Adjustments on this property.

Documentation and illustration attached:

- Deed having legal description of the property
- Aerial shot of property and parking lot
- List of neighbors, and an aerial shot illustrating their properties
- Photos of renovated facade and of storage building
- Interior layouts of the property as purchased, and proposed plan.
- Rendering of the property outlining traffic pattern and landscaping (pending)

REALESTATETAXPAID AMT\$ 0.00 - -
RICHARD STIPP EADS
DATE 1) - BY (Y1'8, t.:t- DC

BOOK 318PAGE 511

When Recorded Return To:
Bluegrass Land Title, LLC
449 Lewis Hargett Circle
Suite 190
Lexington, KY 40503
LEX2-21-28413

DEED

THIS DEED, made and entered into this 28th day of July, 2021, by and between Elijah C Keding, a single man, First Party, with a mailing address of 1427 Nicholasville Road, Lexington, KY 40503; AND Dual H Investments LLC, a Kentucky Limited Liability Company, Second Party, with a mailing address of 3575 Newtown Pike, Lexington, KY 40511;

The property tax bill to be sent in c/o Dual H Investments LLC at: 3575 Newtown Pike, Lexington, KY 40511;

WITNESSETH:

THAT, for a valuable consideration of \$70,000.00, the receipt of which is hereby acknowledged, the First Party has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto Second Party, its successors and/or assigns, as their interests may appear forever, the following described property located in Bourbon County, Commonwealth of Kentucky:

Beginning at a point in the center of Second Street and at a corner to the property of Buckner Woodford, Jr., formerly Simms, thence with the center of Second Street, N 32 1/4 W 99 feet, to a point in the center of this Street, and at an intersecting land, which is between this property and the property of Houston Rion Estate; thence with a line of this land, N 50 1/2 E 154 feet, to a corner to a lot, now owned by Clyde L. Singleton and wife; thence along their line, S 30 1/4 E 98.7 feet, to a line of Buckner Woodford; thence with the Woodford line, S 60 1/2 W 152 feet, to the point of beginning;

Being the same property conveyed to Janet's Investments, LLC, a Kentucky limited liability company, by deed dated July 9, 2019 and of record in Deed book 311, Page 189, in the Bourbon County Clerk's office.

Further being the same property conveyed to Elijah C. Keding, single, by deed dated September 18, 2020 and of record in Deed Book 315, Page 218, 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/or assigns, as their interests may appear forever

FIRST PARTY does hereby release and relinquish unto the Second Party, its successors and/or assigns, as their interests may appear forever, all of his right, title and interest in and to the above-described property, including all exceptions allowed by law, and does hereby covenant to and with Second Party, its successors and/or assigns, as their interests may appear forever, that he is lawfully seized in fee simple title to said property and has good right to convey the same as is herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that he will WARRANT GENERALLY the title to said property.

PROVIDED, HOWEVER, that there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions, easements and conditions of record affecting said title.

s :S ld 081nr ZOZ

RECORDED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK

Second Party assumes and agrees to pay all ad valorem taxes assessed against the above described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

The parties hereto state the consideration reflected in this Deed is the FULL CONSIDERATION paid for the property. The Party of the Second Part joins in this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.

IN WITNESS WHEREOF, the Parties have hereunto set their hands, this the day and year first above written.


FIRST PARTY:


Elijah C. Keding

STATE OF KENTUCKY
COUNTY OF FAYETTE

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 28th day of July, 2021 by Elijah C Keding, a single man, First Party.




Notary Public
KENTUCKY, State at Large
My Commission Expires: 3/8/24

SECOND PARTY:

Dual H Investments LLC, a Kentucky Limited Liability Company

By: Peggy Lynn Menker Member
Peggy Lynn Menker, Member

STATE OF KENTUCKY
COUNTY OF FAYETTE

The foregoing instrument was subscribed, sworn to and acknowledged before me on this 28th day of July, 2021 by Peggy Lynn Menker, Member of Dual H Investments LLC, a Kentucky Limited Liability Company, Second Party.



Jennifer S. Olsen
Notary Public
KENTUCKY, State at Large
My Commission Expires: 3/8/24

Prepared By
Mitchell & Grant, PLLC

Jeremy D. Mitchell
Jeremy D. Mitchell, Attorney
2800 Palumbo Drive, Ste. 102
Lexington, KY 40509
(859) 266-1611

STATE OF KENTUCKY
COUNTY OF BOURBON, Sct.
I, RICHARD STIPP EADS, Clerk of Bourbon County Court,
do certify that the foregoing DEED
was on 7/30/2021 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





PEGGY MENKER
DUAL H INVESTMENTS LLC
3575 Newtown Pike
Lexington, KY 40511
Cell: 419-722-4256
dualhinvestments@gmail.com

Adjoining property owners (640 W 2nd Street)

BRAGONIER, ROBERT K
369 MT AIRY AVE
PARIS KY 40361

WHEELER, JOSEPH & SUSAN C
500 OLD PEACOCK RD
PARIS KY 40361

WOODFORD, DAVID K
343 MT AIRY DR
PARIS KY 40361

PARIS CHRISTIAN CHAPEL
645 W 2ND ST
PARIS KY 40361

PARIS PIKE LIMITED PARTNERSHIP
PO BOX 12830
LEXINGTON KY 40583

SCOTT JANET R & SCOTT SAMUEL &
SCOTT CH
101 HIGHLAND LN
PARIS KY 40361

BOURBON RIDGE LLC
1949 HART RD
LEXINGTON KY 40502



NOISE ABATEMENT EXTENSION

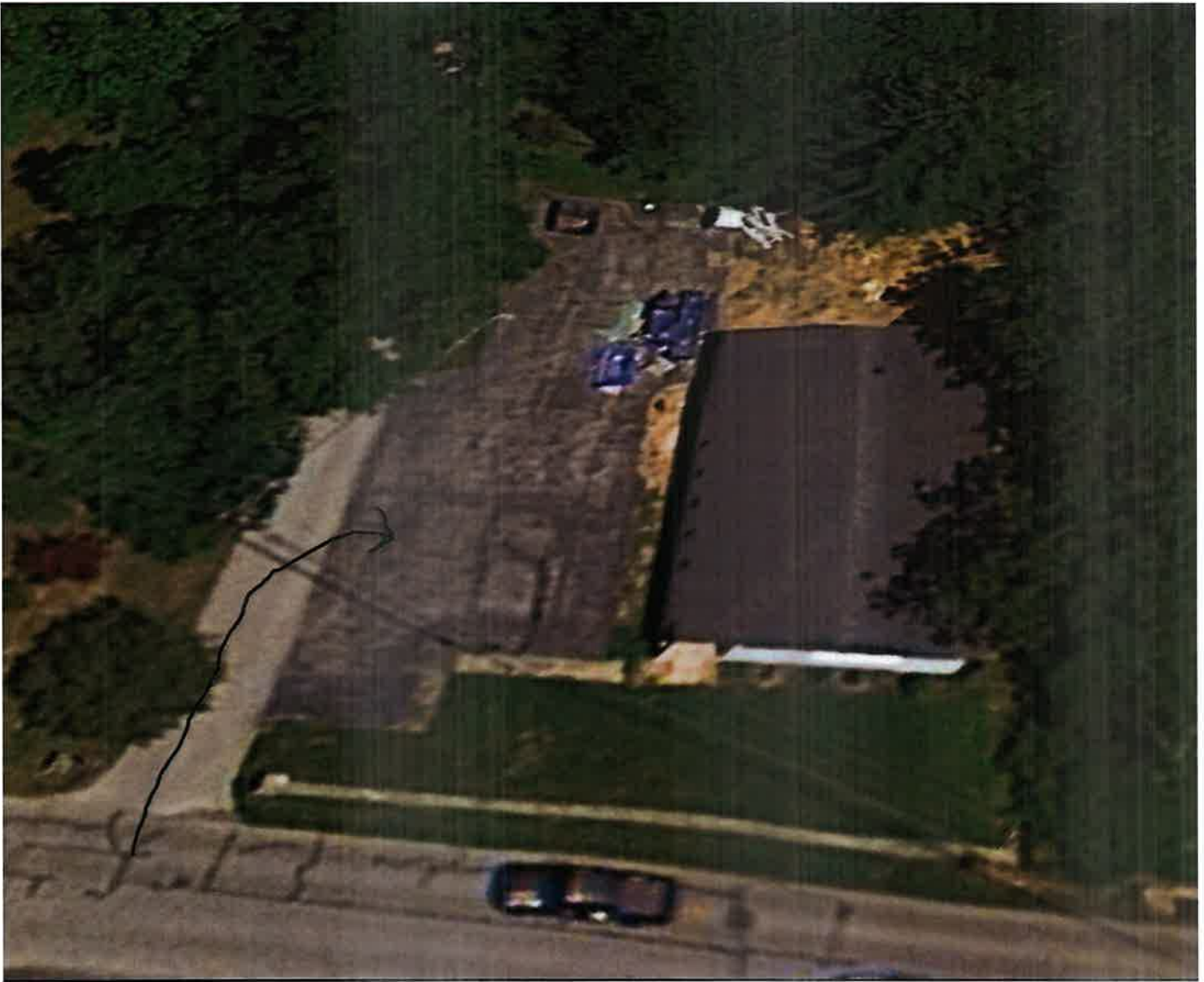
WEST SECOND STREET



Yellow outline is 640 W 2nd Street

Blue outline is conditional use (Church) zoned R-3

Red outline is R-5



Traffic enters parking lot from Mt. Airy Extension (*note - picture is from 2015 per Google maps, however the footprint and parking lot remain the same*)

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: At Purchase and Renovations

PROJECT DESCRIPTION: 640 2nd Street

DRAWINGS PROVIDED BY: Dual H Investments

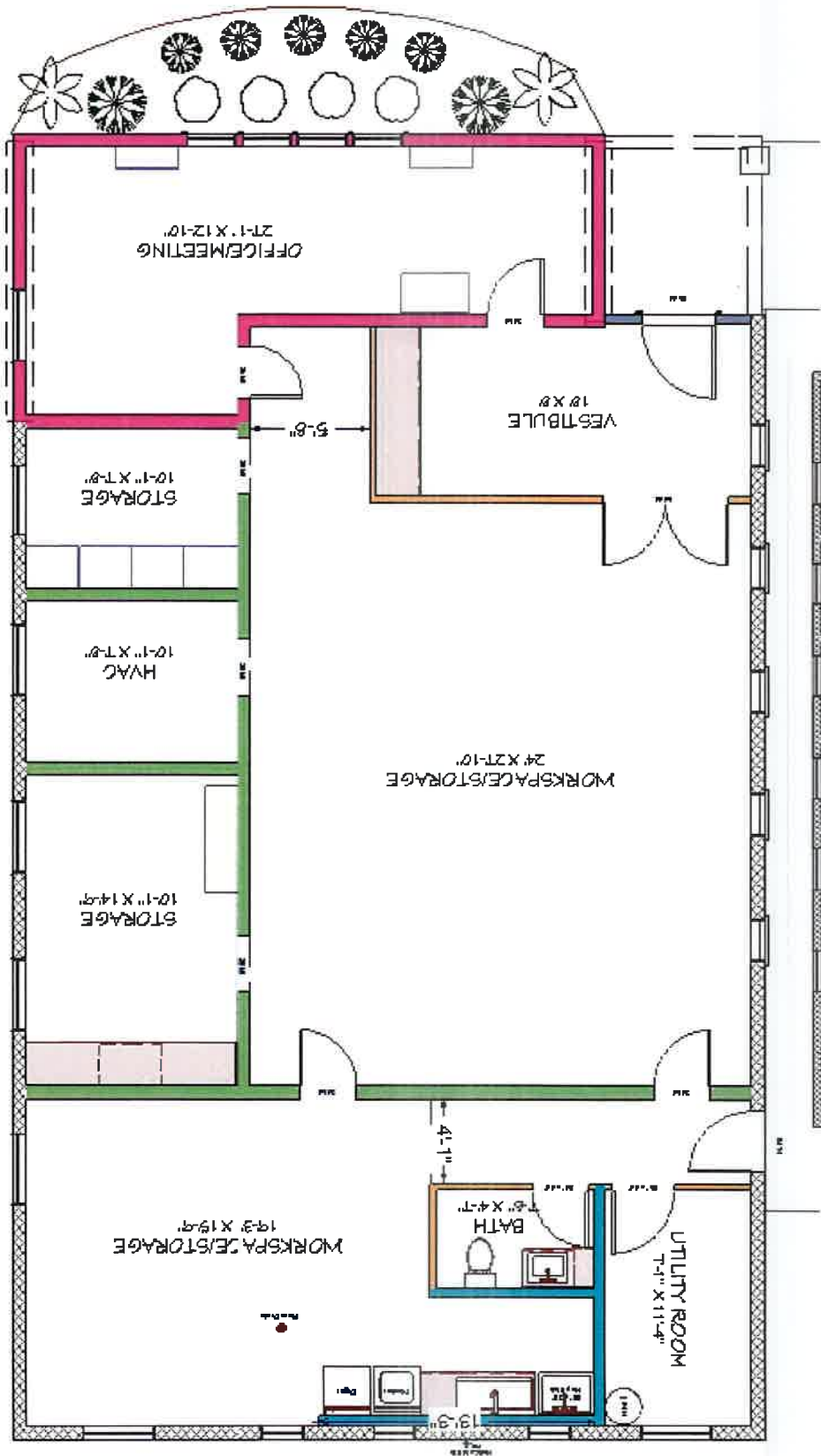
DATE:

SCALE: None

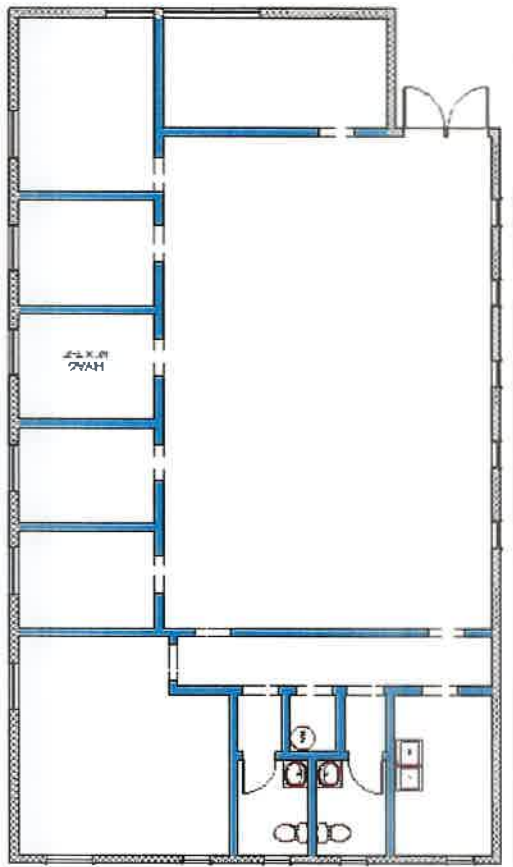
SHEET:

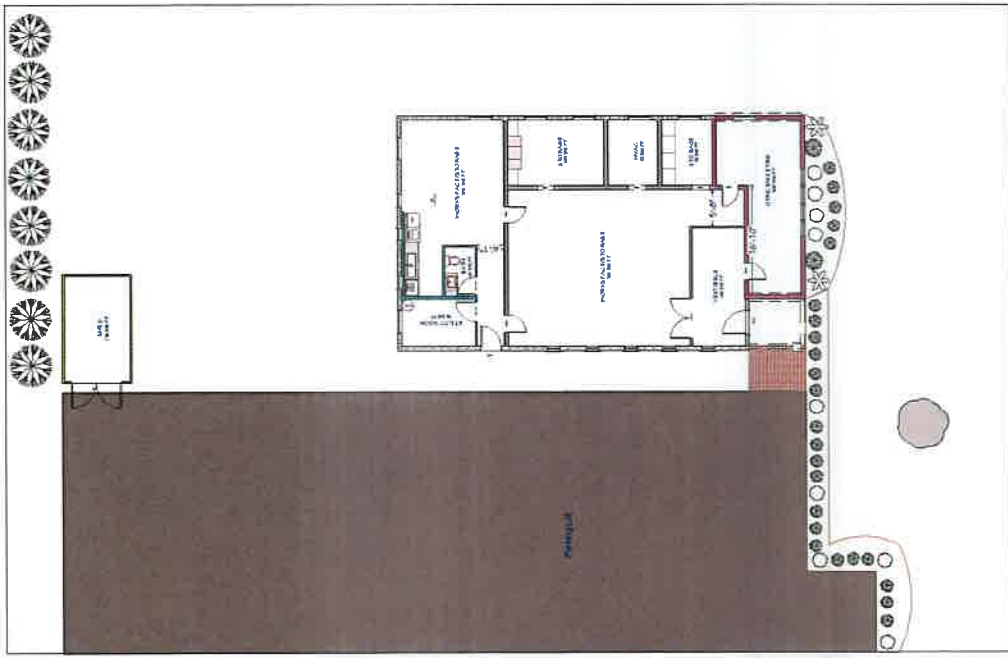
A-1

RENOVATED LAYOUT



As Purchased





Mt. Airy Ext

2nd Street

