

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 22-06 Fee Amount: \$ 250⁰⁰ Date Fee Received: 1/5/2023

1. APPLICANT Amy + Tim Sweeney Owner (if different) _____

MAILING ADDRESS 440 Steele Road, Paris, KY 40361

PHONE NO. 802-272-8370 Amy (HOME) 802-461-3156 Tim (WORK)

2. PLEASE CIRCLE: Paris / Bourbon County North Middletown amysweeney89@gmail.com

Location 444 Steele Road, Paris, KY 40361

3. SUBDIVISION _____

4. EXISTING USE Residential / Agriculture ZONING DISTRICT _____

5. DESCRIPTION OF REQUEST Use for airbnb

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.

Amy Sweeney
APPLICANT SIGNATURE

1/5/23
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.

Our plan is to use the lower house, 444 Steele Road, as an Airbnb now that it is empty. The intent is to provide additional places for folks to stay in Bourbon County and also make the house self-sustainable.

The house sits just under a quarter of a mile from the road and well away from any of the abutting neighbor's buildings. It has three bedrooms each of which can accommodate two people. We do have a pullout loveseat that makes into a twin bed in the movie room. Our intent is to limit it to no more than 6 people at a time. The house has its own eat in kitchen, living room, movie room and 2 bathrooms.

The access to the property will be up the main gravel driveway. There are 2 entrances into the house. One from the front porch and one from the back. There is also a door to the outside in the master bedroom, but we are not sure if that will remain the case. We have plenty of parking spaces in the back of house.

We do live on the property in a separate house and run a small farm as well. We plan on allowing the guest to have access to the animals, but not in the pastures or the barn unless we are present.

To my knowledge, no previous actions have been taken by the Board of Adjustment regarding any of this property.

I have attached the following:

1. List of adjoining property owners with their addresses.
2. PVA printout showing the Airbnb house, barn and our house. The other structure on the property was formerly used as a 4 bay run in and rabbit area. We use it for storage and parking our vehicles when the weather is bad.
3. Legal description.

LIST OF ADJACENT OWNERS

Barbara and Allen Knight
424 Steele Road
Paris, KY 40361

Devin Oller
Katherine Crabtree
181 Lincoln Avenue
Lexington, KY 40502

Pennland 1 LLC
363 Harrods Creek Road
Paris, KY 40361

ACL Farm LLC (across the road)
459 Steele Road
Paris, KY 40361



Overview



Legend

- Parcels
- Roads

Parcel ID	046-00-00-006.05	Physical Address	444 STEELE RD	Land Value	\$120,000	Last 2 Sales	
Property Class	Farm	Mailing Address	SWEENEY TIMOTHY & AMY & DANIEL & KATELYNN	Improvement Value	\$0	Date	12/18/2019
Taxing District	00	Address	444 STEELE RD	Total Taxable Value	\$245,300	Price	0
Acres	10		PARIS KY 40361	Living Area	1,820		7/26/2016 \$185000

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Developed by **Schneider**
 GEOSPATIAL

LEGAL DESCRIPTION

Map #046-00-00-006.05

Beginning at a found P-K nail in the center of Steele Road, a corner to property of James D. and Jennifer Favorite (Deed Book 241, Page 750); thence with the line of James D. and Jennifer Favorite S 82° 23' 39" E 12061.38 feet to a found iron pin, a corner to property of William Kenney Estate (Deed Book 204, Page 719); thence with the line of William Kenney Estate N 02° 23' 45" E 406.93 feet to a set iron pin, a corner to other property of Michael and Melanie C. Sears; thence with the north line of the Tract herein described and other property of Michael and Melanie C. Sears N 84° 56' 39" W 1088.65 feet to a set P-K nail in the center of Steels Road; thence with the center of Steels Road S 19° 45' 39" W 365 feet to the point of beginning; containing an area of 10.00 acres. Being subject to any easements or rights-of way- of record or implies. This description prepared by J.D. Williams, Jr., L.P.L.S 316, according to a survey conducted on September 17, 2003 by J.D. Williams Engineers-Surveyors, Inc. See Plat of record in Plat Cabinet C, Slide 151, of record in the office of the Bourbon County Clerk.

Said property being the same property deeded to Shannon Upton Johnson, Trustee, by deed dated December 18, 2019, from Daniel R. Sweeney, Katelynn A. Sweeney, Timothy N. Sweeney and Amy L. Sweeney of record in Deed Book 313, Page 54, Bourbon County Clerk's Office, Paris, Kentucky. This property was further conveyed by Shannon Upton Johnson, Trustee back to Daniel R. Sweeney, Katelynn A. Sweeney, Timothy N. Sweeney and Amy L. Sweeney by deed dated December 18, 2019, of record in Deed Book 313, Page 58, Bourbon County Clerk's Office, Paris, Kentucky.



























