

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: MS23-10 Fee Amount: 150 Date Fee Received: 3/20/2023

1. APPLICANT Claiborne Farm, LLC

MAILING ADDRESS 703 Winchester Road, Paris, Kentucky 40361

PHONE NO. (HOME) 859.987.2330 (WORK)

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

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

4. SUBDIVISION NAME: N/A TOTAL ACREAGE: NUMBER OF LOTS: 2

5. EXISTING USE: parking ZONING DISTRICT: B-1

6. LOT INFORMATION (as it pertains to individual application):

Acreage of Original Lots: Property 1- 2- 3- 4- 5-

Acreage of Parcel to be divided:

7. FEE: Refer to Fee Schedule

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

CHECKLIST:

- [X] Attach a Legal Description of the Property (Include deed book and page number for all tracts comprising the plat)
[X] Attach a plan of the proposed use (as described above)
[X] Attach a narrative of the proposed use (as described above)
[X] Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
[X] Attach a list of adjoining property owners (name and address)

APPLICANT SIGNATURE [Signature]

DATE 3/16/2023

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.

APPLICATION TO PLANNING COMMISSION
SUBDIVISION
SUPPLEMENTAL INFORMATION
Application Date: March 17, 2023
CLAIBORNE FARM, LLC

Claiborne Farm, LLC (“Claiborne”) makes application to the Planning Commission to request the subdivision of a lot located at 108 E 10th Street, Paris, and for the subdivided parcels to then be consolidated with the adjoining properties located at 926 Pleasant Street, Paris, and 110 E 10th Street, Paris. Seth Hancock, Claiborne’s predecessor in title, acquired 108 E 10th Street from Deborah Hayes in 2019, but at the time of that conveyance the intent of both parties was to transfer only a portion of the lot. The proposed subdivision and consolidation will conform to the intent of the parties, as well as the current uses for the properties.

Deborah Hayes inherited 108 E 10th Street and 110 10th Street from her mother Sadie Frances Farris, upon her passing in 2018. Sadie Frances Farris became the sole owner of both properties by virtue of survivorship provisions in separate deeds to Olla Foster Farris and Sadie Frances Farris, following the death of Olla Foster Farris. The Farris long ago constructed a concrete wall along the proposed subdivision line, separating the residence at 110 E 10th Street from a vacant lot which was used for parking by other residents along 10th Street. Seth Hancock intended to purchase only the parking lot portion of 108 E 10th Street, from the concrete wall to the lot located at 926 Pleasant Street, Paris, that he already owned.

The lot at 108 E 10th Street is situated on the edge of the Central Business (B-1) zone where it abuts the Residential (R-3) zone. The current and proposed use for 108 E 10th Street, Paris is semi-public parking. The portion being consolidated with 110 E 10th Street will continue to be used as a driveway and parking area for the residence. The portion being consolidated with 926 Pleasant Street will continue to be used as a general parking area.

Claiborne Farm, LLC and Deborah Hayes are both unaware of any prior actions taken by the Board of Adjustment for 108 E 10th Street, 110 E 10th Street, or 926 Pleasant Street.

The adjoining property owners of 108 E 10th Street, 110 E. 10th Street, and 926 Pleasant Street are as follows:

Claiborne Farm, LLC
703 Winchester Road
Paris, Kentucky 40361

Bryan Short
912 Pleasant Street
Paris, Kentucky 40361

Warstefitz Properties, LLC
107 Chelan Drive
Lexington, Kentucky 40503

Alvin Louis Emmons, Jr.
244 E. Main Street
Paris, Kentucky 40361

Deborah Hayes
110 E 10th Street
Paris, Kentucky 40361

1955 WILLIAM J. BARR, JR., ETC.
JUNE TO: DEED H&L
29 OLLA FOSTER FARRIS, ETC.

110 E 10th Street

THIS DEED, made and entered into this the 29th day of June, 1955, by and between WILLIAM J. BARR, JR., and CAROLYN WEST BARR, his wife, BEN BASONE and DORCAS HAMILTON BASONE, his wife, parties of the first part, and OLLA FOSTER FARRIS and SADIE FRANCES FARRIS, his wife, parties of the second part, all of said parties being of Paris, Bourbon County, Kentucky.

WITNESSETH That for and in consideration of the sum of One (\$1.00) Dollar cash in hand paid to said parties of the first part by said parties of the second part, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that said parties of the second part do hereby assume and agree to pay any and all real estate taxes assessed against the hereinafter described property due and payable in the year 1955 and subsequent years, said parties of the first part have this day bargained and sold and they do hereby grant and convey unto the parties of the second part, Olla Foster Farris and Sadie Frances Farris, his wife, 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 property, to-wit:

All that tract of land with the improvements thereon situated on Tenth Street, in Paris, Bourbon County, Kentucky, and being more particularly described as follows, to-wit:

Beginning at a point on Tenth Street where a garage of A. E. Dunnington (now Thomas Kiser) now adjoins the property conveyed and running in a northerly direction about 65 feet to the property of James Connell; thence with his line toward the Louisville and Nashville Passenger Depot about 48 feet to the property owned by Mrs. Lou K. Williams; thence with her line in a southerly direction about 65 feet to Tenth Street; thence along Tenth Street toward Pleasant Street about 48 feet to the place of beginning, and

Being the same property conveyed to William J. Barr, Jr., and Carolyn West Barr, his wife, Ben Basone and Dorcas Hamilton Basone, his wife, by Claude H. Baber and Bertha D. Baber, his wife, by deed dated 29th day of July, 1946, now of record in Deed Book 126, Page 80, Bourbon County Court Clerk's Office, and being the same property conveyed to said parties of the first part herein by deeds dated 26th day of June, 1951, and now of record in Deed Book 130, Pages 170 and 171, in the aforesaid Clerk's Office.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging unto the parties of the second part, Olla Foster Farris and Sadie Frances Farris, his wife, for and during their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns forever.

Said parties of the first part do hereby release and relinquish unto said parties of the second part, their heirs and assigns forever, all their right, title and interest in and to said property, including Dower, Curtesy, the Homestead Exemption and any and all other exemptions allowed by law, and they do hereby covenant to and with the parties of the second part, their heirs and assigns, that they are lawfully seized in fee simple of said property, with good and perfect right to sell and convey the same as herein done, that the title to said property is good, clear, perfect and unencumbered except for the real estate taxes due and payable in the year 1955, and with said exception said parties of the first part will Warrant Generally the title thereto.

The above described property herein conveyed is subject to any and all restrictions or easements which may appear of record effecting said property just as if the same were set out herein word for word.

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

WILLIAM J. BARR JR.
CAROLYN WEST BARR
BEN BASONE
DORCAS HAMILTON BASONE

STATE OF KENTUCKY
COUNTY OF BOURBON

I, Ed. D. Paton, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing deed of conveyance from William J. Barr, Jr., and Carolyn West Barr, his wife, Ben Basone and Dorcas Hamilton Basone, his wife, to Olla Foster Farris and Sadie Frances Farris, his wife, was this day produced before me in said State and County and the same was signed and acknowledged by the said William J. Barr, Jr., and Carolyn West Barr, his wife, Ben Basone and Dorcas Hamilton Basone, his wife, to be their free act and deed and the free act and deed



of each of them. Witness my hand this 29th day of June, 1955. My commission expires: Aug. 23, 1957 Ed D Paton NOTARY PUBLIC, BOURBON COUNTY, KY., Seal

State of Kentucky, County of Bourbon, Sct.
I, Ed D. Paton, Clerk of the Bourbon County Court, do certify that the foregoing Deed, stamped \$8.80 was, on the 29 day of June, 1955, at 3:45 p.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 the 29 day of June, 1955.

Rec. June 20

Ed Paton Clerk

REAL ESTATE TAX PAID AMT \$ 70⁰⁰
CYNTHIA SANTANA WILSON, BCC
DATE 9-14-22 BY ME Talbot DC

108 E 10th Street
926 Pleasant Street

DEED

THIS DEED made and entered into this 9th day of September, 2022, by and between **SETH W. HANCOCK AND DEBORAH R. HANCOCK**, his wife, with a mailing address of P. O. Box 150, Paris, KY 40362-0150, PARTIES OF THE FIRST PART, and **CLAIBORNE FARM, LLC**, a Kentucky Limited Liability Company, with a mailing address of P.O. Box 150 Paris, KY 40362-0150, PARTY OF THE SECOND PART. The property tax bill for the current year should be mailed "in care of" Claiborne Farm, LLC, P.O. Box 150, Paris, KY 40362-0150.

WITNESSETH:

That for and in consideration of the sum of \$70,000.00, the receipt of which is hereby acknowledged by the First Parties, the First Parties have bargained and sold and by these presents do hereby grant and convey unto the Second Party, in fee simple, its successor and assigns forever, the following described real property situated in Paris, Bourbon County, Kentucky, to wit:

PARCEL 1: 108 E 10th Street, Paris, KY 40361

That certain parcel of real estate situated in the City of Paris, County of Bourbon, State of Kentucky, and more particularly described as follows, to-wit: That certain lot with a one story brick garage fronting 39 feet on Tenth Street, adjoining the property of the Stoll Oil Refining Company, on the west side, and Mrs. Elizabeth Embry on the east side and extending back between parallel lines a distance of 65 feet, more or less, to James W. Connell's line, and is a portion of Lots 108 and 110; and being the same property conveyed to Seth W. Hancock, a married person, by deed dated June 11, 2019, and of record in the Office of the Bourbon County Court Clerk in Deed Book 311, at Page 25.

PARCEL 2: 1010 Pleasant Street, Paris, KY 40361

That certain lot of ground with all the improvements thereon, located on Pleasant Street in the City of Paris, Bourbon County, Kentucky, and fronting on Pleasant Street in Paris, Kentucky, a distance of 56 feet and extending back from said street between approximately parallel lines a distance of 51 feet more or less; and being the same property conveyed to Seth W. Hancock, a married person, by deed dated November 21, 2012, and of record in the Office of the Bourbon County Court Clerk in Deed Book 289, at Page 421.

2022 SEP 14 AM 10:28
BOURBON COUNTY CLERK
CYNTHIA SANTANA WILSON
LOGGED FOR RECORD

PARCEL 3: 101 E. 10th Street, Paris, KY 40361

All that tract or parcel of land, with improvements thereon, situated on the corner of Tenth and Pleasant Streets in Paris, Kentucky, fronting on Tenth Street a distance of 51 feet, 2 inches and extending back along Pleasant Street a distance of 76 feet to a stake corner to Lot #2; thence with the line of Lot #2 in an easterly direction approximately 51 feet more or less to adjoining property line; thence along the said property line and in a line more or less parallel with Pleasant Street 76 feet more or less to Tenth Street.

PARCEL 4: 926 Pleasant Street, Paris, KY 40361

BEGINNING at the intersection of the southeast line of Pleasant Street and the northeast line of Tenth Street; thence South 55 deg. East along said northeast line 46.75 feet to a point thereon; thence North 34 deg. East 64.50 feet parallel to the southeast line of Pleasant Street to a point on the southwest line of laned now or formerly of Connell; thence North 55 deg. West along said southwest line 46.75 feet to a point on the southeast line of Pleasant Street; thence South 34 deg. West thereon 64.50 feet to the point of beginning.

And BEING the same property conveyed to Seth W. Hancock by deed dated December 30, 1987, and of record in the Office of the Bourbon County Court Clerk in Deed Book 201, at Page 344.

TO HAVE AND TO HOLD the hereinabove described real property unto the Second Party, in fee simple, its successors and assigns forever, together with all improvements thereon and appurtenances thereof, with covenant of GENERAL WARRANTY.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Second Party joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135. The parties hereto state the consideration paid for each individual parcel of real estate described above, as follows: 108 E. 10th Street, Paris, KY 40361 - \$12,500.00; 1010 Pleasant Street, Paris, KY 40361 - \$17,500.00; 101 E 10th Street, Paris, KY 40361 - \$20,000.00; and 926 Pleasant Street, Paris, KY 40361 - \$20,000.00.

IN TESTIMONY WHEREOF, witness the signatures of the First Parties and the Second Party hereto, this the day, month and year first above written.


Seth W. Hancock


Deborah R. Hancock

PARTIES OF THE FIRST PART

CLAIBORNE FARM, LLC, a KY Limited Liability Company

BY: Seth Walker Hancock, Jr.
Seth Walker Hancock, Jr., President

PARTY OF THE SECOND PART

STATE OF KENTUCKY

COUNTY OF BOURBON

The foregoing Deed and Consideration Certificate were acknowledged and sworn to before me this 9th day of September, 2022, by Seth W. Hancock and Deborah R. Hancock, his wife, Parties of the First Part.



Margaret E. Neely
Notary Public, State at Large, Kentucky
Print Name: Margaret E. Neely
My Comm. Exp.: August 2, 2025
Notary ID No.: KYNP34387

STATE OF KENTUCKY

COUNTY OF BOURBON

The foregoing Consideration Certificate was acknowledged and sworn to before me this 9th day of September, 2022, by Seth Walker Hancock, Jr., President, Claiborne Farm, LLC, a Kentucky Limited Liability Company, Party of the Second Part.



Margaret E. Neely
Notary Public, State at Large, Kentucky
Print Name: Margaret E. Neely
My Comm. Exp.: August 2, 2025
Notary ID No.: KYNP34387

This instrument was prepared by William J. Fooks, William J. Fooks, P.S.C., Attorney at Law,
278 East Main Street, Paris, Kentucky 40361.

WILLIAM J. FOOKS, P.S.C.

BY: 

William J. Fooks

STATE OF KENTUCKY
COUNTY OF BOURBON, Sct.
I, CYNTHIA SANTANA WILSON, Clerk of Bourbon County Court,
do certify that the foregoing DEED
was on 9/14/2022 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.
CYNTHIA SANTANA WILSON, CLERK

Cynthia Santana Wilson, BCC.

Book 323 Page 367 (4)

NO TITLE EXAMINATION
OR TITLE CERTIFICATON

