

Friday
May 26, 2023

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. VAR 23-06 Fee Amount: \$ 200 Date Fee Received: 5/26/2023

1. APPLICANT RICHARD ROSADO Owner (if different) RICHARD ROSADO

MAILING ADDRESS 811 BLACKS CROSS RD., PARIS, KY, 40361

PHONE NO. 859-707-9135 (HOME) _____ (WORK)

2. PLEASE CIRCLE Paris Bourbon County / Millersburg/ North Middletown
Location 249 KENTUCKY AVE. PARIS KY, 40361

3. SUBDIVISION ROSEDALE LOT 21

4. EXISTING USE RESIDENTIAL ZONING DISTRICT B-3

5. DESCRIPTION OF REQUEST Variance of Front Setback. 19 FT VARIANCE REQUESTED

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 Deed
- 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.

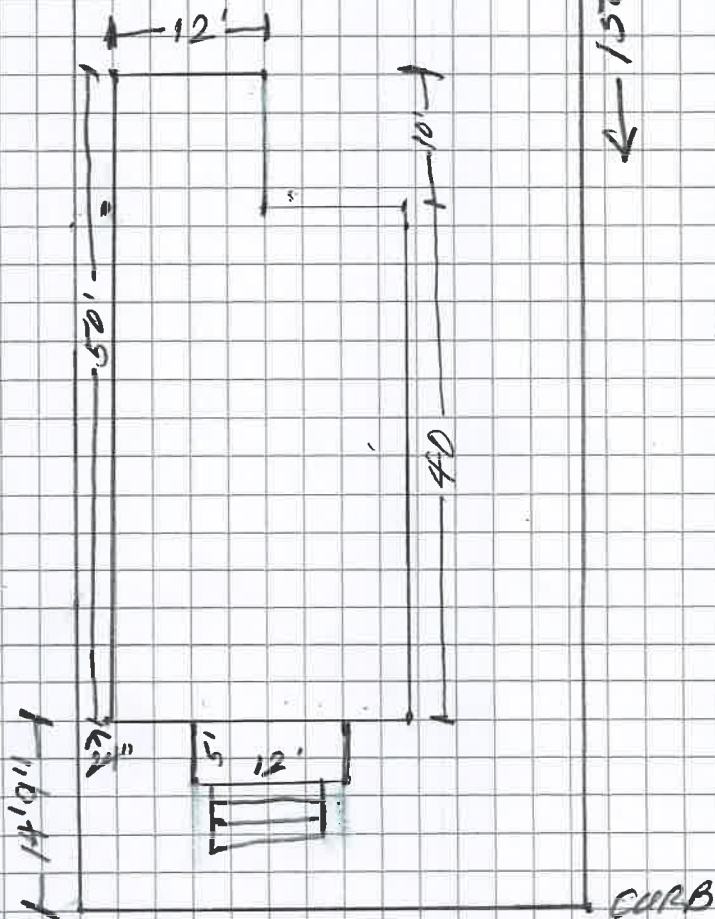
Richard C Rosado 5-23-23
 APPLICANT SIGNATURE DATE

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. You are not required to employ an attorney but you are encouraged to do so.

← 40' →

VARIANCE REQUEST
TO PUT ROOF OVER
PORCH. PREVIOUS
ROOF EXTENDED 4'
TO FRONT AND NEW
ROOF WILL BE OUT
5' FROM FRONT OF
BUILDING.

← 150' →



LAYOUT OF EXISTING
HOUSE ON LOT

$\frac{1}{4}'' = 3'$

Property Information

Parcel Number 026-10-04-007.00
 Location Address 247 KENTUCKY AVE
 Description H & L - 247 KENTUCKY AVE - L #20
 Property Class Residential
 Tax District City (District 02)
 2022 Tax Rate 1.188
 Acres 0
 Lot 20
 Homestead 0

[View Map](#)



Owner

HEAD ANDREW & KELLY
 408 MEADOW VALLEY RD
 LEXINGTON KY 40511

Assessment

	2024 Working Tax Roll	2023 Working Tax Roll	2022 Certified Tax Roll	2021 Certified Tax Roll	2020 Certified Tax Roll
Residential Land Value	\$15,000	\$15,000	\$15,000	\$10,000	\$10,000
+ Residential Improvement Value	\$46,700	\$46,700	\$68,800	\$51,700	\$51,700
= Residential Total Value	\$61,700	\$61,700	\$83,800	\$61,700	\$61,700

Land

Plat Book DB 99/631
 Lot Size 40 X 150
 Frontage 40
 Depth 150
 Zoning R-3
 Flood Plane No

Building Information

Year Built		Central Air	YES
Num Stories	1	Fireplace	0
Total Rooms	6	Paved Driveway	Y
Num Bedrooms	2	Tennis Court	N
Full Bath	1	Pool	N
Half Bath	0	Building Type	F
Family/Den/Rec	1	Living Sq Ft	980
Dining Room	0	Basement Sqft	0
Exterior	ALU/VIN	Basement Sqft (Finished)	0
Foundation	CONCRETE BLOCK	Basement Sqft(Unfinished)	0
Central Heating	NGAS	Basement	NONE
		Basement Percentage	0
		Garage	DETACH 1

Sales History

Sale Date	Sale Price	Deed Book/Page	Sale Qualification	Reason	Grantor	Grantee
3/1/2023	\$45,000	324-800	N	B - Close Relative Sales	JONES EDDIE	HEAD ANDREW & KELLY
3/18/2009	\$36,900	277/808	N	f - Annual Twice-Sold Property	US BANK NATIONAL	JONES EDDIE

Property Information

Parcel Number 026-10-04-005.00
 Location Address 263 KENTUCKY AVE
 Description H & L - 263 KENTUCKY AVE - L #22
 Property Class Residential
 Tax District City (District 02)
 2022 Tax Rate 1.188
 Acres 0
 Lot 22
 Homestead 0

[View Map](#)



Owner

BARTON RODNEY & LEANNE
 263 KENTUCKY AVE
 PARIS KY 40361

Assessment

	2024 Working Tax Roll	2023 Working Tax Roll	2022 Certified Tax Roll	2021 Certified Tax Roll	2020 Certified Tax Roll
Residential Land Value	\$15,000	\$15,000	\$15,000	\$10,000	\$10,000
+ Residential Improvement Value	\$91,200	\$91,200	\$91,200	\$68,000	\$68,000
= Residential Total Value	\$106,200	\$106,200	\$106,200	\$78,000	\$78,000

Land

Plat Book DB 99/631
 Lot Size 40 X 148
 Frontage 40
 Depth 148
 Zoning R-3
 Flood Plane No

Building Information

Year Built
 Num Stories 1
 Total Rooms 5
 Num Bedrooms 2
 Full Bath 1
 Half Bath 0
 Family/Den/Rec 1
 Dining Room 0
 Exterior ALU/VIN
 Foundation CONCRETE BLOCK
 Central Heating NGAS
 Central Air
 Fireplace 0
 Paved Driveway Y
 Tennis Court N
 Pool N
 Building Type F
 Living Sq Ft 1050
 Basement Sqft 0
 Basement Sqft (Finished) 0
 Basement Sqft(Unfinished) 0
 Basement NONE
 Basement Percentage 0
 Garage DETACH 2

Sales History

Sale Date	Sale Price	Deed Book/Page	Sale Qualification	Reason	Grantor	Grantee
9/30/2004	\$75,000	258-160	N	F - Annual Twice-Sold Property	FEDERAL NATIONAL MTG ASSOC (WHALEY KIM)	BARTON RODNEY & LEEANNE
3/2/2004	\$63,000	255-497	N	N - Varies	WHALEY KIM	FEDERAL NATIONAL MORTGAGE ASSOCIATION
5/26/2000	\$70,000	240-525	Y	Z - Arms-Length Transactions	THORNSBURG DARON K	WHALEY KIM

Property Information

Parcel Number 026-10-04-033.00
 Location Address 260 CREEKVIEW DR
 Description H & L & VAC - 260 CREEKVIEW DR - L #53
 Property Class Residential
 Tax District City (District 02)
 2022 Tax Rate 1.188
 Acres 0
 Lot
 Homestead 0

[View Map](#)



Owner

SCOTT GLENN & LORI
 260 CREEKVIEW DR
 PARIS KY 40361

Assessment

	2024 Working Tax Roll	2023 Working Tax Roll	2022 Certified Tax Roll	2021 Certified Tax Roll	2020 Certified Tax Roll
Residential Land Value	\$15,000	\$15,000	\$15,000	\$10,000	\$10,000
+ Residential Improvement Value	\$139,200	\$139,200	\$139,200	\$117,400	\$117,400
= Residential Total Value	\$154,200	\$154,200	\$154,200	\$127,400	\$127,400

Land

Plat Book
 Lot Size 60 X 120
 Frontage 60
 Depth 120
 Zoning R-2
 Flood Plane No

Building Information

Year Built		Central Air	YES
Num Stories	1	Fireplace	1
Total Rooms	7	Paved Driveway	Y
Num Bedrooms	3	Tennis Court	N
Full Bath	1	Pool	N
Half Bath	0	Building Type	F
Family/Den/Rec	1	Living Sq Ft	1382
Dining Room	1	Basement Sqft	691
Exterior	BRI/ALU	Basement Sqft (Finished)	0
Foundation	CONCRETE BLOCK	Basement Sqft(Unfinished)	0
Central Heating	NGAS	Basement	WALKOUT 50%
		Basement Percentage	0
		Garage	DETACH 2

Sales History

Sale Date	Sale Price	Deed Book/Page	Sale Qualification	Reason	Grantor	Grantee
7/26/2007	\$102,500	272/491	Y	Z - Arms-Length Transactions	HOPKINS ANNA MAE	SCOTT GLENN & LORI

qPublic.net™ Bourbon County, KY PVA

Property Information

Parcel Number 026-10-04-032.00
 Location Address 252 CREEKVIEW DR
 Description H & L - 252 CREEKVIEW DR - L #53
 Property Class Residential
 Tax District City (District 02)
 2022 Tax Rate 1.188
 Acres 0
 Lot 53
 Homestead 0

[View Map](#)



Owner

JONES ZACHARY L
 252 CREEKVIEW DR
 PARIS KY 40361

Assessment

	2024 Working Tax Roll	2023 Working Tax Roll	2022 Certified Tax Roll	2021 Certified Tax Roll	2020 Certified Tax Roll
Residential Land Value	\$15,000	\$15,000	\$15,000	\$10,000	\$10,000
+ Residential Improvement Value	\$75,000	\$75,000	\$75,000	\$65,000	\$65,000
= Residential Total Value	\$90,000	\$90,000	\$90,000	\$75,000	\$75,000

Land

Plat Book
 Lot Size 40 X 170
 Frontage 40
 Depth 170
 Zoning R-2
 Flood Plane No

Building Information

Year Built		Central Air	
Num Stories	1	Fireplace	0
Total Rooms	5	Paved Driveway	N
Num Bedrooms	2	Tennis Court	N
Full Bath	1	Pool	N
Half Bath	0	Building Type	F
Family/Den/Rec	1	Living Sq Ft	714
Dining Room	0	Basement Sqft	357
Exterior	BRI VIN	Basement Sqft (Finished)	0
Foundation	CONCRETE BLOCK	Basement Sqft(Unfinished)	357
Central Heating	NGAS	Basement	WALKOUT 50%
		Basement Percentage	0
		Garage	NONE

Sales History

Sale Date	Sale Price	Deed Book/Page	Sale Qualification	Reason	Grantor	Grantee
10/14/2022	\$90,000	323-670	Y	Z - Arms-Length Transactions	FULLER INVESTMENTS LLC	JONES ZACHARY L
9/16/2011	\$55,000	285/105	N	H - Changed-Transferred Sale	HUBBARD PEGGY	FULLER INVESTMENTS LLC
7/30/1998	\$57,500	232-656	N	F - Annual Twice-Sold Property	KEDING DAVID J & CARLA L	HUBBARD PEGGY
5/13/1998	\$45,000	231-706	Y	Z - Arms-Length Transactions	SMITH CHARLOTTE D	KEDING DAVID J & CARLA L

249 KY Ave



REAL ESTATE TAX PAID AMT \$ 55.⁰⁰
 RICHARD STIPP EADS, BCC
 DATE 4-1-22 BY METALBEJ DC

LOGGED FOR RECORD
 RICHARD STIPP EADS
 BOURBON COUNTY CLERK
 2022 APR - 1 PM 5:26

DEED

THIS DEED made and entered into this 31st day of March, 2022, by and between **JEREMY BOSHEARS, Executor for the Estate and Under the Will of MARGARET ELIZABETH J. FULLMER**, with a mailing address of 1803 Primrose Path, Paris, KY 40361, **PARTY OF THE FIRST PART**, and **CRISPIN CORRO RENTALS, LLC**, a Kentucky Limited Liability Company, with a mailing address of 811 Blacks Cross Road, Paris, KY 40361, **PARTY OF THE SECOND PART**. The property tax bill for the current year should be mailed "in care of" Crispin Corro Rentals, LLC, 811 Blacks Cross Road, Paris, KY 40361.

WITNESSETH:

That for and in consideration of the sum of \$55,000.00, the receipt of which is hereby acknowledged by the First Party, the First Party has bargained and sold and by these presents does hereby grant and convey unto the Second Party, in fee simple, its successors and assigns forever, the following described real property situated in Paris, Bourbon County, Kentucky, to wit:

That certain parcel of land, with all improvements thereon, located and situated in Paris, Bourbon County, Kentucky, fronting on Kentucky Avenue, 40 feet, more or less, and extending back between parallel lines 150 feet to an alley and known as Lot #21 in Rosedale Addition to the City, as shown on the plat of said addition recorded in Deed Book 89, Page 631, the said lot adjoins on one side Lot #20, owned or formerly owned by Clifford Smith, and on the other side by Lot #22, owned by G.W. Thomas.

And BEING the same property conveyed to John H. Fullmer, Jr. and Margaret E. Fullmer (aka Margaret Elizabeth J. Fullmer), his wife, by deed dated May 11, 1973, and of record in the Office of the Bourbon County Court Clerk in Deed Book 166, at Page 163. The said John H. Fullmer, Jr. having thereafter died and by virtue of the survivorship language contained in the aforesaid deed, full and complete title to the hereinabove described real property passed to Margaret E. Fullmer. The said Margaret E. Fullmer (aka Margaret Elizabeth J. Fullmer) having thereafter died, testate, a resident of Paris, Bourbon County, KY, on November 19, 2021, and by Article II of her Last Will and Testament of record in the Office of the Bourbon County Court Clerk in Will Book FFF, at Page 36, she directed her Executor to sell the aforesaid property. Jeremy Boshears

was appointed Executor of the Estate of Margaret Elizabeth J. Fullmer by Order of the Bourbon District Court entered on December 14, 2021, in Probate Case No. 21-P-213, with power of sale.

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.

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

ESTATE OF MARGARET ELIZABETH J.
FULLMER

BY: Jeremy W. Boshears
Jeremy Boshears, Executor

PARTY OF THE FIRST PART

CRISPIN CORRO RENTALS, LLC, a KY
Limited Liability Company

BY: Richard Crispin Rosado
Richard Crispin Rosado, Member

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 31st day of March, 2022, by Jeremy Boshears, Executor for the Estate and Under the Will of Margaret Elizabeth J. Fullmer, deceased, Party of the First Part.

Sarah H. Jones
Notary Public, State at Large, Kentucky
Print Name: Sarah H. Jones
My Comm. Exp.: 9-16-2023
Notary ID No.: 829636

STATE OF KENTUCKY
COUNTY OF BOURBON

The foregoing Consideration Certificate was acknowledged and sworn to before me this 3rd day of March, 2022, by Richard Crispin Rosado, Member, Crispin Corro Rentals, LLC, a Kentucky Limited Liability Company, for and on behalf of said LLC, Party of the Second Part.

Bradlee Rawlins
Notary Public, State at Large, Kentucky
Print Name: Bradlee Rawlins
My Comm. Exp.: 8-22-22
Notary ID No.: 607322

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 [Signature]
William J. Fooks

STATE OF KENTUCKY
COUNTY OF BOURBON, Sct.
I, RICHARD STIPP EADS, Clerk of Bourbon County Court,
do certify that the foregoing DEED
was on 4/1/2022 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.
RICHARD STIPP EADS, CLERK

Richard Stipp Eads, BCC

Book 321 Page 406 (3)





Bourbon County
Joint Planning Office



City of Paris

R-3 RESIDENTIAL

ZONING QUICK INFO SHEET

LAND USE

How can I use my property?

Permitted Uses

- Single-family dwellings
- [Home occupations](#) (Beauty shop, custom textiles for apparel and home furnishings, business office in which merchandise is not commercially created, stored or sold, tutoring of not more than 4 people simultaneously, fine arts studio, rooming of not more than 4 people, bakeries which do not employ more than 2 full-time people, antique shops, art galleries, photography studios, computer consulting, catering, and dog grooming.)
- Bed and breakfast establishments limited to 5 separate accommodations.

Conditional Uses

- Churches and other places of worship, parish houses, public libraries, schools, municipal, county, state or federal uses, pumping stations, utility offices, substations, utilities, funeral homes, cemeteries, nursing homes, hospitals for human care, philanthropic institutions, radio broadcasting, medical, realtors, lawyers, state approved child care service with over 5 children.

BUILDING

Where and what can I build?

Setbacks*

- Main Structure (Single-family)
Front: 30 FT
Side: 10 FT
Rear: 25 FT
- [Accessory Structure](#)

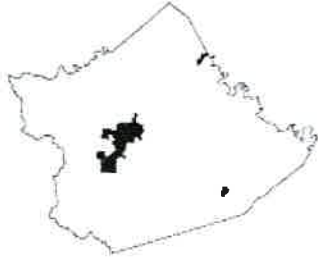
Sizing

Maximum building height: 35 FT
Lot minimum: 7,200 SQ FT
Minimum lot width at building setback line: 80 FT

*Front setbacks are measured from the street right-of-way to the furthestmost projection of the principal structure. Side and rear setbacks are measured from the property line to the furthestmost projection of the principal structure. For setback requirements for corner lots and public buildings, [Setbacks for Corner Lots, and Public Buildings](#).

Note: This sheet provides a summary of basic information for this type of zone district.
Please consult the [City of Paris Zoning Ordinance](#) for complete information.

Created by the Bourbon County Joint Planning Office, revision date: February 1, 2018
525 High Street, Paris, KY 40361 | www.bourboncountypolanning.com | 859-987-2150 | M-F 8:30 – 4:30



BOURBON COUNTY JOINT PLANNING OFFICE

**525 High Street
Paris, KY, 40361
859.987.2150**

www.bourboncountypanning.com

Permit #: 423

Permit Type:

Address: KENTUCKY AVE 249

City: PARIS

State: KY

Zip: 40361

Owner: CRISPIN CORRO RENTALS LLC

Owner Address: 811 BLACKS CROSS ROAD

Owner City: PARIS

Owner State: KY

Owner Zip: 40361

Owner Phone: 6214629

Owner Email:

Receipt #: 301

Date: 06/02/2023

Paid By: check #1070

Description: Check #1070 for VAR 23-06

Payment Type: Check

Payment Type Description: #1070

Accepted By: Micki Sosby

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Variance	Application		0.00	200.00	200.00
				Total:	\$200.00