

APPLICATION TO BOURBON COUNTY JOINT BOARD OF ADJUSTMENT

Variance

Bourbon County Joint Planning Commission

525 High Street Office 127, Paris, KY 40361 • (859) 987-2150

Office Use only:

Application No. VAR 23-09 Fee Amount: \$ 200⁰⁰ Date Fee Received: 6/22/2023

1. APPLICANT JOEL SHAW Owner (if different) _____

MAILING ADDRESS 550 HOUSTON OAKS DR

PHONE NO. 859.749.0614 (HOME) _____ (WORK) _____

2. PLEASE CIRCLE: Paris / Bourbon County / North Middletown
Location _____

3. SUBDIVISION HOUSTON OAKS

4. EXISTING USE RESIDENTIAL ZONING DISTRICT _____

5. DESCRIPTION OF REQUEST EXTEND ADDITIONAL DECK FOUR FEET · REAR SETBACK
13ft

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
- ✓ 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.

Joel Shaw
APPLICANT SIGNATURE

6-22-23
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. Individuals are not required to employ an attorney, but you are encouraged to do so. All business entities require legal representation.

This is an application for a variance by Joel and Michelle Shaw. The property location is 550 Houston Oaks Drive, Paris Ky 40361.

We are requesting to add 4 feet to the deck on the rear of the house. This would encroach about 3 feet into the 25-foot setback. It is common on this neighborhood to have decks, porch, sunrooms on the rear of homes in a similar manor.

Legal Description of Property

Parcel ID 018-50-04-008.07

Property Class Residential Taxing District 05 Acres n/a

Physical Address 550 HOUSTON OAKS DR

Mailing Address SHAW JOEL E & MICHELLE H 1435 S MAIN ST PARIS KY 40361

Sections A-D

A. Special conditions exist peculiar to the lot, land or building(s) in question.

There are houses adjacent on both sides, there is no other area to extend or locate deck.

B. That a literal interpretation of the zoning ordinance would deprive the applicant of the rights enjoyed by other property owners

Other property owners in the area have extended deck and porches in similar fashion.

C. That the special conditions do not result from previous actions of the applicant.

The applicant has not made any changes or condition to property.

D. That the requested variance is the minimum variance that will allow a reasonable use of the lot, land or building(s).

This variance is a reasonable request to extend the deck 4 feet into the 25-foot setback. There are no other options to extend the deck.

To the best of my knowledge no prior actions have been taken by the Board of Adjustments on this property.

List of adjacent property owners.

ANDERSON RAYMOND JR
309 GREENTREE DR
NICHOLASVILLE KY 40356

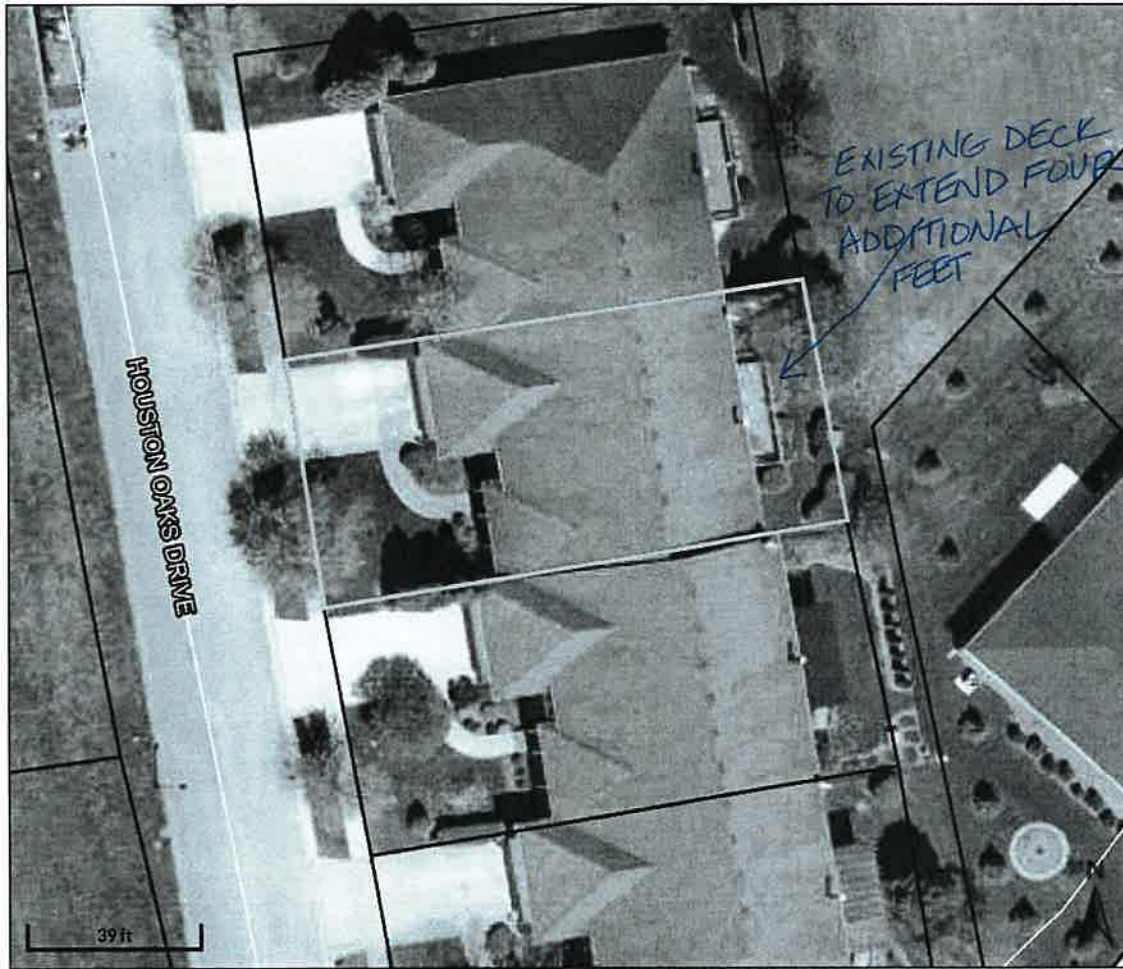
GERRARD STEPHEN WAYNE & CAROL ANN
552 HOUSTON OAKS DR
PARIS KY 40361

Houston Oaks INC
545 Houston Oak Dr
Paris KY 40361

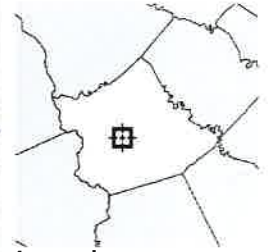
Robert + Wyn Jespersen
101 Augusta Way
Paris KY 40361

Existing Deck photo





Overview



Legend

- Parcels
- Roads

Parcel ID	018-50-04-008.07	Physical Address	550 HOUSTON OAKS DR	Land Value	\$25,000	Last 2 Sales	
Property Class	Residential	Mailing Address	SHAW JOEL E & MICHELLE H	Improvement Value	\$300,000	Date	Price
Taxing District	05		1435 S MAIN ST	Total Taxable Value	\$325,000	11/4/2022	\$325000
Acres	n/a		PARIS KY 40361	Living Area	2,272	11/18/2011	\$245000

Date created: 6/22/2023
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Developed by Schneider
 GEOSPATIAL

Photos of property nearby.

448 Houston Oaks



552Houston Oaks



554
552 Houston Oaks





Bourbon County
Joint Planning Office



City of Paris

R-4 RESIDENTIAL

ZONING QUICK INFO SHEET

LAND USE <i>How can I use my property?</i>
<p>Permitted Uses</p> <ul style="list-style-type: none"> • Single-family dwellings, two-family dwellings, townhouses/rowhouses, and townhouse condominiums. • 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. <p>Conditional Uses</p> <ul style="list-style-type: none"> • 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 <i>Where and what can I build?</i>		Click below for:
<p>Setbacks*</p> <ul style="list-style-type: none"> • Main Structure Front: 25 FT Side: 10 FT Rear: 25 FT • Accessory Structure 	<p>Sizing</p> <p>Maximum building height: 45 FT Lot minimum: 7,200 SQ FT Minimum lot width at building setback line: 80 FT</p>	<p>Townhouse standards</p> <p>Multi-family standards</p>

*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.