

# 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-23-10 Fee Amount: \$ 200 Date Fee Received: 6/27/2023

1. APPLICANT STEVE FLORENCE Owner (if different)

MAILING ADDRESS 1983 Thatchers mill Rd. Paris Ky 40361

PHONE NO. 859-327-4714 (HOME) \_\_\_\_\_ (WORK)

2. PLEASE CIRCLE: Paris / Bourbon County / North Middletown  
Location Barn at back of property on See Street.

3. SUBDIVISION \_\_\_\_\_

4. EXISTING USE Replacing damaged Barn ZONING DISTRICT \_\_\_\_\_

5. DESCRIPTION OF REQUEST permit to build new barn Due to extensive damage done to old barn by bad weather on 3-3-2023.

### 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.

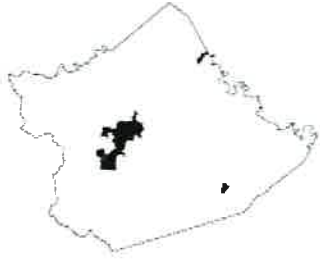
Steve Florence

APPLICANT SIGNATURE

6-26-2023

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.



**BOURBON COUNTY JOINT PLANNING OFFICE**

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

**www.bourboncountyplanning.com**

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**Permit #: 442**

**Permit Type:**

**Address:** THATCHERS MILL RD 1983

**City:** PARIS KY 40361

**State:**

**Zip:**

**Owner:** FLORENCE STEVEN J SR & TONYA

**Owner Address:** 1983 THATCHERS MILL RD

**Owner City:** PARIS KY 40361

**Owner State:**

**Owner Zip:**

**Owner Phone:**

**Owner Email:**

**Receipt #: 313**

**Date:** 06/27/2023

**Paid By:** Cash

**Description:** Paid Cash for VAR 23-10

**Payment Type:** Cash

**Payment Type Description:** Cash

**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
				<b>Total:</b>	<b>\$200.00</b>

To Whom it may concern:

I, Steve Florence, am needing to apply for a permit to replace the barn on my property that was structurally damaged during the wind storm on 3-3-2023. My insurance company, Farm Bureau, has deemed the old barn unsafe due to the shifting of the structure and required it to be taken down due to the safety of it.

The old barn was on the property line and my neighbor, Theresa Cloud, has approved the one foot moving off the property line. She did this approval before any building started.

The reason for not moving the barn closer to my driveway was because of having to gravel the small grass area beside the barn for my camper. The driveway is not level enough to safely park the camper without having to keep it hooked up to my truck, which I need to drive. We can't park the camper in our level yard due to the code enforcer guidelines. The small area by the barn that is graveled now will be where the camper will have to be parked to be level and comply with the guidelines and not be fined.

Thank-you for your time.  
Steve Florence.  
Steve Florence

To Whom It May Concern:

My property is located @  
3280n. Middletown Rd Paris Ky 40361  
and my neighbors are having to  
replece a barn due to wind damage.

The old barn actually sat on my property  
with the peg being inside the barn. We  
discussed this prior to rebuilding and  
they moved the barn over from my  
property line.

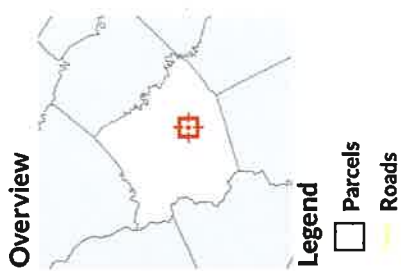
I'm ok with this. I have room to put  
a fence up between it and my property  
if I want to. When the old barn was  
there I wasn't able to do that now, I  
can if I wanted to because they  
moved barn over off my property.

Please allow them to leave barn up  
and finish construction.



Mary Morris  
4/26/2023  
KYNP 50648  
expires 5-11-26

Thanks  
Sheree Cloyd  
4/26/2023



<b>Parcel ID</b>	062-10-02-007.00	<b>Physical Address</b>	1983 THATCHERS MILL RD	<b>Land Value</b>	\$10,000	<b>Last 2 Sales</b>	
<b>Property Class</b>	Residential	<b>Mailing Address</b>	FLORENCE STEVEN J SR & TONYA D	<b>Improvement Value</b>	\$80,100	<b>Date</b>	6/27/2018
<b>Taxing District</b>	04		1983 THATCHERS MILL RD	<b>Total Taxable Value</b>	\$90,100	<b>Price</b>	\$68500
<b>Acres</b>	n/a		PARIS KY 40361	<b>Living Area</b>	2,166		0

Date created: 6/26/2023  
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Old Barn



1983 Thatchers Mill Rd



Map data ©2023 · Map data ©2023 20 ft



1983 Thatchers Mill Rd  
Building



Overview



Legend

- Parcels
- Roads

Date created: 6/26/2023  
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Developed by  Schneider  
GEOSPATIAL



**3.23 Residential R-1, R-2, R-3**

**3.231 R-1 Residential Uses Permitted**

- A. Single family dwellings which are not mobile homes.
- B. Home occupations as defined and restricted in Section 1.8 (definition of home occupations) herein. No home occupation shall be permitted which changes the appearance of the structure of a residence.
  - 1. Beauty Shop;
  - 2. Custom Dress making, millinery, tailoring, sewing of fabrics for custom apparel and custom home furnishings;
  - 3. Office in which goods, wares, or merchandise are not commercially created, stored or sold;
  - 4. Tutoring, limited to not more than four (4) children simultaneously;
  - 5. Fine arts studio in which are created only individual works of art;
  - 6. Rooming and/or boarding of not more than four (4) persons;
  - 7. Tanning Salon ( Limited to one (1) tanning bed;
- C. Uses permitted in Agricultural Zone

**3.2312 Building Height**

No building or structure shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height.

**3.2313 Required Lot Area and Lot Width**

Every single family dwelling shall be located on a single lot of not less than seven thousand two hundred (7,200) square feet in area. The minimum lot width measured at the building setback line shall not be less than eighty (80) feet.

**3.2314 Yards Required**

- A. Front yards twenty-five (25) feet from the right-of-way line;
- B. Side Yards – There shall be a minimum side yard on each side of any structure of fifteen (15) feet as measured from the property line to the nearest building or structure.
- C. Rear Yards – There shall be a minimum rear yard building setback line of not less than twenty-five (25) feet as measured from the rear property line to the nearest building or structure.
- D. Corner Lot Yards – The minimum side yard setback line on any street not having lots fronting upon it shall be fifteen (15) feet from the right of way line. Where the street on the side of a corner lot has lots fronting upon it within the same block and on the same side of the street, the side yard setback on the corner lot shall be equal to front yard setback requirements for lots fronting on the street.
- E. Yards for Public and Semi-Public Buildings – All public and semi-public buildings, including accessory buildings shall have at least the same front yard setback required for all other buildings in this zone.



24 foot - Wide  
40 foot - long.  
10 foot - Tall

Stringers : 2x6  
Sheeting : 2x4  
Braces : 2x4

Trusses 4' center  
2x4

Sliding door  
(front only)  
10' Tall  
12' Wide

Sliding door  
(front only)  
10' Tall  
12' Wide

8' center

6'x6"

6'x6"

Walk in  
door in  
(right side)