

APPLICATION TO PLANNING COMMISSION

Conditional Use Permit/ Home Occupation

Bourbon County Joint Planning Commission

525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

#3396

Application No. CUP23-05 Fee Amount: \$250.00 Date Fee Received: 7/21/2023

1. APPLICANT West Marts LLC Owner (if different)

MAILING ADDRESS PO Box 135

PHONE NO. 859-351-0191 (HOME) (WORK)

2. PLEASE CIRCLE: Paris / Bourbon County / Millersburg/ North Middletown

Location 206 Winchester Rd

3. SUBDIVISION N/A

4. EXISTING USE VACANT ZONING DISTRICT B-2

5. DESCRIPTION OF REQUEST Convert 1st floor to two apartments

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)
N/A 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.

Wayne West
APPLICANT SIGNATURE

7/20/2023
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. You are not required to employ an attorney but you are encouraged to do so.

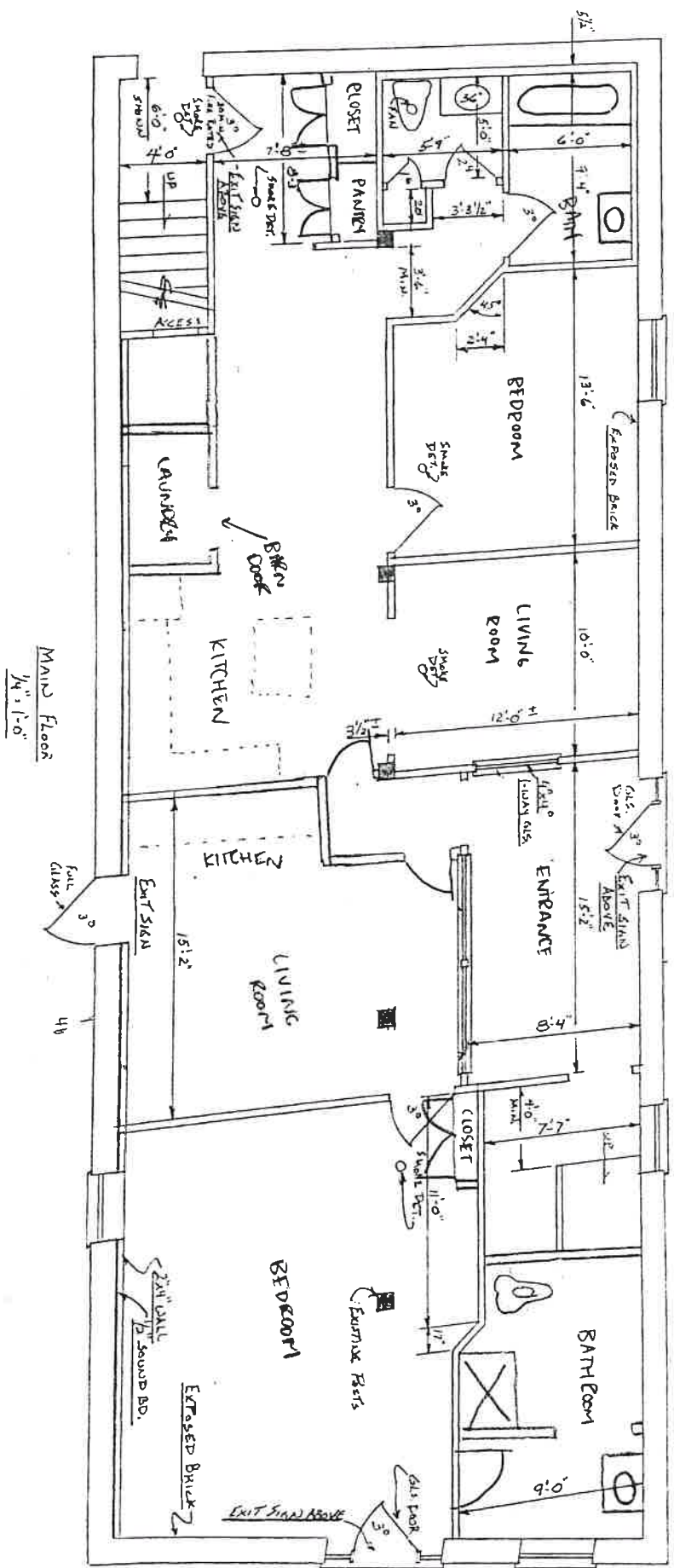


Bourbon County Property Valuation Administrator			
Parcel: 026-50-24-001.00 Acres: 0			
Name:	WEST MARTS LLC	Land FCV	30000
Site:	WINCHESTER ST	Imp FCV	175000
Sale:	\$0 on 2005-10-12 Vacant=N Qual=N	Ag Imp FCV	
Mail:	PO BOX 135	Total FCV	205000
	PARIS, KY 40362-0135		



The Bourbon County Property Valuation Administrator's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER BOURBON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS —THIS IS NOT A SURVEY—

Date printed: 04/20/17 : 09:20:06



Main Floor  
 1/4" = 1'-0"

TTI Railroad 205 Winchester Rd

View/Edit	Address	Owner	Parcel ID	Area	Value	Area	Value	
<input type="checkbox"/>	WINCHESTER ST	RAMBACHER LARRY	026-50-24-001.01	195 AUSTERLITZ RD	3	02	28,000	28,000
<input checked="" type="checkbox"/>	WINCHESTER ST 236	HARNEY DARRIN V & ANNA	026-50-24-002.00	236 WINCHESTER ST	1	02	125,000	125,000
<input type="checkbox"/>	WINCHESTER ST 238	EUBANK BRANSON & CYNTHIA	026-50-24-003.00	185 BOURBON ACRES	1	02	90,000	90,000
<input type="checkbox"/>	WINCHESTER ST 240	CLB ENTERPRISES LLC	026-50-24-004.00	PO BOX 301	1	02	110,000	110,000
<input type="checkbox"/>	WINCHESTER ST 248	BLANKENSHIP DALTON RAY	026-50-24-005.00	4769 MAVSVILLE RD	1	02	120,000	120,000
<input type="checkbox"/>	WINCHESTER ST 252	SMITH GARY LEE JR	026-50-24-006.00	252 WINCHESTER ST	1	02	140,000	140,000
<input type="checkbox"/>	WINCHESTER ST 141	PURYEAR HOLDINGS LLC	026-50-09-034.00	40 15TH ST	3	02	193,000	193,000
<input type="checkbox"/>	WINCHESTER ST 239	BRITTON VIRGINIA L	026-50-10-003.00	412 SCOTT AVE	1	02	60,000	60,000
<input type="checkbox"/>	WINCHESTER ST 245	ROE DANNEY LEWIS & JUDY ANN	026-50-10-004.00	245 WINCHESTER ST	1	02	33,650	80,000
<input type="checkbox"/>	WINCHESTER ST 249	LAWSON LORNE M & TERRY P	026-50-10-005.00	249 WINCHESTER ST	1	02	80,000	80,000
<input type="checkbox"/>	WINCHESTER ST 255	JONES LUTHER ROBINSON III	026-50-10-006.00	255 WINCHESTER ST	1	02	33,650	80,000
<input type="checkbox"/>	VINE ST 727	LEATHAN PROPERTIES LLC	026-50-24-007.00	PO BOX 1176	1	02	90,000	90,000
<input checked="" type="checkbox"/>	VINE ST 723	A & A BASSETT PROPERTIES LLC	026-50-24-008.00	5445 PARIS PIKE	1	02	90,000	90,000
<input type="checkbox"/>	VINE ST 719	LOPEZ CLINT GOMEZ	026-50-24-009.00	719 VINE ST	1	02	144,000	144,000
<input checked="" type="checkbox"/>	VINE ST 715	KING MARK	026-50-24-010.00	715 VINE ST	1	02	90,000	90,000
<input checked="" type="checkbox"/>	VINE ST 711	KING CHRISTOPHER A & STEPHINI B	026-50-24-011.00	711 VINE ST	1	02	90,000	90,000

DEED OF CORRECTION

THIS DEED between RICHARD T. HADDEN AND PAULETTE G. HADDEN, husband and wife, of 1302 S Main Street, Paris, Kentucky 40361, Parties of the First Part, and WEST MARTS, LLC, a Kentucky Limited Liability Company, P.O. Box 135, Paris, Kentucky 40362-0135, Party of the Second Part,

WITNESSETH:

WHEREAS, the Parties of the First Part intended to conveyed to Second Party legal title to all of the hereinafter described real property, by deed dated September 1, 2005, and of record in the Office of the Bourbon County Court Clerk in Deed Book 262, at Page 167; and

WHEREAS, lots 9, 10, 11, and 12 of the Alexander Addition to the City of Paris, Bourbon County, Kentucky, as shown on the plat in Deed Book 76, Page 554, in the Bourbon County Clerk's Office, were inadvertently omitted from said deed and the purpose of this Deed of Correction is to correct this error and describe herein all of the property which First Parties intended to convey to Second Party by the aforesaid deed dated September 1, 2005, and of record in the Office of the Bourbon County Court Clerk in Deed Book 262, at Page 167;

NOW, THEREFORE, for and in consideration of the foregoing and the consideration stated in the above described deed, the First Parties have bargained and sold and by these presents do 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:

## TRACT 1:

That certain property described in Deed Book 89, Page 192, as one brick warehouse and the lot on which it is standing fronting on Winchester Street and running into the line of the L& N Railroad together with that lot situated between said warehouse and the line of the old ice factory lot and fronting on the L&N Railroad, together with Lots 13 and 14 of the Alexander Addition to the City of Paris, Bourbon County, Kentucky, as shown by plat thereof of record in Deed Book 76, Page 554, in the Bourbon County Clerk's Office.

## TRACT 2:

Being all of Lots 9, 10, 11, 12, 13 and 14 of the Alexander Addition to the City of Paris, Bourbon County, Kentucky, as shown by plat thereof of record in Deed Book 76, at Page 554 in the Office of the Bourbon County Court Clerk.

## TRACT 3:

A certain strip or lot of land situated in Paris, Bourbon County, Kentucky, bounded and described as follows: Beginning at a point in Lot No. 3, a corner to J.S. Wilson; thence running with the line of Richard K. McCarney and Millie B. Wilson a distance of 40 feet to a corner to said Richard K. McCarney; thence running through Lots No. 3, 4 and 5 with a line of said Richard K. McCarney a distance of 120 feet to a corner to said J.S. Wilson; thence with a line of said Wilson a distance of 40 feet to a corner to said Wilson and McCarney; thence with a line of said Wilson and McCarney a distance of 120 feet to the beginning, being the rear portions of Lots 3, 4 and 5, which lots are shown on the plat of Alexander's Addition to the City of Paris, Kentucky, said plat being recorded in Deed Book 76, Page 554, Bourbon County Clerk's Records, to which plat reference is made.

The above described property has been surveyed by Jeff A. Smith, PLS #3419, which survey entitled "Plat of Survey for Richard T. Hadden, 206 Winchester Street, Paris, Kentucky" is attached hereto as Exhibit "A" for clarification purposes.

And being the same property conveyed to Richard T. Hadden and Paulette G. Hadden, husband and wife, by deeds of record in the Office of the Bourbon County Court Clerk in Deed Book 236, at Page 408 and Deed Book 248, at Page 66.

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.

IN TESTIMONY WHEREOF, witness the signatures of the First Parties and the Second Party hereto, this 30<sup>th</sup> day of September, 2005.

Richard T. Hadden  
Richard T. Hadden

Paulette G. Hadden  
Paulette G. Hadden

FIRST PARTIES

WEST MARTS, LLC

BY: S. Wayne West  
S. Wayne West, Managing Member

SECOND PARTY

STATE OF KENTUCKY

COUNTY OF BOURBON

The foregoing Deed and Consideration Certificate were acknowledged and sworn to before me this 30<sup>th</sup> day of September, 2005, by Richard T. Hadden and his wife, Paulette G. Hadden, First Parties.

My Commission expires: 9-16-07

Sarah H. Jones  
Notary Public, State at Large, KY

STATE OF KENTUCKY

COUNTY OF BOURBON

The foregoing Consideration Certificate was acknowledged and sworn to before me this 30<sup>th</sup> day of September, 2005, by S. Wayne West, Managing Member of West Marts, LLC,

Second Party.

My Commission Expires: 9-16-07

Sarah H. Jones  
Notary Public, State at Large, KY

This instrument was prepared by James E. Prater,  
P.S.C., Attorney at Law, Suite 2-A, Fifth Third Bank Bldg., 401  
Main Street, P.O. Box 487, Paris, Kentucky 40362-0487.

James E. Prater  
James E. Prater

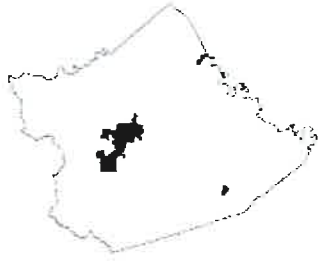
LODGED FOR RECORD  
RICHARD STIPP EADS  
BOURBON COUNTY CLERK

05 OCT -3 AM 9:29

State of Kentucky, County of Bourbon, Sct.  
I, RICHARD STIPP EADS, Clerk of Bourbon  
County Court, do certify that the foregoing  
Wood of Correction  
was on the 5 day of Oct, 20 05  
at 9:29 A 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.

Richard Stipp Eads, BCC





**BOURBON COUNTY JOINT PLANNING OFFICE**

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

**[www.bourboncountyplanning.com](http://www.bourboncountyplanning.com)**

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**Permit #: 451**

**Permit Type:**

**Address: 206 Winchester St**

**City: Paris**

**State: KY**

**Zip: 40361**

**Owner: West Marts LLC**

**Owner Address: P O Box 135**

**Owner City: Paris**

**Owner State: KY**

**Owner Zip: 40361**

**Owner Phone: 8593510191**

**Owner Email: [airvette65@aol.com](mailto:airvette65@aol.com)**

**Receipt #: 321**

**Date: 07/21/2023**

**Paid By: Check #3396**

**Description: Paid Check #3396 for CUP 23-05**

**Payment Type: Check**

**Payment Type Description: #3396**

**Accepted By: Micki Sosby**

**Fees Paid**

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Conditional Use Permit	Application		0.00	250.00	250.00
				<b>Total:</b>	<b>\$250.00</b>