

# 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 23-11 Fee Amount: \$ 200<sup>00</sup> Date Fee Received: \_\_\_\_\_

1. APPLICANT Fernando Huerta Owner (if different) \_\_\_\_\_

MAILING ADDRESS 508 Dobbin Drive Paris, Ky 40361

PHONE NO. 859-983-2484 (HOME) N/A (WORK)

2. PLEASE CIRCLE:  Paris / Bourbon County / North Middletown  
Location Lit 28 Fields Ave.

3. SUBDIVISION City ZONING DISTRICT \_\_\_\_\_

4. EXISTING USE Residential

5. DESCRIPTION OF REQUEST side yard variance from 5' to 4'  
for the overhang of the roof

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.

Fernando Huerta  
APPLICANT SIGNATURE

7/26/23  
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.

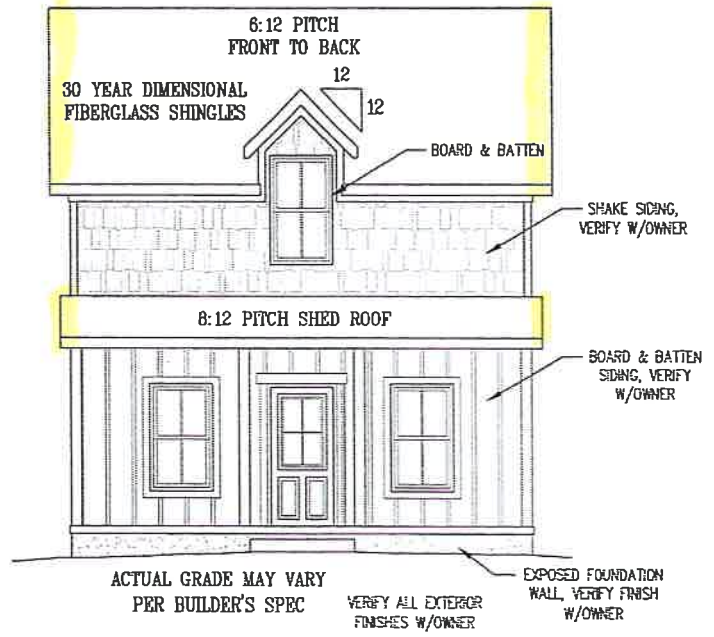
Lot 28

Lot #1 Fields Ave. is 32' Wide by 75' deep. Currently the side yard setbacks are 5' (each side) and a rear setback of 20' and a front yard setback of 25'.

The Applicant is requesting an additional 1' variance on each side of the lot, reducing the sideyards to 4' vs 5'. This is only for the roof overhand, not for the foundation.

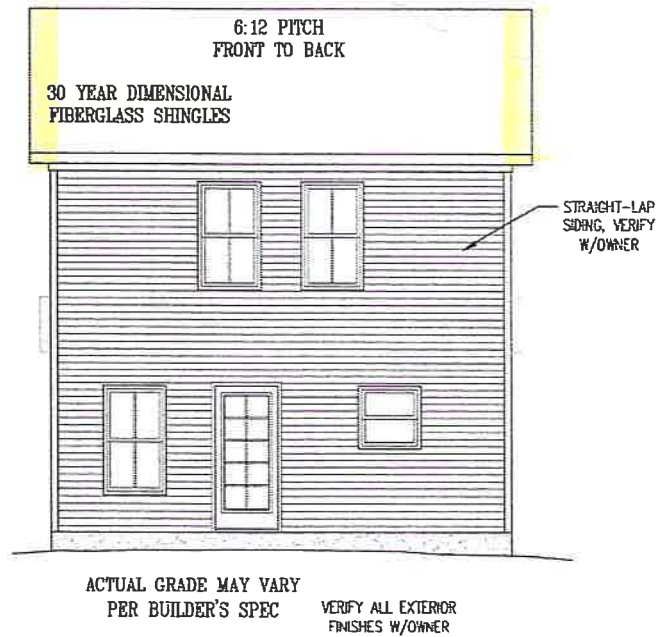
#1Fields Ave/ Lot 28

The Applicant is requesting a variance on 1 Fields Ave. Originally, he had been approved for a 5' setback on the side yards. When applying for a Building Permit, he was informed that the typical 12" overhang on each side of the house encroached the 5' setback, so he is requesting to reduce the setback on each side of the property to 4'. Visually, the overhang would be more pleasing.



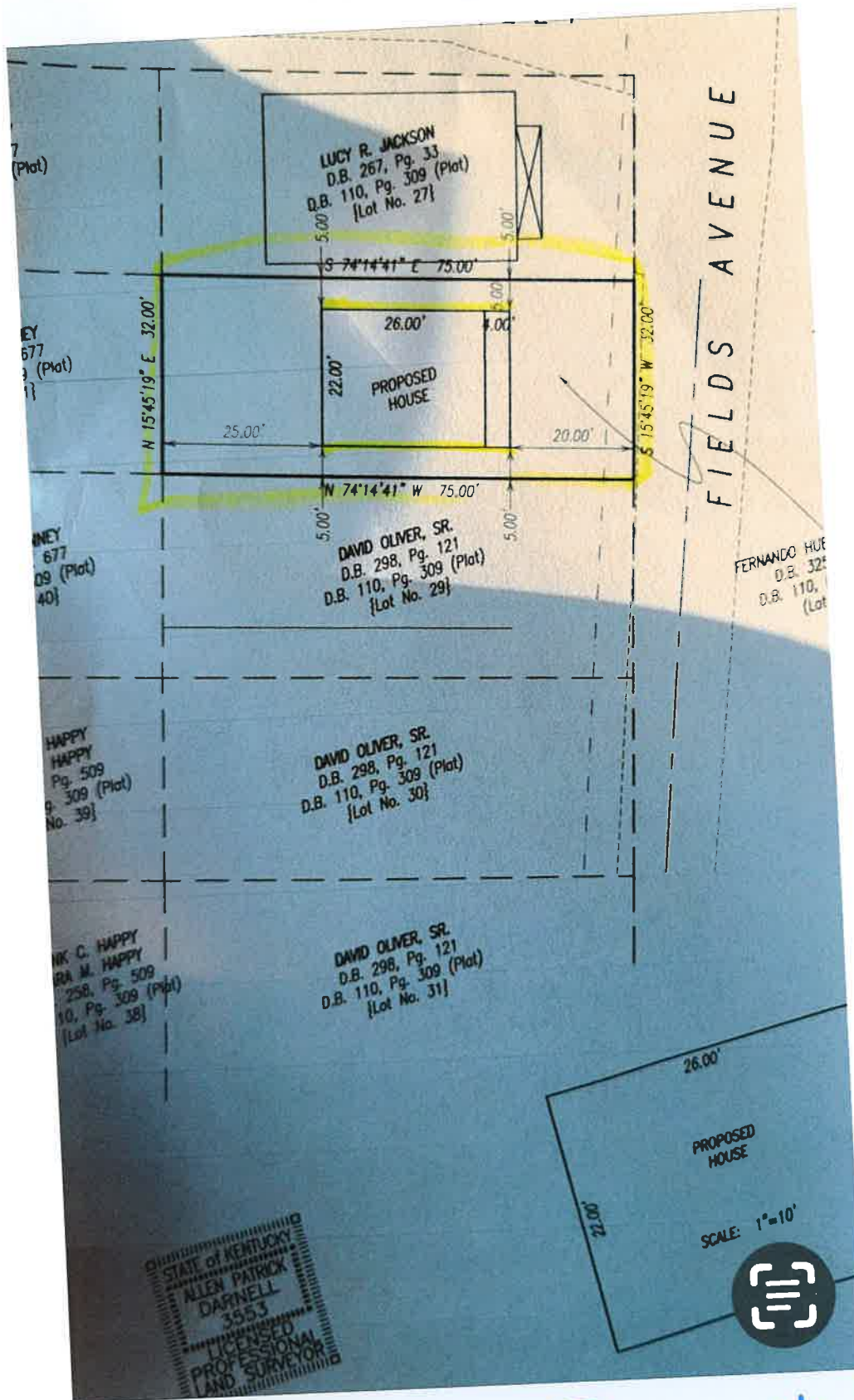
**Front Elevation**

1/4"=1'-0"

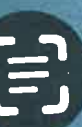


**Rear Elevation**

1/4"=1'-0"



STATE OF KENTUCKY  
 ALLEN PATRICK  
 DARNELL  
 3553  
 LICENSED  
 PROFESSIONAL  
 LAND SURVEYOR



**Adjacent Property owners**

**308 Sterns Ave**

Happy, Frank & Clara  
308 Sterns Ave  
Paris, KY 40361

**309 Fields Ave.**

David Oliver  
309 Fields Ave.  
Paris, KY 40361

**308 Fields Ave.**

JRDK & DF Baker  
Fields Ave.  
Paris, KY 40361

**312 Fields Ave**

Pam Lewis  
312 Fields Ave  
Paris, KY 40361

**304 Fields Ave.**

Kyoz, LLC  
1904 Deauville Drive  
Lexington, KY 40504

**301 Fields Street**

Lacy Jackson  
749 Walker Ave.  
Paris, KY 40316

# Bourbon County, KY PVA

## Property Information

**Parcel Number** 026-40-05-003.00  
**Location Address** FIELDS AVE  
**Description** VAC - FIELDS AVE - L# 28  
**Property Class** Residential  
**Tax District** City ( District 02)  
**2022 Tax Rate** 1.188  
**Acres** 0  
**Lot** 28  
**Homestead** 0

[View Map](#)

## Owner

[HUERTA-SALDIERNA FERNANDO](#)  
 508 DOBBIN DR  
 PARIS KY 40361

## Assessment

	2024 Working Tax Roll	2023 Certified Tax Roll	2022 Certified Tax Roll	2021 Certified Tax Roll	2020 Certified Tax Roll
Residential Land Value	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000
+ Residential Improvement Value	\$0	\$0	\$0	\$0	\$0
= Residential Total Value	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000

## Land

**Plat Book**  
**Lot Size** 0.059 (32 X 75)  
**Frontage** 32

**Depth** 75  
**Zoning** R-3  
**Flood Plane** No

## Building Information

**Year Built**  
**Num Stories**  
**Total Rooms** 0  
**Num Bedrooms** 0  
**Full Bath** 0  
**Half Bath** 0  
**Family/Den/Rec** 0  
**Dining Room** 0  
**Exterior**  
**Foundation**  
**Central Heating**

**Central Air**  
**Fireplace**  
**Paved Driveway** N  
**Tennis Court** N  
**Pool** N  
**Building Type**  
**Living Sq Ft** 0  
**Basement Sqft** 0  
**Basement Sqft (Finished)** 0  
**Basement Sqft(Unfinished)** 0  
**Basement**  
**Basement Percentage** 0  
**Garage**

## Sales History

Sale Date	Sale Price	Deed Book/Page	Sale Qualification	Reason	Grantor	Grantee
5/1/2023	\$10,000	325-437	N	F - Annual Twice-Sold Property	RIPLE BREWING COMPANY LLC	HUERTA-SALDIERNA FERNANDO
10/4/2022	\$3,800	324-12	N	N - Varies	ADAMS JOHN R & HELEN	RIPLE BREWING COMPANY LLC
	\$0	150/292				