

APPLICATION TO BOURBON COUNTY JOINT BOARD OF ADJUSTMENT

Conditional Use Permit/ Home Occupation

Bourbon County Joint Planning Commission
525 High Street, Paris, KY 40361 • (859) 987-2150

Office Use only:

Application No. CUP 23-08 Fee Amount: \$ 250.00 Date Fee Received: 10/27/2023

1. APPLICANT Wyatt Sivik Owner (if different) Weber Martin Wengrens LLC

MAILING ADDRESS 4057 Moorain Way Lexington Ky, 40515, Apartment 2306

PHONE NO. 606 495 6980 (HOME) 606 495 6980 (WORK)

2. PLEASE CIRCLE: Paris Bourbon County North Middletown

Location Pretty Run Road 057-00-00-011.00 Parcel # 1C

3. SUBDIVISION N/A

4. EXISTING USE Agriculture ZONING DISTRICT A-1

5. DESCRIPTION OF REQUEST Permission to be allowed a private landing strip per Uses Permitted by Conditional Use 3.22(N) of the Zoning Ordinance

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)
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)

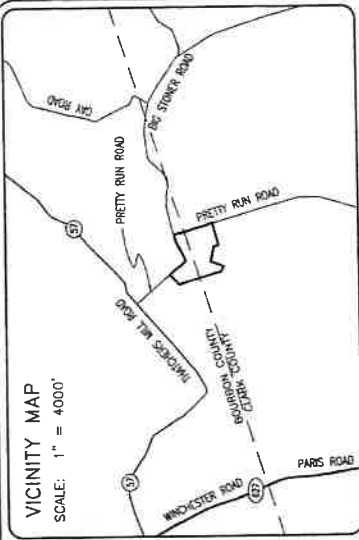
I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted. The filing fee covers the cost of public notice and the recording of a Land Use Restriction at the County Clerk's Office.

Wyatt Sheldon Sivik
APPLICANT SIGNATURE

10-26-23
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. An individual applicant may choose to have an attorney represent them. All entities must be represented by an attorney.

VICINITY MAP  
SCALE: 1" = 4000'



**OWNER'S CERTIFICATION**

I do hereby certify that I am (we are) the owner(s) of record of the property plotted hereon, said property being a portion of the same property conveyed to William H. Evans and Kathleen Evans by Martin Ferris, et al of record dated July 2, 2011 of record in Deed Book 326, page 225 in the Bourbon County Clerk's Office, and do hereby adopt this as my (our) record plat for this property.

Date: 8/27/23  
Owner: William H. Evans  
Date: 8-27-23  
Owner: Kathleen Evans

**LAND SURVEYOR'S CERTIFICATION**

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverse. The bearings and distances shown on this survey have been adjusted for closure. This survey meets or exceeds the accuracy of closure for a rural survey as set forth in the Unincorporated Land Surveyors Act of 1996. The ratio of the random traverse was 1:27,800. The unadjusted bearings and distances on this survey and the accuracy of closure and survey means all the specifications of the Unincorporated Land Surveyors Act of 1996. The bearings shown hereon are in relation to the NAD 83, Kentucky Single Zone.

Date: 8/11/2023  
Owner: Robert L. Baldwin, PE, PLS  
116 S. Highland St., P.O. Box 4315  
Winchester, Kentucky 40392-4315

**COMMISSIONER'S CERTIFICATION**

I do hereby certify that this record plat has been found to comply with the regulations of Bourbon County Joint Planning Commission, and that this plat has been approved for recording.

Date: August 31, 2023  
Planning Commission Chairman: Alan Clark

**CERTIFICATE OF APPROVAL FOR BOURBON COUNTY ROAD SUPERVISOR**

I hereby certify that the Bourbon County Road Department has inspected the site of the entrance proposed on this plat and found it to meet all currently standards including the line/file distance standards of Section 345 (A) 4(1) in 1926 Bourbon County Subdivision Regulations.

Date: 8-21-23  
County Road Supervisor: [Signature]

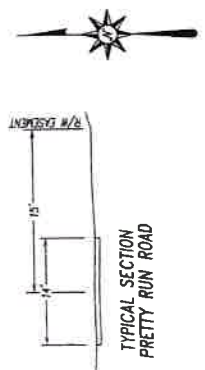
PLOTTED: 9/21/23 @ 3.30 BY: RB

AGRICULTURAL LAND DIVISION  
**WILLIAM H. EVANS  
KATHLEEN EVANS**  
3940 PRETTY RUN ROAD, PARIS, KENTUCKY

STATE OF KENTUCKY  
BOURBON COUNTY  
RECORDS & DEEDS  
PLANNING COMMISSION  
LAND SURVEYOR

SCALE: 1" = 200'  
DATE: 9/21/23  
FILE NO: PREC13900  
RECORD: 23-6557  
FIELD BOOK: 332-32  
JOB FILE: PREC13900  
OWNER OR OLB: [Signature]  
CREATED BY: RB

**Baldwin ENGINEERING**  
116 South Highland Street - P.O. Box 4315  
Winchester, Kentucky 40392



JOHN T. EVANS III  
DANNE S. EVANS  
D.B. 426, PG. 114 (CLARK CO.)  
D.B. 531, PG. 414 (CLARK CO.)

3955

PRETTY RUN ROAD

3940

PARCEL 1A  
11.470 ACRES

3900

COUNTY CLERK STAMP

PARCEL 1C  
15.964 ACRES

WILLIAM H. EVANS  
KATHLEEN EVANS  
D.B. 426, PG. 114 (CLARK CO.)  
D.B. 478, PG. 147 (CLARK CO.)  
Slide 2006 (CLARK CO.)  
Slide 2006 (CLARK CO.)

PARCEL 1D  
40.48± ACRES

**AREA SUMMARY**

PARCEL 1 (PER SLIDE 2006-CLARK CO.)	85.713 ACRES
LESS PARCEL 1A (PER SLIDE 2006-CLARK CO.)	11.470 ACRES
LESS PARCEL 1B (THIS PLAT-BOURBON CO.)	17.796 ACRES
LESS PARCEL 1C (THIS PLAT-BOURBON CO.)	15.964 ACRES
<b>TOTAL REMAINING - PARCEL 1D (CLARK CO.)</b>	<b>40.48± ACRES</b>



**NOTES:**

- Parcel 1B, Parcel 1C and Parcel 1D omitted hereon for the same as the Remaining Property of William & Kathleen Evans as shown on Slide 2006 in the Clerk's County Clerk's Office.
- The purpose of this record plat is to create Parcel 1B and Parcel 1C, which contain all the acreage of the Property in Bourbon County.
- The area plotted hereon is not located in a Flood Hazard Area as shown on FEMA FIRM Map No. 21017CD0300C dated January 6, 2011.
- All entrances on Pretty Run Road must be approved by the Bourbon County Road Department and a driveway permit must be obtained from the Bourbon County Road Department.
- The client is Shelby Wengreen, 4315 South 800 West, Riverdale, Utah 84405.
- This plat of survey represents a boundary survey and complies with 201 KAR 18:150.

HEBERLIN FAMILY TRUST  
D.B. 262, PG. 27 (BOURBON CO.)  
D.B. 426, PG. 114 (CLARK CO.)

TIM HAYTON  
LORRA HAYTON  
D.B. 301, PG. 772 (BOURBON CO.)  
D.B. C. Slide 392 (BOURBON CO.)

3167

PARCEL 1B  
17.796 ACRES

HEBERLIN FAMILY TRUST  
D.B. 262, PG. 27 (BOURBON CO.)  
D.B. 426, PG. 114 (CLARK CO.)

- LEGEND:**
- Iron Pin Found with I.D. Cap
  - Monument with I.D. Cap
  - Monument with disk stamped "Baldwin 1366" set in Road
  - #4 Rebar, 18" long, with I.D. Cap stamped "Baldwin 1366"
  - Set this Survey

**LINETYPE LEGEND:**

- Property Line (Surveyed)
- Property Line (Unsurveyed)
- Right-of-Way Easement
- Centerline of Road

Dear Board of Adjustments,

My name is Wyatt Sivils, I'm a commercial pilot and flight instructor here in Central Kentucky. I recently purchased a property on Pretty Run Road here in Bourbon County, Kentucky. I am applying for uses permitted by conditional use permit 3.22(N). Having the ability to land and takeoff in a small airplane from my property is something I have dreamed of for many years. I am aware that typically when the public hears the word, "airport", their mind can jump to all kinds of conclusions when you think one might be moving next door. I can assure you that this is nothing more than a small grass strip in a rural part of the county, this is absolutely the furthest thing from a commercial operation. Quite frankly, it very well could be one personal use airplane visit every several months. This is not going to be a daily occurrence, it may not be a monthly occurrence, I just want permission to do so. This would have no impact or affect the health, safety, or welfare of anyone in the area. Without me writing this letter, I don't believe the neighborhood would even be aware of the grass landing strip. I have attached a proposed plan showing the location of the grass strip, a future home for my family, and proposed entrance to the property. What makes this even easier from a economic, noise, glare, or odor standpoint, is my friend purchased parcel 1B property that my property borders. He is thrilled with the idea and has zero issue with any future plans. I am unaware of any prior actions taken by the Board of Adjustment on this property. I appreciate your time and effort, I am looking forward to being a resident of Bourbon County and raising a family here, hopefully with my love of aviation involved.

Sincerely,

Wyatt Sivils

## **Adjoining Property Owners**

**Tim and Linda Hatton**

**PO Box 4453 Winchester, KY 40392**

**William & Kathleen Evans**

**Marcia & Mari Ferris**

**3800 Pretty Run Road, Winchester KY 40391**

**John T III & Diane S. Evans**

**WM & Kathleen Evans**

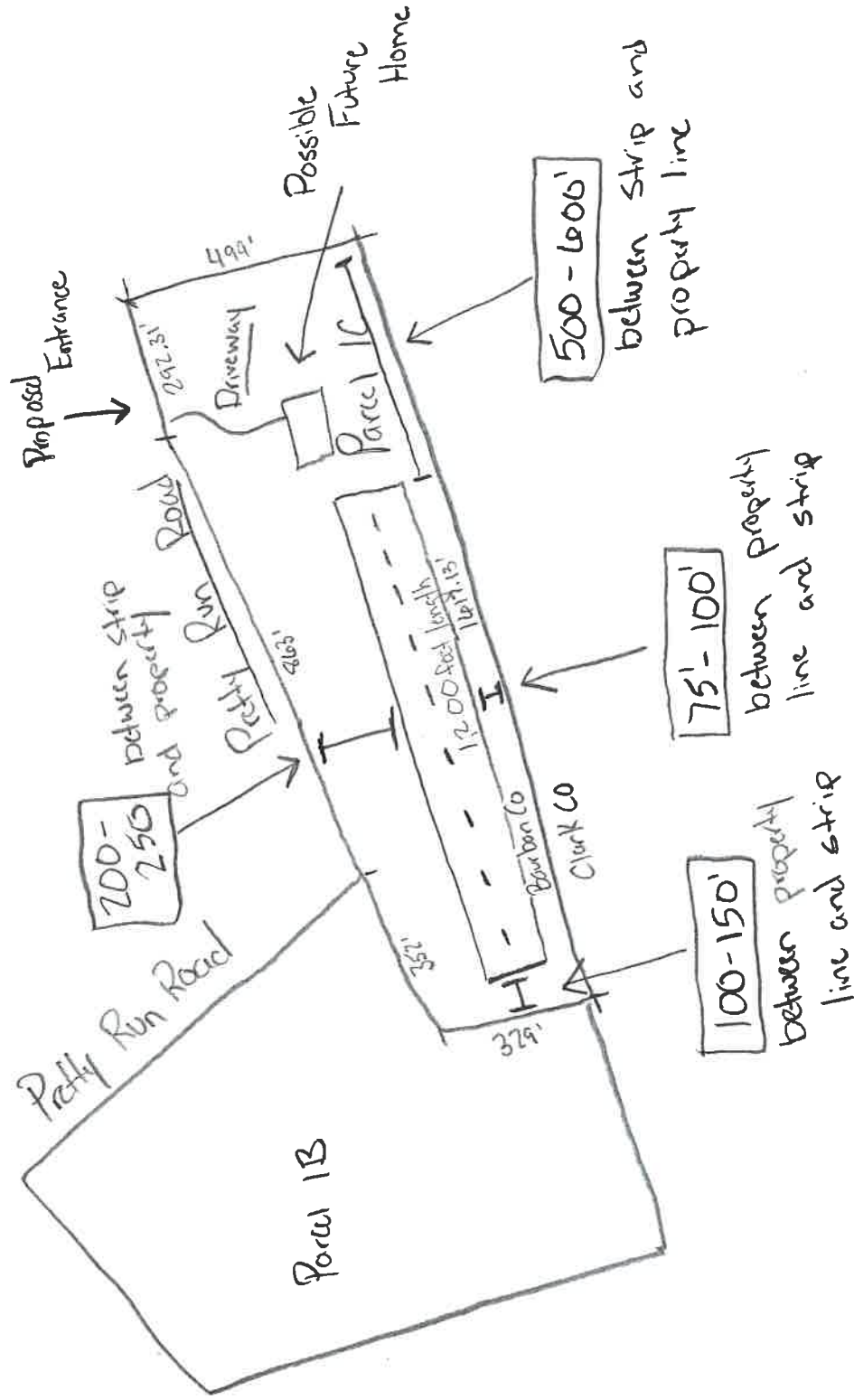
**1605 W 13<sup>th</sup> Street Port Angeles WA 6833**

**Parcel 1B**

**Stephen Lacy**

**548 Redwine Road West Liberty, KY 41472**

# Proposed Private Runway



Pretty Run Road

057-00-00-011.00

Parcel #1C