

# APPLICATION TO PLANNING COMMISSION

## Development Plan

Paris- Bourbon County Joint Planning Commission

301 Main Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

**Office Use only:**

Application No. DVP 23-07 Fee Amount: \$ 150<sup>00</sup> Date Fee Received: 10/10/2023

1. APPLICANT William P. & Phyllis J. Shaw Trust Owner (if different)

MAILING ADDRESS P.O. Box 22605 Lexington, KY 40522

PHONE NO. 859-621-9262 (HOME) N/A (WORK)

2. TYPE OF REQUEST- Please Circle: Site Plan/ Preliminary/ Conceptual/ Final

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

4. LOCATION OF SITE: 4815 Boyan Station Rd TOTAL ACREAGE: \_\_\_\_\_

5. EXISTING USE: Asphalt Paving & Maintenance Shop. ZONING DISTRICT: B-1 NUMBER OF LOTS: 1

6. DESCRIPTION OF PROPOSED USE: Build a 30x60 Pole Barn for vehicle maintenance material storage

7. FEE: refer to fee schedule

8. UTILITIES (yes or no): Water NO Sewer NO Electric NO

9. SUPPLEMENTAL INFORMATION: Please include additional information with your application.

**CHECKLIST:**

- Attach a Legal Description of the Property
- Attach a narrative describing any prior actions taken by the Board of Adjustment on this property
- Submit plans with application

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.



APPLICANT SIGNATURE

10-10-23

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. You are not required to employ an attorney but you are encouraged to do so.

## History of 4815 Bryan Station Rd. Bourbon Co. KY

In approximately 1946 William Sharp began repairing vehicles and equipment in a old barn on the property.

In the mid 70's Larry Carter started America Pipeline and parked equipment on the property and had a mobile home as an office.

In the Spring of 1980, Bourbon Co. rezoned the property to B1 and America Pipeline constructed the existing metal buildings and fenced the property.

In January 1987, Asphalt Paving rented the property from Larry Carter and William Sharp. William Shaw verified verbally with the Bourbon Co. Zoning that the property was properly zoned.

On January 29, 1990, Asphalt Paving & Maintenance, Inc. purchased the property from William Sharp and Larry Carter.

In December 1995, the County Enforcement Officer Mr. Jim Shaw (no relation) clarified the zoning, see 12-21-1995 letter.

In January 1996 the existing office space was constructed.

The property is now owned by William P. and Phyllis J. Shaw Family Trust.

**PARIS-BOURBON COUNTY JOINT PLANNING OFFICE**

Room 14  
Bourbon Co. Courthouse  
Paris, KY 40361

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Phone (606) 987-2150  
Fax 606 987-2136

December 21, 1995

William P. Shaw  
Asphalt Paving And Maintenance  
P. O. Box 22605  
4815 Bryan Station Road  
Lexington, Kentucky 40522

Dear Mr. Shaw:

This letter is in regard to the zoning compliance of your property located at 4815 Bryan Station Road in Bourbon County.

After extensive research of the records of the Bourbon County Planning Commission, and an analysis of documents supplied by you demonstrating the use of this property over time, the staff of the Planning Commission has determined that a portion of this property has been in industrial use for a sufficient number of years to qualify as a non-conforming use.

This determination does not permit any enlargement or extension of the use beyond its present scope and area. The area of the property is as delineated on the attached drawing, a copy of which we are retaining in our files. The scope of the use is the present use, which is a conditional use in the I-2 zone. No change to any other industrial use is permitted.

This letter of determination does not relate in any way to the B-1 zone which lies within the boundaries of the nonconforming use:

Enclosed is a copy of the relevant Kentucky Revised Statute for your information

Sincerely,



Jim Shaw  
Bourbon County Zoning Enforcement Officer

LEGAL DESCRIPTION OF THE  
WILLIAM SHARP PROPERTY  
on Bryan Station Road, Bourbon County, Kentucky  
Rezoned from A to B-1 in Spring, 1980

STARTING at a point in the west right-of-way line of the Bryan Station Road, a corner to the surveyed property of Mr. Wm. Phelps Cobb at the southernmost point of his property, thence S 45° 15' 00" E 154.99 feet to a point of BEGINNING in the line of both Cobb and Sharp, thence S 45° 15' 00" E 159.0 feet to another point in the line of both Cobb and Sharp along a line of chain link fence now or formerly, thence N 44° 46' 19" E approximately 137.5 feet to a point in Sharp's property, thence N 45° 24' 09" W 159.0 feet to a point in Sharp's property along a fence line now or formerly, thence S 45° 46' 58" W 137.35 feet along the same fence line, to the point of beginning and comprising an area of more than 21,780 square feet.