

# 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 23-05 Fee Amount: \$ 175<sup>00</sup> <sup>100<sup>00</sup> / 275<sup>00</sup></sup> Date Fee Received: 5/12/2023

1. APPLICANT Chris Thwaites Owner (if different) \_\_\_\_\_

MAILING ADDRESS 1620 S. main st, Paris, ky 40361

PHONE NO. 859-707-7843 (HOME) \_\_\_\_\_ (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: 1620 S. main st. TOTAL ACREAGE: 2.4

5. EXISTING USE: Thwaites Realtors / Timberline B&B of Paris ZONING DISTRICT: B2 NUMBER OF LOTS: \_\_\_\_\_

6. DESCRIPTION OF PROPOSED USE: Thwaites Realtors / Timberline B&B of Paris

7. FEE: refer to fee schedule

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

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.

 5/12/2023

APPLICANT SIGNATURE \_\_\_\_\_ 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.

5/10/2023

Re: 1620 S Main St, Paris, KY 40361

Bourbon County Board of Adjustments

This letter is written as an appeal for the gravel lot at 1620 S Main St, Paris, KY 40361.

1. Storm water run-off requirement: Attached is a letter from Pat Darnell stating the pre gravel and post gravel water runoff at the above address. The runoff difference from sod to gravel is not a significant increase and will not impact the adjacent property owners. The only property owner at a lower elevation is the City of Paris and the property is being developed into a storm water retention basin.
2. Dust free surface requirement: We request that the requirement of a dust free surface be waived as is it cost prohibitive.
3. Requirement to submit a plat that is produced by a licensed professional: we are requesting relief from this requirement. The only concern from the planning and zoning administration about the addition of the gravel was increased storm water run-off. Run off calculations have been provided.

Owners: Chris, Sarah, Donna, and Randy Thwaites

Thwaites Realtors and Timberline Barns of Paris

A handwritten signature in blue ink, appearing to be 'C. Thwaites', is written across the bottom of the page.

**DARNELL ENGINEERING, INC.**

P.O. Box 175  
Cynthiana, KY 41031  
(859) 234-8957-Telephone

**ENGINEERING & SURVEYING**  
Allen Patrick Darnell, PE, PLS  
[alldarnell@gmail.com](mailto:alldarnell@gmail.com) (EMAIL)

May 1 , 2023

File No. 23-5416

Chris Thwaites  
#1620 South Main Street  
Paris, KY 40361

Re: Proposed Additional Runoff due to Development  
Property Located at South Main Street & Minden Street (Paris, KY)

Dear Chris:

Pertinent to your request, we have made a hydraulic analysis of pre-development and post-development conditions at the subject property. This property is being utilized as commercial property currently, as it house the Thwaites Realty office and a storage lot for accessory buildings. The site is located in Bourbon County and within the city limits of Paris. The real estate office is a former residence, and the storage lot has a gravel base.

Based on the afore referenced conditions, we ran a pre-developed and post-developed runoff numbers for this area based on the Rational Formula. This methodology is commonly used for small watershed areas such as the subject. We modeled pre-developed conditions without the gravel, but included the existing residence that is now utilized as the real estate office. Those numbers are as follow:

**PRE-DEVELOPED CONDITIONS:**

Total Area = 18,574 sf or 0.426 Acre

<i>Runoff Coefficient C:</i>	<i>Existing House/Office</i>	<i>1,387 sf</i>
	<i>Existing Building</i>	<i>416 sf</i>
	<i>Existing Sidewalk</i>	<i>99 sf</i>

Total Area = 1,902 sf = 0.044 Acre or 10.33% coverage

Grass: 16,672 sf = 0.383 Acre or 89.67 % coverage

$C = (0.1033)(0.95) + (0.8967)(0.21) = 0.0981 + 0.1883 = 0.2864$

$I = \text{Intensity}$      $Q(10 \text{ year}) = 7.1 \text{ in/hr}$      $Q(25 \text{ year}) = 8.2 \text{ in/hr}$      $Q(100 \text{ year}) = 10.1 \text{ in/hr}$

**Pre-Developed Runoff:**

$Q(10 \text{ year}) = CIA = 0.2864 \times 7.1 \times 0.426 = 0.866 \text{ cfs}$

$Q(25 \text{ year}) = CIA = 0.2864 \times 8.2 \times 0.426 = 1.000 \text{ cfs}$

$Q(100 \text{ year}) = CIA = 0.2864 \times 10.1 \times 0.426 = 1.232 \text{ cfs}$

**POST-DEVELOPED CONDITIONS:**

Total Area = 18,574 sf = 0.426 Acre

Runoff Coefficient C:	Existing House/Office	1,387 sf
	Existing Building	416 sf
	Existing Sidewalk	99 sf
	Proposed Roof Area/Storage Buildings	5,937 sf

\*Assume Roof Area of Storage Buildings Cover 50% Gravel Lot Area\*

Total Area Impervious Coverage: 7,839 sf or 0.180 Acre or 42.24% coverage

Rock Pad Area: 5,937 sf or 0.136 Acre or 31.99% coverage

Grass: 4,798 sf or 0.110 Acre or 25.77% coverage

$$C = (0.4224)(0.95) + (0.3199)(0.65) + (0.2577)(0.21) = 0.4013 + 0.2079 + 0.0541$$

$$C = 0.6633$$

$$I = \text{Intensity} \quad Q(10 \text{ year}) = 7.1 \text{ in/hr} \quad Q(25 \text{ year}) = 8.2 \text{ in/hr} \quad Q(100 \text{ year}) = 10.1 \text{ in/hr}$$

**Post-Developed Runoff:**

$$Q(10 \text{ year}) = CIA = 0.6633 \times 7.1 \times 0.426 = 2.006 \text{ cfs}$$

$$Q(25 \text{ year}) = CIA = 0.6633 \times 8.2 \times 0.426 = 2.317 \text{ cfs}$$

$$Q(100 \text{ year}) = CIA = 0.6633 \times 10.1 \times 0.426 = 2.854 \text{ cfs}$$

**ADDITIONAL RUNOFF DUE TO PROPOSED DEVELOPMENT:**

Difference = Post-Developed Runoff – Pre-Developed Runoff

$$\text{Delta (10 year)} = 2.006 \text{ cfs} - 0.866 \text{ cfs} = 1.140 \text{ cfs}$$

$$\text{Delta (25 year)} = 2.317 \text{ cfs} - 1.000 \text{ cfs} = 1.317 \text{ cfs}$$

$$\text{Delta (100 year)} = 2.854 \text{ cfs} - 1.232 \text{ cfs} = 1.622 \text{ cfs}$$



*Allen Patrick Darnell*  
 05/01/2023

## Building Permit Application for Construction of, or additions/remodels to Commercial Buildings

**Instructions to applicant:** Complete all applicable information in full. Building plans and a permit fee must accompany this application. The more information provided in the plans, the less chance of problems being discovered during construction. The minimum plans required are:

1. Site plan showing all lot corners and lot dimensions, a footprint of the house with the setback dimensions indicated, any utility easements, location of water and sewer laterals, driveway width and length, fences, etc.
2. Floor plan with all rooms labeled as to use, dimensions of all rooms and hallways, stairways, locations of smoke detectors, furnace, water heater, etc.
3. Cross section through a typical bearing wall, from footer to roof deck. Indicate dimension and size of footing, foundation wall, anchor bolts, plates and sills, studs, sheathing, etc.
4. Floor framing and roof framing plan indicating size and spans of floor joists and rafters. If trusses will be used, provide the truss specs.

The application will be processed as soon as possible, and your permit will be issued only when all required information has been submitted and reviewed (normally within one week of application). **Work shall not begin until the permit is issued.**

All contractors/subcontractors are required by State law to provide Worker's Compensation and Unemployment Insurance.

All property lines must be located and staked. All structures must be designated and constructed in accordance with International Building Code.

Property Address 1620 S. main St Lot # \_\_\_\_\_

TYPE OF IMPROVEMENT AND USE: (Check all that applies)

<input type="checkbox"/> New Building	<input type="checkbox"/> Use Group Change	<input type="checkbox"/> Assembly	Type of Construction	
<input type="checkbox"/> Addition	<input type="checkbox"/> Other _____	<input type="checkbox"/> Business	<input type="checkbox"/> 1A	<input type="checkbox"/> 4B
<input type="checkbox"/> Interior Alteration	<input type="checkbox"/> Hood Suppression	<input type="checkbox"/> Educational	<input type="checkbox"/> 1B	<input type="checkbox"/> 5A
<input type="checkbox"/> Range Hood	<input type="checkbox"/> State Jurisdiction	<input type="checkbox"/> Factory	<input type="checkbox"/> 2A	<input type="checkbox"/> 5B
<input type="checkbox"/> Fire Alarm	# _____	<input type="checkbox"/> Institutional	<input type="checkbox"/> 2B	
<input type="checkbox"/> Fire Suppression		<input type="checkbox"/> Mercantile	<input type="checkbox"/> 3A	
<input checked="" type="checkbox"/> Sign		<input type="checkbox"/> Mixed Use	<input type="checkbox"/> 3B	
<input type="checkbox"/> Swimming Pool		<input type="checkbox"/> Storage		

<input type="checkbox"/> Residential Use Group		
<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Apartment	<input type="checkbox"/> Condominium
<input type="checkbox"/> Number of Stories: _____	<input type="checkbox"/> Number of Units: _____	
<input type="checkbox"/> Square Footage: _____		



COST OF CONSTRUCTION: \$ \_\_\_\_\_

DESCRIBE PROPOSED CONSTRUCTION:

sign for timberline barns - 3'x6' - 11 ft from street

Property owner Chris Thwaites home phone 559-707-7843 daytime phone \_\_\_\_\_

Address 1620 S. main st.

General Contractor <u>Chris Thwaites</u>	Contact Person _____	Phone _____
Address _____	Cell Phone _____	
Architect/Engineer _____	Phone _____	
Address _____	Fax _____	

Building Setbacks: (From Property Line)	Floor Area:
Front _____ ft. (Right-of-Way Line)	1 <sup>st</sup> Floor _____ sq. ft.
Left Side _____ ft.	2 <sup>nd</sup> Floor _____ sq. ft.
Right Side _____ ft.	Garage: _____ sq. ft. <input type="checkbox"/> Attached <input type="checkbox"/> Detached
Rear _____ ft.	Basement _____ sq. ft. <input type="checkbox"/> Finished <input type="checkbox"/> Unfinished

Electric:  KU  City of Paris  Bluegrass Energy  Clark Energy Service Size: \_\_\_\_\_ amp

Heating Fuel:  Natural Gas  Electric  Geothermal \_\_\_\_\_

Water Heater:  Electric  Gas Sewage:  Public  Septic System

Footing: Concrete psi _____ Thickness _____ Width _____ Depth Below grade _____ Rebar Y N
Foundation: Thickness _____ Height _____ Masonry <input type="checkbox"/> Concrete <input type="checkbox"/> PSI _____ Rebar Size _____
Vertical Rebar Spacing _____ Horizontal rebar spacing _____ Dampproofing material _____
Plate anchors: Y N Bolt Diameter _____ Length _____ Spacing _____ Strap Y N Other _____

Bearing Wall Studs:	Size _____	Spacing _____	Width _____	Material _____
Joists: 1 <sup>st</sup> Floor	Size _____	Spacing _____	Longest Span _____	Material _____
2 <sup>nd</sup> Floor	Size _____	Spacing _____	Longest Span _____	Material _____
Ceiling	Size _____	Spacing _____	Longest Span _____	Material _____
Sheathing Thickness _____ Material _____ Insulation R Value: Wall _____ Roof _____ Floor _____				
Roof: __ Truss __ Rafter    Exterior Siding: __ Brick __ Vinyl/Alum. __ Wood __ Other				
Attic Storage: Y N				

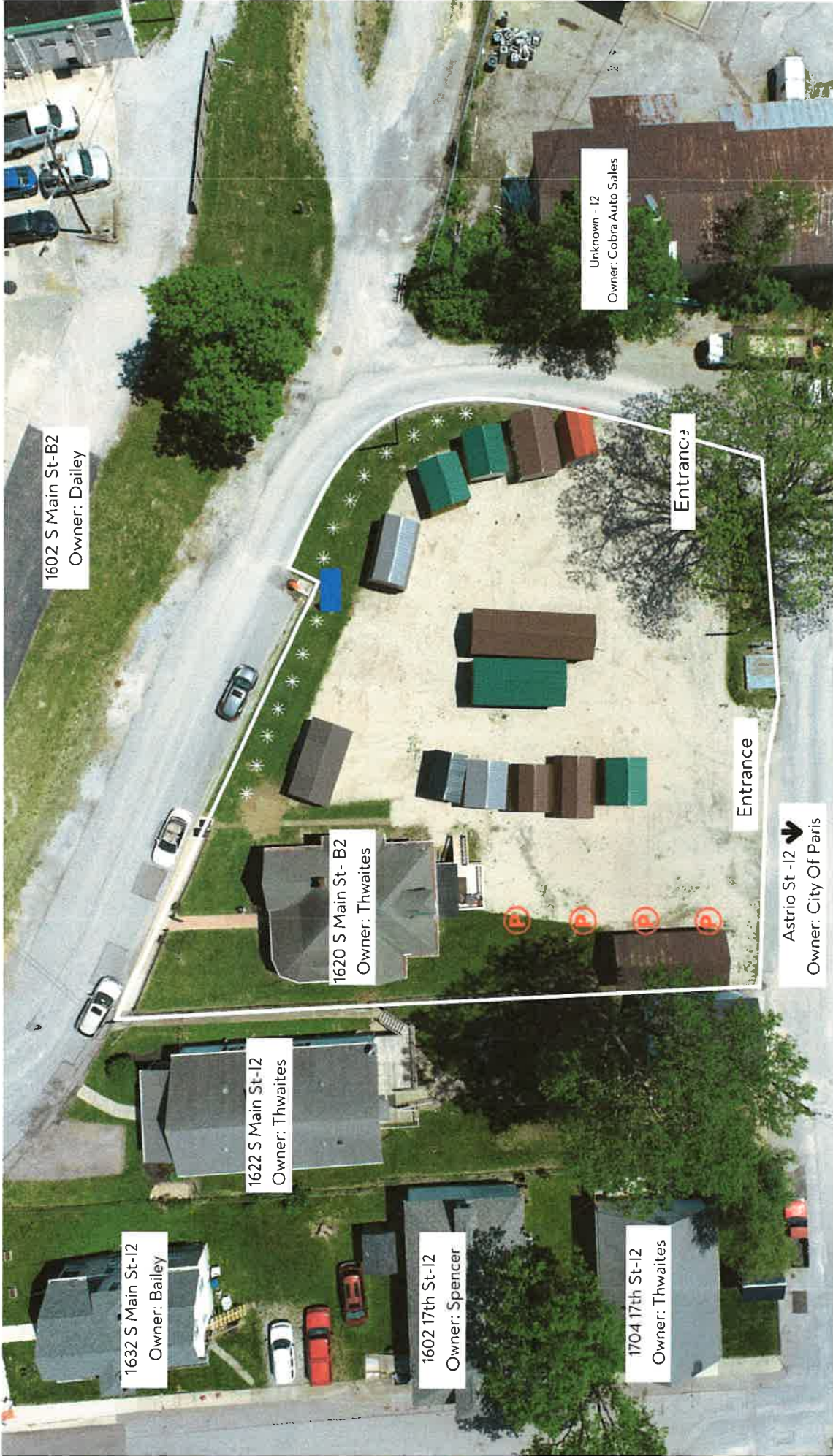
**A complete subcontractors list is to be submitted to the Building Official prior to any construction. Any and all changes in subcontractors during construction MUST be reported and updated in the building permit file.**


I hereby certify that I am the owner or authorized agent of the owner of the property described herein, and that all information provided in this application and attachments hereto are true and accurate, and that any misrepresentation or misstatement of facts shall be grounds for denial or revocation of the permit. I hereby state that pursuant to KRS Chapter 198B.060(10) and KRS Chapter 342, all contractors and subcontractors employed in any activity covered by this permit shall be in compliance with the Commonwealth of Kentucky requirements for Worker's Compensation Insurance and Unemployment Insurance.

  
 \_\_\_\_\_  
 Signature of Applicant

3/22/2023  
 \_\_\_\_\_  
 Date

<b>For Office Use Only:</b>			
Permit No. _____	Date Approved _____	Date Denied _____	
Approved by _____	Fee Paid \$ _____	Check # _____	Cash Y N
Certificate of Occupancy issuance date _____			



-  - Parking
-  - Bush
-  - Sign

Final Development Plan-05/2023  
 1620 S Main St, Paris, KY 40361  
 Owners: Chris, Sarah, Donna, Randy Thwaites  
 Total Area: Approx .434 acres  
 Building Coverage Area: Approx .03 Acres

*Chris Thwaites*



REAL ESTATE TAX PAID AMT \$ 113.00  
RICHARD STIPP EADS, BCC  
DATE 9-8-14 BY R. Jay Hurst DC

BOOK **295** PAGE **488**

AFTER RECORDING RETURN TO:  
JACK MARTIN GOINS  
ATTORNEY AT LAW  
315 Pleasant Street  
Paris, Kentucky 40361

## DEED

THIS DEED made and entered into this 4<sup>th</sup> day of September 2014, by and between **LARRY R. LEHMANN** and **VERNA T. LEHMANN**, husband and wife, of 4145 Lexington Rd., Paris, KY 40361, parties of the first part, and **DONNA THWAITES** and **RANDY A. THWAITES**, wife and husband, of 1443 Cypress St., Paris, KY 40361, and **CHRISTOPHER THWAITES**, single, of 1142 Karla Dr., Paris, KY 40361, parties of the second part; transfer year taxes in care of Donna Thwaites, Randy A. Thwaites, Christopher Thwaites, 1620 S. Main St., Paris, KY 40361.

### WITNESSETH:

For and in consideration of the sum of **ONE HUNDRED THIRTEEN THOUSAND DOLLARS (\$113,000.00)** paid to the parties of the first part by the parties of the second part, the receipt of all of which the parties of the first part hereby acknowledge, the parties of the first part hereby bargain, sell and convey unto the parties of the second part, in fee simple, to the survivor of them, their heirs and assigns forever, and with the Covenant of **GENERAL WARRANTY**, all of the first parties' right, title and interest in and to the following described real property located in Bourbon County, Kentucky:

**Lot No. 4: BEGINNING** on Mill Street, corner to Lot #3, conveyed to Ella M. Bedford and running with her line 169 feet, more or less, to Burley Street; thence with Burley Street 51 feet 4 in. more or less, to Lot No. 5 conveyed to Farris; thence along line of Lot No. 5, 146 ft., more or less, to Mill Street; thence along Mill Street to the line of Lot No. 3, 55 ft. more or less to the place of beginning.

**Lot No. 5: BEGINNING** on Hill Street, a corner to Lot No. 4 above described and running therewith 146 feet more or less, to Burley Street; thence along Burley Street 45 ft. 6 in. more or less, to Lot No. 6, conveyed to Farris; thence along Lot No. 6, 121 ft. more or less, to Mill Street; thence along Mill Street, 50 feet more or less, to Lot No. 4, the place of beginning.

LODGED FOR RECORD  
RICHARD STIPP EADS  
BOURBON COUNTY CLERK  
2014 SEP -8 PM 2: 08

**Lot No. 6: BEGINNING** on Mill Street, corner to Lot No. 5, above described; thence along Lot No. 5, 124 ft. more or less, to Burley Street; thence along Burley Street 40 ft. 3 ins. More or less, to the property now owned by the Burley Tobacco Growers Co-operative Association; thence along its line 99 ft. more or less to Mill Street; thence along Mill Street 54 ft. more or less to Lot No. 5 the place of beginning. Said Lots 4, 5 and 6 front on Mill Street and extend back to Burley Street, as above described.

**AND BEING** the same property conveyed to Lehmann Realtors, LLC, a Ky. limited liability company, by Deed dated August 7, 2006, and of record in Deed Book 266, Page 815, Bourbon County Clerk's Office. **AND BEING** the same property conveyed from Lehmann Realtors, LLC, a Ky. limited liability company, to Larry R. Lehmann and Verna T. Lehmann, husband and wife, by Deed dated January 3, 2008, of record in Deed Book 275, Page 252.

**TO HAVE AND TO HOLD** the above described property together with all appurtenances and privileges thereunto belonging, unto the parties of the second part, in fee simple, to the survivor of them, their heirs and assigns forever, with Covenant of **GENERAL WARRANTY** subject, however, to easements and restrictions of record.

**IN TESTIMONY WHEREOF** the parties of the first part have hereunto signed their hands on this date, which is first above written.

  
\_\_\_\_\_  
LARRY R. LEHMANN

  
\_\_\_\_\_  
VERNA T. LEHMANN

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

The foregoing instrument was subscribed, sworn and acknowledged before me this 4<sup>th</sup> day of September 2014 by Larry R. Lehmann and Verna T. Lehmann, husband and wife, as first parties herein.

NOTARY PUBLIC - STATE AT LARGE  
My Commission expires: 8/31/2017  
Notary ID #496163

The undersigned, Larry R. Lehmann and Verna T. Lehmann, husband and wife, Grantors herein, and Donna Thwaites and Randy A. Thwaites, wife and husband, and Christopher Thwaites, single, Grantees herein, do hereby certify, pursuant to K.R.S. 382, that the above stated consideration in the amount of \$113,000.00 is the true, correct and full consideration paid for the property herein conveyed.

LARRY R. LEHMANN, Grantor

DONNA THWAITES, Grantee

VERNA T. LEHMANN, Grantor

RANDY A. THWAITES, Grantee

CHRISTOPHER THWAITES, Grantee

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

Subscribed, sworn and acknowledged before me by Larry R. Lehmann and Verna T. Lehmann, husband and wife, as Grantors herein, this 4<sup>th</sup> day of September 2014.

NOTARY PUBLIC - STATE AT LARGE  
My Commission expires: 8/31/2017  
Notary ID #496163

COMMONWEALTH OF KENTUCKY

COUNTY OF BOURBON

Subscribed, sworn and acknowledged before me by Donna Thwaites and Randy A. Thwaites, wife and husband, and Christopher Thwaites, single, as Grantees herein, this 4<sup>th</sup> day of September 2014.



NOTARY PUBLIC – STATE AT LARGE  
My Commission expires: 8/31/2017  
Notary ID #496163

THIS INSTRUMENT PREPARED BY:



JACK MARTIN GOINS  
Attorney at Law  
315 Pleasant Street  
Paris, Kentucky 40361  
(859) 987-7994

State of Kentucky, County of Bourbon, Sct.  
I, RICHARD STIPP EADS, Clerk of Bourbon County  
Court, do certify that the foregoing

was, on the 8<sup>th</sup> day of Sept., 2014  
at 2:08 P.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, Sec



116086  
Filed on: 09/08/2014 12:00:00 AM  
Book: DEED Number: 295  
Pages: 488 - 491  
Richard Stipp Eads, Bourbon County  
DC: MARY TALBOT