

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 24-01 Fee Amount: \$ 250.00 Date Fee Received: 3-8-24

1. APPLICANT Frank Gargull Owner (if different) _____

MAILING ADDRESS 545 Russell Cave Rd Paris KY 40361

PHONE NO. 607-229-4770 (HOME) _____ (WORK)

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

Location Barndominium Located on the farm.

3. SUBDIVISION _____

4. EXISTING USE Barn + Residence ZONING DISTRICT A1

5. DESCRIPTION OF REQUEST _____

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.

Frank Gargull
APPLICANT SIGNATURE

3-8-24
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.

Frank Garguilo 3-8-2024
545 Russell Cave Rd
Paris KY 40361
607-229-4770

I own a condominium that has a upstairs living area with 2 bedrooms, living room, kitchen, one full bath and back deck.

I would like to Air B+B the living area during special horse events to earn extra money. First floor has office with Bath room + small kitchenette.

Frank Garguilo

Frank Garguilo

Three Car
Parking area

walk way



Kitchen

Back deck



Bed room 3

Bathroom Living room

Driveway

Fence with gate

545 Russell CAVE Rd

Physical Address 571 RUSSELL CAVE RD
Mailing Address MORRIS LESLIE E & SWORD VICTORIA
571 RUSSELL CAVE RD
PARIS KY 40361

Physical Address 571 RUSSELL CAVE RD
Mailing Address MORRIS LESLIE E & SWORD VICTORIA
571 RUSSELL CAVE RD
PARIS KY 40361

Physical Address 551 RUSSELL CAVE RD
Mailing Address JARVIS SARAH & MATT
551 RUSSELL CAVE RD
PARIS KY 40361

Physical Address 511 HAWKINS CUMMINS RD
Mailing Address PAUL AUSTIN S & BRENDA F
PO BOX 930
PARIS KY 40362

Physical Address 440 RUSSELL CAVE RD
Mailing Address PAUL AUSTIN S & BRENDA F
PO BOX 930
PARIS KY 40362

REAL ESTATE TAX PAID AMT \$ 75.00
RICHARD STIPP EADS, BCC
DATE 5-28-13 BY Ashley J. J...

BOOK 291 PAGE 281

DEED

THIS DEED made and entered into this 24 day of May, 2013, by and between **BRANSON EUBANK AND CYNTHIA L. EUBANK**, husband and wife, of 185 Bourbon Acres, Paris, KY 40361, PARTIES OF THE FIRST PART, and **FRANK GARGUILO**, a single person, of 13 S. Walnut Street, Cynthiana, KY 41031, PARTY OF THE SECOND PART. The property taxes for the year in which this transaction occurred shall be mailed "in care of" Frank Garguilo, 13 S. Walnut Street, Cynthiana, KY 41031.

WITNESSETH:

That for and in consideration of the sum of \$75,000.00, cash in hand paid, the receipt of which is hereby acknowledged by the First Parties, the First Parties have bargained and sold and by these presents do hereby grant and convey unto the Second Party, in fee simple, her heirs and assigns forever, the following described real property situated in Bourbon County, Kentucky, to wit:

Beginning at a set mag nail in the center of the Russell Cave Road (KY. 353), corner common to Bob & Deb Blanchard, DB. 262, Pg. 483; thence, commencing from the beginning point with said centerline for two calls, S. 33 deg. 00 min. 09 sec. W., 185.19 feet to a set mag nail, witnessed by an iron pin with cap marked PLS 2670 bearing S. 35 deg. 20 min. 24 sec. E. 21.69 feet to a nail; thence, S. 32 deg. 40 min. 48 sec. W., 282. 23 feet to a set mag nail, leaving said centerline with a new line to KC Farms, N. 59 deg. 08 min. 52 sec. W., passing an iron pin with cap marked PLS 2670 set at 21 feet a total of 533.42 feet to an iron pin with cap set in the east line of Earl J. Schlegel DB. 261, Pg. 351; thence, with said line of Schlegel for two calls, N. 48 deg. 05 min. 38 sec. E., 179.19 feet to a set iron pin with cap marked PLS 2670; thence, N. 51 deg. 36 min. 05 sec. E., 327.13 feet to an iron pin with cap marked PLS 2670 set in the common corner of said Blanchard; two calls, N. 48 deg. 05 min. 38 sec. E., 179.19 feet to a set iron pin with cap marked PLS 2670; thence, N. 51 deg. 36 sec. 05 sec. E., 327.13 feet to an iron pin with cap marked PLS 2670 set in the common corner of said Blanchard; thence, with the west line of Blanchard S. 57 deg. 39 min. 22 sec. E., passing a rail road set in concrete at 363.90 feet a total of 380.49 feet to the point of beginning and containing 5.00 acres and also being depicted as Parcel 2 as shown on the Plat of record in Plat Cabinet C, at Slide 262.

13 MAY 28 PM 2:40
LODGED FOR RECORD
RICHARD STIPP EADS
BOURBON COUNTY CLERK

And BEING the same property conveyed to Branson Eubank and Cynthia L. Eubank, husband and wife, by deed dated August 24, 2007, and of record in the Office of the Bourbon County Court Clerk in Deed Book 272, at Page 95.

TO HAVE AND TO HOLD the hereinabove described real property unto the Second Party, in fee simple, her heirs and assigns forever, together with all improvements thereon and appurtenances thereof, with covenant of GENERAL WARRANTY.

The parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Second Party joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

IN TESTIMONY WHEREOF, witness the signatures of the First Parties and the Second Party hereto, this the day, month and year first above written.



Branson Eubank



Cynthia L. Eubank

PARTIES OF THE FIRST PART



Frank Garguilo

PARTY OF THE SECOND PART

STATE OF KENTUCKY

COUNTY OF BOURBON

The foregoing Deed and Consideration Certificate were acknowledged and sworn to before me this 24 day of May, 2013, by Branson Eubank and Cynthia L. Eubank, husband and wife, Parties of the First Part.

My Comm. Expires: 9-16-2015

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

STATE OF KENTUCKY

COUNTY OF BOURBON

The foregoing Consideration Certificate was acknowledged and sworn to before me this 24 day of May, 2013, by Frank Garguilo, a single person, Party of the Second Part.

My Comm. Expires: 9-16-2015

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

This instrument was prepared by James E. Prater, P.S.C., Attorney at Law, of 1835 South

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

Deed
was, on the 28 day of May, 2013,
at 2:40 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:

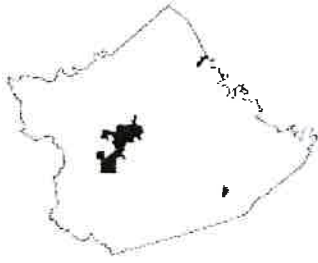
Richard Stipp Eads, Scc



Thu 3/7/2024 9:39 AM

I thought this might assist you in completing your application.

that of our normal meetings. I have copied Dalton Belcher, Planning Director, on



BOURBON COUNTY JOINT PLANNING OFFICE

525 High Street
Paris, KY, 40361
859.987.2150

www.bourboncountyplanning.com

Permit #: 497

Permit Type:

Address: 545 Russell Cave

City:

State:

Zip:

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Receipt #: 362

Date: 03/08/2024

Paid By: Check #1054

Description: Check #1054

Payment Type: Check

Payment Type Description: #1054

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
				Total:	\$250.00

Micki Sosby
3/8/2024

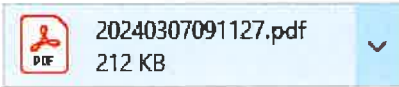
Adjoining Property Owners



Micki Sosby

To SPRINGHAVENFARMS@YAHOO.com

Cc Dalton Belcher



Good morning, Mr. Garguilo.

Your list of adjoining property owners is below. I have also attached basic parts of a conditional use permit for an AirBnB.

You said that you might want to consider a special meeting to attempt to get this processed on in a quicker timeframe than this email. He may be able to better provide you with insight on getting a special meeting called.

Good Luck,
Micki Sosby

