

APPLICATION TO PLANNING COMMISSION

Conditional Use Permit/ Home Occupation

Bourbon County Joint Planning Commission

525 High Street, Paris, KY 40361 • (859) 987-2150 • Fax (859) 987-2136

Office Use only:

Application No. CUP 24-06 Fee Amount: \$ 250⁰⁰ Date Fee Received: 6/14/2024

1. APPLICANT First Church of God Owner (if different) _____

MAILING ADDRESS P.O. Box 695, Paris, KY 40362

PHONE NO. (859) 987-4241 (HOME) _____ (WORK) _____

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

Location #200 Bethlehem Road (KY 1939)

3. SUBDIVISION _____

4. EXISTING USE church ZONING DISTRICT Current A; Proposed R-4

5. DESCRIPTION OF REQUEST Applicant in simultaneously applying for zone map amendment and minor subdivision application

With an end result of the entire property being rezoned to R-4 with the church allowing to continue their services in the new zone _____

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.

Jenny Clark (Treas.)
APPLICANT SIGNATURE

6-9-24
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. You are not required to employ an attorney but you are encouraged to do so.

Jenny Clark 6/9/24
Jenny Clark 6/9/24

DARNELL ENGINEERING, INC.

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

*ENGINEERING & SURVEYING
Allen Patrick Darnell, PE, PLS
allenpatrickdarnell@gmail.com (EMAIL)*

June 14, 2024

File No. 24-5785

Bourbon County Planning Commission
525 High Street, Room 127
Paris, Kentucky 40361

RE: Conditional Use Permit @ #200 Bethlehem Road (KY 1939), Paris, Bourbon County

Dear Sirs:

The property owners are seeking to obtain a conditional use permit for their property located at #200 Bethlehem Road (KY 1939) as shown on attached plan. The property is currently zoned A. The owners are simultaneously applying for a zone map amendment to rezone the property R-4. The owners are proposing to continue using their existing church building as they have for many years, as a church.

No previous actions have been taken in regards to this property by the Board of Adjustments to our knowledge.

Listed below are the adjacent property owners for the project site:

OLIVER & MELISSA R TREILOBS, 130 WESTRIDGE LANE, PARIS KY 40361
WEST MARTS LLC, PO BOX 135, PARIS KY 40362

Respectfully Submitted,

Darnell Engineering, Inc.

Cc: File

Enclosures

*Delivered
Carolyn J. J. J.
2/6/79*

630

180/630

**RE 2nd
#9500
Dec 1-11-79
Betty Opal... High
est.*

DEED

THIS DEED, made and entered into this 4th day of JANUARY, 1979, by and between PHILIP PENDLETON ARDERY, EXECUTOR OF THE WILL OF JULIA SPENCER ARDERY, DECEASED, whose address is 448 Swing Lane, Louisville, Kentucky, 40207, party of the first part, and FIRST CHURCH OF GOD, LOCATED ON HIGH STREET, PARIS, KENTUCKY, a non-profit Kentucky corporation, whose address is 1438 High Street, Paris, Kentucky, 40361, party of the second part,

W I T N E S S E T H:

That party of the first part, for and in consideration of the sum of NINETY FOUR THOUSAND EIGHT HUNDRED (\$94,800.00) DOLLARS, cash in hand paid by party of the second part, the receipt of which is hereby acknowledged by said party of the first part, has bargained and sold, and by these presents does hereby sell, grant and convey unto the said party of the second part, its successors and assigns forever, the following described real property situated in Bourbon County, Kentucky, to-wit:

Beginning at a post on the west side of the Bethlehem Road, a corner to the property of Arderly; thence running with the west side of said road S 4° 55' W 633.0 feet to a post, a corner to Sycamore Cove Estates; thence running with the line of Sycamore Cove Estates S 78° 55' W 1086.5 feet to a point in the center of Houston Creek; thence running with the center of said creek for three calls, N 16° 13' W 350.0 feet, N 34° 13' W 230.0 feet, and N 57° 43' W 298.0 feet to the south right-of-way line of the Paris-Lexington Road; thence running with said right-of-way line N 51° 10' E 30.0 feet and N 38° 50' W 30.0 feet; thence with said right-of-way line N 51° 10' E 116.0 feet to a corner to Grimes; thence leaving said right-of-way line and running with the line of Grimes S 51° 05' E 190.0 feet and S 56° 05' E 103.0 feet; thence with another line of Grimes N 33° 15' E 277.0 feet to an iron pin in the line of Arderly; thence running with the line of Arderly S 42° 15' E 259.0 feet; thence with another line of Arderly N 79° 15' E 962.0 feet to the point of beginning, containing 18.96 acres of land; and being a part of the same property which was conveyed to Julia S. Arderly (being one and the same person as Julia Spencer Arderly) by Ralph E. Connell, Master

Commissioner of the Bourbon Circuit Court by deed of date May 14, 1938, and of record in the Office of the Clerk of the Bourbon County Court in Deed Book 119, Page 445. The said Julia Spencer Ardery thereafter died, testate, a resident of Bourbon County, Kentucky, on the 15th day of March, 1977, and by the terms of her Will which is recorded in the aforesaid Clerk's Office in Will Book "CC", Page 559, nominated and appointed party of the first part herein, Philip Pendleton Ardery, as Executor of her Will, and vested in and conferred upon him in such capacity full power and authority to sell any and all of her real and/or personal property, which included the above described real property, and this conveyance is made by said party of the first part herein as such Executor pursuant to said power of sell set forth in said Will. See attached plat of said property.

The above described real property is subject to a right of way for purposes of ingress and egress from the Paris-Lexington Road over the driveway or roadway on the above described real property near the western boundary of the property of Grimes to a point in the western boundary of said property of Grimes approximately 230 feet S 51° 05' E of the center of said Paris-Lexington Road, which said right of way was granted to Chester C. Grimes and Anne M. Grimes, husband and wife, for and during their joint lives with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, by Julia S. Ardery, a widow, by deed of date January 15, 1968, and of record in the aforesaid Clerk's Office in Deed Book 152, Page 719.

As a further and express part of the consideration for this conveyance, it is understood and agreed by and between the parties hereto that all taxes assessed upon and against the above described real property which shall become due and payable during the year 1979, and which are generally known as the 1979 taxes, shall be paid by party of the second part and that actual possession of said real property will be given by party of the first part to party of the second part simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD said property, together with all improvements thereon and appurtenances thereunto belonging, unto the said party of the second part, its successors and assigns forever, and,

party of the first part herein Warrants Generally the Title to said property in his representative capacity as such Executor, but does not bind himself in his individual capacity by anything contained herein.

IN TESTIMONY WHEREOF, witness the hand of the party of the first part, this the day and year first above mentioned.

Philip Pendleton Ardery, EXECUTOR
OF THE WILL OF JULIA SPENCER ARDERY, DECEASED

STATE OF KENTUCKY

COUNTY OF BOURBON

I, JOHN ANN FARRIS, a Notary Public in and for the State and County aforesaid, do hereby certify that the foregoing Deed from Philip Pendleton Ardery, Executor of the Will of Julia Spencer Ardery, Deceased, to First Church of God, Located On High Street, Paris, Kentucky, was on this day produced before me in the State and County aforesaid by the said Philip Pendleton Ardery, Executor of the Will of Julia Spencer Ardery, Deceased, party grantor therein, personally known to me, and acknowledged by him before me to be his free act and deed as Executor of the Will of Julia Spencer Ardery, Deceased.

My Commission as Notary Public expires June 2, 1982.

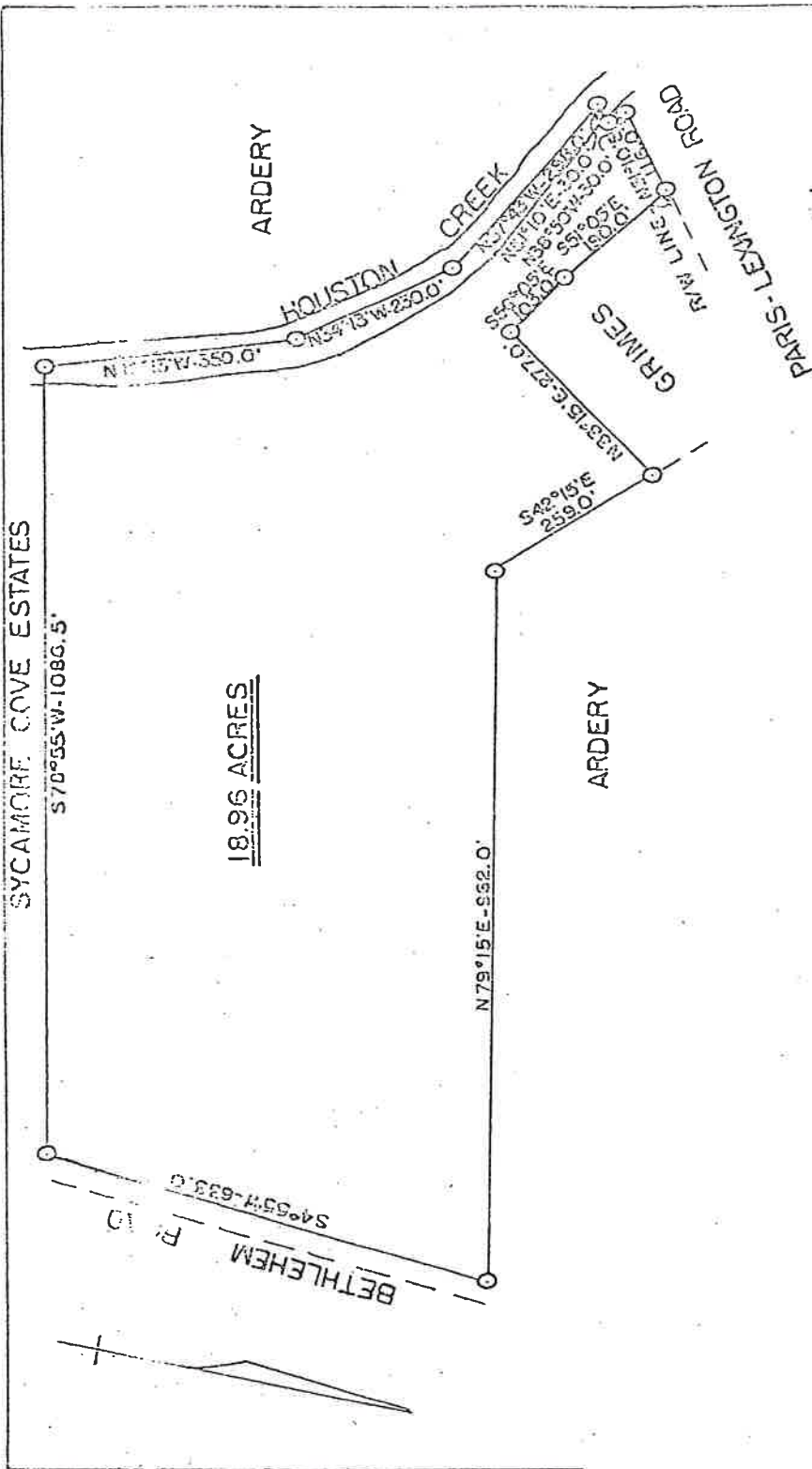
Witness my hand and seal of Office, this 4th day of January, 1979.



John Ann Farris
NOTARY PUBLIC, BOURBON COUNTY, KENTUCKY

The foregoing instrument was prepared by Grover C. Baldwin, Jr., Attorney-At-Law, #8 Ardery Place, Paris, Kentucky, 40361.

Grover C. Baldwin, Jr.
GROVER C. BALDWIN, JR.



ARDERY PROPERTY

PARIS - LEXINGTON ROAD
BOURBON COUNTY, KY.

DECEMBER 1970 SCALE 1" = 200'

REGISTERED L.S. 19 70 1582
William E. Denton



State of Kentucky, County of Bourbon, Sci.
I, BETTY JO DENTON HICK, Clerk of the Bour-
bon County Court, do certify that the foregoing
Deed-Plot was, on the 11 day of January
19 79, at 3:49 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 this 11 day of January
19 79
Betty Jo Denton Hick

