

Farm

# APPLICATION TO BOARD OF ADJUSTMENT

## Variance

Paris- Bourbon County Joint Planning Commission

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

**Office Use only:**

Application No. VAR24-06 Fee Amount: \$ 200<sup>00</sup> Date Fee Received: 8/22/2024

1. APPLICANT Jamie Kerby Owner (if different) \_\_\_\_\_

MAILING ADDRESS 3213 Mathern Trail, Lexington, KY 40510

PHONE NO. 859-707-5254 (HOME) 859-280-2456 (WORK)

2. PLEASE CIRCLE: Paris / **Bourbon County** / Millersburg/ North Middletown Location \_\_\_\_\_

3. SUBDIVISION \_\_\_\_\_

4. EXISTING USE Mobile home that is currently on the land ZONING DISTRICT A-1

5. DESCRIPTION OF REQUEST To place the new mobile home 85ft-90ft back from the road, instead of 125ft

**7. SUPPORTING INFORMATION:**

VARIANCE - Attach plans drawn to scale showing the dimensions and shape of the lot or land, the size and locations of existing buildings, the locations and dimensions of proposed buildings or additions, and any natural or topographic peculiarities of the lot in question. In order for a variance to be granted, the applicant must prove to the Board that the following items are true: (Please attach these comments on a separate sheet) Refer to section 4.28 (Dimensional Variance) in Zoning Ordinance.

- A. Special conditions exist peculiar to the lot, land or building(s) in question.
- B. That a literal interpretation of the zoning ordinance would deprive the applicant of the rights enjoyed by other property owners.
- C. That the special conditions do not result from previous actions of the applicant.
- D. That the requested variance is the minimum variance that will allow a reasonable use of the lot, land or building(s).

**CHECKLIST:**

- Attach a Legal Description of the Property
- Attach a plan of the proposed variance (as described above)
- Attach a separate statement describing A-D
- 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.

[Signature]  
APPLICANT SIGNATURE

8/22/24  
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.

**Adjoining Property Owners:**

**Asa McCracken  
565 Iron Works Road  
Paris, KY 40361**

**David & Cheyenne Smith  
491 Iron Works Road  
Paris, KY 40361**

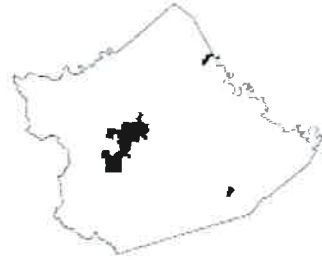
**Proposed Variance:**

I am purchasing a new mobile home. I would like to place the new mobile home 10-15 feet farther back compared to the current mobile home. The current mobile home is sitting 75 feet off of the road. I would like to place the new mobile home around 85-90 feet back from the road. If the new mobile home is placed back any further, there is a tree line and also a downhill slope that may hinder the placement of the new mobile home. This can be shown with images.

Also, my grandmother is on hospice and lives in the current mobile home. I would like to have an easy and smooth transition for her placement in the new mobile home. The current mobile home has been in place for over 40 years.

Thank you for your consideration.

Jamie Kerby



**BOURBON COUNTY JOINT PLANNING OFFICE**

**525 High Street  
Paris, KY, 40361  
859.987.2150**

**www.bourboncountyplanning.com**

**Permit #: 570**

**Permit Date: 08/22/24**

**Permit Type:**

**Application Number: VAR 24-05**

**Permit Type: Variance**

**Applicant Name: Jamie Kerby**

**Applicant Address:**

**City, State, Zip:**

**Phone Number:**

**Applicant Email:**

**Description:**

**Square Feet: 0**

**Existing Use:**

**Jurisdiction: Bourbon County**

**Zoning Classification: A-1**

**Meeting Date:**

**Outcome of Meeting:**

**Status:**

**Assigned To:**

**Property**

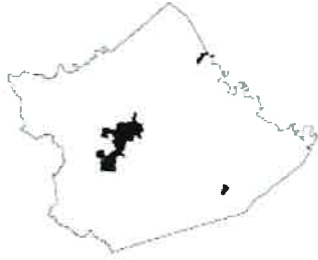
Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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**Fees**

Fee	Description	Notes	Amount
Variance			\$200.00
<b>Total</b>			<b>\$200.00</b>

**Payments**

Date	Paid By	Description	Payment Type	Accepted By	Amount
08/22/2024	Jamie R Kerby	984983			\$200.00
<b>Outstanding Balance</b>					<b>\$0.00</b>



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**Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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# Google Maps 517 Iron Works Rd



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## 517 Iron Works Rd

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 4P7J+99 Paris, Kentucky

### Photos