

# 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. VAR 24-07 Fee Amount: \$ 200<sup>00</sup> Date Fee Received: 8/12/2024  
1. APPLICANT Terry Ransdell Owner (if different) \_\_\_\_\_  
MAILING ADDRESS 1902 Rio Vista Dr Paris, Ky 40361  
PHONE NO. (859) 421-6271 (HOME) (859) 421-6271 (WORK)  
2. PLEASE CIRCLE Paris / Bourbon County / Millersburg / North Middletown  
Location 704 Vine Street Paris, Ky 40361  
3. SUBDIVISION \_\_\_\_\_  
4. EXISTING USE \_\_\_\_\_ ZONING DISTRICT R-3  
5. DESCRIPTION OF REQUEST Forgiveness front & side Setbacks.

### 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.

Terry Ransdell 8/12/24  
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.

There was an existing house on this lot that was 25 ft wide. I was under the impression that my concrete guys were putting the footers back in the exact same footprint. It has now become apparent that the house under current construction is 27 feet wide. The right side is 6 feet to the property line, the left side is 6' 5" from the property line, the front is 22 feet from property line and the rear is 30'5" to the property line.

The property is zoned R-3 with the setbacks as follows:

Front: 30'

Side: 10'

Rear: 25'

Requesting forgiveness for not realizing this sooner and variances for the front and side yard setbacks.

Required Front:	30'	Current	22'
Required Side:	10'	Current	6' (left side)
Required Side:	10'	Current	6'5" (right side)

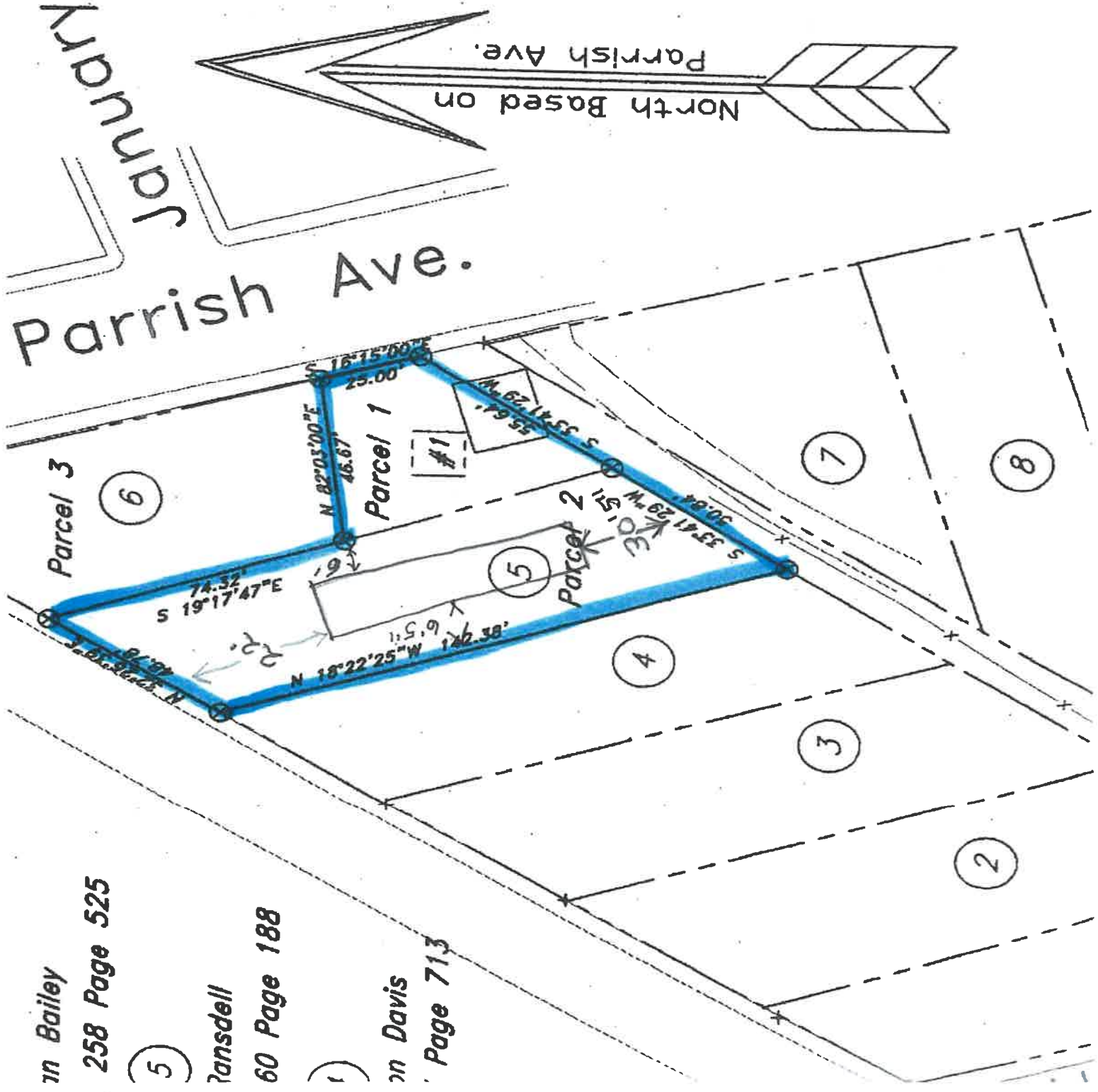
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Ransdell  
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Chairman signature k

COMMISSION CE  
I do hereby certify the  
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Joint Planning Commission  
recording.

*Myrtle*  
Chairman Planning Commis:

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