

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 24-05 Fee Amount: \$ 200.00 Date Fee Received: 8-9-24

1. APPLICANT Jeffrey & Kristy Curtis Owner (if different) _____

MAILING ADDRESS 1926 Wings Nolk Paris KY 40361

PHONE NO. 502-405-8316 (HOME) 502-405-8316 (WORK)

2. PLEASE CIRCLE Paris / Bourbon County / Millersburg / North Middletown
Location 1926 Wings Nolk Paris, KY 40361 Kristycurtis3825@gmail.com

3. SUBDIVISION Thoroughbred Acres

4. EXISTING USE Residential ZONING DISTRICT R-3

5. DESCRIPTION OF REQUEST This request is for a reduced yard setback on the Clintonville road side of the property from 30' to 10'7" to allow for the construction of a steel garage

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.

Jeffrey Curtis, Kristy Curtis 8/7/2024
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.

... REAL ESTATE TAX PAID AMT \$ 72.50

CYNTHIA SANTANA WILSON, BCC

DATE 3/21/24 BY Al Fay Hurst DC

DEED

THIS DEED OF CONVEYANCE executed this 21st day of March, 2024, by and between SHANNON UPTON JOHNSON, whose mailing address is 6 East 4th Street, Paris, Kentucky 40361, hereinafter Trustee; and KRISTY LANE CURTIS AND JEFFREY ALLEN CURTIS, wife and husband, with a mailing address of 1926 Wings Nolk, Paris, Kentucky 40361, hereinafter collectively Grantees. Current tax year billing address is Kristy Lane Curtis and Jeffrey Allen Curtis, 1926 Wings Nolk, Paris, Kentucky 40361.

WITNESSETH:

That for and in consideration of the terms of her trust capacity, Trustee has bargained and sold and by these presents does hereby grant and convey unto Kristy Lane Curtis and Jeffrey Allen Curtis, for and during their joint lives, with remainder in fee simple to the survivor of them, his or her heirs and assigns forever, in fee simple, the following described property located in the County of Bourbon, in the Commonwealth of Kentucky:

Being all of Lot 1, Thoroughbred Acres Subdivision, located in Bourbon County, Kentucky, as shown by Plat of Record in Plat Cabinet A, Slide 194, of the Bourbon County Court Clerk's Office, to which Plat reference is hereby made for a more particular description of the property, known and designated as 1926 Wings Nolk.

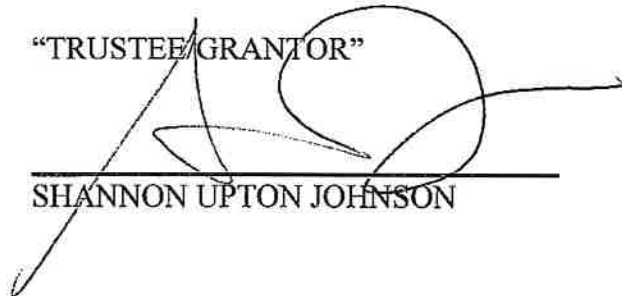
Being the same property conveyed to Shannon Upton Johnson, Trustee, from Thomas D. Million, single and Kristy Lane Curtis and Jeffrey Allen Curtis, wife and husband, by Deed dated March 21, 2024 of record in Deed Book 328 Page 668 Bourbon County Clerk's Office, Paris, Kentucky.

TO HAVE AND TO HOLD, the above described property, together with all appurtenances and privileges thereunto belonging unto the said Grantees, their heirs and assigns forever, with Covenant of General Warranty, subject however, to easements and restrictions of record, and applicable zoning, health and environmental regulations, if any, except that Trustee conveys said property in her capacity as Trustee only and nothing contained herein shall be deemed to bind her personally in any manner whatsoever.

Trustee and Grantees hereto state that there is no cash consideration involved in this transfer, but state that the fair market value of the property herein-conveyed is the sum of \$72,500, in accordance with the provisions of Chapter 382, Kentucky Revised Statutes.

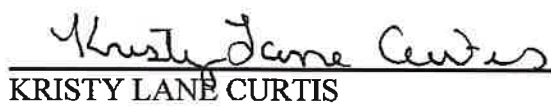
IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

“TRUSTEE/GRANTOR”



SHANNON UPTON JOHNSON

“GRANTEES”



KRISTY LANE CURTIS




JEFFREY ALLEN CURTIS

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing Deed and Consideration Certificate were subscribed, sworn to, and acknowledged before me this 21st day of March, 2024, by Kristy Lane Curtis and Jeffrey Allen Curtis, as Grantee.

My commission expires on: August 2, 2027




NOTARY PUBLIC


Shannon M. Johnson
KYNP # 76828

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing Deed and Consideration Certificate were subscribed, sworn to, and acknowledged before me this 21st day of March, 2024, by Shannon Upton Johnson, as Trustee.

My commission expires on: August 19, 2024


NOTARY PUBLIC
Christina M. Long
KYNP 12773

THIS DEED PREPARED BY:

SHANNON UPTON JOHNSON, ESQ.
JOHNSON LAW, PLLC
6 EAST 4th STREET
PARIS, KENTUCKY 40361
(859) 987-9879

TITLE NOT EXAMINED

DOCUMENT NO: 989068
RECORDED: March 21, 2024 03:12:00 PM
TOTAL FEES: \$50.00 TRANSFER TAX: \$72.50
COUNTY CLERK: CYNTHIA S. WILSON
DEPUTY CLERK: ASHLEY HURST
COUNTY: BOURBON COUNTY
BOOK: D328 PAGES: 671 - 673

KRISTY CURTIS
 KRISTYCURTIS9825@GMAIL.COM

SURVEY FOR

KRISTY CURTIS
 1926 WINGS NOLK
 PARIS, KY

THOROUGHbred ACRES

LOT 1
 PLAT CAB. 'A', SLIDE 194



1" = 25'

DATE OF FIELD SURVEY:
 JULY 3, 2024

DRAFTED BY
 JPC
 PROJECT NO.

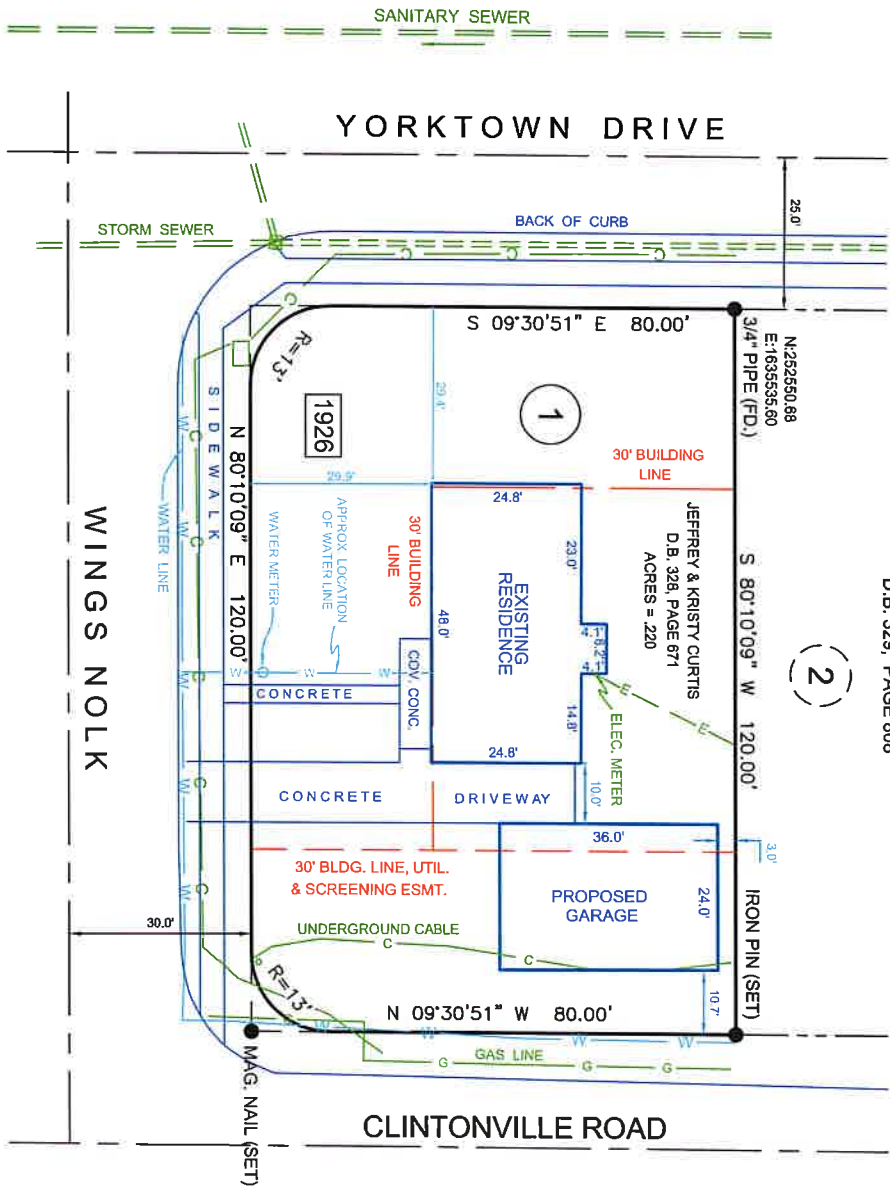
HEAVY BLACK - PROPERTY/BOUNDARY LINE
 BLUE - BUILDING OR OTHER IMPROVEMENT
 RED - BUILDING LINE OR OTHER ESMT.

SURVEY NOTES

-ALL IRON PIN (SET) ARE #5 X 18" REBAR W/ LD. CAP.
 -MERIDIAN OF SURVEY IS REFERRED GRID NORTH, BASED ON KY NORTH DATUM.
 -COORDINATES DEPICTED HEREON ARE BASED ON KY CORRS NETWORK STATE PLANE DATUM (KY NORTH).

THIS FIELD SURVEY COMPLETES WITH 201 KAR 18:150 AND WAS DONE USING A SPECTRA PRECISION SP98 RTK GPS HAVING A POSITIONAL ACCURACY OF 0.05 OR BETTER. THIS IS A CLASS A URBAN SURVEY. ALL WORK WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GARY ROLAND, P.L.S. #3363
 7/10/2024
 UPDATED: 7-20-2024 / 8-2-2024



ISAAC THOMAS SMOOT
 D.B. 329, PAGE 808