

APPLICATION TO BOURBON COUNTY JOINT BOARD OF ADJUSTMENT

Variance

Bourbon County Joint Planning Commission

525 High Street Office 127, Paris, KY 40361 • (859) 987-2150

Office Use only:

Application No. VAR 0-24-10 Fee Amount: \$ 200⁰⁰ Date Fee Received: _____

1. APPLICANT JERE SULLIVAN Owner (if different) _____

MAILING ADDRESS PO BOX 22171, LEX. KY. 40522 jasbuilds@gmail.com

PHONE NO. 859.206.8686 (HOME) _____ (WORK)

2. PLEASE CIRCLE: Paris (Bourbon County) / North Middletown
Location LOT IS LOCATED BETWEEN 650 & 640 ON PEACOCK RD.

3. SUBDIVISION _____

4. EXISTING USE VACANT LOT ZONING DISTRICT B-2

5. DESCRIPTION OF REQUEST REDUCE SETBACK REQUIREMENTS, SIDETARDS; B2 - B-2 REDUCE BY 5'-0"
B2 - R6 REDUCE BY 40' REDUCE FRONT SETBACK BY 15'

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.

Jere Sullivan
APPLICANT SIGNATURE

12.05.24
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. Individuals are not required to employ an attorney, but you are encouraged to do so. All business entities require legal representation.

VARIANCE APPLICATION - ^{REF} VACANT LOT BTWN. 650 & 690 OLD PEACOCK RD.

7. SUPPORTING INFORMATION.

A. SPECIAL CONDITIONS:

THE CURRENT LOT OF RECORD IS LESS DIMENSIONALLY THAN THE ORDINANCE ALLOWS. THIS IMPACTS THE BUILDING SETBACK REQUIREMENTS.

B. THE CURRENT ZONING ORDINANCE WILL NOT ALLOW FOR THE FEASIBLE USE OF THE SITE.

C. NO SPECIAL CONDITIONS EXIST FROM PREVIOUS ACTIONS

D. THE REQUESTED VARIANCE IS THE MINIMUM VARIANCE THAT WILL ALLOW THE LOT TO BE REASONABLY USED.

JERE SULLIVAN ARCHITECT

P.O. BOX 23171
 Longwood, NY 14022
 P: 516.506.5666

Statement of Intellectual Property
 No other architect, planner, engineer, or landscape architect, without the individual consent of Jere A. Sullivan. This set of drawings, in whole or in part, may not be reproduced without the written consent of Jere A. Sullivan.

FINAL DEVELOPMENT PLAN



PROJECT: PEACOCK DEVELOPMENT

PROJECT LOCATION:
 OLD PEACOCK RD
 PARIS, NY 14061

REVISIONS:

DATE:

DRAWN BY:

JAS

REVIEWED BY:

JAS

SHEET NAME:

SITE PLAN

SHEET NUMBER

A-1

SITE STATISTICS:

TOTAL SITE AREA: 31,161 SF OR 714 ACRES
 BLDG. COVERAGE (PERCENTAGE) OF THE SITE: 10%
 TOTAL IMPERVIOUS AREA OF THE SITE: 33%
 TOTAL BUILDING FOOTPRINT = 3,199 SF
 STREET FRONT BLDG. SETBACK: 35'-0"
 FRONTAGE DIST.: 124'-0"

EROSION CONTROL PLAN:

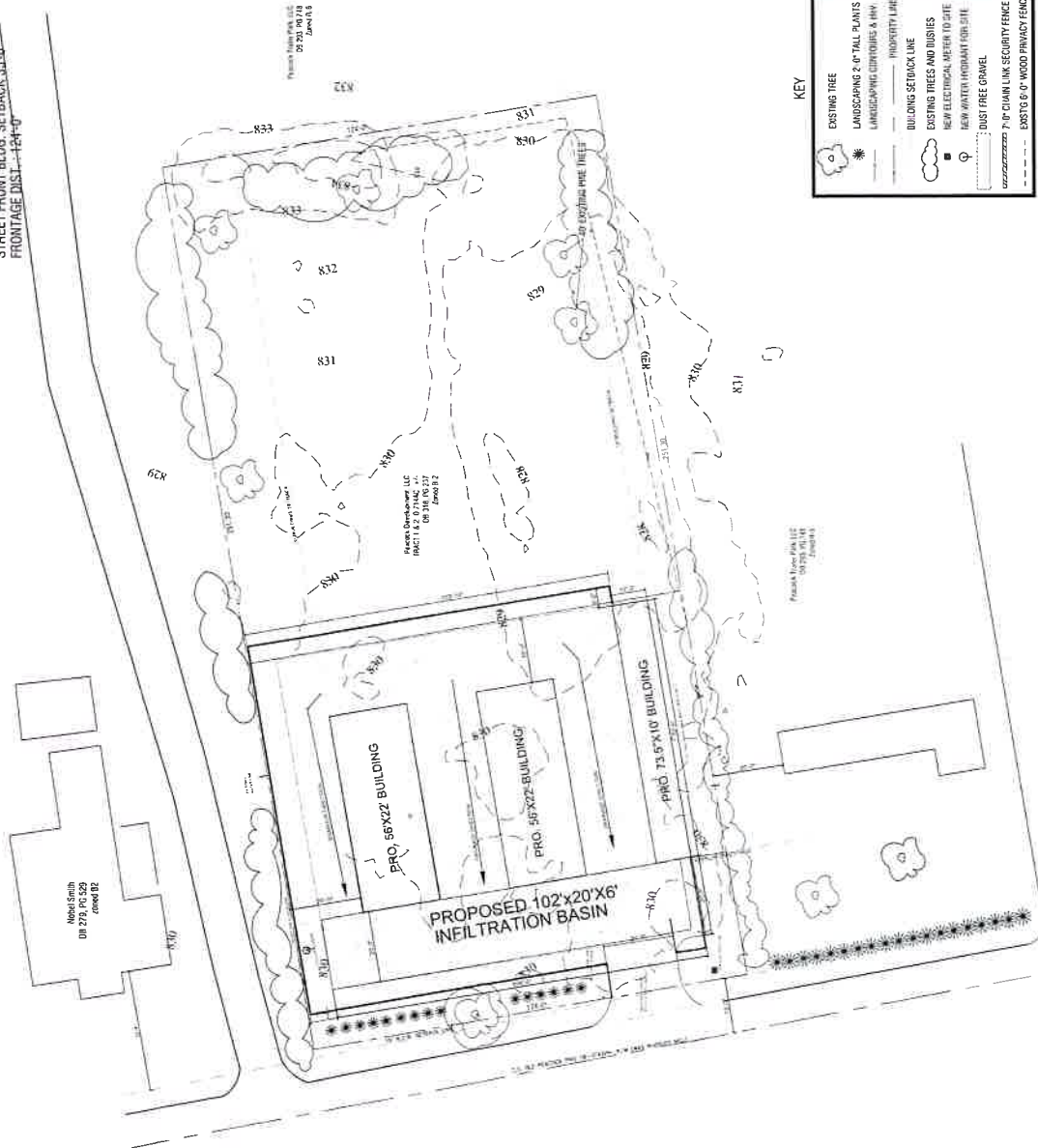
TEMPORARY SILT FENCING WILL BE INSTALLED ACROSS THE FRONT AND SIDES OF THE SITE WHERE THERE IS NOT A FENCE IN PLACE

GENERAL NOTES:

ADJACENT LAND OWNERS AND ZONING INFORMATION WAS OBTAINED FROM A SURVEY PERFORMED BY ASTEC ENGINEERING, INC.



VACINITY MAP N.T.S.



KEY

- EXISTING TREE
- LANDSCAPING 2'-0" TALL PLANTS
- LANDSCAPING CRYPTOGAMS & SHRUBS
- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING TREES AND BUSHES
- NEW ELECTRICAL WETREN TO SITE
- NEW WATER IRRIPIGANT FOR SITE
- DUST FREE CORREL
- EXISTING 6'-0" WOOD PRIVACY FENCE

OWNERS CERTIFICATION
 I, the undersigned, being the owner of the above described property, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

COMMISSIONER'S CERTIFICATION
 I, the undersigned, being the Commissioner of the State of New York, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

REAL ESTATE TAX PAID AMT \$ 12.00
RICHARD STIPPEADS, BCC
DATE 6/25/21 BY D. Jay Hurst, DC

BOOK 318 PAGE 237

AFTER RECORDING RETURN TO:
JACK MARTIN GOINS
ATTORNEY AT LAW
315 Pleasant Street
Paris, Kentucky 40361

DEED

THIS DEED made and entered into this June 24th, 2021, by and between THELMA C. HALL, single, of 223 Avacodo Street, Lexington, KY 40511, party of the first part, and PEACOCK DEVELOPMENT, LLC, a Ky. limited liability company, of P.O. Box 192, Paris, KY 40362, party of the second part; transfer year taxes in care of Peacock Development, LLC, of P. O. Box 192, Paris, KY 40362.

WITNESSETH:

For and in consideration of the sum of **TWELVE THOUSAND DOLLARS** (\$12,000.00) paid to the party of the first part by the party of the second part, *six thousand dollars of which was paid with the execution of this deed, and the remaining six thousand dollars is due and payable on May 23, 2023*, the party of the first part hereby bargains, sells and conveys unto the party of the second part, in fee simple, its successors and assigns forever, and with the Covenant of **GENERAL WARRANTY**, all of the first party's right, title, and interest in and to the following described real property located in Bourbon County, Kentucky:

PARCEL 2

Tract I: A certain lot fronting on said Ruddles Mill turnpike, fronting on said turnpike about 61 ½ ft. and extending back in depth about 366 ft., 3 in. There is excepted from the above description that certain lot of land heretofore conveyed by R.B. Hutchcraft's Executors to the said Bourbon Lumber Co. by deed of record in said office in Deed Book 112, Page 138, more particularly described as follows: That certain lot of land situated near the Peacock Pike about 1 mile north of the City of Paris, Ky., and being about 115 ft. deep and 62 ½ ft. wide and is the rear portion of that certain lot of land 366 ft. deep and 61 ½ ft. wide.

Tract II: A certain lot fronting on the Ruddles Mill Road about 62 ½ ft., more or less, and being 251 ft., 3 in. in depth.

AND BEING all of Parcel 2 of the same property conveyed to Donald J. Hall and Thelma C. Hall, husband and wife, by Deed dated December 17, 2004,


and of record in Deed Book 259, Page 123, Bourbon County Clerk's Office. Thelma C. Hall became sole owner upon the death of Donald J. Hall on April 16, 2005 pursuant to the survivorship clause in said Deed.

TO HAVE AND TO HOLD the above described property together with all appurtenances and privileges thereunto belonging, unto the party of the second part, in fee simple, its successors and assigns forever, with Covenant of **GENERAL WARRANTY** subject, however, to easements, restrictions, and reservations of record.

IN TESTIMONY WHEREOF the party of the first part has hereunto signed her hand on this date which is first above written.

The undersigned, Thelma C. Hall, single, Grantor herein, and Jere A. Sullivan, Manager, for and on behalf of Peacock Development, LLC, a Kentucky limited liability company, Grantee herein, do hereby certify, pursuant to K.R.S. 382, that the above stated consideration in the amount of \$12,000.00 is the true, correct and full consideration for the property herein conveyed.

GRANTOR:

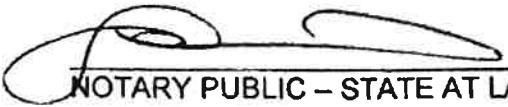


THELMA C. HALL

COMMONWEALTH OF KENTUCKY

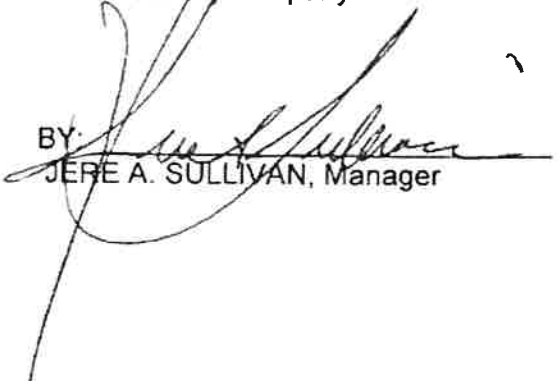
COUNTY OF BOURBON

The foregoing instrument was subscribed, sworn and acknowledged before me by Thelma C. Hall, single, this 21st day of June, 2021, as first party and Grantor herein.



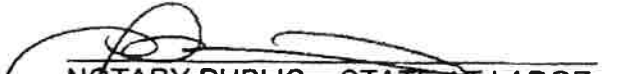
NOTARY PUBLIC – STATE AT LARGE
My Commission expires: 10/16/2024
Notary ID #KYNP16118 Jack Martin Goins

GRANTEE:
PEACOCK DEVELOPMENT, LLC, a Kentucky
limited liability company

BY: 
JERE A. SULLIVAN, Manager

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing instrument was subscribed, sworn and acknowledged before me by Jere A. Sullivan, Manager, for and on behalf of Peacock Development, LLC, a Kentucky limited liability company, this 24th day of June, 2021, as second party and Grantee herein.


NOTARY PUBLIC – STATE AT LARGE
My Commission expires: 10/16/2024
Notary ID #KYNP16118 Jack Martin Goins

THIS INSTRUMENT PREPARED BY:


JACK MARTIN GOINS
ATTORNEY AT LAW
315 Pleasant Street
Paris, Kentucky 40361
(859) 987-7994

2021 JUN 25 PM 1:10
BOURBON COUNTY CLERK

This Deed as prepared by Jack Martin Goins, Attorney at Law, is based solely on the information supplied by the parties hereto. Jack Martin Goins has no liability for any errors resulting from the information supplied. Jack Martin Goins has not personally performed a title search on the above property, and makes no representations with respect to any mortgages or liens which may exist against the property or the parties herein.

Variance Permit

BOURBON COUNTY JOINT PLANNING OFFICE

525 High Street

Paris, KY 40361

859.987.2150

www.bourboncountyp Planning.com

Permit Number: 591

Job Location: OLD PEACOCK RD
 PARIS, KY 40361
Parcel: 025-90-04-022.01
Purpose: [Purpose]
Gross Square Footage: [Gross Square Footage]
Front Setback: [Front Setback]
Side Setback: [Side Setback]
Rear Setback: [Rear Setback]
Jurisdiction: City of Paris

Number of Units: [Number of Units]
Number of Stories: [Number of Stories]
Number of Bedrooms: [Number of Bedrooms]
Number of Bathrooms: [Number of Bathrooms]
Sewage Disposal Type: [Sewage Disposal Type]
Water Service Provider: [Water Service Provider]
Basement: [Basement]
Electric Service Provider: [Electric Service Provider]
Comments: [Comments]

Applicant:
 Jere Sullivan
 P O Box 22171
 PARIS, KY 40361
 859-806-8686

Owner:
 PEACOCK DEVELOPMENT LLC
 P O BOX 22171
 LEXINGTON ,KY 40522

Contractors:	Name	Address	Phone
Type			

Fees	Amount	Payments	Account Paid
Variance	\$200.00		
Total Fee: \$200.00		Total Paid: \$0.00	

The owner understands and agrees that the permit issued upon this application shall be subject to any and all building and zoning regulations governing or relating to the subject matter and that the violation of any such regulation by him/her or his/her agent shall render the permit null and void and subject to the penalty prescribed for such violation. The owner, lessee or contractor agrees to relieve the City and County from all responsibility for damage or accident by his negligence.



 Owner/Contractor Signature

12/09/24

 Date

N

 Building Inspector Signature

 Date