

# 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 25-01 Fee Amount: \$ 200 Date Fee Received: 2-20-25  
1. APPLICANT Diana Walter Owner (if different) \_\_\_\_\_  
MAILING ADDRESS 117 Bunker Hill Road Paris, Ky 40361  
PHONE NO. 859-707-1770 (HOME) \_\_\_\_\_ (WORK) \_\_\_\_\_

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

3. SUBDIVISION —

4. EXISTING USE Residence ZONING DISTRICT A-1

5. DESCRIPTION OF REQUEST Back & Side Variance  
BACK 125' - 70' = 55' Variance Side 125' - 40' = 35' Variance

**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.

Diana Walter \_\_\_\_\_ 2-20-25  
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. Individuals are not required to employ an attorney, but you are encouraged to do so. All business entities require legal representation.

We plan to purchase and place a 28' X 56' manufactured home in place of the house that was destroyed by Flood Water. The map attached to application to show that the placement is no in the flood zone.

Special Conditions: Current residence will be demolished because of flooding. We plan to replace it with manufactured housing in an area out of the flood zone. We require back and side setback variances to place the house in a higher area.

A literal interpretation of the ordinance would not allow us to place the house where we would like it to go, out of the flood zone and be in character with the other houses in our neighborhood.

The need for these variances is not the result of any actions taken by us.

The variance requested is the minimum reasonable for the placement of our new home to avoid the problems we have had in the past with flooding.

There are no prior actions taken by the Board of Adjustments on this property.

We have worked with Mr. Alex Van Pelt with the Kentucky Department of Water on our flooding problems. Employees of Planning and Zoning and the Bourbon County Road Department have also worked with us to resolve this problem.

#### List of Adjoining Property owners.

Mailing Address VAUGHN GEORGE VINCE & ANN JOHNSON  
1191 LEVY RD  
PARIS KY 40361

Mailing Address ALLEN BENNY RAY & JAY W  
2215 LEVY RD  
CARLISLE KY 40311

Mailing Address TAYLOR LARRY D & KATHLEEN A  
149 CARLISLE RD  
CARLISLE KY 40311

Mailing Address BANKS JEFFERY G & KELLI M  
4089 BRIDGEMONT LN  
LEXINGTON KY 40515

Mailing Address GILVIN CHARLENE H & JEFF D  
140 BUNKER HILL RD  
PARIS KY 40361



Back Variance  $125' - 70' = 55'$  Variance  
 Side Variance  $125' - 90' = 35'$  Variance



117 Bunker Hill Rd. Sikeston, Missouri, 64881

PANEL  
21173C0025D  
eff. 1/6/2011

PANEL  
21181C0200C  
eff. 8/5/2010

PANEL  
21017C0200C  
eff. 1/6/2011

Zone A



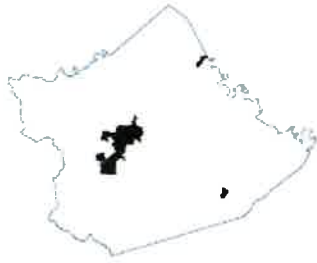


BOURBON, TEXAS 78930  
UNINCORPORATED AREAS

210271

21017C0200C  
eff. 1/6/2011

Zone A



**BOURBON COUNTY JOINT PLANNING OFFICE**

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

**[www.bourboncountyplanning.com](http://www.bourboncountyplanning.com)**

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**Permit #: 607**

**Permit Type:**

**Address: BUNKER HILL RD 117**

**City: PARIS KY 40361**

**State:**

**Zip:**

**Owner: ROBINSON DIANA J**

**Owner Address: 117 BUNKER HILL RD**

**Owner City: PARIS KY 40361**

**Owner State:**

**Owner Zip:**

**Owner Phone:**

**Owner Email:**

**Receipt #: 453**

**Date: 02/20/2025**

**Paid By: Diana Walters**

**Description: Payment for VAR 25-01**

**Payment Type: Cash**

**Payment Type Description: CASH**

**Accepted By: Michelle Thornsburg**

**Fees Paid**

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Variance	Application		0.00	200.00	200.00
				<b>Total:</b>	<b>\$200.00</b>

**Total:**

-6-40  
mailed to  
Security Kennedy  
Trust Bldg.  
va/NNP  
TXPd # 3/100  
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Betty Jo Denton Hair  
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520

ex. Ky  
40507

THIS DEED made and entered into this 10 day of January, 1992, by and between William Ronnie Amburgey and Brenda B. Amburgey, his wife, whose address is 2706 Locust Grove Road, Carlisle, Kentucky 40311, Party of the First Part; and Diana J. Robinson, a single person, whose address is Route 2, Box 239, Paris, Kentucky 40361, Party of the Second Part.

W I T N E S S E T H:

THAT for and in consideration of the sum of Thirty-Four Thousand Dollars and 00/100 (\$34,000.00), the Party of the First Part has BARGAINED AND SOLD and does hereby GRANT AND CONVEY unto the Party of the Second Part, her heirs and assigns, all of their right, title, interest, or claim in and to the following described property located in Bourbon County, Kentucky, to wit:

BEGINNING at 13, a point on the west side of the Flat Rock and Mt. Sterling Turnpike 3 ft. from the stone fence and opposite the intersection of another stone fence and corner to the Henry Thomason lot, known as the Mill lot; thence S 77 E 6.9 poles to 6, an angle in stone fence on the east side of aforesaid pike near a yard gate, corner to said A. B. Thomason; thence with the yard fence N 25-1/2 E 2 poles to 7, a post in said fence, thence N 11-1/4 W 10.08 poles to 8, a stone, and post corner to same, thence N 19-3/4 E 3.32 poles to 9, a post corner to same; thence N 4 E 21.16 poles to 10, a stone in Boone's Creek, corner to Lot No. 3, and Edwin Thomason; thence S 59 W 40.25 poles to 11, a point on the east side of said pike near the iron bridge, corner to A.P. Bryan; thence S 51 E 4.72 poles to 12, the west side of said bridge; thence S 64-3/4 E 25 poles to 13, the beginning, containing 3 acres, 3 roods and 31 poles.

PROVIDED, HOWEVER, EXCEPTED therefrom is that portion of the above property deeded to the Commonwealth of Kentucky for a roadway constructed thereon, said deed being of record in Deed Book 128, Page 574, Bourbon County Clerk's Office, to which reference is hereby made for a more particular description thereof. THERE IS ALSO EXCEPTED from the above-described property that portion thereof conveyed to Vernon Grooms by Deed of record in Deed Book 134, Page 349, in said Clerk's Office.

AND BEING the same property conveyed to William Ronnie Amburgey by Deed of record in Deed Book 190, Page 196, in the said Clerk's Office; and being the same property which is the subject of a Lease/Purchase Agreement between the same parties recorded in Deed Book 195, Page 553, which obligations of the parties are deemed satisfied by their signing of this Deed.

exemptions allowed by law, and hereby covenant to and with the said Party of the Second Part, her heirs and assigns, that she is lawfully seized in Fee Simple to said property and has good right to convey the same as herein done, and that said property is free and clear of all encumbrances of whatsoever nature and that it will WARRANT GENERALLY the title to said property.

PROVIDED, HOWEVER, this conveyance is made subject to any and all easements, restrictions and/or conditions which may appear of record effecting the said property.

CERTIFICATE OF CONSIDERATION

By affixing their signatures below the Parties hereto verify that the consideration stated herein is the full consideration paid for this property.

William Ronnie Amburgey  
WILLIAM RONNIE AMBURGEY

Brenda B. Amburgey  
BRENDA B. AMBURGEY

Diana J. Robinson  
DIANA J. ROBINSON

STATE OF KENTUCKY)  
COUNTY OF FAYETTE)

Subscribed, sworn to, and acknowledged before me by William Ronnie Amburgey and Brenda B. Amburgey, his wife, on this the 10 day of January, 1992.

My commission expires: August 25, 1994

Susan S Kennedy  
NOTARY PUBLIC

STATE OF KENTUCKY)  
COUNTY OF FAYETTE)

Subscribed, sworn to, and acknowledged before me by Diana J. Robinson, a single person, on this the 10 day of January, 1992.

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index of Kennedy  
Security Trust Bldg.  
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Bett J. Denton  
By: Pat J. Thomas & C

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Pg 520  
520

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