

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 25-10 Fee Amount: \$ 200⁰⁰ Date Fee Received: 7/18/2025

1. APPLICANT Jacob S Garrison Owner (if different) Ellis & Dianne Garrison

MAILING ADDRESS 1135 Maple Dr Paris, Ky 40361

PHONE NO. 859-707-7316 (HOME) 859-987-4451 (WORK)

2. PLEASE CIRCLE Paris Bourbon County / North Middletown
Location 862 Lylesville St

3. SUBDIVISION _____

4. EXISTING USE Residential house? Empty lot ZONING DISTRICT _____

5. DESCRIPTION OF REQUEST Want to put a metal Garage on
Empty lot - Due to rock w/ back of lot ASKING for
closer to street

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.

Jacob Garrison 7-12-25
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.

ADDRESS is 862 Lylesville St Paris

Propose to Build a 30 x 40 Metal Garage on Concrete SLAB

Request Front Set Back Variance from 30 to 16 feet to match front of neighbor's house

There is a significant rock shelf in the back that this variance will allow me to avoid.

I requested a side set back variance of 1 ft when the house was built to accommodate the eave overhang.

Plan of proposed Variance
ε
Statement Describing A-D

→ prior Action



← Shows
where
we
want
Garage

Property Information

Parcel Number	026-50-04-028.00
Location Address	862 LYLESVILLE ST
Description	H & L- 862 LYLESVILLE ST - L #32
Property Class	Residential
Tax District	City (District 02)
2024 Tax Rate	1.165
Acres	0.142
Lot	32
Homestead	0

ROCK SHELF

PROPOSED BUILDING

8 FT
7 FT
Variance
Requested

← 10 →

← 20 →

← 10 →

← 30 →

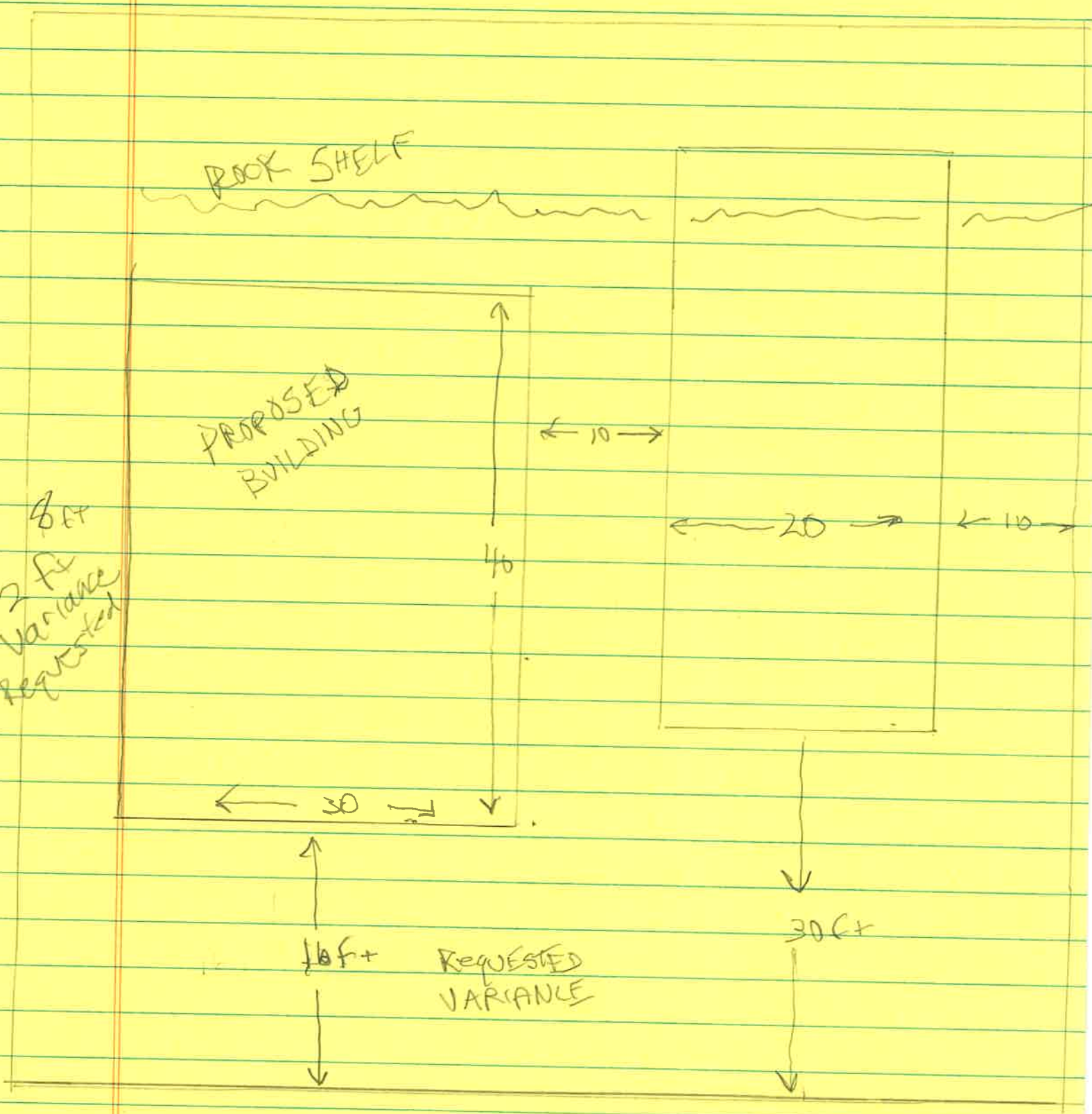
40

10 FT +

REQUESTED VARIANCE

30 FT

LYLESVILLE ST



ACROSS - 863 Lylesville St

A & A Bassett Properties LLC

5445 Paris Pike

Georgetown, KY 40324

LEFT - 858 Lylesville St

Ramon & Rebecca Smith

858 Lylesville St

Paris, KY 40361

RIGHT - 870 Lylesville St

Almeda Reyes Contreras

4611 Frogtown Ln

Lexington, KY 40513

*Adjoining
Property*

Legal Desc

REAL ESTATE TAX PAID AMT \$ 0
CYNTHIA SANTANA WILSON, BCC
DATE 10/22/24 BY Octay Hunt DC

BOURBON COUNTY
D331 PG163

WARRANTY STRAWMAN DEED
OF CONSOLIDATION

THIS DEED OF CONVEYANCE made and entered into this 22nd day of October, 2024, by and between ELLIS BRENT GARRISON and DIANNE RUTH GARRISON, married, with an address of 1135 Karla Drive, Paris, KY 40361 party of the first part and;

EMMETT DANIEL CLIFFORD, Trustee, party of the second part, as Trustee for the purposes hereinafter set out with full power to execute this deed of conveyance, whose address is 113 North Main Street, #1, Cynthiana, Kentucky 41031-1275, and;

And ELLIS BRENT GARRISON and DIANNE RUTH GARRISON, married, party of the third part, with an address of 1135 Karla Drive, Paris, KY 40361 (the in-care-of-address to which the property tax bill for the year in which the property is transferred may be sent to 1135 Karla Drive, Paris, KY 40361).

WITNESSETH: That the party of the first part, for and in consideration of consolidating their two contiguous lots, and other nominal consideration, receipt of which is hereby acknowledged, and to place the property in survivorship among the parties of the third part, do hereby bargain, sell, grant and convey unto the parties of the third part, for their joint and natural lives, with remainder to the survivor in fee simple, their heirs, successors and assigns forever;

NOW, THEREFORE, in order to carry out such desires of the party of the first part and in consideration of the parties' desire that such be done, the party of the first part hereby bargains, sells and conveys unto the party of the second part as Trustee, in fee simple and with covenant of

general warranty the following described two (2) real properties located in Bourbon County,
Kentucky:

TRACT 1: Commonly known as 862 Lylesville Street

Map No.: 026-50-04-028.00

Lot No. 32 represented on the plat of certain lands laid out by John A. Lyle's Executrix into town lots, in the City of Paris on Houston Creek. Said lot is 40 by 85 feet fronts on new street 40 feet and runs back the same width 85 feet to the line of V. Bros. Vineyard (now Lancaster Northutt).

BEING THE SAME PROPERTY as that conveyed to ELLIS B. GARRISON, single, by deed dated Dec. 18, 2002, and recorded on Dec. 23, 2002, at Deed Book 249 Page 348 in the Bourbon County Kentucky Clerk's office.

TRACT 2: Commonly known as "Vac" Lylesville Street

Map No.: 026-50-04-028.01

A certain lot lying and being on the Paris & Georgetown Pike in Bourbon County, Kentucky, near Houston Creek being Lot No. 30 on the plat as laid out by John A. Lyle's Executrix in town lots said lot on new street 40 feet and extends back therefrom with the line of Lot No. 28 on one side and the line of Lot No. 32 on the other side a distance of 85 feet to the Catholic Convent, now Bourbon Female College same width as in front.

BEING THE SAME PROPERTY as that conveyed to ELLIS B. GARRISON, single, by deed dated Dec. 20, 2002 (signed Dec. 18, 2002), and recorded on Dec. 23, 2002, at Deed Book 249 Page 351 in the Bourbon County Kentucky Clerk's office.]

In consideration of the premises hereto and to conform to the intention of the parties set out above, for the purpose of consolidating the above-described properties into one (1) Deed and to

place the property in survivorship, the party of the second part does hereby convey unto ELLIS BRENT GARRISON and DIANNE RUTH GARRISON, married, with an address of 1135 Karla Drive, Paris, KY 40361, as set out above, the above-described property which party of the second part acquired by this deed, with covenants of GENERAL WARRANTY of title, excepting any restrictions, easements, agreements, zoning or building restrictions or regulations, if any. This transfer is ~~not~~ tax exempt under KRS § 142.050 (1)(e). - EDO

The liability of the Trustee is limited to the execution of this deed. Not a title search or warranty of any type.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hand on this date

which is first above written


ELLIS BRENT GARRISON


DIANE RUTH GARRISON


EMMETT DANIEL CLIFFORD

Acknowledged, subscribed and sworn to before me, a Notary Public, by the above-named ELLIS BRENT GARRISON, who is personally known or satisfactorily proven to me to be the signer of the foregoing instrument, who acknowledged that he did sign the foregoing instrument and that the same respectively his act and deed.

Given under my hand and seal of office, September 3, 2024.

My commission expires 09-15-26.

Shelley Kay Beckett
Notary Public # KYNP59007

Acknowledged, subscribed and sworn to before me, a Notary Public, by the above-named DIANE RUTH GARRISON, who is personally known or satisfactorily proven to me to be the signer of the foregoing instrument, who acknowledged that she did sign the foregoing instrument and that the same respectively her act and deed.

Given under my hand and seal of office, 10 22, 2024.

My commission expires 10-31-27

Emmett Daniel Clifford
Notary Public # KYNP 80553

Acknowledged, subscribed and sworn to before me, a Notary Public, by the above-named EMMETT DANIEL CLIFFORD, as Trustee, who is personally known or satisfactorily proven to me to be the signer of the foregoing instrument, who acknowledged that he did sign the foregoing instrument and that the same respectively was his act and deed.

Given under my hand and seal of office, October 22, 2024.

My commission expires 09-15-26.

Shelley Kay Beckett
Notary Public # KYNP59007

CONSIDERATION CERTIFICATE

Come the undersigned, being the Grantors and the Grantees, and after first being duly sworn, do hereby state that the Fair Market Value of the subject property is \$120,000.00 and do hereby state that the consideration recited herein is true and correct, and same is the full consideration paid for the subject property.

PARTIES OF THE FIRST PART:

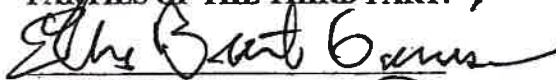

ELLIS BRENT GARRISON


DIANE RUTH GARRISON

PARTY OF THE SECOND PART:


EMMETT DANIEL CLIFFORD

PARTIES OF THE THIRD PART:


ELLIS BRENT GARRISON


DIANE RUTH GARRISON

STATE OF KENTUCKY
COUNTY OF HARRISON

This Deed and Consideration Certificate, acknowledged, subscribed and sworn to before me, a Notary Public, by the above-named ELLIS BRENT GARRISON, who is personally known or satisfactorily proven to me to be the signer of the foregoing instrument, who acknowledged that he did sign the foregoing instrument and that the same respectively was his act and deed.

Given under my hand and seal of office, September 3, 2024.

My commission expires 09-15-26.

Ashley Kay Bucket
Notary Public # KYNP59007

STATE OF KENTUCKY
COUNTY OF HARRISON

This Deed and Consideration Certificate, acknowledged, subscribed and sworn to before me, a Notary Public, by the above-named DIANE RUTH GARRISON, who is personally known or satisfactorily proven to me to be the signer of the foregoing instrument, who acknowledged that she did sign the foregoing instrument and that the same respectively was her act and deed.

Given under my hand and seal of office, 10 22, 2024.

My commission expires 10-31-27.


[Signature]
Notary Public # KYNP 80553

STATE OF KENTUCKY
COUNTY OF HARRISON

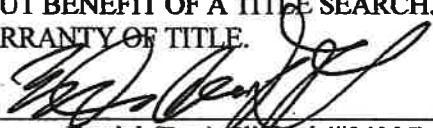
This Deed and Consideration Certificate, acknowledged, subscribed and sworn to before me, a Notary Public, by the above-named EMMETT DANIEL CLIFFORD, as Trustee, who is personally known or satisfactorily proven to me to be the signer of the foregoing instrument, who acknowledged that he did sign the foregoing instrument and that the same respectively was his act and deed.

Given under my hand and seal of office, October 22, 2024.

My commission expires 09-15-26.


Notary Public # 0RYNPS9007

THIS INSTRUMENT WAS PREPARED BY THE UNDERSIGNED
WITHOUT BENEFIT OF A TITLE SEARCH.
NO WARRANTY OF TITLE.


Hon. Emmett Daniel (Dan) Clifford (#94395)
Emmett Daniel Clifford Law, PLLC
113 N. Main St. Suite 1
Cynthiana, KY 41031-1275
(859) 234-5678
Fax: (859) 658-0846
cliffordd@aol.com

Variance Permit

BOURBON COUNTY JOINT PLANNING OFFICE

525 High Street

Paris, KY 40361

859.987.2150

www.bourboncountyplanning.com

Permit Number: 653 ✕

Job Location: LYLESVILLE ST 862
 PARIS KY 40361,
Parcel: 026-50-04-028.00
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:
 Jacob S Garrison
 1135 Karla Drive
 PARIS KY 40361,
 859-707-7316

Owner:
 GARRISON ELLIS B
 1135 KARLA DR
 PARIS KY 40361,KY 40361
 859-707-6493

Contractors:

Type	Name	Address	Phone
------	------	---------	-------

Fees	Amount	Payments	Account Paid
Variance	\$200.00	07/18/2025	\$200.00
Total Fee: \$200.00		Total Paid: \$200.00	

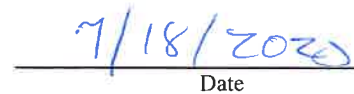
The owner understands and agrees that the permit issued upon this application shall be subject to any and all building and zoning regulations governing or relating to the subject matter and that the violation of any such regulation by him/her or his/her agent shall render the permit null and void and 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

 Date



 Building Inspector Signature



 Date

Variance Permit

BOURBON COUNTY JOINT PLANNING OFFICE

525 High Street

Paris, KY 40361

859.987.2150

www.bourboncountyplanning.com

Permit Number: 653

Job Location: LYLESVILLE ST 862
PARIS KY 40361,
Parcel: 026-50-04-028.00
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:
Jacob S Garrison
1135 Karla Drive
PARIS KY 40361,
859-707-7316

Owner:
GARRISON ELLIS B
1135 KARLA DR
PARIS KY 40361, KY 40361
859-707-6493

Contractors:

Type	Name	Address	Phone
------	------	---------	-------

Fees	Amount	Payments	Account Paid
Variance	\$200.00	07/18/2025	\$200.00
Total Fee: \$200.00		Total Paid: \$200.00	

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.

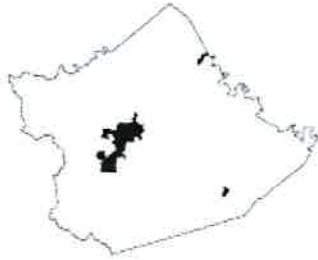
Owner/Contractor Signature

Date

Building Inspector Signature

Date

859-707-7314
Diane



BOURBON COUNTY JOINT PLANNING OFFICE

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

www.bourboncountypanning.com

Permit #: 653

Permit Type:

Address:

City:

State:

Zip:

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Receipt #: 486

Date: 07/18/2025

Paid By: Check

Description: Paid check 4363

Payment Type: Check

Payment Type Description: Paid Check for VAR 25-10

Accepted By: Micki Sosby

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Variance	Application		0.00	200.00	200.00
				Total:	\$200.00