

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 25-116 Fee Amount: \$ 200 Date Fee Received: 9-12-25

1. **APPLICANT MWG ENTERPRISES OF KY LLC** Owner (if different) _____ MAILING ADDRESS
3880 Hulen Street, Suite 510, Ft. Worth, TX 76107 & Registered Agent Address 201 W. Short Street, Lexington, KY, Suite 102,
Lexington, KY 40507 PHONE NO. (703) 466-5001 EXT. 230 (HOME) _____ (WORK)

2. **PLEASE CIRCLE:** Paris / Bourbon County / North Middletown
Location 2353 North Middletown Rd., Paris, KY 40361

3. **SUBDIVISION** N/A

4. **EXISTING USE** Agriculture/ Thoroughbred Operation **ZONING DISTRICT** A-1

5. **DESCRIPTION OF REQUEST** Installation of two manufactured homes on the real property for the farm manager and farm labor to provide on-site supervision of the thoroughbred operation. Request of a seventy (70) foot dimensional variance under Bourbon County Planning Ordinance 4.28, from the requirements set-forth in Bourbon County Planning Ordinance 3.21 E (10), which requires one hundred (100) feet between manufactured homes.

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.



9-23-25

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 entit'es require legal representation.

MWG Enterprises of KY LLC, submits this request for a dimensional variance of seventy (70) feet to allow the placement of two manufactured homes on the real property located at 2353 N. Middletown Rd., Paris, KY 40361.

These homes are essential for providing on-site housing for our farm manager and support staff, who play a vital role in the daily operations of our 100-acre thoroughbred breeding and agricultural farm. We are seeking approval for a 70-foot variance to accommodate the current placement of these homes. Following guidance from Clayton Homes, Clayton Homes strategically positioned them as close together as possible—maintaining safe access and operational efficiency. The homes are currently situated 30 feet apart, carefully arranged to minimize impact on neighboring properties and to preserve the farm's open atmosphere.

Basis for the Variance Request (Section 4.28 Compliance)

MWG Enterprises of KY LLC, own a working equine and agricultural farm requiring round-the-clock management and labor. The absence of existing residential structures on the property presented significant operational challenges, making on-site housing essential for animal care, farm security, and staff coordination. These operational demands, combined with the property's layout and zoning restrictions, create special conditions unique to our lot that do not generally apply to other properties in the area. Neighboring farms and similarly zoned agricultural properties in Bourbon County benefit from on-site housing for managers and laborers. Enforcing strict dimensional requirements without relief would deny us the same reasonable use of our property and place us at a competitive and operational disadvantage within the thoroughbred industry, where quick response times and constant oversight are critical.

The manufactured homes were purchased in good faith from Clayton Homes to meet essential housing needs. At the time of purchase, we were not informed of Bourbon County's Planning and Zoning dimensional restrictions or setback requirements. The current placement of the homes—30 feet apart—was determined based on professional advice, and our intention was to comply as closely as possible within the property's physical and operational constraints. Our variance request is limited to what is necessary to fulfill our operational requirements. We have placed the homes in a manner that respects agricultural use, minimizes visual impact, and preserves open space while still addressing the demanding nature of farm management. We are not seeking additional housing nor attempting to circumvent zoning regulations in an unreasonable manner.

Public Health, Safety, and Welfare

MWG Enterprises of KY LLC firmly believe that granting this variance will have no adverse effects on public health, safety, or welfare. The manufactured homes conform to all applicable building codes and safety standards and are situated to maintain adequate setbacks from property lines. Their strategic placement does not obstruct public rights-of-way, diminish neighboring property values, or disrupt the agricultural character of the area.

Supporting Materials Included:

- Placement Images: Property map detailing distances to property lines, adjoining landowners, and relevant features.
- Legal description of the property is attached.

EXHIBIT A

Being all of Parcel 1 and Parcel 2, containing 100.06 acres, of the Minor Consolidation Plat for Silverado Farms, LLC on North Middletown Road, Bourbon County, Kentucky, and of record in Plat Cabinet C, Slide 222, in the Bourbon County Clerk's Office. See said Plat for a more particular description.

Said property being described by a new survey prepared January 31, 2006, by Anthony W. Justice, PLS # 3661, as follows:

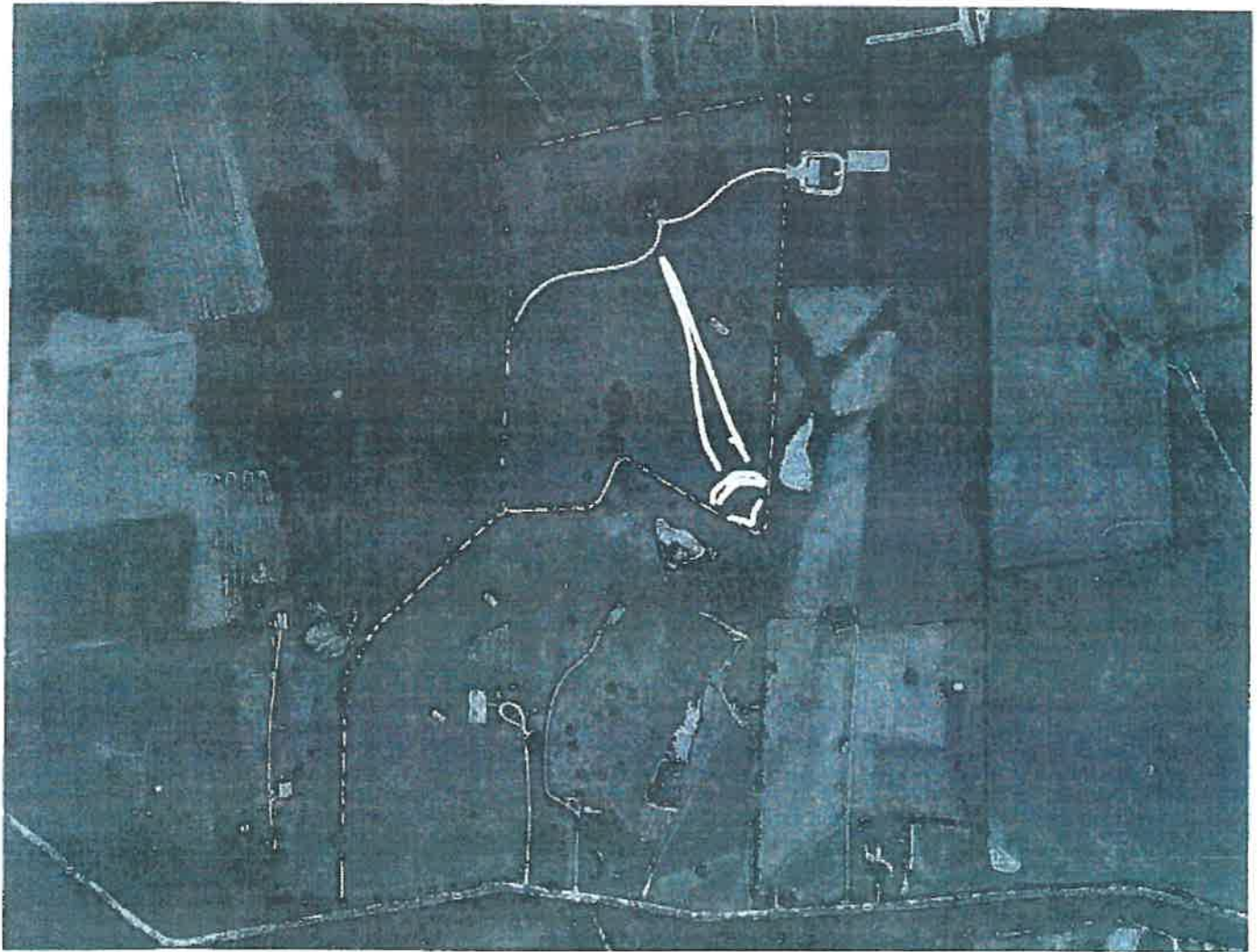
The following is a description of a parcel of land located on the north side of North Middletown Road, approximately 0.5 miles southeasterly of Spears Mill Road, in Bourbon County, Kentucky and more particularly described as follows:

Beginning at a P. K. Nail (found) in the center of North Middletown Road, said point being a corner of Alfonso Mazzetti, Deed Book 229, Page 600 and Deed Book 246, Page 827; thence leaving said road and with the line of Mazzetti for the following six (6) calls: N 10°32'39" E - 19.92 feet to an Iron Pin (found) - LS# 1987; thence N 10°50'50" E - 394.46 feet to an Iron Pin (found) - LS# 1987; thence N 09°05'08" E - 663.93 feet to an Iron Pin (found) - LS# 1987; thence N 49°02'17" E - 122.62 feet to an Iron Pin (found) - LS# 1987; thence N 14°23'34" E - 58.50 feet to an Iron Pin (found) - LS# 1987; thence N 17°34'24" W - 183.62 feet to an Iron Pin (found) - LS# 1987, said point being a common corner of Mazzetti, and Nannie C. Howell, Deed Book 156, Page 170; thence with the line of Howell for the following three (3) calls: N 09°01'12" E - 412.65 feet to an Iron Pin (found) - LS# 1987; thence S 81°47'51" E - 695.35 feet to an Iron Pin (found) - LS# 1987; thence N 11°07'50" E - 1135.30 feet to an Iron Pin (found) - LS# 1987, said point being a common corner of Howell, and Clay B. Crain, Deed Book 126, Page 154; thence with the line of Crain N 03°08'54" W - 505.56 feet to an Iron Pin (found) - LS# 1987, said point being a common corner of Crain, and Stephanie L. Russo, Deed Book 221, Page 241; thence with the line of Russo for the following four (4) calls: N 87°18'01" E - 1427.62 feet to an Iron Pin (found) - LS# 1987; thence N 85°52'49" E - 17.43 feet to a 48" OAK; thence N 85°52'49" E - 7.82 feet to an Iron Pin (found) - LS# 2670; thence N 87°33'31" E - 277.38 feet to a Point at a common corner of Russo, and Guy F. Ormsby, Jr. and Dorcas Susanne Ormsby, husband and wife, Deed Book 218, Page 98 & 633 and Deed Book 218, Page 78; thence with the line of Ormsby for the following three (3) calls: N 87°33'31" E - 531.72 feet to an Iron Pin (found) - LS# 2670; thence N 87°57'08" E - 84.29 feet to an Iron Pin (found) - LS# 2670; thence S 08°58'29" W - 1034.21 feet to an Iron Pin (found) - LS# 2670, said point being a common corner of Ormsby, and Silverado Farms, LLC, Parcel 3, Deed Book 256, Page 174; thence with the line of Silverado Farms, LLC for the following two (2) calls: N 82°09'13" W - 926.94 feet to an Iron Pin (set); thence S 11°22'09" W - 1201.25 feet to an Iron Pin (found) - LS# 1987, said point being a common corner of Silverado Farms, LLC, and Lew Sharp, Deed Book 242, Page 947 and Deed Book 246, Page 387; thence with the line of Sharp for the following five (5) calls: N 51°48'55" W - 779.25 feet to an Iron Pin (set); thence S 36°16'21" W - 715.09 feet to an Iron Pin (found) - LS# 1987; thence S 72°57'46" W - 407.54 feet to an Iron Pin (found) - LS# 1987; thence S 09°42'07" W - 1100.73 feet to an Iron Pin (found) - LS# 1987; thence S 09°11'57" W - 22.03 feet to a P.K. Nail (found) in the center of North Middletown Road; thence with the center of said road for the following two (2) calls: S 88°31'53" W - 41.99 feet to a Point; thence S 88°35'00" W - 550.12 feet to the Point of Beginning; containing 99.8861 acres, and being subject to all right-of-ways and easements of record or in existence.

Being the same property conveyed to Angela Kruger, a married person, by Deed dated February 20, 2024, of record in Deed Book 328, Page 528, in the Bourbon County Clerk's Office.

E





No prior Board of Adjustment action has occurred on the real property located at 2353 North Middletown Rd., Paris, KY 40361, prior to the current Conditional Use Permit request and Variance request.

Adjoining Property Owners to 2353 North Middletown Rd., Paris, KY 40361

KOWALOW STEFAN & MALLORY A
2327 N MIDDLETOWN RD
PARIS KY 40361

MAZZETTI ALFONSO J & LAURA C
2327 N MIDDLETOWN RD
PARIS KY 40361

PENN JOHN R
363 HARRODS CREEK RD
PARIS KY 40361

PENNLAND 2 LLC
363 HARRODS CREEK RD
PARIS KY 40361

RUSSO STEPHANIE L
P O BOX 160
PARIS KY 40362-0160

ORMSBY GUY F JR & DORCAS S
341 STONER AVE
PARIS KY 40361

MILES KENT N
354 STONE RD
PARIS KY 40361

MILES & MILES LAND & CATTLE LLC
354 STONE RD
PARIS KY 40361

HERNANDEZ ENRIQUE
2520 MORAY PLACE
LEXINGTON KY 40511

SHARP LLEWELLYN V & TONI
2387 N MIDDLETOWN RD
PARIS KY 40361

BORAH PAMELA S
PO BOX 976
PARIS KY 40362

SIKURA PROPERTIES LLC
2308 N. MIDDLETOWN RD
PARIS KY 40361

AFFIDAVIT OF MARC W. GUNDERSON

Comes the affiant, Marc W. Gunderson, member, on behalf of MWG Enterprises of KY LLC, and after being duly sworn and cautioned, for her Affidavit does state as follows:

1. That Affiant is a member of MWG Enterprises of KY LLC.
2. MWG Enterprises of KY LLC, owns and operates a thoroughbred horse operation on approximately 100 acres at 2353 North Middletown Road in Bourbon County, KY ("the Property").
3. The Property has one residential structure.
4. MWG Enterprises of KY LLC, has applied for a conditional use permit to install two manufactured homes, which will be occupied by the farm manager and farm labor.
5. It is imperative to the thoroughbred operation of MWG Enterprises of KY LLC, that it have its manager and farm labor reside on the Property.

FURTHER AFFIANT SAYETH NAUGHT.



Marc W. Gunderson, Member

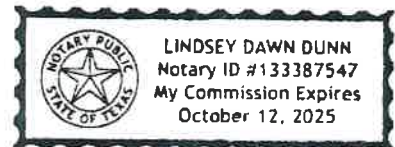
STATE OF Texas

COUNTY OF Tarrant

Subscribed, sworn to and acknowledged before me on this the 25 day of September 2025, by Marc W. Gunderson, member, on behalf of MWG Enterprises of KY LLC.

My Commission expires: October, 12, 2025.

Notary ID# : 133387547.





NOTARY PUBLIC
STATE-AT-LARGE, KY.

Commonwealth of Kentucky
Michael G. Adams, Secretary of State

1463467.06 L902
Michael G. Adams
Secretary of State
Received and Filed
6/9/2025 12:00:00 AM
Fee receipt: \$90

Michael G. Adams
Secretary of State
P. O. Box 718
Frankfort, KY 40602-0718
(502) 564-3490
<http://www.sos.ky.gov>

Certificate of Authority

FBE

Pursuant to the provisions of KRS 14A.9 - 030 the undersigned hereby applies for authority to transact business in Kentucky on behalf of the entity named below and, for that purpose, submits the following statements:

1. The entity is a **limited liability company**.
2. The name of the entity is

MWG ENTERPRISES LLC

3. The name of the entity to be used in Kentucky is

MWG ENTERPRISES OF KY LLC

4. The state or country under whose law the entity is organized is **Delaware**.
5. The date of organization is **4/10/2006** and the period of duration is **perpetual**.
6. The mailing address of the entity's principal office is

3880 Hulen St. Ste 510, Ft Worth, TX 76107

7. The name of the initial registered agent is

Samuel G Carneal

and the street address of the entity's initial registered office in Kentucky is

201 W Short St, Ste 102, Lexington, KY 40507

8. The names and business addresses of the entity's representatives:

Member **Marc Gunderson** **3880 Hulen St. Ste 510, Ft Worth, TX 76107**

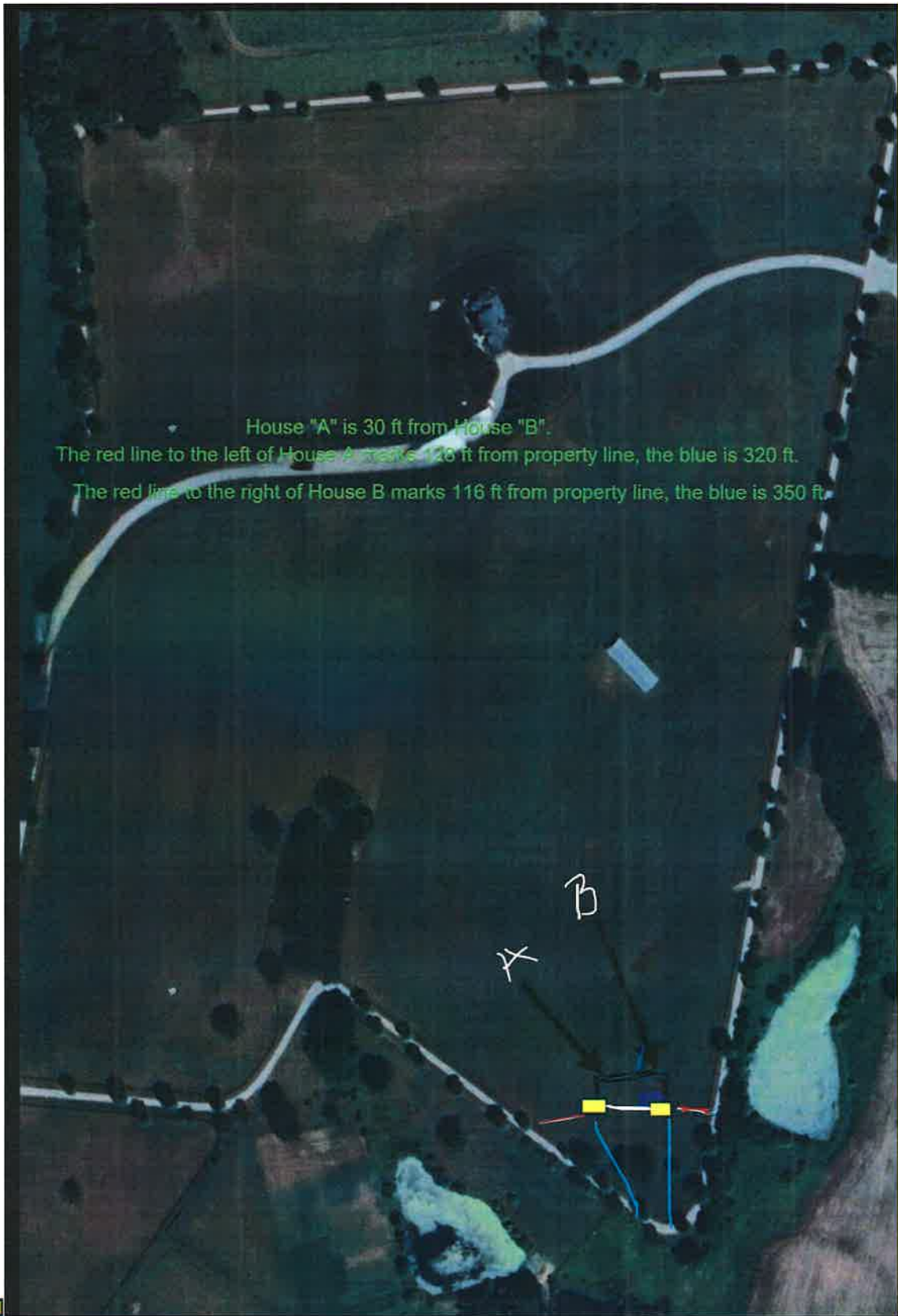
9. This entity is managed by **Members**.

10. This filing will be effective on **Monday, June 9, 2025**.

I declare under penalty of perjury under the laws of the state of Kentucky that the foregoing is true and correct.

Signature of individual signing on behalf of Authorized Representative: **Samuel G Carneal**

I, **Samuel G Carneal**, consent to serve as the Registered Agent on behalf of this entity on **Monday, June 9, 2025**.



Homes= 