

# 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 25-17 Fee Amount: \$ 200.00 Date Fee Received: 9-11-25

1. APPLICANT GREG MARSHALL Owner (if different) \_\_\_\_\_

MAILING ADDRESS 1103 TAMMY DR.

PHONE NO. 859-707-6104 (HOME) N/A N/A (WORK)

2. PLEASE CIRCLE: Paris / Bourbon County / Millersburg/ North Middletown  
Location SAME

3. SUBDIVISION Fieldcrest

4. EXISTING USE Residential ZONING DISTRICT R2

5. DESCRIPTION OF REQUEST ENCLOSE EXISTING CARPORT  
5' Side Setback 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.

Greg Marshall 9.11.25  
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. You are not required to employ an attorney but you are encouraged to do so.

I would like to enclose the three sides of my existing carport that was added to the house in 2021 by Integrated Home Design who apparently did not pull a building permit for nor a variance. I was under the impression that the contractor had previously handled all these things back in 2021.

After coming in and asking for a building permit to enclose the existing carport, I found out that a variance should have been applied for back in 2021 when Integrated Home Design built the carport that is attached to my house.

David Braunig  
121 Cathy Drive  
Paris, KY 40361

Mark West  
1107 Tammy Drive  
Paris, KY 40361

Christian Frank  
109 Cathy Drive  
Paris, KY 40361

Bobby Million  
1104 Tammy Drive  
Paris, KY 40361

Curtis Combs  
113 Cathy Drive  
Paris, KY 40361

Tax Pd.  
\$85,000  
8/16/93  
Bobby Jo Denton Heick  
e.B.H.

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made and effective this 11th day of August, 1993, by and between RONALD SPARKS and LUCIA Z. SPARKS, husband and wife, whose address is 1103 Tammy Drive, Paris, Kentucky 40361, GRANTORS; and GREGORY L. MARSHALL and KIMBERLY J. MARSHALL, husband and wife, whose address is 108 Isgrig Lane, Paris, Kentucky 40361, GRANTEES.

WITNESSETH:

For a valuable consideration in the amount of EIGHTY-FIVE THOUSAND DOLLARS (\$85,000.00), paid to GRANTORS, receipt of which is hereby acknowledged, the GRANTORS hereby convey to the GRANTEES, with COVENANT OF GENERAL WARRANTY, for and during the joint lives of the GRANTEES, with remainder in fee simple to the survivor of them, the real property together with all improvements thereon located in Bourbon County, Kentucky, which is more particularly described as follows:

That certain parcel of land situated in Bourbon County, Kentucky, and described as follows: All of Lot No. 55, Section 3, Fieldcrest Subdivision, which is shown on the plat of said subdivision of record in the Bourbon County Court Clerk's Office in Plat Book 2, Page 25, to which reference is hereby made for a more particular description;

AND BEING the same property conveyed to Ronald Sparks and Lucia Z. Sparks, husband and wife, by deed from Roy Jones, Jr., Inc., a Kentucky corporation, dated September 6, 1974 and of record in Deed Book 169, Page 617, in the Office of the Bourbon County Court Clerk.

GRANTORS covenant that the GRANTORS are lawfully seized of the estate hereby conveyed by them, that GRANTORS have full right and power to convey the same, and that the property conveyed hereby is free of all liens and encumbrances, including real estate taxes which have been paid for the calendar year 1992, and any and all future taxes and assessments, all of which GRANTEES hereby assume and agree to pay; applicable rules and regulations of the Bourbon County Planning and Zoning Commission; and any easements, restrictions and stipulations of record affecting the real

8-23-93  
Mailed to  
Gregory Kim  
Marshall  
108 Isgrig  
Paris, Ky



property described herein.

IN TESTIMONY WHEREOF, WITNESSETH THE SIGNATURES OF GRANTORS AS THE DATE AND THE YEAR FIRST WRITTEN ABOVE.

WE, RONALD SPARKS and LUCIA Z. SPARKS, GRANTORS, and GREGORY L. MARSHALL and KIMBERLY J. MARSHALL, GRANTEES, do hereby certify, pursuant to KRS Chapter 382, that the above stated consideration in the amount of \$85,000.00 is the true, correct and full consideration paid for the property herein conveyed. We further certify our understanding that falsification of the stated consideration or sale price of the property is a Class D felony, subject to a one to five years imprisonment and fines up to \$10,000.00.

Ronald Sparks  
RONALD SPARKS  
Lucia Z. Sparks  
LUCIA Z. SPARKS  
Gregory L. Marshall  
GREGORY L. MARSHALL  
Kimberly J. Marshall  
KIMBERLY J. MARSHALL

STATE OF KENTUCKY  
COUNTY OF BOURBON

The foregoing Deed and Consideration Certificate were acknowledged and sworn to before me this the 16<sup>th</sup> day of August, 1993, by RONALD SPARKS and LUCIA Z. SPARKS, GRANTORS, and the Consideration Certificate was acknowledged and sworn to by GREGORY L. MARSHALL and KIMBERLY J. MARSHALL, husband and wife, GRANTEES.

My Commission Expires: 10-8-95

[Signature]  
NOTARY PUBLIC, STATE AT LARGE

PREPARED BY:  
[Signature]  
JOHN J. BRADY  
ATTORNEY AT LAW  
P.O. BOX 484  
PARIS, KENTUCKY 40361

State of Kentucky, County of Bourbon, Sec. 1, BETTY JO DENTON HEICK, Clerk of the Bourbon County Court, do certify that the foregoing deed was, on the 16 day of AUG 1993, at 4:10 P.M., lodged in my office for record, and that it has been duly recorded in my said office, together with this and the certificate thereon endorsed.

Given under my hand this 16 day of AUG 1993  
Clerk Betty Jo Denton Heick

