

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 25-19 Fee Amount: \$ 200⁰⁰ ^{#1011} Date Fee Received: 9/25/25

1. APPLICANT Tommy Baker Owner (if different) _____

MAILING ADDRESS 1915 Clifton Ave. Paris, KY 40361

PHONE NO. 859-704-0014 (HOME) Same (WORK)

2. PLEASE CIRCLE Paris Bourbon County / North Middletown
Location 1915 Clifton Ave. Paris, KY 40361

3. SUBDIVISION Jones' Addition

4. EXISTING USE Residential ZONING DISTRICT R-3

5. DESCRIPTION OF REQUEST Requesting a 14.5' setback variance to build a porch covering over an existing concrete porch.

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.

Tommy Baker 9-24-25
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.

To Whom It May Concern,

I am applying for a variance on my property located at 1915 Clifton Ave. Paris, Kentucky 40361 for the following reasons.

I desire to build a porch covering over my existing concrete porch. The zone in which my property exist is R-3. As I'm sure you are aware, in a R-3 zone there is a 30 feet main structure setback requirement. My house has a setback of 25.5 feet. The existing concrete porch, which I desire to build the covering over, has a setback of 16.5 feet. Adding a one foot overhang to the porch covering would give me a setback of 15.5 feet. It's for these reasons I'm asking for a 14.5 feet variance to build the porch covering on my house. This variance will fulfill the 30 feet requirement in the R-3 zone.

This porch covering is not only needed to help protect my house from weather but will also add to the value, character, upkeep of my property as well as the continued beautification of our neighborhood.

To the best of my knowledge there have been no special conditions or previous actions requested by me or rendered by the Bourbon County Joint Board of Adjustments.

Thank you for your consideration in this matter. If you have questions or comments please feel free to contact me at 859-704-0014.

Sincerely,

A handwritten signature in cursive script that reads "Tommy Baker".

Tommy Baker

That certain parcel of real property located at 1915 Clifton Avenue, Paris, Bourbon County, Kentucky, with a shop building thereon, being Lot No. 5 as shown on the plat of Jones' Addition to the City of Paris, Bourbon County, Kentucky, which addition is a part of the Old Fair Grounds, and fronting 43 feet on the North side of Clifton Avenue in said city, and extending back along the line of a fifteen foot alley a distance of 140 feet to another 15 foot alley; thence with the last-named alley 40 feet to Lot No. 6;

thence with the line of Lot No. 6 to said Clifton Avenue.

Being the same property conveyed to Betty F. Baker (now known as Betty L. Courtney), a widow, by deed dated October 15, 1998, and of record in the Office of the Bourbon County Court Clerk in Deed Book 233, at Page 616. Betty L. Courtney died thereafter on December 7, 2017, and pursuant to her Last Will and Testament, of record in Will Book CCC, at Page 328, appointed Stephen Douglas Baker Executor with power and authority to sell real estate.

1915 Clifton Ave.

Driveway

Grass

Existing Concrete

one foot overhang

Grass

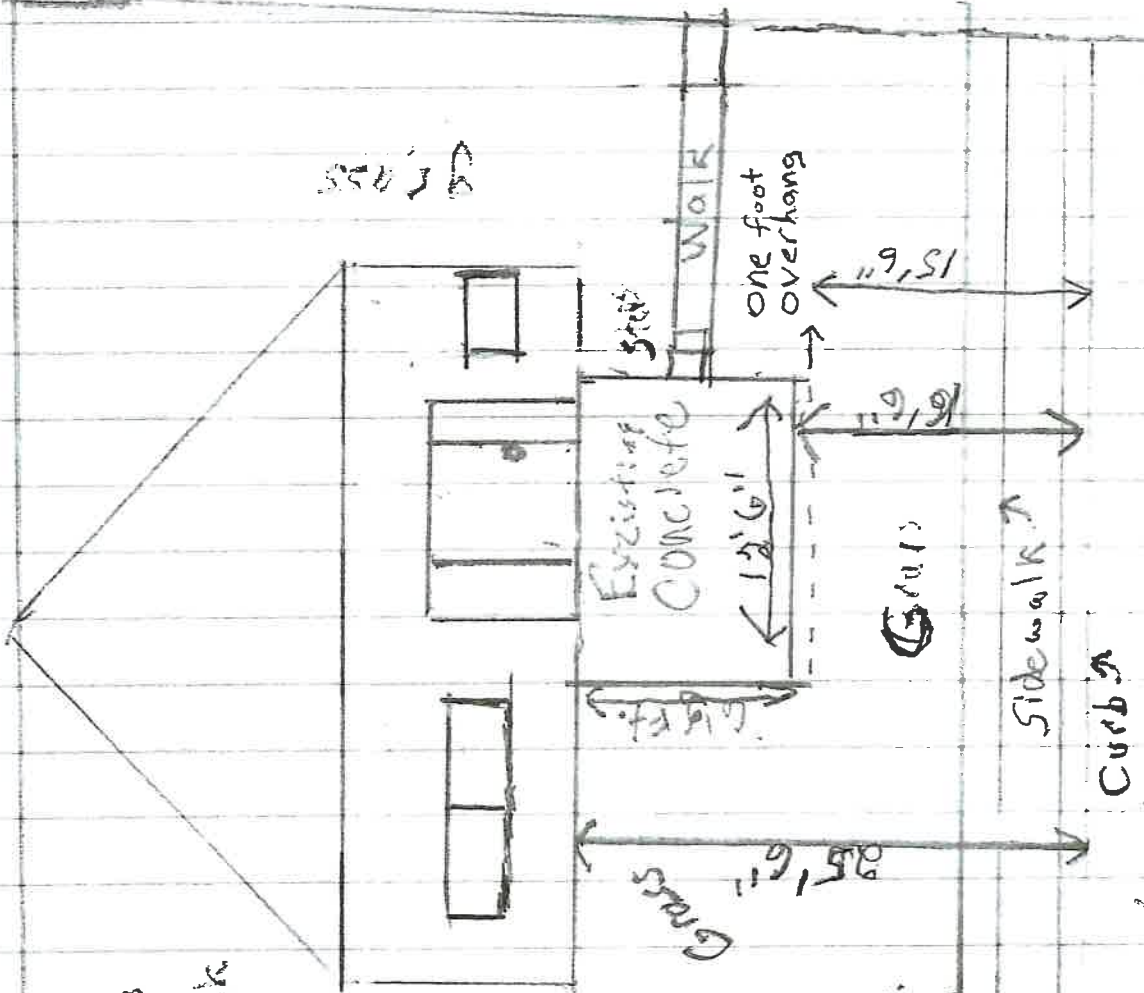
Sidewalk

Curb

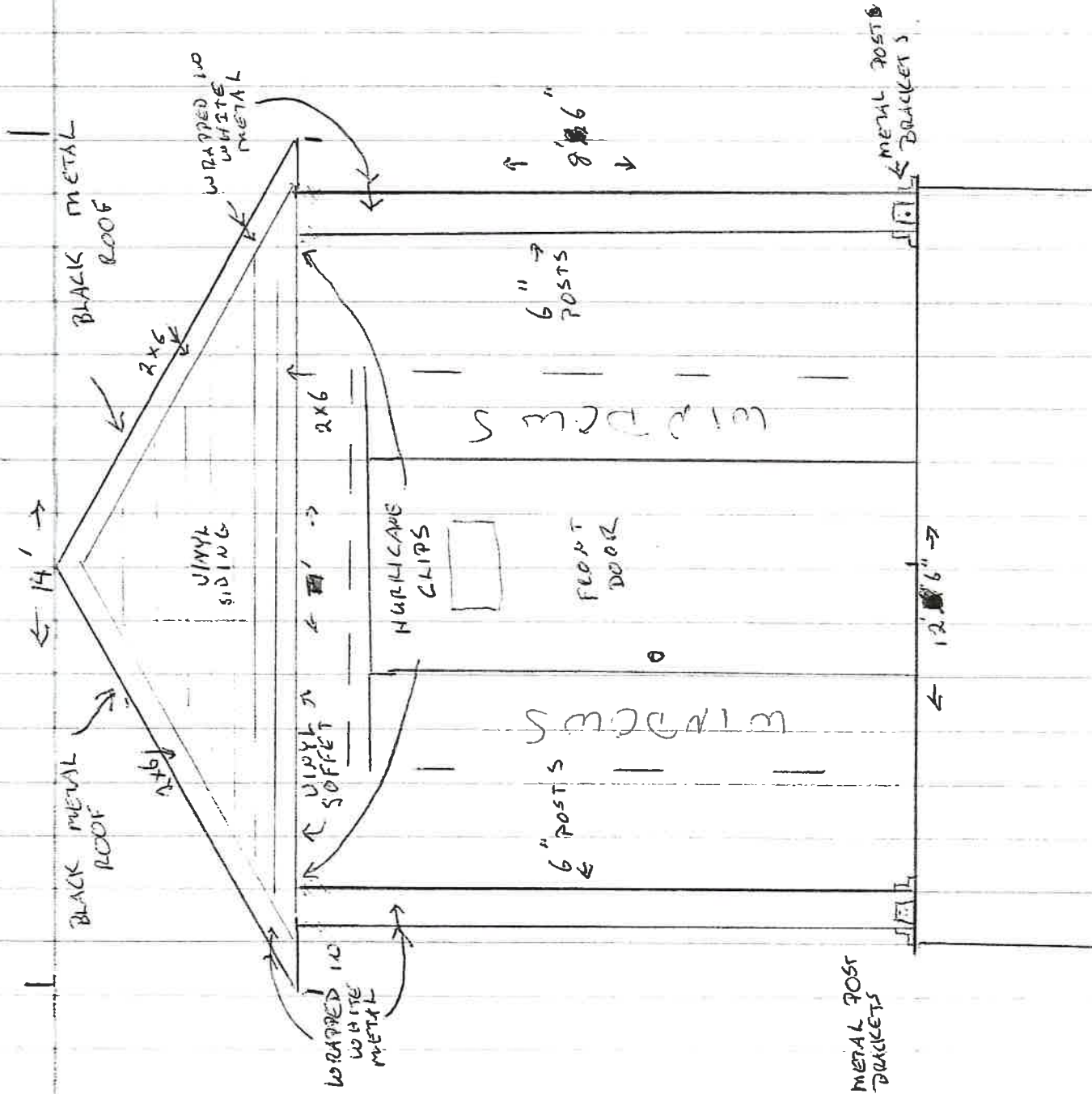
Street

Lot size
43' Ft. wide In Front
40' Ft. wide In back
140' Ft. Deep

Footings
Block
Concrete Toe
Are Existing
For Approx 35 yrs.



Porch Covering To Be Built



MATERIAL LIST

2	8'	6x6	POST
4	14'	2x6	
8	8'	2x6	
4	3/8"	OSB	
3	14'	2x4	
20		HURRICANE CLIPS	
2		POST BRACKETS	
1		SQ	VINYL
2		SQ	SOFFET
1			ROLL OF FLASHING



Results:



Parcel ID - 026-60-07-013.00

Alt Id - 026-60-07-013.00

Address - 1915 CLIFTON AVE

Owner - BAKER THOMAS R

Acres - 0.138

[View Report](#) | [Google Maps](#)

Adjoining property owners:

Chris & Kassie Reed

1917 Clifton Ave.

Paris, Ky 40361

Floyd & Susie Baber

1911 Clifton Ave.

Paris, Ky 40361

Michael Delong

39 E. 19th Street

Paris, Ky 40361

Sandra Heflin

37 E. 19th Street

Paris, Ky 40361



Bourbon County
Joint Planning Office



City of Paris

R-3 RESIDENTIAL

ZONING QUICK INFO SHEET

LAND USE

How can I use my property?

Permitted Uses

- Single-family dwellings
- Home occupations (Beauty shop, custom textiles for apparel and home furnishings, business office in which merchandise is not commercially created, stored or sold, tutoring of not more than 4 people simultaneously, fine arts studio, rooming of not more than 4 people, bakeries which do not employ more than 2 full-time people, antique shops, art galleries, photography studios, computer consulting, catering, and dog grooming.)
- Bed and breakfast establishments limited to 5 separate accommodations.

Conditional Uses

- Churches and other places of worship, parish houses, public libraries, schools, municipal, county, state or federal uses, pumping stations, utility offices, substations, utilities, funeral homes, cemeteries, nursing homes, hospitals for human care, philanthropic institutions, radio broadcasting, medical, realtors, lawyers, state approved child care service with over 5 children.

BUILDING

Where and what can I build?

Setbacks*

- Main Structure (Single-family)
Front: 30 FT
Side: 10 FT
Rear: 25 FT
- Accessory Structure

Sizing

Maximum building height: 35 FT
Lot minimum: 7,200 SQ FT
Minimum lot width at building setback line: 80 FT

*Front setbacks are measured from the street right-of-way to the furthestmost projection of the principal structure. Side and rear setbacks are measured from the property line to the furthestmost projection of the principal structure. For setback requirements for corner lots and public buildings, [Setbacks for Corner Lots, and Public Buildings](#).

*Note: This sheet provides a summary of basic information for this type of zone district.
Please consult the [City of Paris Zoning Ordinance](#) for complete information.*

Created by the Bourbon County Joint Planning Office, revision date: February 1, 2018
525 High Street, Paris, KY 40361 | www.bourboncountyplanning.com | 859-987-2150 | M-F 8:30 – 4:30