

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 25-21 Fee Amount: \$ 400.00 Special mtg 200.00 Date Fee Received: 10/3/2025

1. APPLICANT Hostgard LLC, Tina Cassar Owner (if different)

MAILING ADDRESS 625 Clay Kiser Rd, Paris KY 40361

PHONE NO. 859 340 9007 (HOME) tinacassar@hotmail.com (WORK)

2. PLEASE CIRCLE: Paris (Bourbon County) North Middletown Location

3. SUBDIVISION N/A

4. EXISTING USE Agricultural - Horses ZONING DISTRICT A1

5. DESCRIPTION OF REQUEST Home for farm employee to help with farming operation.

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.

APPLICANT SIGNATURE [Signature] DATE 10/1/25

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.

Hastgard LLC
625 Clay Kiser Road,
Paris, KY 40361

Board Of Adjustments
525 High Street,
Office 127
Paris, KY 40361

October 1, 2025

To the board of adjustments members,

We are seeking approval of variance to the conditional use permit for agricultural single dwelling housing.

We would like to build a home on our farm to attract employees willing to work on our farming operation. We have 160 acres we farm for Thoroughbred horses and some cattle. Currently just my fiancé and I work on the farm. We would like to attract help by offering housing.

We plan to build a very attractive home. It will continue the theme of our barn and workshop. The home will have a slate grey roof and white walls. It will have cute landscaping surrounding it.

The proposed site for the home is far away from the primary residence for privacy but still close enough location to the horse barn, electric and water. It will be on top of a ridge and have good views of the paddocks primarily occupied by pregnant mares, and mares with foals.

We would like to have the home completed before the winter for it to be available for the upcoming foaling and calving season.

I am an equine veterinarian working in Bourbon County for the past 22 years. I am passionate about conserving agricultural land for agricultural use and only wish to build the home we need.

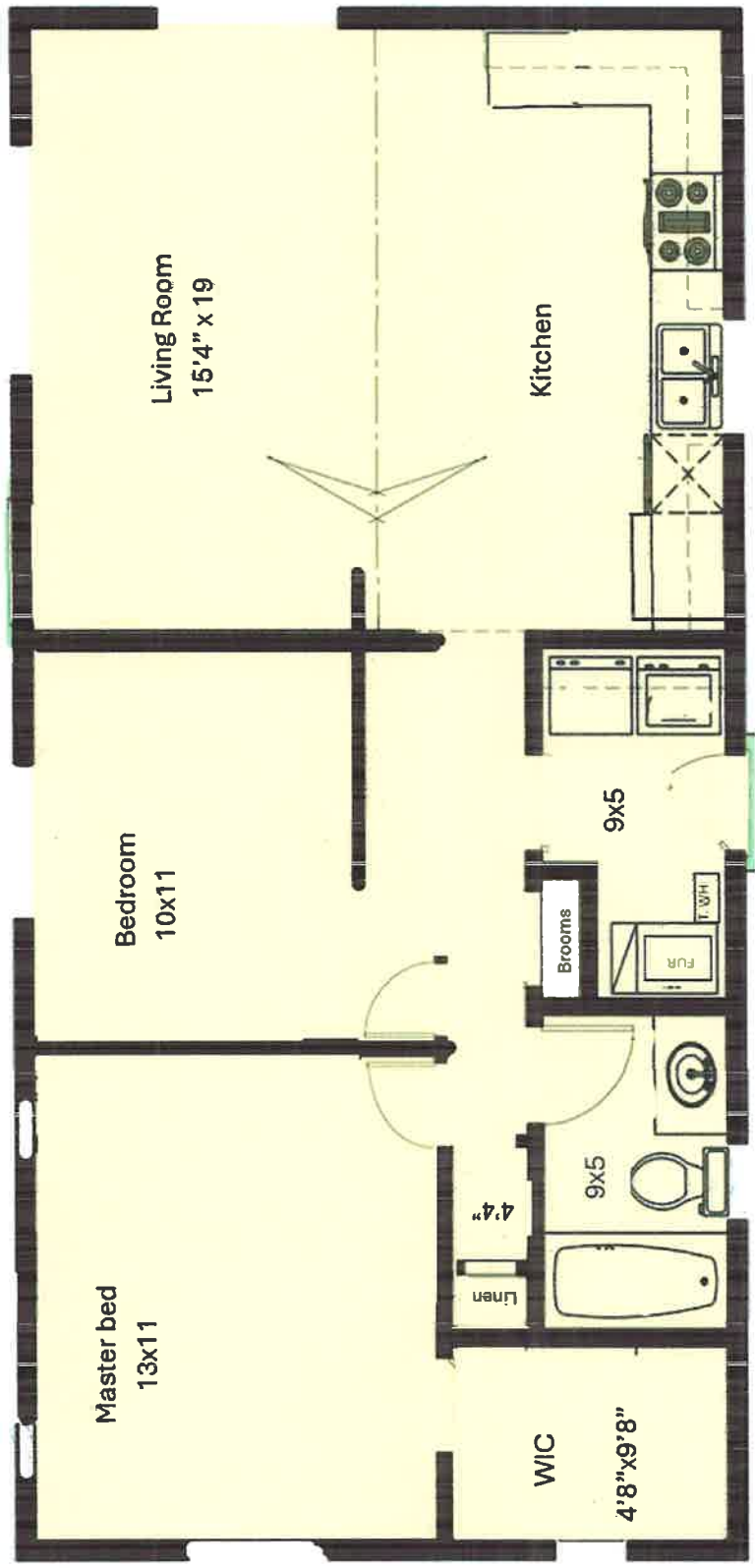
Thank you in advance for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tina Cassar', with a long, wavy horizontal line extending to the right.

Tina Cassar, Member
Hastgard LLC

- 22' x 40'
- External 6" walls
- Internal 4" walls
- Tankless water heater
- Cathedral Ceiling Living room/Kitchen



**Hastgard LLC
Tiny House**



Tiny House Contractors List

	Name	Address	Phone number
Builder	Mill Construction Duncan McCammish	19 Casa Landa Way Wincheser, KY 40391	859 771-0797
Excavating	Mill Construction Duncan McCammish	19 Casa Landa Way Wincheser, KY 40391	859 771-0797
Septic	Chris Wiley	1908 Wings Nolk, Paris KY 40361	859 340-0606
HVAC	Cahill Heating and Air Conditioning LLC	6607 Highway 159 N, Butler, KY 41006	859 391-9637
Electric	Bluegrass Energy		
Electric	5-5-5 Electric Matt Hall	Carlisle	859 473-3241
Plumbing	C & F Plumbing	217 E Chestnut St, Carlisle KY 40311	859473-0549
Concrete	Mill Construction Duncan McCammish	19 Casa Landa Way Wincheser, KY 40391	859 771-0797
Drywall	RDD Drywall and Metal LLC	975 Ford Rd, Winchester, KY 40391	859 779-5934

Hastgard LLC Tiny House Location



- Distance from property line #1: 160ft
- Distance from property line #2: 1400ft
- Distance from property line #3: 2250ft
- Distance from property line #4: 950ft

REAL ESTATE TAX PAID AMT \$ 1,468 ⁰⁰
CYNTHIA SANTANA WILSON, BCC
DATE 1/5/24 BY A. Jay Hunt DC

2024 JAN -5 PM 4:06
REC'D
COURT RECORD

DEED

THIS DEED OF CONVEYANCE executed this 2 day of January, 2024, SUGAR GROVE FARM, INC., a Kentucky corporation, with a mailing address of 573 Clay Kiser Road, Paris, Kentucky 40361, hereinafter Grantor and HASTGARD, LLC, a Kentucky limited liability company, with a mailing address of 277 Steele Road, Paris, Kentucky 40361, hereinafter Grantee. Current tax year billing address is Hastgard, LLC, 277 Steele Road, Paris, KY 40361.

WITNESSETH:

That for and in consideration of the sum of ONE MILLION FOUR HUNDRED SIXTY SEVEN THOUSAND SIX HUNDRED THIRTY-SIX DOLLARS AND NO CENTS (\$1,467,636.00) cash in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged, Grantor has bargained and sold and does hereby grant and convey unto Grantee, its successors and assigns forever, in fee simple, the following described property located in the County of Bourbon, in the Commonwealth of Kentucky:

PARCEL 1 (160.925 Acres)

All that certain tract or parcel of land, lying and being located in Bourbon County, Kentucky: and situated on the northwest side of Clay Kiser Road (KY 1876); and more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an "iron pin" is a set #4 rebar, eighteen (18") inches in length, with an orange cap stamped "Darnell 3553." All bearings stated herein are referenced to Kentucky North Zone State Plane. All deed and plat references stated herein are found in the office of the Bourbon Clerk, unless otherwise stated.

Beginning at a found mag nail in the center of Clay Kiser Road (KY 1876), a corner to Norma M. Adair Estate (D.B. 233, Pg. 874; D.B. 224, Pg. 384 (Plat)); said point being located N.39°42'47"E. 1,562.25 feet from a point in the north right-of-way of said road, a corner to Ann Featherston Owens (D.B. 326, Pg. 182); thence with the center of said Clay Kiser Road (KY 1876) S.39°06'10"W. 755.00 feet to a mag nail, a corner to Parcel 2, a new division of Sugar Grove Farm, Inc. (D.B. 162, Pg. 174); thence with said Parcel 2 for three calls as follows: (1) N.45°14'59"W. passing an iron pin bearing "Witness 3553" at 25.00 feet, in all 1,546.14 feet to an iron pin, (2) S.82°32'28"W. 157.94 feet to an iron pin, and (3) S.31°46'18"W. 1,090.35 feet to an iron pin, in the line of Ann Featherston Owens (D.B. 326, Pg. 182); thence with said Owens N.58°13'42"W. 466.40 feet to an iron pin and N.73°47'08"W. 1,130.88 feet to an iron pin, a corner to William S. Davidson Estate (D.B. 119, Pg. 614; D.B. 206, Pg. 720; W.B. KK, Pg. 320; W.B. DDD, Pg. 536); thence with said Davidson Estate N.07°00'47"E. 776.36 feet to an iron pin, a corner to Austin Paul & Brenda Paul (D.B. 234, Pg. 256); thence with said Paul N.06°30'18"E. 1,622.22 feet to an iron pin, a corner to Austin Paul & Brenda Paul (D.B. 253, Pg. 418); thence with said Paul S.85°33'06"E. 1,433.82 feet to an iron pin, a corner to Melinda Farms, Inc. (D.B. 325, Pg. 626; P.C. D, Sh. 91); thence with said Melinda Farms, Inc. for three calls as follows: (1) S.39°41'12"E. 654.64 feet to an iron pin, (2) N.49°34'57"E. 347.11 feet to an iron pin, and (3) S.33°09'34"E. 614.51 feet to a property corner, a corner to Bonnie A. Sousley & Julia A. Leatherwood (D.B. 121, Pg. 420; D.B. 126, Pg. 327; W.B. Z, Pg. 433; W.B. PP, Pg. 118; W.B. DDD, Pg. 94); thence with said Sousley & Leatherwood S.33°38'13"E. 1,445.63 feet to an iron pin, a corner to Norma M. Adair Estate (D.B. 233, Pg. 874; D.B. 224, Pg. 384 (Plat)); thence with said Adair Estate S.33°38'13"E. passing an iron pin bearing "Witness 3553" at 449.53 feet, in all 469.49 feet to the point of beginning containing an area of 160.925 acres more or less, and being subject to any and all easements or right-of-way of record and in existence and in accordance with a survey and plat by Darnell Engineering, Inc. on October 19, 2023. See Plat recorded in Plat Cabinet D, Sheet 115, Bourbon County Clerk's Office, Paris, Kentucky.

Said property being a portion of that property deeded to Sugar Grove Farm, Inc. by John T. Ward, Jr. & Donna C. Wells, n/k/a Donna C. Ward by deed dated February 22, 1972 and recorded in Deed Book 162, Page 174.

TO HAVE AND TO HOLD, the above-described property, together with all appurtenances and privileges thereunto belonging unto the said Grantee, its successors and assigns forever.

Grantor does hereby release and relinquish unto Grantee, its successors and assigns forever, all of its right, title and interest in and to the above-described property and all exemptions allowed by law, and does hereby covenant to and with said Grantee, its successors and assigns forever, that it is lawfully seised in fee simple title to said property and has good right to convey the same as herein done; that said property is free and clear of all encumbrances of whatsoever nature, except as herein stated, and that they will WARRANT GENERALLY the title to said property.

Provided, however, this conveyance and the covenants herein made are expressly subject to all restrictions and easements, which may appear of record in the Bourbon County Court Clerk's Office.

Grantee assumes and agrees to pay all ad valorem taxes assessed against the above-described property for the current fiscal year and all subsequent years, the current taxes and assessments to be prorated as of the date of transfer of this Deed.

CERTIFICATE OF CONSIDERATION

Being first duly sworn, the undersigned Grantor and Grantee state that the consideration set forth in the foregoing instrument is true and correct, and is the full consideration paid for the property conveyed by the foregoing instrument. The Grantee has executed this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382. The current estimated fair market value of the subject property is \$1,467,636.00.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

“GRANTOR”

SUGAR GROVE FARM, INC.,
a Kentucky corporation

By: Donna C. Ward
Donna C. Ward

Its: President

“GRANTEE”

HASTGARD, LLC,
a Kentucky limited liability company

By: Scott C. Snider
Scott C. Snider, Attorney-in-Fact for
Tina Cassar

Its: Sole Member

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing Deed and Consideration Certificate were subscribed, sworn to, and acknowledged before me this 2 day of January, 2024, by Donna C. Ward, President of Sugar Grove Farm, Inc., as Grantor.

Amy L. Sweeney 614742
Notary Public Notary No.
Amy L. Sweeney
My commission expires: 1/28/27

COMMONWEALTH OF KENTUCKY
COUNTY OF BOURBON

The foregoing Deed and Consideration Certificate were subscribed, sworn to, and acknowledged before me this 2 day of January, 2024, by Scott C. Snider, Attorney in Fact for Tina Cassar, Sole Member of Hastgard, LLC, as Grantee.

Amy L. Sweeney 614742
Notary Public Notary No.
Amy L. Sweeney
My commission expires: 1/28/27

THIS DEED PREPARED BY:

Sannie Overly
Sannie Overly, Esq.
Overly Law, PLLC
P.O. Box 711
Paris, KY 40361
(859) 788-0591

STATE OF KENTUCKY
COUNTY OF Bourbon

I, C. Santana Wilson, County Clerk
for the County and State aforesaid, certify that the
foregoing DEED was on
1/5/2024 lodged for record, whereupon the same
with the foregoing and this certificate have been duly
recorded in my office.

WITNESS my hand this 1/5/2024

By Cynthia Santana Wilson D.C.

Book: 327
Name: DEED
C. Santana Wilson
Bourbon COUNTY
1/5/2024
DC: Ashley Hurst

Pages: 797-801 (5)
Deed Tax: \$1,468.00

