

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 26-01 Fee Amount: \$200.00 Date Fee Received: 2-13-26

1. APPLICANT Michael Hutson Owner (if different) _____

MAILING ADDRESS Cemetery Rd Cynthia KY 41031

PHONE NO. _____ (HOME) _____ (WORK)

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

3. SUBDIVISION N/A

4. EXISTING USE Ag & Residential ZONING DISTRICT A-1

5. DESCRIPTION OF REQUEST requesting variance from the required 250'
Asking for 200' 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.



APPLICANT SIGNATURE

Feb-13-26

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.



52.5' of road frontage

PERRY W. WORNALL
D.B. 259, Pg. 369

PARCEL 1
12.740 Acres