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. VAB 26-09 Fee Amount: $ 200.00 Date Fee Received: 5-18-26

1. APPLICANT Capall Construction LLC Owner (if different) DARIUS Sullivan

MAILING ADDRESS 101 Parkridge Dr., Paris KY 40361

PHONE NO. [redacted] (HOME) N/A (WORK)

2. PLEASE CIRCLE: **Paris / Bourbon County / Millersburg/ North Middletown**
Location 100 Parkridge Dr. Paris Ky 40361

3. SUBDIVISION Clintonville Place

4. EXISTING USE _____ ZONING DISTRICT _____

5. DESCRIPTION OF REQUEST Set back change

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 Deed

__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)

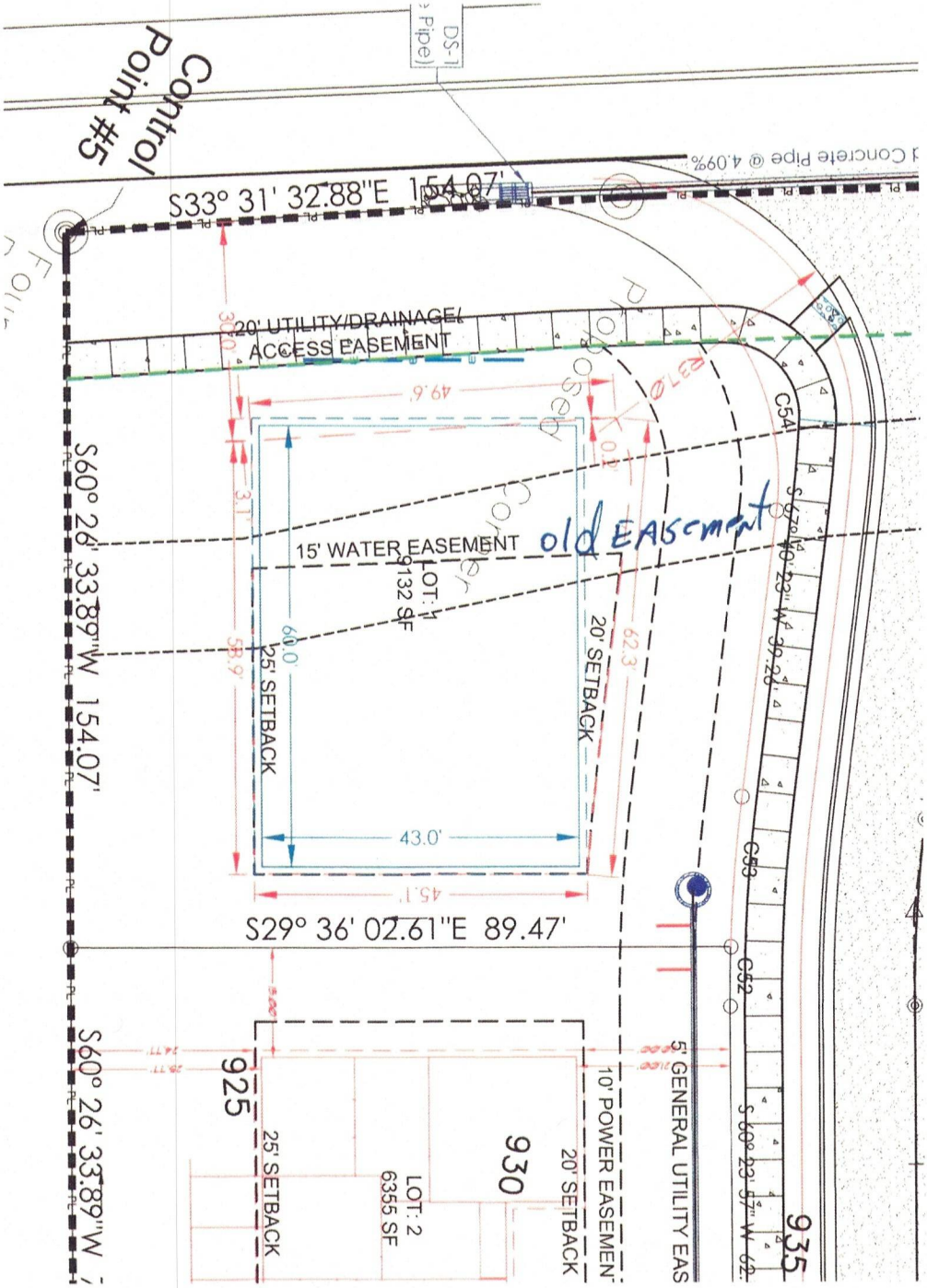
I hereby certify that the information contained in this application and supporting attachments is true and correct. I acknowledge that the paid fee will not be returned after legal notices have been submitted. The filing fee covers the cost of public notice and the recording of a Land Use Restriction at the County Clerk's Office.

Darius L Sullivan 5/18/2026

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.

C:\Users\John\Desktop\ACTIVE PROJECTS\SLL2001-Sullivan Development\SLL2001AA1.dwg, 4/6/2026 12:15:36 PM, 1:15



Capall Construction LLC

101 Parkridge Drive

Paris, Kentucky 40361

To Board of Adjustments:

The reasons for my asking for setback adjustment for lot number one (101 Parkridge Drive) are the following:

1. The lot is schewed in such a way that to build house on the lot we need to change as per attached drawing.
2. It is over fifty feet to Clintonville road but easement was drawn in such a way that we need three feet adjustment on the rear corner of the house.
3. The Board of Adjustment has had no other action on this lot.
4. The property owner to the south of this lot is Mildred Stakelin 681 Clintonville Road Paris 40361 The Property owner to the east is Sydney Green 102 Parkridge Drive Paris Ky. 40365. These are the only contiguous property owners.
5. Owner wants to build a house that meets the needs of prospective owner.

Sincerely:

Darius Sullivan

_____

Printed on: 5/8/2023 9:00 PM

1) RIGHTS-OF-WAY, EASEMENTS, UTILITIES, AND ACTS OF POSSESSION MAY EXIST ON, UNDER OR THROUGH THIS PROPERTY AND MAY NOT APPEAR ON THIS PLAT. THEREFORE USERS OF THIS MAP ARE TO BE ALERT FOR THEIR EXISTENCE.
2) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY ZONING ORDINANCES, SETBACK LINES, RESTRICTIVE COVENANTS, LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3) DECLARATION IS MADE TO THE ORIGINAL CLIENT OF THIS SURVEY AND PLAT, AND IS NOT TRANSFERABLE TO ADDITIONAL OR SUBSEQUENT PARTIES. THIS PLAT OF SURVEY IS VALID ONLY IF THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR APPEARS HEREON.
4) ACCEPTANCE OF THE PLAT HEREON AND THE MONUMENTS USED AND SET DURING THE FIELD SURVEY HEREBY LIMIT THE TORT AND LIABILITY THAT MAY ARISE FROM ANY FUTURE CAUSE OR ACTION TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED.
5) THE WORD "CERTIFY" OR "STATEMENT" AS SHOWN HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
6) THIS MAP DOES NOT CERTIFY THE LOCATION OF UNDERGROUND UTILITIES.
7) NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY. DEED REFERENCES AND ADJOINING OWNERS, IF NO MAY OR MAY NOT BE THE CURRENT OWNERS, ARE SHOWN FOR REFERENCE ONLY. THIS PLAT DOES NOT PURPORT TO SHOW OWNERSHIP.
8) TITLE FOR WATER LINE EASEMENT COULD NOT BE FOUND AND IS PRESUMED TO BY 15' AS PER PREVIOUS SURVEYS.

MAPS OF REFERENCE
1. MINOR CONSOLIDATION PLAN FOR DAVID T. & DELANNA S. TURLEY PREPARED BY BARRY M. ROBINSON, PLS #2670 PARIS, BOURBON COUNTY, KENTUCKY MAP FILE CABINET C SLIDE 217 A
2. FINAL RECORD PLAT, ROY JONES, JR. INC. PROPERTY MAP FILE, CABINET B SLIDE 336
3. WILLIAM & SHEILA FITCH PROPERTY MAP FILE, CABINET B SLIDE 195
4. JAMES & KIM DOYLE, PARCEL 3A PROPERTY MAP FILE, PLAT BOOK D, PAGE 36

NOTE: NO SPECIFIC RIGHT OF WAY INFORMATION AVAILABLE FOR THIS SITE AT THE KENTUCKY DEPARTMENT OF HIGHWAYS DISTRICT 7. WHEN NO METES AND BOUNDS ARE RECORDED OR AVAILABLE, RIGHT OF WAY SHALL INCLUDE ADJACENT DITCH LINES AND SLOPES OR EXTEND UNTIL THE NATURAL SURROUNDING TOPOGRAPHY IS RESUMED.

SURVEYOR INFORMATION:
TOM NOFTSGER, PLS #3478
SUMMIT ENGINEERING, INC.
3205 SUMMIT SQUARE PLACE
LEXINGTON, KY 40509
859.264.9900

SURVEY DATE
08/31/2022

SURVEY DATUM
HORIZONTAL =
NAD 83 KY SINGLE ZONE
VERTICAL = NAVD 88

OWNER INFORMATION
CAPALL CONSTRUCTION
1445 HIGH STREET
PARIS, KY 40361

AREA OF TRACT OF LAND SHOWN HEREON: 40.675 SQ.FT. 0.93 ACRES +/-

THE TRACT OF LAND SHOWN HEREON IS LOCATED AT 611 CLINTONVILLE RD. PARIS BOURBON COUNTY, KENTUCKY, 40361

ZONING INFORMATION
THE TRACT OF LAND SHOWN HEREON IS ZONED: R8 - RESIDENTIAL
FRONT SETBACK: 20 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 25 FEET

PHASE 1 SUBDIVISION STATISTICS
PROPOSED: 4 LOTS
TOTAL AREA: 0.93 ACRES
SMALLEST LOT: 6,285 SF
LARGEST LOT: 9,154 SF
ZONING: R-8
LAND USE: RESIDENTIAL

NOTE: PORTION OF THE SURVEY SHOWN HEREON WAS CONDUCTED BY GPS METHODS, AND THE ACCURACY AND POSITIONAL TOLERANCE ARE IN ACCORDANCE WITH A URBAN CLASS SURVEY. (RELATIVE POSITIONAL ACCURACY =<0.05' + 100 PPM)

FLOOD HAZARD NOTE
THE TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE X. FLOOD INSURANCE RATE MAP NUMBER: 21017C0142C BOURBON CO. # 210271 PANEL # 0142 SUFFIX: C PANEL 142 OF 325 MAP REVISION DATE: JAN. 06, 2011

NOTE: THE PURPOSE OF THIS MAP IS SUBDIVIDE THE ORIGINAL PARCEL INTO 4 NEW LOTS AND A REMAINDER LOT (FOR FUTURE DEVELOPMENT). THIS MAP ONLY DEPICTS PROPOSED PHASE 1 OF MULTIPLE PLANNED PHASES

FIRE PROTECTION CERTIFICATION
I DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN MEETS REQUIREMENTS OF THIS AGENCY AND IS APPROVED.
FIRE OFFICIAL — DATE 10/5/22

WATER AND SEWER CERTIFICATION
I DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN MEETS REQUIREMENTS OF THIS AGENCY AND IS APPROVED.
WATER AND SEWER OFFICIAL — DATE 9/30/22

ROAD DEPARTMENT CERTIFICATION
I DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN MEETS REQUIREMENTS OF THIS AGENCY AND IS APPROVED.
ROAD OFFICIAL — DATE 10/5/22

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS AS MY (OUR) PLAT FOR THIS PROPERTY.
OWNER — DATE 10/3/2022

I (WE) DO HEREBY DEDICATE THE STREETS AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON TO THE CITY OF PARIS, KENTUCKY.
OWNER — DATE 10/3/2022

SURVEYOR'S STATEMENTS
1. THE SURVEY SHOWN HEREON WAS CONDUCTED UNDER MY DIRECT SUPERVISION.
2. THE METHOD USED WAS BY RANDOM TRAVERSE WITH SIDESHOTS.
3. THE MATHEMATICAL ERROR OF CLOSURE WAS 1:37,243.
4. THE BEARINGS AND DISTANCES WERE NOT ADJUSTED FOR CLOSURE.
5. THE BASIS FOR THE BEARINGS (GRID NORTH: NAD83 KY SINGLE ZONE
6. THIS IS A URBAN CLASS SURVEY.
7. THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
TOM NOFTSGER, PLS #3478 — DATE 9/30/2022

I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE BOURBON COUNTY JOINT PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING.
CHAIRMAN, PLANNING COMMISSION — DATE 10/25/2022

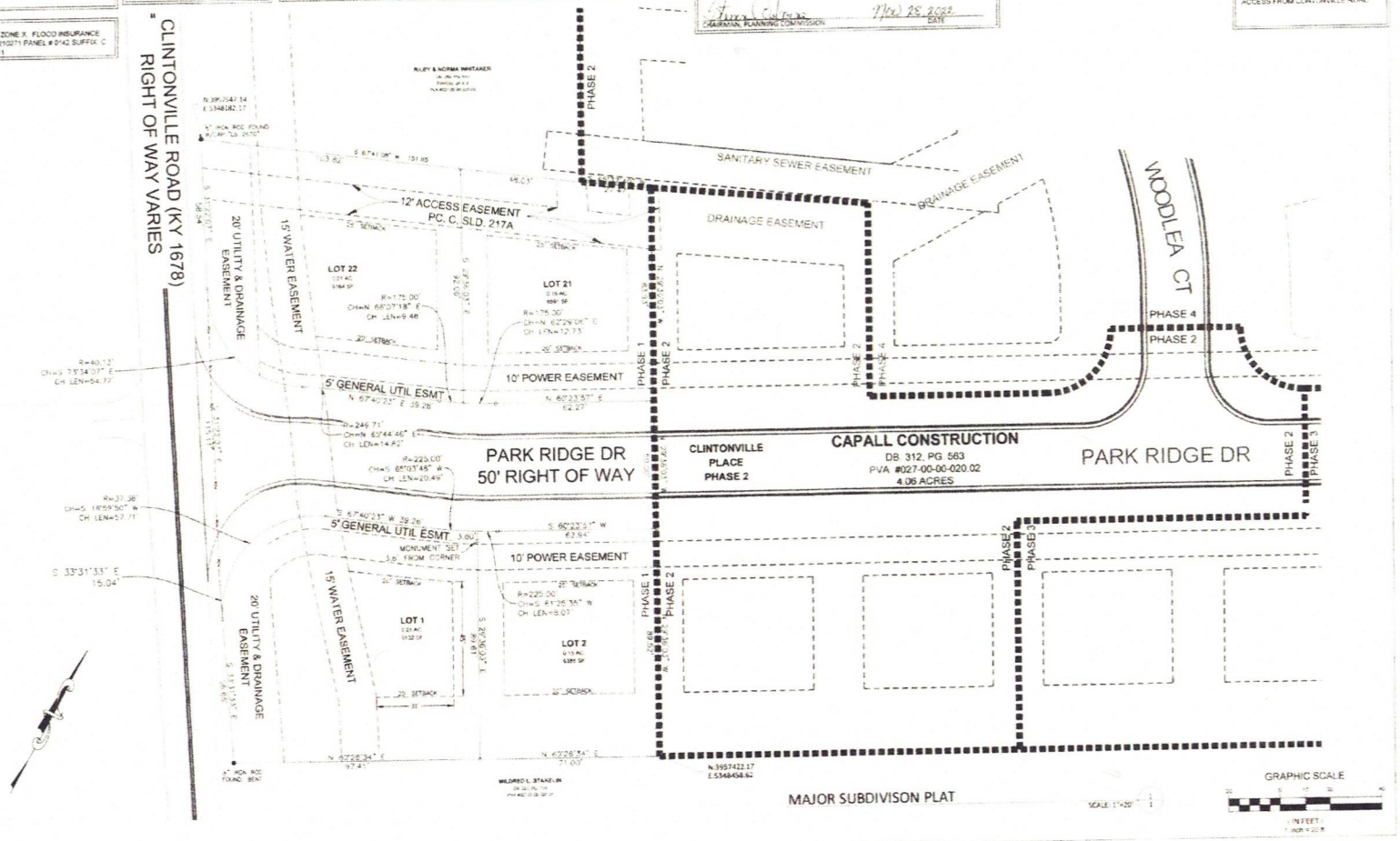
SUBDIVISION STATISTICS
TOTAL AREA: 6.565 ACRES
PHASE 1: 1.30 ACRES
PHASE 1 LOTS: 0.72 ACRES
PHASE 1 R/W: 0.21 ACRES
TOTAL ACRES REMAINING: 4.955 ACRES

VICINITY MAP

LEGEND
- 5/8" RE-BAR, 18" IN LENGTH WITH A CAP STAMPED "L.S. #3478"
- FOUND MONUMENT, AS NOTED
- GAS METER OR GAS VALVE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- FIRE HYDRANT ASSEMBLY
- WATER METER OR WATER VALVE
- WATER LINE
- GAS LINE
- SANITARY SEWER
- OVERHEAD ELEC. TELE
- FENCE
- BOUNDARY LINE

ACCESS TO LOTS
VEHICULAR ACCESS TO ALL LOTS WILL BE FROM PARK RIDGE DRIVE OR WOODLEA COURT. NO LOTS WILL BE ACCESS FROM CLINTONVILLE ROAD.

811 Know what's below Call before you dig



SUMMIT ENGINEERING INC.

MAJOR SUBDIVISION PLAT
CLINTONVILLE PLACE
ADDRESS: 611 CLINTONVILLE RD.
OWNER/DEVELOPER: CAPALL CONSTRUCTION, 1445 HIGH STREET, PARIS, KY 40361

FINAL PHASE 1 SUBDIVISION PLAT

DOCUMENT NO: 23E684
RECEIVED FOR RECORD: 5/8/2023 11:10:00 AM
TOTAL FEES: $50.00
PLAT BOOK: E PAGE NO(S): 1 THROUGH 1
COUNTY CLERK: MARY ALLEN
COUNTY: BOURBON COUNTY
BOOK: D833 PAGES: 1 TO 1

THOMAS E. NOFTSGER, 3478
LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF KENTUCKY

DATE 08/01/2022
SCALE 1"=20'
DRAWN BY TN
CHECKED TN
PROJECT NO. 19-447

SHEET
1 OF 1

I:\19447 CLINTONVILLE RD RESIDENTIAL SUBDIVISION\DRAWINGS\0 SURVEY\DEPLAT\ACAD\CLINTONVILLE PHT 2.DWG