

ORDINANCE NO. 17-04

AN ORDINANCE AMENDING ORDINANCE NO. 00-18, KNOWN AS THE CITY'S ZONING ORDINANCE, AND ALTERING THE ZONING MAP TO REFLECT SAID AMENDMENT, BASED ON THE FINDINGS OF FACT MADE BY THE PLANNING AND ZONING BOARD, AND BASED ON SAID BOARD'S RECOMMENDATION OF A ZONE CHANGE;

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOMERSET, KENTUCKY:

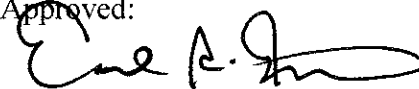
That Ordinance No. 00-18, known as the Zoning Ordinance, Somerset, Kentucky, is hereby amended by altering the Zoning Map in the following manner:

- I. By changing a boundary of land presently zoned R2 to R3, said property being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, specifically with an address of 106 Park Avenue, Somerset, KY 42501, and a PVA Parcel # of 061-4-3-51.
- II. The City Clerk of the City of Somerset, Kentucky is hereby authorized to alter the Zoning Map to reflect said change.
- III. This Ordinance shall be in full force and effect from and after adoption and publication according to law.

FIRST READING MARCH 13, 2017

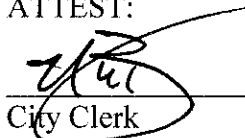
SECOND READING MARCH 27, 2017

Approved:



Mayor

ATTEST:


City Clerk

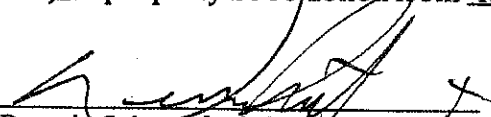
FINDINGS OF FACT AND RECOMMENDATIONS OF
THE CITY OF SOMERSET
PLANNING & ZONING COMMISSION

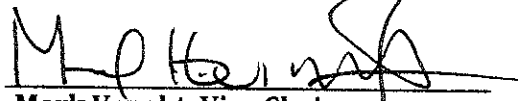
On 28 February 2017, the Planning and Zoning Commission of the City of Somerset convened for a regular-called meeting and noticed hearing and at such meeting made findings of fact as to the property described in the plat and zoning application attached hereto and incorporated herein in full by reference.

The Planning and Zoning Commission believes that the recommended zone change as set forth below IS IS NOT proper according to law and MEETS DOES NOT MEET the requirements for a zone change due to the following finding of fact(s):

Changes to the area of an economic & social nature make the present zoning inappropriate

~~WHEREFORE~~, the Planning and Zoning Commission via a majority vote agree(s) to RECOMMEND NOT RECOMMEND to the Common Council of the City of Somerset that the subject property be rezoned from R2 to R3 based on the above findings of fact(s).


Dennis Crist, Administrative Official,
City of Somerset


Mark Vaught, Vice Chairman,
Planning & Zoning Commission
City of Somerset

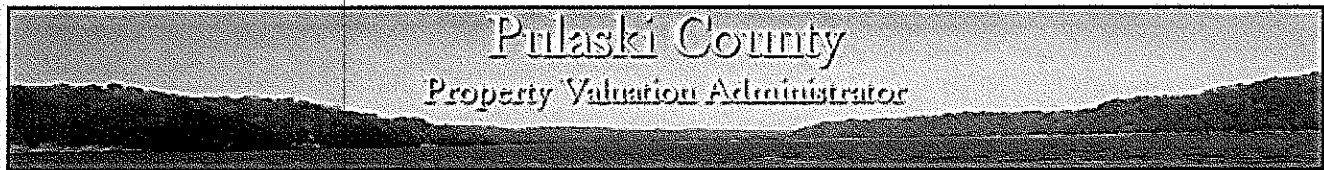
DISCLAIMER:

This form was prepared by the City Attorney for administrative purposes only. All findings and/or recommendations stated on this form shall be written in the space provided by the Chairman of the Commission, or other authorized Person(s), and are strictly the decision of the Planning and Zoning Commission as permitted under the authority of all applicable law


Carrie D. Wiese, City Attorney

(Form revised 11-9-09- CDW)





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Owner and Parcel Information

Owner Name	HANSEL PROPERTIES LLC	Today's Date	March 1, 2017
Mailing Address	61 CLEAR LAKE DR SOMERSET, KY 42503	Parcel Number	061-4-3-51 (Account #: 13618)
Location Address	106 PARK AVE	Tax District	Somerset City & School (District 22)
Legal Description	5.83 AC PARK AVE	2015 Millage Rate	1.1235
Property Usage	/ R (R)	Acres	5.83
Neighborhood		Parcel Map	Show Parcel Map
Plat Book/Page	/	Homestead	N
		Lot # / Block #	/

Value Information

Tax Year	Land Value	Improvement Value	Misc Value	Total Market Value
Working	\$ 150,000	0	0	\$ 150,000
2016	\$ 150,000	0	0	\$ 150,000
2015	\$ 168,000	0	0	\$ 168,000

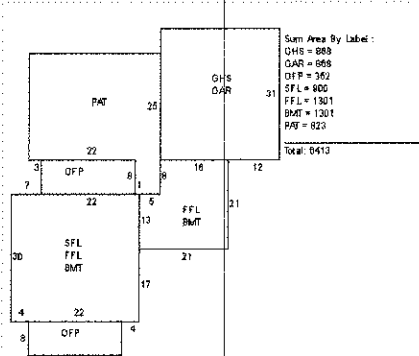
Land Information

Land Use	Number Units	Unit Type	Land Type	Frontage	Depth
RESIDENTIAL (R)	5.83	Acres	SITE	0	0

Building Information

Style	Gross Sq Ft	Finished Sq Ft	Stories	Interior Walls	Exterior Walls	Year Built	Effective Year Built
SINGLE FAMILY	0	0	2 STORY		WOOD	2008	0
Foundation	Roof Type	Roof Coverage	Flooring Type	Heating Type	Bathrooms	Grade	Number Fire PI
CONCRETE BLO	GABLE / HIP	METAL		GAS	2.0	D	1

Building Sketch Preview [Enlarge/Show All](#)



Building Photo Preview [Enlarge/Show All](#)



Misc Information

Out Building Type	Quantity	Units	Year Built
No Misc Information available for this parcel			

Sale Information

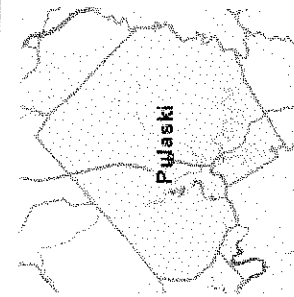
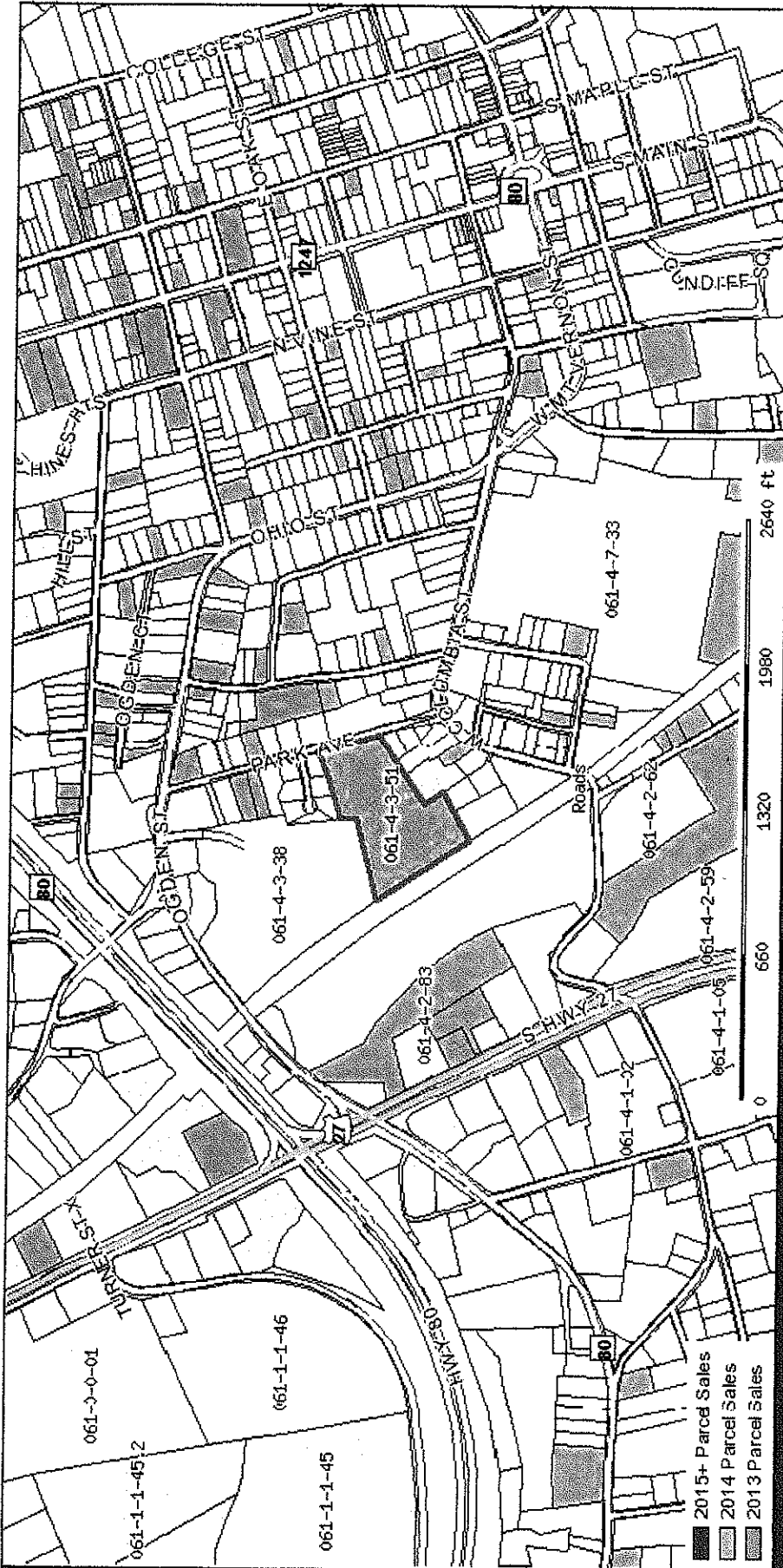
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2016-01-11	\$ 140,000		940	164	Foreclosure Proceedings (L)	0	FIRST CENTURY LENDING LLC,	HANSEL PROPERTIES LLC
2012-09-06	\$ 115,000		028	027	Master Commissioner Sales (N)	0	DENNEY WAYNE E & STEPHANIE,	FIRST CENTURY LENDING LLC
2004-08-27	\$ 60,000		744	577	Annual Twice Sold Property (F)	0	DENNEY PROPERTIES INC	
	\$ 60,000		019	201		0		

2004-03-11				Master Commissioner Sales (N)		ALLEN NANCY & JOHN & PAUL ETAL
2000-01-09	\$ 180,000	688	413	Close Relative Sales (B)	0	STEVENSON JOSIE ADM
1900-01-01		457	93	()	0	

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The Pulaski County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: February 26, 2017

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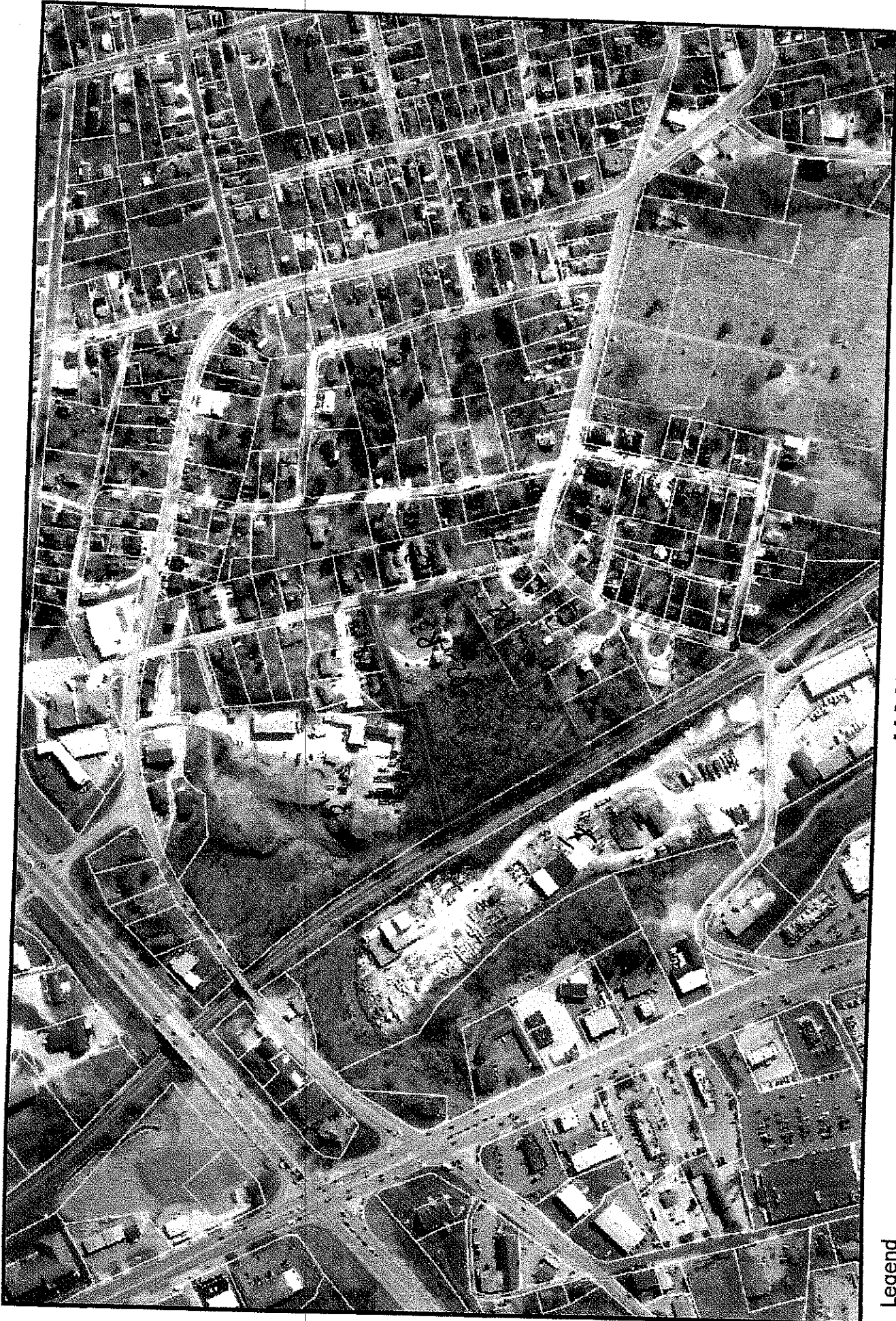


Pulaski County Property Valuation Administrator

Parcel: 061-4-3-51 Acres: 5.83

Name:	HANSEL PROPERTIES LLC	Land FCV	150000
Site:	106 PARK AVE	Imp FCV	0
Site:	\$140000 on 2016-01-11 Vacant=L Qual=	Ag Imp FCV	0
Mail:	61 CLEAR LAKE DR SOMERSET, KY 42503	Total FCV	150000

The Pulaski County Property Valuation Administrator's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER PULASKI COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS --THIS IS NOT A SURVEY --
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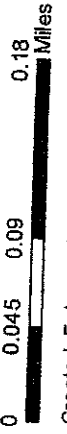


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HANSEL

Legend

- Gas
- Sewer
- Water



Created: February 27, 2017

