

**ORDINANCE NO. 20-02**

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 R-2 to R-3, said properties being more particularly described in Exhibit "A" attached hereto and incorporated herein in full by reference, located at 129 Circle Street, Somerset Kentucky, and having PVA Parcel # 061-5-3-84.
- II. The City Clerk of the City of Somerset, Kentucky is hereby authorized to alter the Zoning Map to reflect said changes.
- III. This Ordinance shall be in full force and effect from and after adoption and publication according to law.

FIRST READING FEBRUARY 10, 2020

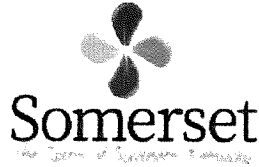
SECOND READING FEBRUARY 24, 2020

Approved: \_\_\_\_\_

*Mayor*

Attest: \_\_\_\_\_

*City Clerk*



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

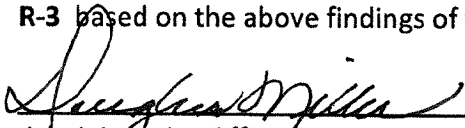
**OWNER:** *Brown Builders, LLC*  
**ADDRESS:** *129 Circle Street*  
**PARCEL #s:** *061-5-3-84*

On **January 28<sup>th</sup>, 2020** the Planning & Zoning Commission of the City of Somerset convened for a regularly-scheduled / special-called meeting and noticed hearing and at such meeting made findings of fact as to the property described in the plat and zone change application attached hereto and incorporated herein in full by reference.

The Planning & Zoning Commission believes that the recommendation as set forth below **IS** proper according to law and **MEETS** the requirements for a zone change from **R-2** to **R-3** due to the following findings of fact:

**CHANGES IN THE ECONOMIC NATURE WITHIN THE AREA INVOLVED, WHICH WERE NOT ANTICIPATED IN THE ADOPTED COMPREHENSIVE PLAN AND WHICH HAVE SUBSTANTIALLY ALTERED THE BASIC CHARACTER OF SUCH AREA, THE REQUESTED ZONE CHANGE IS BETTER SUITED FOR PROPERTY LOCATED AT 129 CIRCLE STREET.**

WHEREFORE, the Planning & Zoning Commission via a majority vote agree to **RECOMMEND** to the Common Council of the City of Somerset that the subject property be re-zoned from **R-2** to **R-3** based on the above findings of fact.

  
\_\_\_\_\_  
*Administrative Official*

  
\_\_\_\_\_  
*Chairman, Planning & Zoning Commission*

\_\_\_\_\_  
*Counsel for Planning & Zoning Commission*  
*(Sign only if legal assistance was sought by the Commission)*

**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 & Zoning Commission as permitted under the authority of all applicable law.

**EXHIBIT "A"**

\_\_\_\_\_  
*John Adams, City Attorney*



**Summary**

Parcel Number 061-5-9-84  
 Account # 24241  
 Tax District Somerset City (22)  
 Millage Rate  
 Location Address 129 CIRCLE ST  
 Legal Description 2.57AC CIRCLE ST  
 (Notes: Not to be used on legal documents.)  
 Acres/Lot 2.570  
 Property Usage RESIDENTIAL (R)  
 Neighborhood FAIR  
 Homestead No

**Owners**

MARK BROWN BUILDERS INC  
 422 BILLY KEENEY RD  
 SOMERSET KY 42501

**Valuation**

Assessed Land Value  
 + Assessed Improvement Value  
 + Assessed Misc Value  
 = Total Assessed Value

2017 \$20,000 \$0 \$0 \$20,000  
 2018 \$20,000 \$0 \$0 \$20,000  
 2019 \$20,000 \$0 \$0 \$20,000  
 2020 \$35,000 \$0 \$0 \$35,000

**Land**

Land Use RESIDENTIAL (R)  
 Number of Units 2.57

Depth 0  
 Frontage 0  
 Land Type  
 Unit Type Acres

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification
9/30/2019	\$68,000		458253	1007	699	Unqualified - Annual Twice Sold Property
5/31/2019	\$35,000		449791	996	689	Unqualified -- \$40,000 Consideration
7/25/2005	\$36,000			765	708	Qualified

Grantor: MARK BROWN BUILDERS INC  
 IKERD JERRY S & BRENDA TR LTD 10/24/1996  
 BARNETT GERALD & LORA  
 ARD JULIA & HARLAN

Grantee: MARK BROWN BUILDERS INC  
 IKERD JERRY S & BRENDA TR LTD 10/24/1996  
 BARNETT GERALD & LORA  
 BARNETT GERALD & LORA

Sales are not entered after March 31st of each year

**Recent Sales in Area**

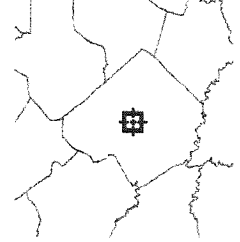
From: 02/05/2017 To: 02/05/2020



No data available for the following modules: Buildings, Yard Items, Photos, Sketches.



**Overview**



**Legend**

- Parcels
- Roads
- Land hook

<b>Parcel ID</b>	061-5-3-84	<b>Mailing Address</b>	MARK BROWN BUILDERS INC	<b>Total Value</b>	\$0	<b>Last 2 Sales</b>			
<b>Class</b>	RESIDENTIAL		422 BILLY KEENEY RD			<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	22		SOMERSET, KY 42501			9/30/2019	\$68000	F	U
<b>Acres</b>	2.57	<b>Physical Address</b>	129 CIRCLE ST			5/31/2019	\$35000	G	U
			Somerset City						

**Brief** 2.57AC CIRCLEST  
**Tax Description** (Note: Not to be used on legal documents)

Date created: 2/5/2020  
 Last Data Uploaded: 2/4/2020 8:17:53 PM

Developed by **Schneider**  
 GEOSPATIAL