

00-004

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

RA 02754 RECEIVE DEC 20 1999 BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations SECTION A (To be completed by applicant)

- 1. (Check One) Boone [X] Florence ___ Walton ___ Union ___
2. (Check One) Conditional Use Permit [X] Variance ___ Appeal ___
3. Applicant's Name Monty Dees
Phone Number 606/485-9954 Fax No. 513/528-4137
Applicant's Address 14340 Brown Rd.
Verona Ky 41092
4. Description of Request: Renovate Old School Building into Offices
5. Name of Development Dees Office Building
6. Location of Development 14923 Walton Verona Rd.
Verona Ky 41092
7. Acreage Under Review 2.6025
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Monty Dees
Phone Number of Owner 606/485-9954
Address of Property Owner Verona Ky 41092
10.
11. Proposed Use(s) on Site Office Building
12. Total Square Footage of Existing and/or Proposed Buildings 7564 Sq Ft
13. Current Zoning on Property Small town Overlay SR-1/SC
14. Deed Book 395 Page No. 15 Group No. 2085
15. Is the site subject to a zone change? No
16. Have you submitted a Site Plan with this request? yes
17. Have you submitted a list of adjoining property owners with this request? yes
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: [Signature]

Property Owner's Signature: [Signature]

BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
PAGE 2

SECTION B (To be completed by the Boone County Planning Commission Staff)

- 1. Date Received 12-20-99 Fee Received 426.00 R#25754
- 2. Is application complete? _____ Yes _____ No
- 3. Staff Reviewer _____
- 4. Scheduled Board Action Date _____
- 5. Board Action:
 - _____ Approved
 - X _____ Approved with Conditions (See #6)
 - _____ Denial (See #7)
- 6. Conditions of Approval: SEE MINUTES
- 7. Reasons for Denial: _____

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(606) 334-2196 Phone
(606) 334-2264 Fax

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

STAFF REPORT

APPLICANT: Monty Dees

LOCATION: 14923 Walton Verona Road

ZONING: Suburban Residential One/Small Community Overlay District (SR-1/SC)

DATE: January 12, 2000

Proposal

The applicant has applied for a Conditional Use Permit to allow the renovation of the former Verona High School Building into offices. The 2.6025 acre site is located at 14923 Walton Verona Road, directly across the street from the Verona Post Office and firehouse. The property is zoned Suburban Residential One/Small Community Overlay District (SR-1/SC).

History

The Verona High School, eligible for listing on the National Register of Historic Places, was built in 1914-15 by contractor George Nicholson of Walton. The town of Verona had voted to build a new school, and the total construction cost was just over \$10,000. The new high school served Verona students as well as students from Grant, Gallatin, and Owen Counties who made the daily round trip by passenger train.

Built in a pragmatic, functional design, the Verona High School plays a significant role in the educational, architectural, and cultural heritage of the community of Verona.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Article 2, Section 262 and Article 10, Section 1023 of the Boone County Zoning Regulations.

Article 2, Section 262

Article 2, Section 262 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals shall have the authority to grant Conditional Use Permits and may prescribe appropriate conditions and safeguards as part of the terms under which a Conditional Use Permit is granted. The Board shall consider whether or not, the intended use:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objectives of the County's comprehensive plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will be hazardous to existing or future neighboring uses;
4. Will be served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community;
6. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors;
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Article 20, Section 2012

Article 20, Section 2012 of the Boone County Zoning Regulations lists professional services and professional offices to include legal, architecture, engineering, real estate, insurance, accounting, financial, travel agencies and similar type uses over 2,500 square feet within a Small Community Overlay District (SC) zone as a conditional use. The following is a list of specific criteria from Section 2012 of the Boone County Zoning Regulations that are to be met if the Board determines that the request for the Conditional Use is appropriate:

- a. the activity is an integral part of the area's function as a small community center, and is not of scale, nature, or character which will detract from or conflict with the principal purpose and continued well-being of the center; or
- b. the arrangement of use, building, or structure is compatible with the arrangement or organization of permitted and accessory uses which are to be protected in the district;

- c. historical and architectural characteristics are protected from inappropriate alteration to existing structures and new buildings are sensitive to the established character of the SC overlay.

Staff Comments

1. Staff is pleased to see the proposed plans for the rehabilitation of the 1914 Verona High School. The exterior rehabilitation of this historic building should comply with the Secretary of the Interior's Standards for Rehabilitation, as noted in Article 20, Section 2012 of the Boone County Zoning Regulations and should require design review through the site plan process for any exterior alterations to the building.
2. Staff would strongly recommend that the applicant consider applying for Federal Historic Preservation Tax Credits that would reduce the cost of rehabilitation, as well as insure that the interior of the Verona High School retains its historic integrity while providing appropriate office space.
3. Every effort should be made to retain the large trees currently present in the front and side yard of the property, as indicated on the site plan, as they play an integral role in the historic setting of this building.
4. As it is not indicated on the site plan, staff is concerned about what type of signage is proposed for the site. Signage should be restrained and sensitive to both the historic building and the overall small community character of Verona. In order to maintain the integrity of the building, staff recommends that signage be limited to the permitted freestanding sign only.
5. Insure that parking lot impacts will be mitigated from adjoining residences, vegetative screening, low level lighting, etc.
6. The building will continue to deteriorate if it remains unused. Office space provides a low impact use for this.
7. Should the Board approve the Conditional Use Permit, a site plan review will be required by the Boone County Planning Commission Staff before development is to occur.

Conclusion

K.R.S. 100.237 gives the Boone County Board of Adjustment and Zoning Appeals the authority to approve the applicant's request for a Conditional Use Permit to allow for the renovation of the old Verona High School Building into offices. The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit, stated in Article 2, Section 262 of the Boone County Zoning Regulations.

Respectfully Submitted,



Mike Homer
Planner

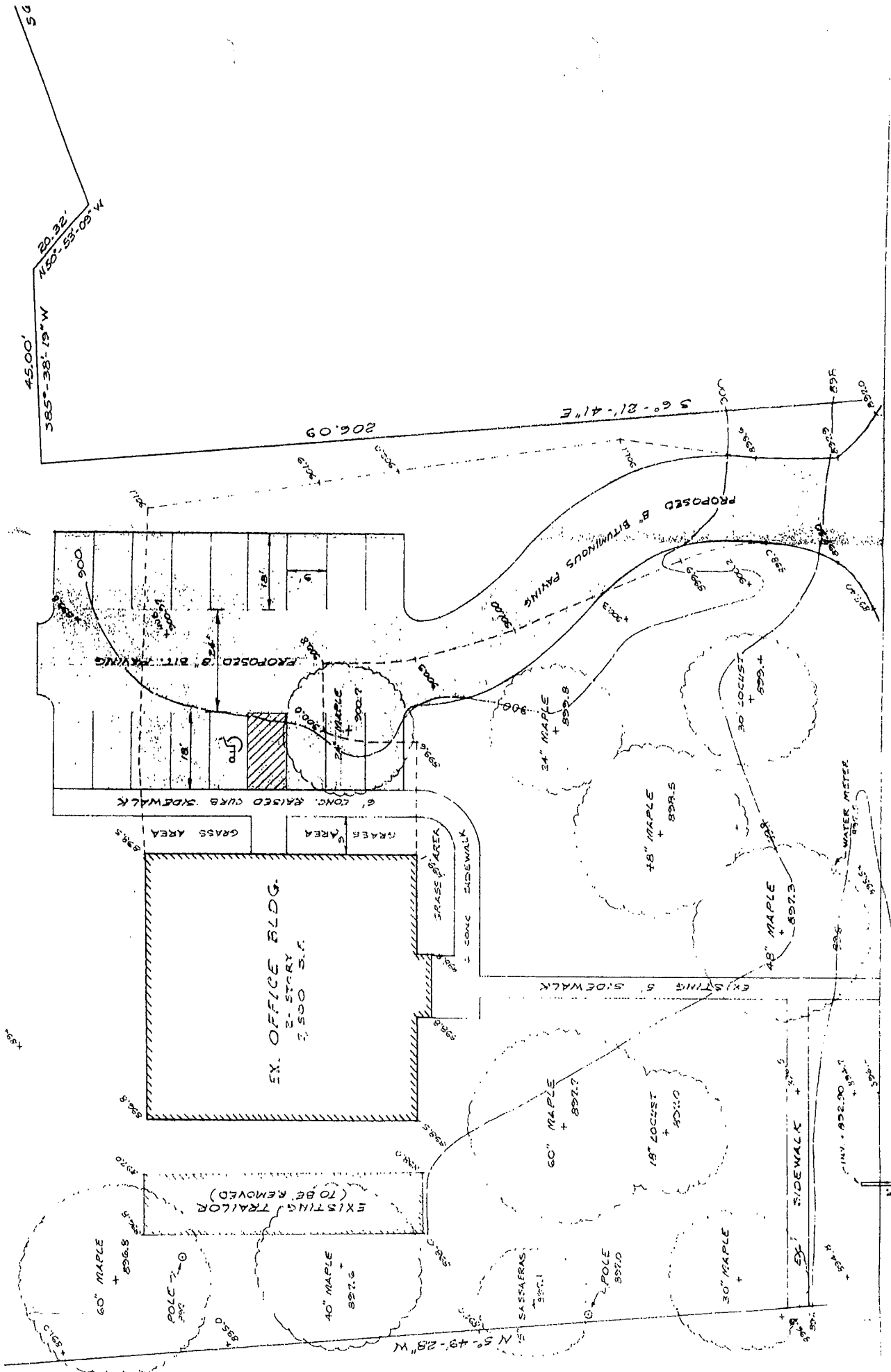


Susan M. Cabot
Historic Preservation Planner

MH\pr

Attachments

- Vicinity/Zoning Map
- Site Plan
- Conditional Use Permit Application



WALTON - VERONA ROAD (KY HWY No 16)

210.74'

588°-45'-00" W

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

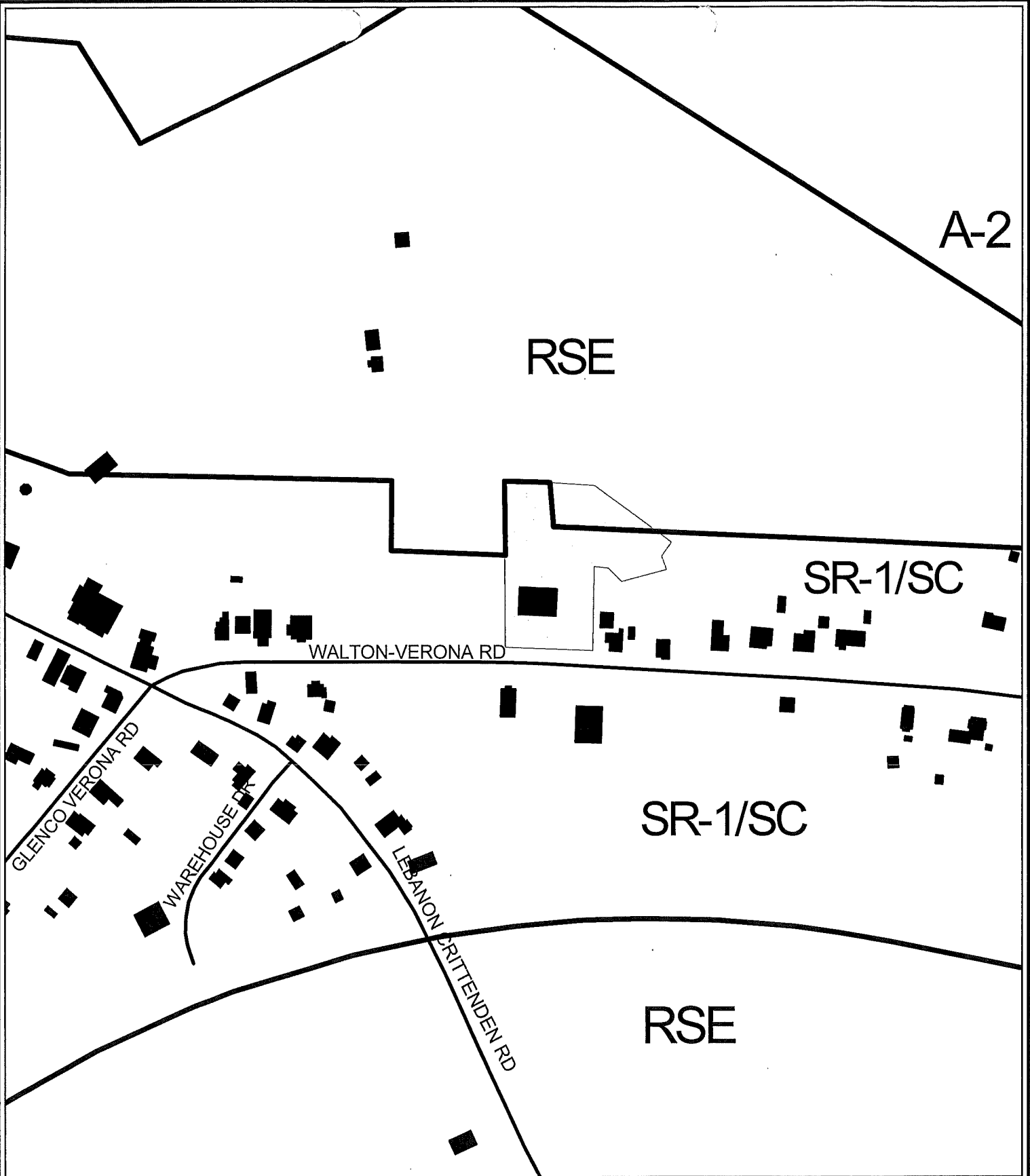
RA 22754 RECEIVE DEC 20 1999 BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations SECTION A (To be completed by applicant)

- 1. (Check One) Boone [X] Florence _____ Walton _____ Union _____
2. (Check One) Conditional Use Permit [X] Variance _____ Appeal _____
3. Applicant's Name Monty Dees Phone Number 606/485-9954 Fax No. 513/528-4137 Applicant's Address 14340 Brown Rd. Verona Ky 41092
4. Description of Request: Renovate Old School Building into Offices
5. Name of Development Dees Office Building
6. Location of Development 14923 Walton Verona Rd. Verona Ky 41092
7. Acreage Under Review 2.6025
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Monty Dees Phone Number of Owner 606/485-9954 Address of Property Owner Verona Ky 41092
10.
11. Proposed Use(s) on Site Office Building
12. Total Square Footage of Existing and/or Proposed Buildings 7564 Sq. Ft.
13. Current Zoning on Property Small town Overlay SR-1/SC
14. Deed Book 395 Page No. 15 Group No. 2085
15. Is the site subject to a zone change? No
16. Have you submitted a Site Plan with this request? yes
17. Have you submitted a list of adjoining property owners with this request? yes
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: [Signature]

Property Owner's Signature: [Signature]



Vicinity/Zoning Map
 14923 Walton Verona Road



1 inch equals 300 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 January 5, 2000



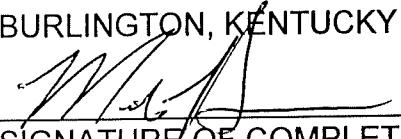
COPY

CLUR #00-BCBOA-006-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Monty Dees
14340 Brown Road
Verona, KY 41092
2. ADDRESS OF PROPERTY
14923 Walton Verona Rd.
Verona, KY 41092
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Dees Office Building
4. DEED BOOK 395 PAGE NO. 15 GROUP NO. 2085
5. TYPE OF RESTRICTION(S) (Check all that apply)
- ___ Zoning Map Amendment: X Conditional Use Permit
 From ___ To ___
- ___ Development Plan ___ Conditional Zoning
- ___ Subdivision Plat ___ Other:
 (Not Recorded)
- ___ Variance
6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2995 WASHINGTON STREET
BURLINGTON, KENTUCKY 41005



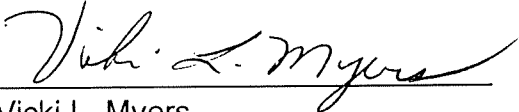
SIGNATURE OF COMPLETING OFFICIAL

Mike Homer, Planner, Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

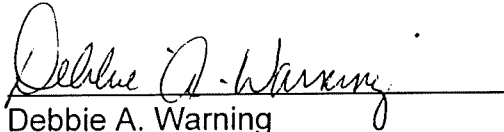
Subscribed, sworn to, and acknowledged before me by Mike Homer on behalf of the
Boone County Planning Commission this 25 day of January, 2000.



Vicki L. Myers
NOTARY PUBLIC, State at Large

My commission Expires:
April 17, 2003

This instrument was prepared for recording purposes only by:



Debbie A. Warning
Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of January 12, 2000 Certificate of Land Use Restriction (#00-BCBOA-006-A), for Monty Dees, Property Owner(s).

The following conditions will apply:

1. Site Plan Review is required by the Boone County Planning Commission Staff before development is to occur.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 395

PAGE NO. 15

GROUP NO. 2085