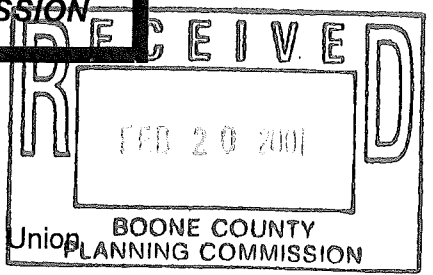


01-BCBVA-013-A

APPLICATION FORM

BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION



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

- 1. (Check One)  
 Boone \_\_\_\_\_ Florence \_\_\_\_\_ Walton \_\_\_\_\_  
(Check One)
- 2.  Conditional Use Permit \_\_\_\_\_ Variance \_\_\_\_\_ Appeal \_\_\_\_\_  
Change in Non-Conforming Use
- 3. Applicant's Name Sally Phillips  
Phone Number 513-961-5152 or 226-7089 Fax No. 513-961-5781  
Applicant's Address 4256 Beaver Rd  
Union KY 41091  
City State Zip
- 4. Description of Request: Boarding stable - Barn already built
- 5. Name of Development \_\_\_\_\_
- 6. Location of Development \_\_\_\_\_
- 7. Acreage Under Review 98 Acres - 4256 Beaver Rd.
- 8. Lot Number and Name of Subdivision (if part of a subdivision) \_\_\_\_\_
- 9. Owner of Property Sally Phillips  
Phone Number of Owner 513-961-5152 10.  
Address of Property Owner 6 Beechcrest Dr Cincinnati OH 45226  
City State Zip
- 11. Proposed Use(s) on Site Boarding Stable - Horses
- 12. Total Square Footage of Existing and/or Proposed Buildings \_\_\_\_\_
- 13. Current Zoning on Property \_\_\_\_\_
- 14. Deed Book 764 Page No. 123 Group No. 2061
- 15. Is the site subject to a zone change? no  
If yes, give date of approval \_\_\_\_\_
- 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: Sally Phillips

Property Owner's Signature: Sally Phillips

**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 2/20/01 Fee Received \$ 512.00 R 26808
2. Is application complete? \_\_\_\_\_ Yes \_\_\_\_\_ No
3. Staff Reviewer Lora Robertson
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
 **Approved**  
 **Approved with Conditions (See #6)**  
 **Denial (See #7)**
6. Conditions of Approval: See CLR
7. Reasons for Denial: \_\_\_\_\_

**Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail**

**www.boonecountyky.org**

**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: Sally Phillips  
LOCATION: 4356 Beaver Road, Boone County, Kentucky  
ZONING: Agriculture (A-1)  
Date: March 14, 2001

### Proposal

The applicant is requesting a conditional use permit in order to operate a boarding stable on a 98.71 acre parcel of land located at 4356 Beaver Road. The boarding stable will be operated in an existing 75'x125' (9,375 sq.ft.) barn. In addition, the applicant depicts a 240' by 120' outdoor riding arena on the submitted concept drawing.

The applicant submitted the following exhibits with the application:

- Exhibit A – Deed of the property.
- Exhibit B – Plat of the property.
- Exhibit C – Concept drawing.
- Exhibit D – List of adjacent property owners.

### Regulations

Article 6, Section 613 of the Boone County Zoning Regulations allows, "*commercial kennels and boarding stables including grooming and veterinary services (minimum 5 acres)*" in the Agriculture (A-1) District. A site plan review is required.

### Surrounding Land Uses and Zoning

The property is located in rural western Boone County and is surrounded by properties that are zoned Agriculture (A-1). Adjacent properties are used residentially and agriculturally.

### Conditional Use Permit Findings

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit stated in Sections 262 and 613 of the Boone County Zoning Regulations:

Findings listed in Section 262:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective 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 not be hazardous to existing or future neighboring uses;
4. Will be served adequately 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 such services;
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will not 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 property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

#### Findings listed in 613:

- a. The activity is an integral part of the agricultural or residential use of the land, and the activity is not of scale, nature, or other character which will detract or conflict with the principal purposes of the district; or
- b. The activity is necessary to provide the specified public service for residents of the district so long as the service area, use, scale, or other character of the activity does not overpower, transcend or conflict with the principal purpose of the district; and
- c. Provided the arrangement of use, building, or structure is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

#### Staff Concerns/Comments

1. The applicant submitted a hand-drawn concept plan with her conditional use permit application which makes it difficult to determine whether the plan will meet the certain requirements of the Boone County Zoning Regulations and if additional conditions should be considered by the Boone County Board of Adjustment and Appeals, should the Board decide to approve the request. However, It is important to note that the applicant is subject to site plan approval by the Boone County Planning Commission accordance with Article 6, Section 623 and Article 30, Section 3007 of the Boone County Zoning Regulations. The required site plan review will address appropriate parking, buffering, landscaping, signage, etc. It is important to note that the applicant has already constructed the barn and riding arena.

#### Conclusion

KRS 100.237 and Section 250 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to grant the applicant's request for a conditional use permit in order to operate boarding stable in the Agriculture (A-1) district in consideration of the findings listed in Article 2, Section 263 and Article 6, Section 613.

Due to the site's rural and well-buffered location, it is the staff's opinion that the proposed use will not be incompatible with or detrimental to the existing character of the area, not create a need for additional public facilities or services, or be hazardous to

adjacent uses if developed in accordance with applicable sections of the Boone County Zoning Regulations to be addressed during the site plan review of the Boone County Planning Commission. Therefore, should the board consider approval of this request, it is recommended that the following condition of approval apply:

1. A site plan depicting appropriate access, buffer yards, landscaping, parking, signage, etc, must be reviewed and approved by the staff of the Boone County Planning Commission in accordance with Article 30 of the Boone County Zoning Regulations.

Respectfully submitted,



Lara B. Robertson, AICP

Attachments

- Exhibit A – Deed of the property.
- Exhibit B – Plat of the property.
- Exhibit C – Concept drawing.
- Exhibit D – List of adjacent property owners.
- Exhibit E – Site Vicinity and Zoning Map.

Exhibit A

Group No. 2061

Situated in Boone County, Kentucky and more particularly described as follows:

TRACT NO. ONE

Beginning at Wm. Harrison's lower corner of North landing creek; thence with his lines North 24°30' East 287 feet to a stone; thence South 71°30' East 65 feet to a stone; thence North 17° East 1258 feet to a stone; thence with the lines of James Kennedy North 86° West 375 feet to a stone; thence North 15°45' East 822 feet to a stone a corner with James Allen; thence with his lines North 84° West 885 feet to a stone; thence with lines of G.M. Allen's remaining tract of land South 14°30' East 935 feet to a stone; thence South 14°30' West 224 feet to a stone; thence down a branch South 1°15' West 159 feet; South 26° West 226 feet, South 13° East 124 feet; South 21° West 300 feet; South 26° West 259 feet to a point in the north landing creek; thence up the creek South 56° East 467 feet; South 88° East 100 feet; North 75° East 118 feet to the beginning, containing 36 1/4 acres.

PARCEL NO. TWO

Beginning at a stone on the east side of the North landing creek a corner with James allen, in the line of Mrs. E.H. Baker and running with the lines of the said Mrs. Baker and Mary Howlett South 76°30' East 32.26 chains to a beech stump a corner with Mrs. Mary Howlett; thence with her line South 13°45' West 24.51 chains to anchor post a corner with Ben Allen in the line of Marksberry; thence a corner with the lines of Ben and J.L. Jones North 85°45' West 18.97 chains to a stake a corner with james Allen; thence with said Allen's line North 5°30' West 3 chains; thence North 6°30' East 2.50 chains; thence North 17°30' East 2.34 chains; thence North 5°45' East 6.60 chains; thence North 86° West 2.75 chains to an anchor post a corner with James Allen; thence with said Allen line north 15° West 7.27 chains to an anchor post; thence North 53°30' East 1.71 chains; thence North 38°45' West 7.19 chains; thence North 27°30' West 1.20 chains to the beginning, containing 62.46 acres.

EXCEPTION

There is excepted from the above a flowage easement to the United States of America as recorded in Deed Book 147, Page 128, Boone County Clerk's records at Burlington, Kentucky.

Source of Title: Deed Book 540, Page 17, Boone County Deed Records.

*all of*

State of Kentucky, County of Boone  
MARILYN K. ROUSE, Clerk of the Boone County  
Court, do certify that the foregoing  
Deeds was, on the 1 day of Nov  
1999

State of Wisconsin  
County of Fond du Lac

The foregoing instrument, including the certification of consideration reflected herein, was acknowledged, sworn to and subscribed before me this 26<sup>th</sup> day of October, 1999 by Michael L. Hendricks and DeeAnn Neri Hendricks, the Grantors herein.

My Commission Expires:  
6-15-03

Melanie G. Fox  
Notary Public

State of Kentucky  
County of Kenton

The foregoing certification of consideration, was sworn to and subscribed before me this 29th day of October, 1999 by Sally L. Phillips the Grantee(s) herein.

My Commission Expires:

AMY J. ARNSPERGER Notary Public  
Notary Public, State at Large, Kentucky  
My Commission Expires October 27, 2003

This Instrument Prepared By:

F. Edward Worland, Jr.  
F. Edward Worland, Jr.  
Attorney at Law  
P.O. Box 2420  
Covington, Ky. 41012  
(606) 581-8787

DEEDS\HENDRICKS.DED

Return

KENTUCKY LAND TITLE AGENCY  
2362 GRANDVIEW DRIVE  
FT MITCHELL KY 41017

21384 Phillips  
Gr 2061  
Returns

BOOK 766 PAGE 123

RETURN TO:  
KENTUCKY LAND TITLE AGENCY  
2362 GRANDVIEW DRIVE  
FT MITCHELL, KY 41017

PROPERTY TRANSFER TAX PAID \$ 320.<sup>00</sup>  
MARILYN K. ROUSE, CLERK [Signature]

GENERAL WARRANTY DEED

MICHAEL L. HENDRICKS and DEEANN NERI HENDRICKS, husband and wife, the Grantor whose mailing address is W4596 Valley Drive, Fond du Lac, WI 54935, in consideration of \$1.00 and other good and valuable consideration, to them paid by the Grantee(s) herein, whose mailing address is 6 Beechmont Lane Cincinnati OH 45206, do hereby grant and convey with general warranty covenants to:

SALLY L. PHILLIPS, a married woman

her heirs and assigns forever, certain real property known as 4256 Beaver Road, Union, KY 41091 which property is more particularly described in Exhibit "A" which is attached hereto and incorporated herein.

Together with all of the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said

SALLY L. PHILLIPS, a married woman

her heirs and assigns forever.

The Grantors and the Grantee(s) certify, under oath, that the full consideration paid for the subject property is \$ 319,900.00, and the Grantee(s) join(s) in this Deed for the sole purpose of making this certification about the valuation.

Dated this 26<sup>th</sup> day of October, 1999.

GRANTORS:

[Signature]  
Michael L. Hendricks

[Signature]  
DeeAnn Neri Hendricks

GRANTEE(S):

[Signature]  
Sally L. Phillips

RECEIVED  
1999 NOV - 1 A 8 58  
BOB...  
17 CLEAN

12.00 pg

13

Sally Phelps

BOOK 540 - 17

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That DONALD G. BREAKIRON, JR. and DOROTHY R. BREAKIRON, husband and wife, ("Grantor") for and in consideration of \$203,000.00 to them paid by the Grantee herein, the receipt of which is acknowledged, do bargain, sell, and convey to: MICHAEL L. HENDRICKS and DEANNE MERY HENDRICKS, husband and wife, for and during their joint and natural lives with the remainder in fee to the survivor of them ("Grantee") their heirs, successors and assigns forever, the following described Real Estate, in the City of Union, county of Boone, and Commonwealth of Kentucky, to-wit:

Group No. 2061

Present Street Address 4256 Beaver Road, Union, Kentucky 41091  
Grantor Mailing Address 4256 Beaver Road, Union, Kentucky 41091  
Grantee Mailing Address 5565 Clagston Court, Dayton, Ohio 45424

FOR LEGAL DESCRIPTION SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

BACK REFERENCE: Being the same property conveyed to Grantor by Deed recorded in Deed Book 209, Page 81.

STATEMENT IN COMPLIANCE WITH K.R.S. 382.135:  
The Grantor and the Grantee certify that the consideration reflected in this deed is the full consideration paid for the property.

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said Grantee, their heirs, successors and assigns, forever, the Grantor their heirs, executors and administrators, HEREBY COVENANTING with the Grantee their heirs, successors, and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNINCUMBERED, and that they will WARRANT AND DEFEND the same against all legal claims whatsoever.

IN WITNESS WHEREOF, the Grantor DONALD G. BREAKIRON, JR. and DOROTHY R. BREAKIRON hereunto set their hands, this 15th day of April, 1994.

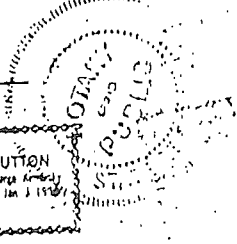
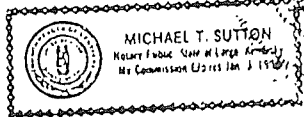
*Donald G. Breakiron, Jr.*  
DONALD G. BREAKIRON, JR.

*Dorothy R. Breakiron*  
DOROTHY R. BREAKIRON

STATE OF KENTUCKY  
COUNTY OF KENTON

The foregoing instrument was acknowledged and sworn to before me this 15th day of April, 1994, by the Grantor Donald G. Breakiron, II and Dorothy R. Breakiron.

*Michael T. Sutton*  
Notary Public



Attorney  
MICHAEL L. HENDRICKS  
DEANNE MERY HENDRICKS  
CLERK  
PROPERTY TRANSFER TAX PAID \$ 203.00  
PC

10.59pm  
RECEIVED  
APR 15 1994 P 2:21  
JERRY W. HARRIS  
BOONE COUNTY CLERK

EXHIBIT "A"

Group 2061

TRACT NO. ONE

Beginning at Mr. Harrison's lower corner of North landing creek; thence with his lines North 24°30' East 287 feet to a stone; thence South 71°30' East 65 feet to a stone; thence North 17° East 1258 feet to a stone; thence with the lines of James Kennedy North 86° West 375 feet to a stone; thence North 15°45' East 822 feet to a stone a corner with James Allen; thence with his lines North 84° West 885 feet to a stone; thence with lines of G.M. Allen's remaining tract of land South 14°30' East 935 feet to a stone; thence South 14°30' West 224 feet to a stone; thence down a branch South 1°15' West 159 feet; South 26° West 226 feet; South 13° East 124 feet; South 21° West 300 feet; South 26° West 259 feet to a point in the north landing creek; thence up the creek South 56° East 467 feet; South 88° East 100 feet; North 75° East 118 feet to the beginning, containing 36 1/4 acres.

PARCEL NO. TWO

Beginning at a stone on the east side of the North landing creek a corner with James Allen, in the line of Mrs. E.H. Baker and running with the lines of the said Mrs. Baker and Mary Howlett South 78°30' East 32.26 chains to a beech stump a corner with Mrs. Mary Howlett; thence with her line South 13°45' West 24.51 chains to anchor post a corner with Ben Allen in the line of Markeberry; thence with the lines of Ben and J. L. Jones North 85°45' West 18.97 chains to a stake a corner with James Allen; thence with said Allen's line North 5°30' West 3 chains; thence North 6°30' East 2.50 chains; thence North 17°30' East 2.34 chains; thence North 5°45' East 6.40 chains; thence North 86° West 2.75 chains to an anchor post a corner with James Allen; thence with said Allen line North 15° West 7.27 chains to an anchor post; thence North 53°30' East 1.71 chains; thence North 38°45' West 7.19 chains; thence North 27°30' West 1.20 chains to the beginning, containing 62.46 acres.

EXCEPTION

There is excepted from the above a flowage easement to the United States of America as recorded in Deed Book 147, Page 128, Boone County Clerk's records at Burlington, Kentucky.

Being the same property conveyed Donald Cade Breakiron and Dorothy Rowden Breakiron, husband and wife by deed dated June 13, 1974 in Deed Book 200 Page 83 of the Boone County Clerk's records at Burlington, Kentucky.

The signatures of Grantee relates only to the Certificate of Consideration.

Michael L. Hendricks Dezann Neri Hendricks  
MICHAEL L. HENDRICKS DEZANN NERI HENDRICKS

STATE OF KENTUCKY  
COUNTY OF KENTON

The foregoing certification was acknowledged and sworn to before me this 15th day of April, 1994, by Grantee MICHAEL L. HENDRICKS and DEZANN NERI HENDRICKS.

Michael T. Sutton  
Notary Public  
MICHAEL T. SUTTON  
Notary Public, State of Large Area No. 1  
My Commission Expires Jan 2 1996

STATE OF KENTUCKY  
BOONE COUNTY

I, JERRY W. ROUSE, Clerk of the County Court, for the aforesaid, do hereby certify that this instrument of writing from DONALD G. JR. & DOROTHY R. BREAKIRO to MICHAEL L. & DEZANN NERI HENDRICKS was this day presented to me in my office, certified as above, and this day left for the record at 2:21 P.M. Whereupon the same, the foregoing certificate, and this certificate were duly recorded in my office, given under my hand this 25TH day of APRIL in the year of 1994.

JERRY W. ROUSE, CLERK

By: Jerry Rouse, D.C.

This Instrument Prepared By and Return to:

Michael T. Sutton  
Michael T. Sutton, Esq.  
SUTTON & HICKS  
2734 Chancellor Drive, suite 108  
Crestview Hills, Kentucky 41017  
(606) 331-8883





INQUIRE SCREEN

F1 Help

Work File

F2 Next Property #

F6 Assmt Dates

F3 Prev Property #

ACCOUNT # 980800 PROPERTY # 02

TAX DIST 04

NAME 1 HUFF, HARRY G & CHARLOTTE A

MAP # 31-11,11A,11B

NAME 2

SALE PRICE

ADDRESS 12704 RYLE ROAD

DEED BOOK # 325 -36

C/S ZIP UNION, KY 41091

DATE OF SALE 00/00

PREV OWN

MORTGAGE # 325-92

PROP LOC -

DATE INSPECTED 02/05/97 BY LLW

DESCRIPT 22.1872 AC KY 338

DATE ASSESSED 02/05/97

RES	OIL_MIN	MFG FIN	VEHIC INV
FRM FCV	55,500 UMC	MFG GIP	TANG .001
FRM TXV	11,000 LSHOLD	PUB WH RS	OTHER .45
FRM RES	22 WTRSHED	PUB WH TR	REC MACH
FRM AC	WTR AC	AG TOBAC	AIR_NC
FIRE AC	TANG .45	AG OTHER	INT .25
COM	TANG .15	AG MFG	INT .015
MOB	MER INV	BOATS_AIR	INT .001
HOMESTEAD	N		

PRESS ENTER FOR  
ACCOUNT SEARCH SCREEN

**INQUIRE SCREEN**

**F1 Help**

**Work File**

**F2 Next Property #**

**F6 Assmt Dates**

**F3 Prev Property #**

**ACCOUNT # 980800 PROPERTY # 02**

**INQUIRE SCREEN**

**F1 Help**

**Work File**

**F2 Next Property #**

**F3 Prev Property #**

**ACCOUNT # 1635000 PROPERTY # 02**

**TAX DIST 04**

**NAME 1 RADACK, VIRGINIA**

**MAP # 31-11C**

**NAME 2 AKA FERGUSON, VIRGINIA W**

**SALE PRICE**

**ADDRESS 11821 BIG BONE CHURCH RD**

**DEED BOOK # 564 -141**

**C/S ZIP UNION, KY 41091**

**DATE OF SALE 01/98**

**PREV OWN (680-204)**

**MORTGAGE # -**

**PROP LOC -BIG BONE CHURCH RD**

**DATE INSPECTED 04/19/00 BY TMG**

**DESCRIPT 12.4182 AC KY 338 & BIG BONE CHURCH RD DATE ASSESSED 12/31/99**

RES	OIL_MIN	MFG FIN	VEHIC INV
FRM FCV	35,000 UMC	MFG GIP	TANG .001
FRM TXV	35,000 LSHOLD	PUB WH RS	OTHER .45
FRM RES	WTRSHED	PUB WH TR	REC MACH
FRM AC	12 WTR AC	AG TOBAC	AIR_NC
FIRE AC	TANG .45	AG OTHER	INT .25
COM	TANG .15	AG MFG	INT .015
MOB	MER INV	BOATS_AIR	INT .001
HOMESTEAD N			

**PRESS ENTER FOR**

**ACCOUNT SEARCH SCREEN**

**TAX DIST 04**

**NAME 1 HUFF, HARRY G & CHARLOTTE A**

**MAP # 31-11,11A,11B**

**NAME 2**

**SALE PRICE**

**ADDRESS 12704 RYLE ROAD**

**DEED BOOK # 325 -36**

**C/S ZIP UNION, KY 41091**

**DATE OF SALE 00/00**

**PREV OWN**

**MORTGAGE # 325-92**

**PROP LOC -**

**DATE INSPECTED 02/05/97 BY LLW**

**DESCRIPT 22.1872 AC KY 338**

**DATE ASSESSED 02/05/97**

RES	OIL_MIN	MFG FIN	VEHIC INV
FRM FCV	55,500 UMC	MFG GIP	TANG .001
FRM TXV	11,000 LSHOLD	PUB WH RS	OTHER .45
FRM RES	22 WTRSHED	PUB WH TR	REC MACH
FRM AC	WTR AC	AG TOBAC	AIR_NC
FIRE AC	TANG .45	AG OTHER	INT .25
COM	TANG .15	AG MFG	INT .015
MOB	MER INV	BOATS_AIR	INT .001
HOMESTEAD N			

**INQUIRE SCREEN**

**F1 Help**

**Work File**

**F2 Next Property #**

**F6 Assmt Dates**

**F3 Prev Property #**

**ACCOUNT # 2105800 PROPERTY # 01**

**TAX DIST 04**

**NAME 1 UTZ, DONNA**

**MAP # 31-2E1**

**NAME 2**

**SALE PRICE**

**ADDRESS 11817 BIG BONE CHURCH RD #10**

**DEED BOOK # 580 -28**

**C\S ZIP UNION, KY 41091**

**DATE OF SALE 00/00**

**PREV OWN**

**MORTGAGE # -**

**PROP LOC 11817-BIG BONE CHURCH RD**

**DATE INSPECTED 03/02/00 BY BAB**

**DESCRIPT 5.27 AC OFF BIG BONE CHURCH RD**

**DATE ASSESSED 12/31/99**

RES	117,400 OIL_MIN	MFG FIN	VEHIC INV
FRM FCV	UMC	MFG GIP	TANG .001
FRM TXV	LSHOLD	PUB WH RS	OTHER .45
FRM RES	WTRSHED	PUB WH TR	REC MACH
FRM AC	WTR AC	AG TOBAC	AIR_NC
FIRE AC	TANG .45	AG OTHER	INT .25
COM	TANG .15	AG MFG	INT .015
MOB	MER INV	BOATS_AIR	INT .001
HOMESTEAD	N		

**ADDITION/DELETION**

**PRESS ENTER FOR RES 99,400 FRM TAX**  
**ACCOUNT SEARCH SCREEN COM FRM FCV**

**INQUIRE SCREEN**

**F1 Help**

**F4 Property Record**

**Work File**

**F2 Next Property #**

**F6 Assmt Dates**

**F3 Prev Property #**

**ACCOUNT # 438300 PROPERTY # 01**

**TAX DIST 04**

**NAME 1 COYLE, ANDREW A & DOROTHY M**

**MAP # 022.00-00-007.01**

**NAME 2**

**SALE PRICE**

**ADDRESS 4333 BEAVER RD**

**DEED BOOK # 377 -93**

**C\S ZIP UNION, KY 41091**

**DATE OF SALE 00/00**

**PREV OWN**

**MORTGAGE # -**

**PROP LOC -KY 338**

**DATE INSPECTED 01/24/00 BY VDD**

**DESCRIPT 5 AC KY 338**

**DATE ASSESSED 12/31/99**

<b>RES</b>	<b>80,000 OIL_MIN</b>	<b>MFG FIN</b>	<b>VEHIC INV</b>
<b>FRM FCV</b>	<b>UMC</b>	<b>MFG GIP</b>	<b>TANG .001</b>
<b>FRM TXV</b>	<b>LSHOLD</b>	<b>PUB WH RS</b>	<b>OTHER .45</b>
<b>FRM RES</b>	<b>WTRSHED</b>	<b>PUB WH TR</b>	<b>REC MACH</b>
<b>FRM AC</b>	<b>WTR AC</b>	<b>AG TOBAC</b>	<b>AIR_NC</b>
<b>FIRE AC</b>	<b>TANG .45</b>	<b>AG OTHER</b>	<b>INT .25</b>
<b>COM</b>	<b>TANG .15</b>	<b>AG MFG</b>	<b>INT .015</b>
<b>MOB</b>	<b>MER INV</b>	<b>BOATS_AIR</b>	<b>INT .001</b>
<b>HOMESTEAD RR</b>			

**PRESS ENTER FOR  
ACCOUNT SEARCH SCREEN**

**INQUIRE SCREEN**

**F1 Help**

**F4 Property Record**

**Work File**

**F2 Next Property #**

**F6 Assmt Dates**

**F3 Prev Property #**

**ACCOUNT # 85100 PROPERTY # 01**

**TAX DIST 04**

**NAME 1 BAKER, JANE**

**MAP # 022.00-00-007.02**

**NAME 2**

**SALE PRICE**

**ADDRESS 2093 BEAVER RD**

**DEED BOOK # 368 -3**

**C/S ZIP UNION, KY 41091**

**DATE OF SALE 00/00**

**PREV OWN**

**MORTGAGE # -**

**PROP LOC -RYLE RD**

**DATE INSPECTED 01/24/00 BY VDD**

**DESCRIPT 3.0249 AC RYLE RD**

**DATE ASSESSED 12/31/99**

<b>RES</b>	<b>15,000 OIL_MIN</b>	<b>MFG FIN</b>	<b>VEHIC INV</b>
<b>FRM FCV</b>	<b>UMC</b>	<b>MFG GIP</b>	<b>TANG .001</b>
<b>FRM TXV</b>	<b>LSHOLD</b>	<b>PUB WH RS</b>	<b>OTHER .45</b>
<b>FRM RES</b>	<b>WTRSHED</b>	<b>PUB WH TR</b>	<b>REC MACH</b>
<b>FRM AC</b>	<b>WTR AC</b>	<b>AG TOBAC</b>	<b>AIR_NC</b>
<b>FIRE AC</b>	<b>TANG .45</b>	<b>AG OTHER</b>	<b>INT .25</b>
<b>COM</b>	<b>TANG .15</b>	<b>AG MFG</b>	<b>INT .015</b>
<b>MOB</b>	<b>MER INV</b>	<b>BOATS_AIR</b>	<b>INT .001</b>
<b>HOMESTEAD</b>	<b>N</b>		

**PRESS ENTER FOR  
ACCOUNT SEARCH SCREEN**

L

INQUIRE SCREEN  
Work File

F1 Help  
F2 Next Property #  
F3 Prev Property #

F6 Assmt Dates

ACCOUNT # 622600 PROPERTY # 01

TAX DIST 04

NAME 1 EVANS, ANITA

MAP # 22-6A,7

NAME 2

SALE PRICE

ADDRESS 4371 BEAVER RD

DEED BOOK # 368 -6

C\S ZIP UNION, KY 41091

DATE OF SALE 00/00

PREV OWN

MORTGAGE # -

PROP LOC 4371-BEAVER RD

DATE INSPECTED 01/26/00 BY STG

DESCRIPT KY338 121.2675 AC & 18.7271 AC(FLW ESMT)DATE ASSESSED 12/31/99

RES	OIL_MIN	MFG FIN	VEHIC INV
FRM FCV	197,100 UMC	MFG GIP	TANG .001
FRM TXV	153,000 LSHOLD	PUB WH RS	OTHER .45
FRM RES	85,000 WTRSHED	PUB WH TR	REC MACH
FRM AC	112 WTR AC	AG TOBAC	AIR_NC
FIRE AC	TANG .45	AG OTHER	INT .25
COM	TANG .15	AG MFG	INT .015
MOB	MER INV	BOATS_AIR	INT .001
HOMESTEAD FD			

PRESS ENTER FOR  
ACCOUNT SEARCH SCREEN

**INQUIRE SCREEN**

**F1 Help**

**Work File**

**F2 Next Property #**

**F6 Assmt Dates**

**F3 Prev Property #**

**ACCOUNT # 1010000 PROPERTY # 01**

**TAX DIST 04**

**NAME 1 J D FARMS INC**

**MAP # 30-29A,31-1A**

**NAME 2**

**SALE PRICE**

**ADDRESS 1917 FORTSIDE CIR**

**DEED BOOK # 499 -98**

**C/S ZIP FT MITCHELL, KY 41011**

**DATE OF SALE 00/00**

**PREV OWN**

**MORTGAGE # -**

**PROP LOC -WOODS RD**

**DATE INSPECTED 07/16/96 BY SMB**

**DESCRIPT 566.645 AC WOODS RD**

**DATE ASSESSED 01/01/96**

RES	OIL_MIN	MFG FIN	VEHIC INV
FRM FCV	1,189,900 UMC	MFG GIP	TANG .001
FRM TXV	198,450 LSHOLD	PUB WH RS	OTHER .45
FRM RES	WTRSHED	PUB WH TR	REC MACH
FRM AC	566 WTR AC	AG TOBAC	AIR_NC
FIRE AC	TANG .45	AG OTHER	INT .25
COM	TANG .15	AG MFG	INT .015
MOB	MER INV	BOATS_AIR	INT .001
HOMESTEAD N			

**PRESS ENTER FOR  
ACCOUNT SEARCH SCREEN**

INQUIRE SCREEN

F1 Help

F4 Property Record

Work File

F2 Next Property #

F6 Assmt Dates

F3 Prev Property #

ACCOUNT # 2184900 PROPERTY # 01

TAX DIST 04

NAME 1 WEIBEL, FRANK

MAP # 031.00-00-032.02

NAME 2

SALE PRICE

ADDRESS 12251 RYLE RD

DEED BOOK # 482 -293

C/S ZIP UNION, KY 41091

DATE OF SALE 00/00

PREV OWN

MORTGAGE # -

PROP LOC -RYLE RD

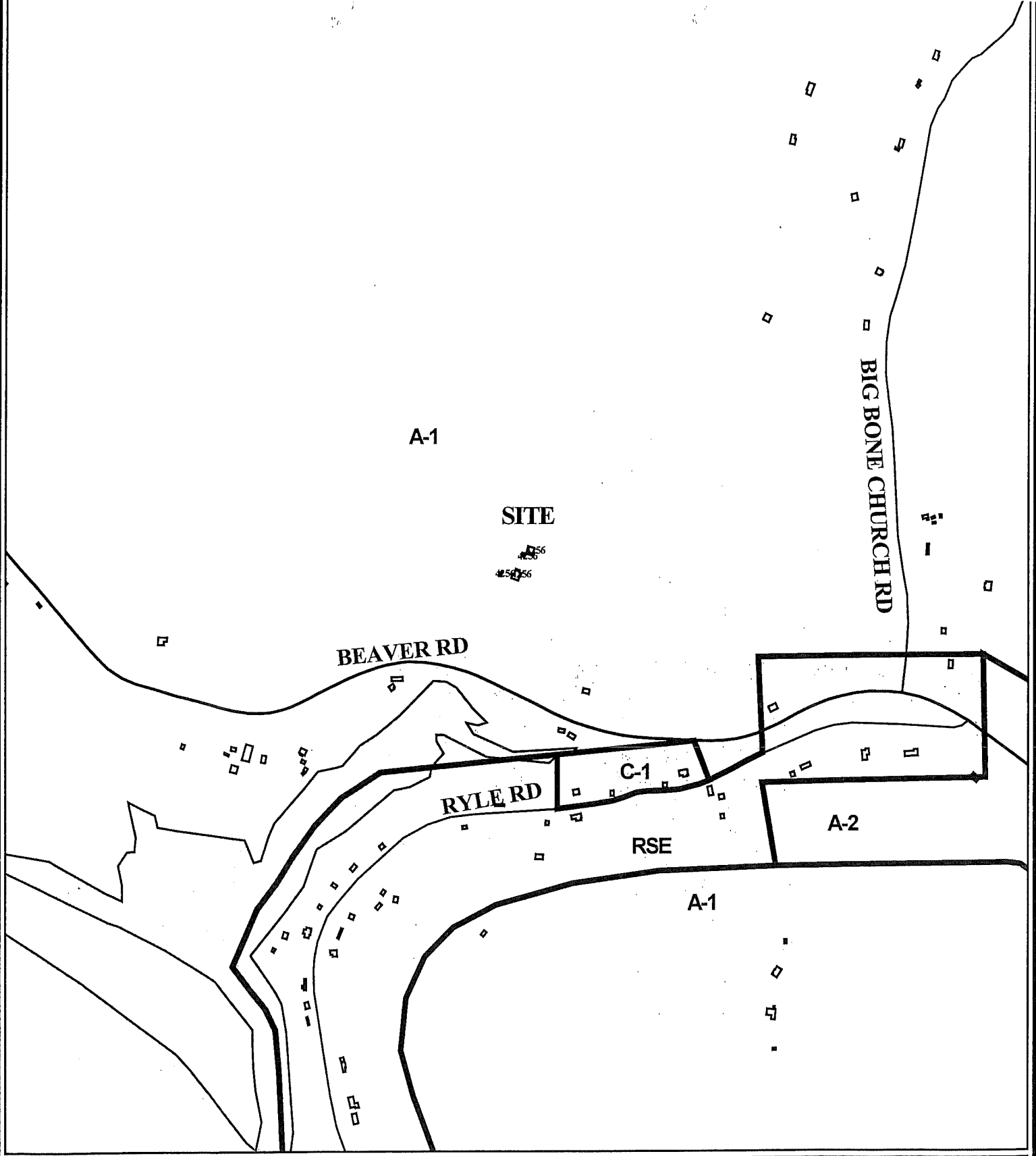
DATE INSPECTED 12/03/99 BY STG

DESCRIPT 1.78 AC ON RYLE RD

DATE ASSESSED 12/31/99

RES	8,000 OIL_MIN	MFG FIN	VEHIC INV
FRM FCV	UMC	MFG GIP	TANG .001
FRM TXV	LSHOLD	PUB WH RS	OTHER .45
FRM RES	WTRSHED	PUB WH TR	REC MACH
FRM AC	WTR AC	AG TOBAC	AIR_NC
FIRE AC	TANG .45	AG OTHER	INT .25
COM	TANG .15	AG MFG	INT .015
MOB	MER INV	BOATS_AIR	INT .001
HOMESTEAD	N		

PRESS ENTER FOR  
ACCOUNT SEARCH SCREEN



**Sally Phillips**  
**Site Vicinity & Zoning Map**



1 inch equals 800 feet  
 Produced by the  
 Boone County Planning Commission  
 GIS Services Division  
 March 2, 2001



COPY

CLUR #01-BCBOA-013-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Sally Phillips  
6 Beechcrest Lane  
Cincinnati, OH 45206

2. ADDRESS OF PROPERTY

4256 Beaver Road  
Union, KY 41091

3. NAME OF SUBDIVISION OR  
DEVELOPMENT (if applicable)

\_\_\_\_\_

4. DEED BOOK 766

PAGE NO. 123

GROUP NO. 2061

5. TYPE OF RESTRICTION(S) (Check all that apply)

\_\_\_ Zoning Map Amendment:  
From \_\_\_ To \_\_\_

X Conditional Use Permit

\_\_\_ Development Plan

\_\_\_ Conditional Zoning

\_\_\_ Subdivision Plat  
(Not Recorded)

\_\_\_ Other:

\_\_\_ 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

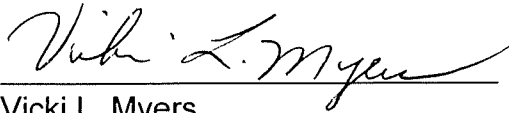
  
SIGNATURE OF COMPLETING OFFICIAL

Mitchell A. Light, Asst. Zoning Administrator  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

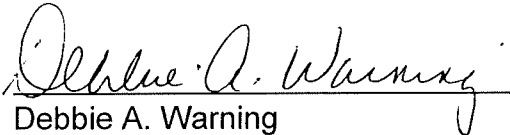
Subscribed, sworn to, and acknowledged before me by Mitchell A. Light on behalf of the  
Boone County Planning Commission this 21 day of March, 2001.



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 March 14, 2001, 2001 Certificate of Land Use Restriction (#01-BCBOA-013-A), for Sally Phillips, Property Owner(s).

The following conditions will apply:

1. A Site Plan depicting appropriate access, buffer yards, landscaping, parking, signage, etc. be reviewed and approved by Staff in accordance with Article 30 of the *Boone County Zoning Regulations*.

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

DEED BOOK 766

PAGE NO. 123

GROUP NO. 2061