

TO:

- Boone County Planning Commission
- City of Florence Board of Adjustment
- Boone County Board of Adjustment
- City of Union Board of Adjustment
- City of Walton Board of Adjustment
- Zoning Enforcement Officer

9/19/84
Dw

FOR:

- Zoning Text Amendment
- Comprehensive Plan Change
- Improvement Plan Approval
- Conditional Use Permit
- Concept Development Plan Change
- Preliminary Development Plan
- Change of Non-Conforming Use
- Design Review Board and Certificate of Appropriateness
- Zoning Map Amendment
- Planned Development Overlay Change
- Preliminary Plat Approval
- Final or Deed Plat Approval
- Site Plan Review
- Historic District Overlay
- Appeal or Variance
- Sign or Zoning Permit

Applicant: Michael L. Crane & Elizabeth A. Crane Owner Agent

Address: 3135 Limaburg Rd. Hebron, Ky 41048
Telephone: 586-6142 (day)

Location: 15 E. Washington St. (now 2957 E. Washington St.)

Name of Property Owner: Michael L. Crane

Address of Property Owner: same

Zoning District: SR-2/SC Area in Acres: (9,374 sq ft) approx 1/4 Acre

Deed Book: 302 Page Number: 127 Group Number: _____

Description of the Request: Change use to small retail-commercial for occupancy of small craft shop and expansion of my insurance office (see attached letters and diagrams).

Property Owner's Signature: Michael L. Crane Elizabeth Crane

Applicant's Signature: Michael L. Crane Elizabeth Crane

200.00
50.00
16.00
FOR PLANNING COMMISSION USE ONLY

Application Fee: 266.00 Date Received: 9-19-84 By: Chij

Referred to: _____ Meeting Date: _____

Action Taken: _____ Date of Action: _____

BOARD of ZONING ADJUSTMENT and APPEALS CHECKLIST

MEETING: OCTOBER 10, 1984

I. GENERAL INFORMATION

Applicant's Name: Michael and Elizabeth Crane

Interest in Property: Property owners

Location and/or Address of the Property: 2957 Washington Street,
Burlington, Boone County(adjoining his insurance office and across from
the Boone County Administration Building)

Deed Book: 302 Page Number: 127 Group Number: 193

Request of the Applicant: Requesting a Conditional Use permit for the
use of a previously existing residence as an office for the Insurance
business and for a small craft shop.

Present Zoning of the Property and the Affected Sections of the
Regulations: This property is presently zoned Suburban Residential
Two/Small Community Overlay, SR-2/SC and this request affects
Sections 1612 and 921 of the zoning district due to this request
being for both a retail commercial use and for an insurance office.

Present Use of the Subject Property and the Adjoining Property(s):
The most recent use of the subject property was residential. To
the west is an office use. To the north, across Ky. 18, is a
public use of the County Administration Building. And to the east
and south, across the adjoining parking lot is current residential use.

II. *CONDITIONAL USE REQUESTS:*

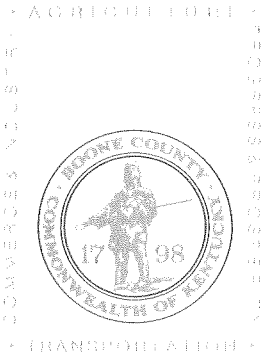
1. *Zoning of the Adjoining Properties:* All adjoining properties to this request are currently zoned, as is the subject property, as Suburban Residential Two/Small Community, SR-2/SC

2. *Future Land Use of the Subject Property and the Adjoining Properties:* The planned future land use of the subject tract along with the adjoining tracts to the south and the east is Medium Density Residential. To the North is planned Public/Institutional. And to the west is planned Commercial. The only statements in the text of the Plan is for the preservation and rehabilitation of the existing uses in the central area of Burlington.

3. *The Site Plan Submitted and What Does it Show:* A site plan drawn by the applicant was submitted showing the use of the existing house on the property. (refer to the attached plan and letter for more details)

4. *Conditions to the Request if Granted:* The Board may want to consider a more accurate Site Plan for more details concerning the request.

5. *Special Characteristics of the Site and/or the Request:* As you see in the attachments the applicant has secured permission for the use of the County parking lot to the rear of the site for off-street parking.



JOHN WEAVER
COMMISSIONER

IRENE PATRICK
COMMISSIONER

RONALD ROBINSON
COMMISSIONER

TERRY ROBERTS
COUNTY JUDGE/EXECUTIVE

TELEPHONE: (606) 334-2240

COUNTY OF BOONE

2950 EAST WASHINGTON SQUARE • BURLINGTON, KENTUCKY 41005

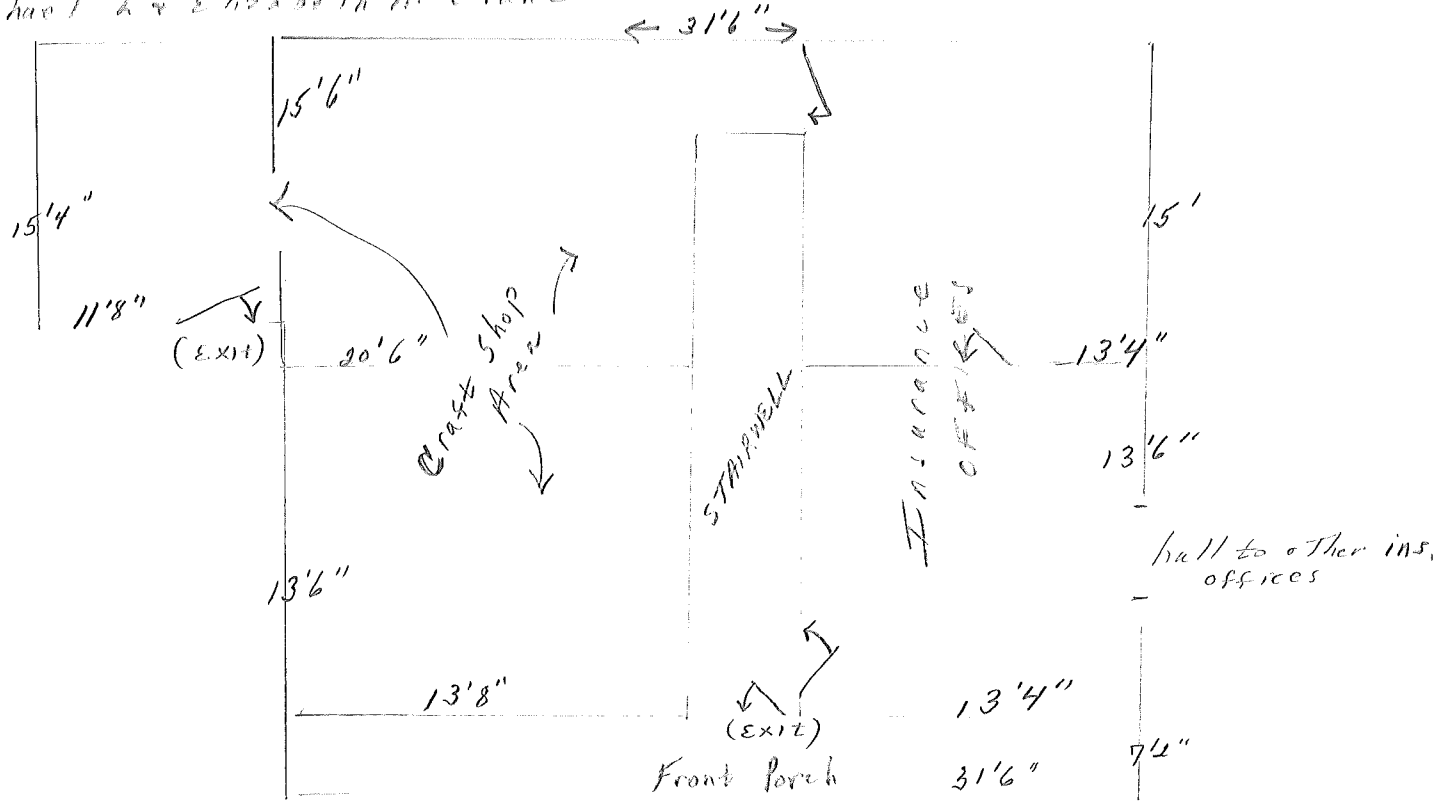
To Whom it May Concern:

The parking lot on the south side of Ky. RT. 18 is a public parking facility. Therefore there are no restrictions relative to its use.

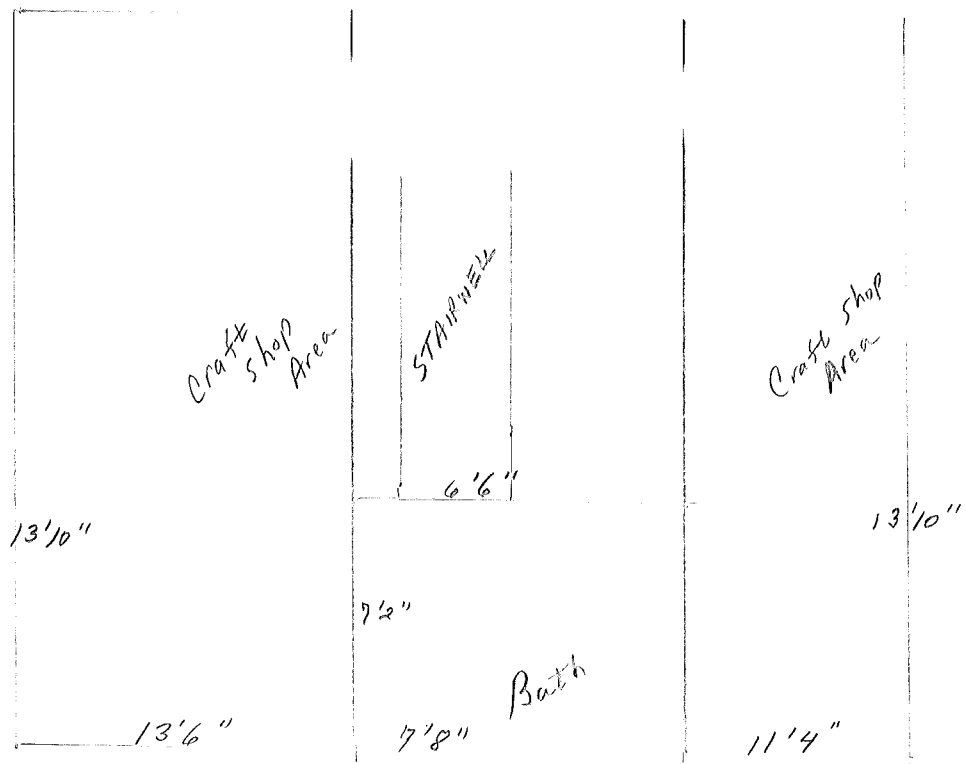
Signed: Boone County
Judge-Executive

Terry Roberts

Diagram for proposed use of property at 2957 E. Washington St. Burlington
 Michael & Elizabeth A. Crane



First Floor Plan
 (Not to scale)



Second Floor Plan
 Not to scale

BOONE COUNTY BOARD OF ADJUSTMENTS

OCTOBER 10, 1984

7:00 P.M.

Vice-Chairman Archambault called the meeting to order. The roll call was taken by Staff Member Jeanne Huddleson. Three members present: Messrs. Nevel, Ryan, and Archambault. Counselor Dale Wilson was also present.

The Board reviewed the Minutes of the last Board of Adjustment Meeting of September 12, 1984. Mr. Nevel moved that the Board approve the Minutes as reviewed. The motion was seconded by Mr. Ryan. After discussion, the motion carried unanimously.

Vice-Chairman Archambault proceeded to Item 2 of the Board's Agenda.

Conditional Use Permit

A request of Michael and Elizabeth Crane for a Conditional Use Permit to operate an insurance office and a small craft shop at 2957 Washington Street, Burlington, Boone County, Kentucky in a Suburban Residential Two/Small Community Overlay, SR-2/SC zoning district.

Staff member Chip Block presented the staff report which stated the applicant was requesting a Conditional Use Permit for the use of a previously existing residence as an office for an insurance business and a small craft shop. Mr. Block described the present zoning the property and stated the request affects Sect. 1612 and 921 of the zoning regulations due to the request being both for a retail commercial use and for an insurance office. Mr. Block stated the most recent use of the subject property was residential and he described the uses of adjoining properties as to the west as office use, to the north (across Ky 18) as public use of the County Administration Bldg. , and to the east and south as residential uses, with all current zoning as the subject property of Suburban Residential Two/Small Community Overlay SR-2/SC. Mr. Block described the future land use for the subject and adjoining properties. Mr. Block stated the applicant has submitted a site plan and noted the Board may want to consider the submission of a more accurate site plans for more details concerning the request. Mr. Block also noted that the applicant has secured permission for the use of the County parking lot to the rear of the site for off-street parking.

Beth Crane stated the applicant wished to obtain the Conditional Use Permit to build a connector to adjoin two (2) buildings with the insurance business operating out of one and a craft shop operating out of the other building. Mrs. Crane stated the Farm Bureau Insurance Co. currently owns the building and that title to the buildings would remain the same.

Mr. Block noted that with regard to the Small Community Overlay district the Board does have the right to vary the setback requirements.

Carol Rudicell stated she will be moving the craft shop currently located down the street to the subject location. Mrs. Rudicell urged the approval of the Conditional Use Permit.

Mr. Block noted with the use of the County parking lot adequate parking is provided but should the applicant later put in the rear parking area as shown on the submitted site plan that he would suggest that the applicant present a plan at that time for the engineer and staff to review.

Mr. Nevel moved that the Board grant the Conditional Use Permit with the condition that if the applicant does later building a parking area that proper plans be submitted for the Boone County Planning and Zoning staff and engineer to review. The motion was seconded by Mr. Ryan.

After discussion, the motion carried unanimously.

Mrs. Crane inquired if at a later point in time the applicant wished to revert back to putting an apartment in the building what would the procedure entail. Counselor Wilson advised, and Mr. Block affirmed, that another Conditional Use Permit would have to be obtained.

Conditional Use Permit

A request by the Order of St. Francis of Assisi for a Conditional Use Permit for the construction of a "private chapel" on a 34.9 acre tract located off of Ky. 338, Beaver Road in an Agricultural Estate, A-2 zoning district.

Staff member Chip Block presented an oral supplemental staff report on the proposed request. Mr. Block advised that the applicant had submitted plans which were prepared by Walton and Walton, Engineers. Mr. Block noted the sanitary sewage disposal concerns were addressed on the recently submitted site plan. Mr. Block also noted the church is shown as 36' from the property line and does conform to the Zoning Regulations. Mr. Block stated the plan does show an adequate parking area for the proposed development. Mr. Block stated the Northern Kentucky Health

Department had approved the on-site sewage disposal plan and that such approval was noted in the presented plans.

Vice-Chairman Archambault expressed concern of the applicant's failure to appear at the Board of Adjustment meeting. Counselor Wilson noted that perhaps the applicant felt that all expressed concerns were adequately addressed by the submitted plans.

Mr. Ryan moved that the Board grant the Conditional Use Permit for the construction of a "private chapel" on a 34.9 acre tract located off of Ky. 338, Beaver Road in an Agricultural Estate, A-2 zoning district. The motion was seconded by Mr. Nevel. After discussion, the motion carried unanimously.

Administration

Staff member Chip Block stated the policy of the Board of Adjustment in the past had been not to take the recommendations of staff with regard to Conditional Use Permits and variance requests. Mr. Block stated the general consensus of staff through numerous discussions on the subject was that the Board should change its policy slightly to include a staff recommendation as to whether or not the Conditional Use Permit or variance does meet the requirements of Kentucky State Law for the findings of fact. Mr. Block stated such a recommendation would give the Board additional information for their consideration.

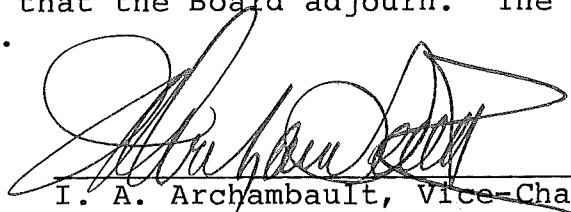
Discussion followed of the staff's suggestion and the benefits and disadvantages of same.

Counsel for the Board of Adjustment was to take the suggestion under study and advisement and to report back to the Board at a later date. Staff was also to further study and review the subject.

Reports

The Zoning Enforcement Officer's report was distributed for the Board's review.

Mr. Nevel moved that the Board adjourn. The motion was seconded by Mr. Ryan.


I. A. Archambault, Vice-Chairman

Attest:

