

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

- 1. (Check One) Boone [checked] Florence _____ Walton _____ Union _____
2. (Check One) _____ Conditional Use Permit _____ Variance [checked] _____ Appeal _____
3. Applicant's Name Fadi George Sweiss
Phone Number 859 466 9557 Fax No. _____
Applicant's Address 2101 Bluegrama Dr
Burlington KY 41001
4. Description of Request: (pergola) to allow a deck and pergola in the 30ft backyard setback
5. Name of Development Summer Set Farms
6. Location of Development Boone Burlington
7. Acreage Under Review _____
8. Lot Number and Name of Subdivision (if part of a subdivision) Summer Set Farms Lot 1
9. Owner of Property Fadi George Sweiss
Address of Property Owner 2101 Bluegrama Dr Phone No. 466 9557
10. Burlington KY 41005
11. Proposed Use(s) on Site deck with pergola
12. Total Square Footage of Existing and/or Proposed Buildings 408 Proposed
13. Current Zoning on Property SR-1
14. Deed Book 868 Page No. 723 Group No. 2030
15. Is the site subject to a zone change?
16. Have you submitted a Site Plan with this request?
17. Have you submitted a list of adjoining property owners with this request?
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**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 10-17-11 Fee Received \$1032.00 Receipt # 63778
2. Is application complete? _____ Yes _____ No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
11/9/11 **Approved**
_____ **Approved with Conditions** (See #6)
_____ **Denial** (See #7)
6. Conditions of Approval: None

7. Reasons for Denial: _____

**Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Web Page**

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: Fadi George Swaiss
LOCATION: 2101 Bluegrama Drive, Boone County, Kentucky
ZONING: Suburban Residential One (SR-1)
DATE: November 9, 2011

PROPOSAL

The applicant has requested a Variance so an existing 16' x 25½' deck with an attached pergola can remain in the rear yard setback. The submitted G.I.S. exhibit and field measurements indicate that the deck and pergola are located 9' from the rear property line.

SITE HISTORY

- 6/10/98 - The Boone County Board of Adjustment approved a Variance to reduce the required rear yard setback of a proposed single-family residential dwelling from 30' to 22'.
- 10/25/00 - Boone County Planning Commission Staff approves a Zoning Permit for a single-family residential dwelling. The house is shown with a 22' rear yard setback.
- 12/17/03 - Boone County Planning Commission signs off on a Conveyance Plat to add 1,216 square feet of real estate onto the rear of the property. The area of the property increases from 12,469 square feet to 13,685 square feet (0.314 acres).
- 6/17/11 - Boone County Planning Commission Staff signs off on a Zoning Permit to allow a 16' x 25.5' deck to be constructed onto the back of the house. The Permit is approved with a note that the deck will be 18" off the ground (see Section 3123 of the Boone County Zoning Regulations).

APPLICABLE REGULATIONS

Section 250 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals shall have the power to hear and decide on applications for variances. A variance is defined as a departure from the dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a variance as stated in Section 251 of the Boone County Zoning Regulations:

1. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements contained in the zoning regulations.

- A. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - B. The strict application of the provisions contained in the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - C. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
2. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Table 31.1 of the Boone County Zoning Regulations lists the setback requirements for a detached single-family residence in an SR-1 zone as 30' front, 30' rear, and 5' minimum/15' total sides.

Section 3123 of the Boone County Zoning Regulations states that "open structures such as porches, canopies, balconies, platforms, carports, covered patios, and similar architectural projections which occupy space three (3) or more feet above the general ground level of the yard shall be considered parts of the building to which attached and shall not project into the required minimum front, side, or rear yard. Chimneys, overhangs and gutters may extend up to two and one-half (2½) feet into a required front, side, or rear yard. However, such extensions into a required yard shall not impede, disrupt, or interfere with storm water flow and may need to be cantilevered above grade or necessitate the construction of a storm pipe system with drainage structures or other improvements to provide adequate site drainage."

SITE CHARACTERISTICS

The approximate 0.314 acre site is located on the southwest side of the Camp Ernst Road/Bluegrama Drive intersection and is located in Summerset Farm Subdivision. The property contains a two-story single-family residential dwelling with an attached deck and pergola. The deck and pergola are highly visible from Camp Ernst Road. A row of Arborvitae trees are planted between the deck and the adjoining household to the south.

SURROUNDING LAND USES & ZONING

North: Bluegrama Drive and a Single-Family Residential Dwelling (SR-1)

South: Single-Family Residential (SR-1)

East: Camp Ernst Road and a 50 Acre Farm (SR-1)

West: Single-Family Residential Dwelling (SR-1)

STAFF COMMENTS

1. It appears there was some confusion when the applicant's contractor applied for the Zoning Permit in June. Staff made the contractor aware of Section 3123 of the Boone County Zoning Regulations and put a note on the Permit indicating that the structure would be 18 inches off the ground but the deck was still constructed with the pergola.

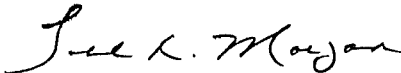
The deck would conform with the Boone County Zoning Regulations and the 6/17/11 Zoning Permit if the attached pergola was removed from the deck.

2. Staff recommended that the applicant should talk to the adjoining property owner to the south to see if there were any objections to the request. The applicant informed Staff that he would try to get something in writing from the adjoining property owner.
3. Staff attached a GIS exhibit which shows the proposed layout of KY 237. The KY 237 Road Project will have no impact on the subject property or request.
4. The Board needs to analyze the Variance application before acting on the request.

CONCLUSION

KRS 100.241 and Section 250 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

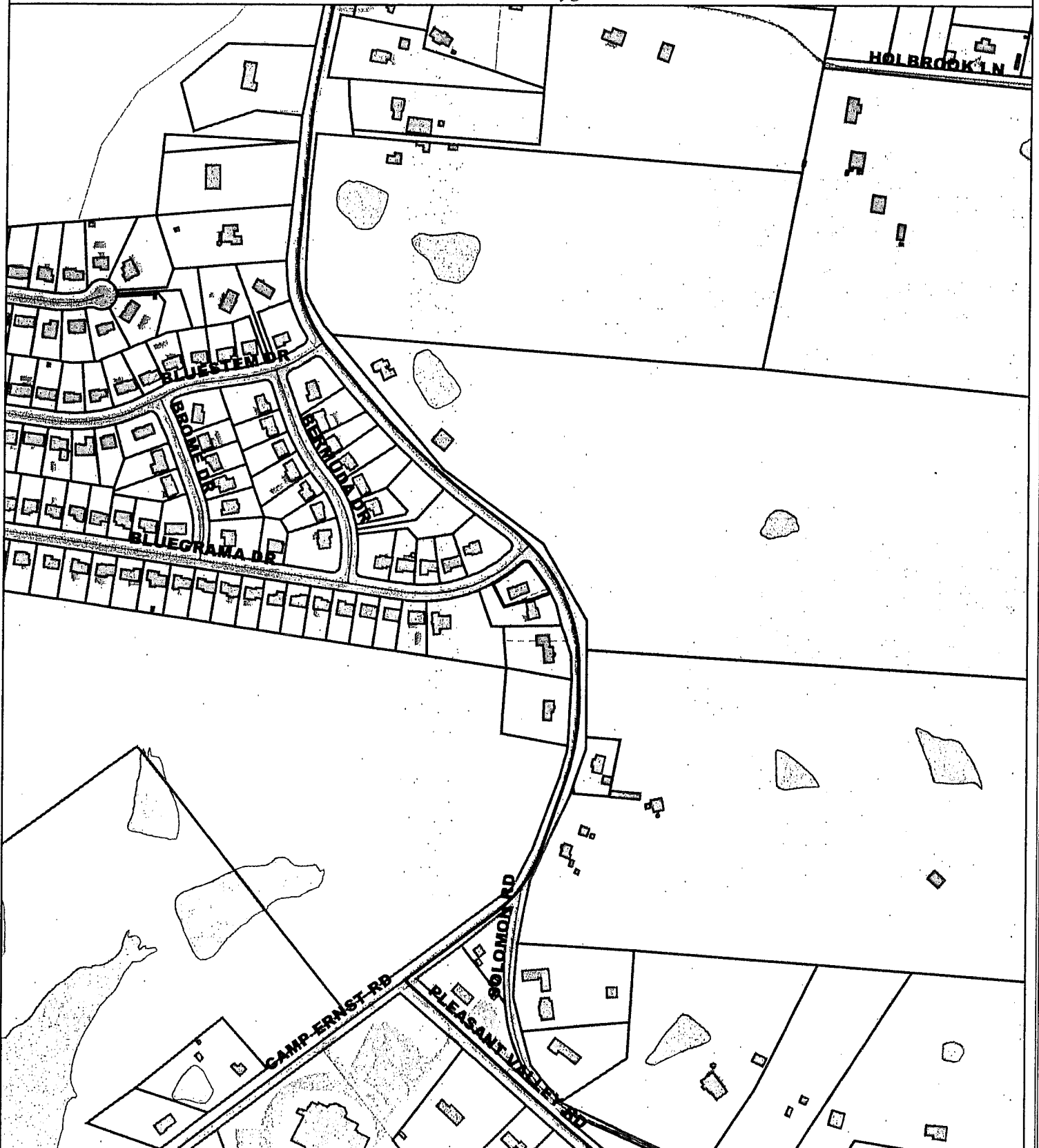
TKM/pr

Attachments

- *Site Vicinity Map
- *2007 Aerial map with Deck and Setback Dimensions
- *Zoning Map
- *6/10/98 Boone County Board of Adjustment Meeting Minutes
- *10/25/00 Zoning Permit
- *12/17/03 Conveyance Plat
- *6/17/11 Zoning Permit
- *KY 237 Project
- *Application

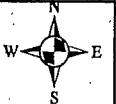
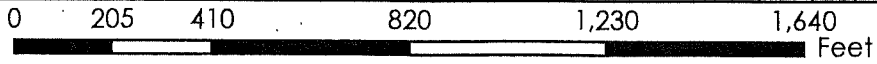
SITE VICINITY MAP

www.boonecountygis.com



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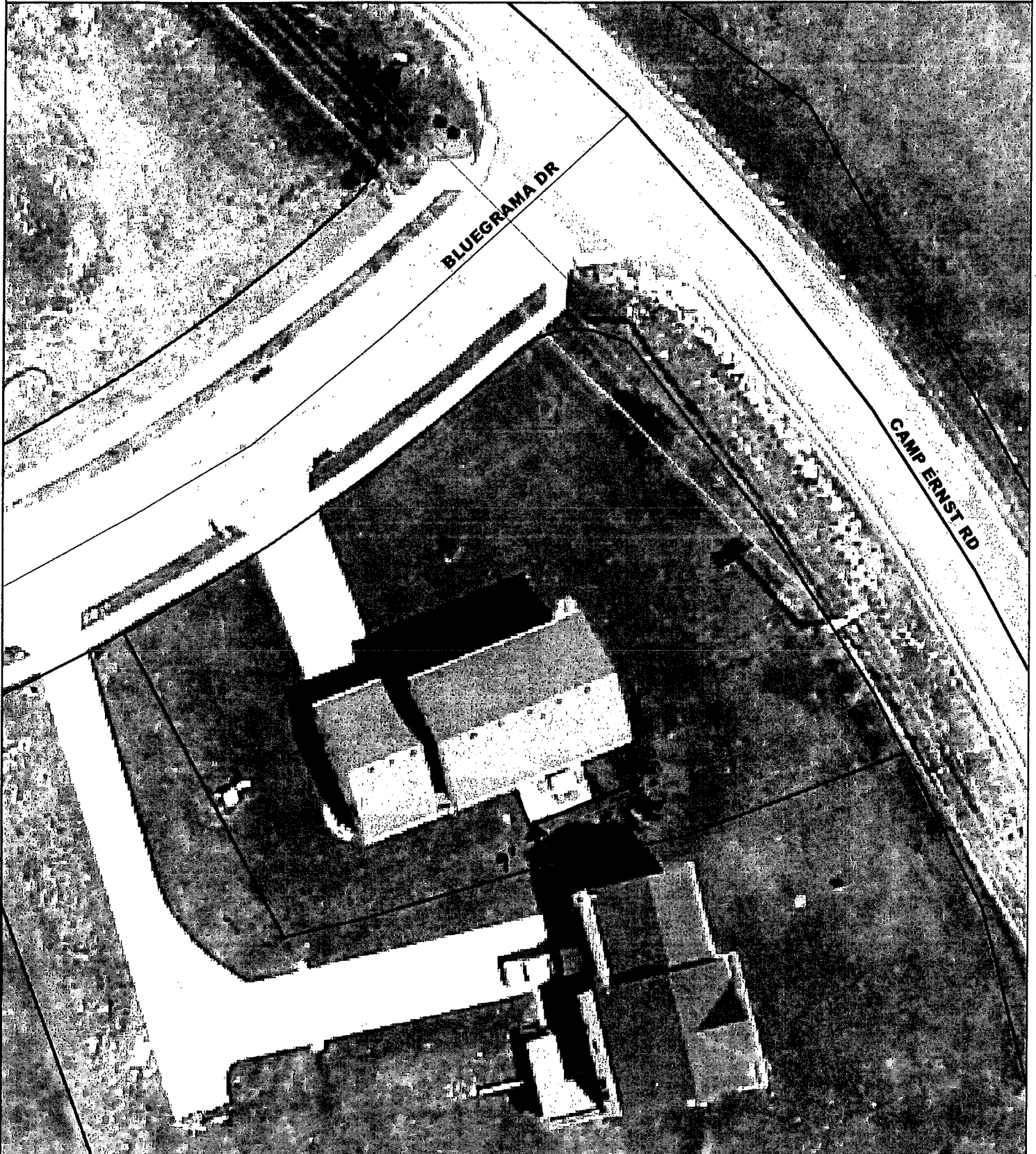
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



Boone County GIS - Putting Northern Kentucky on the Map

2007 AERIAL MAP

www.boonecountygis.com



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0 8,750 17,500 35,000 52,500 70,000

Feet

1 inch = 83,333 feet

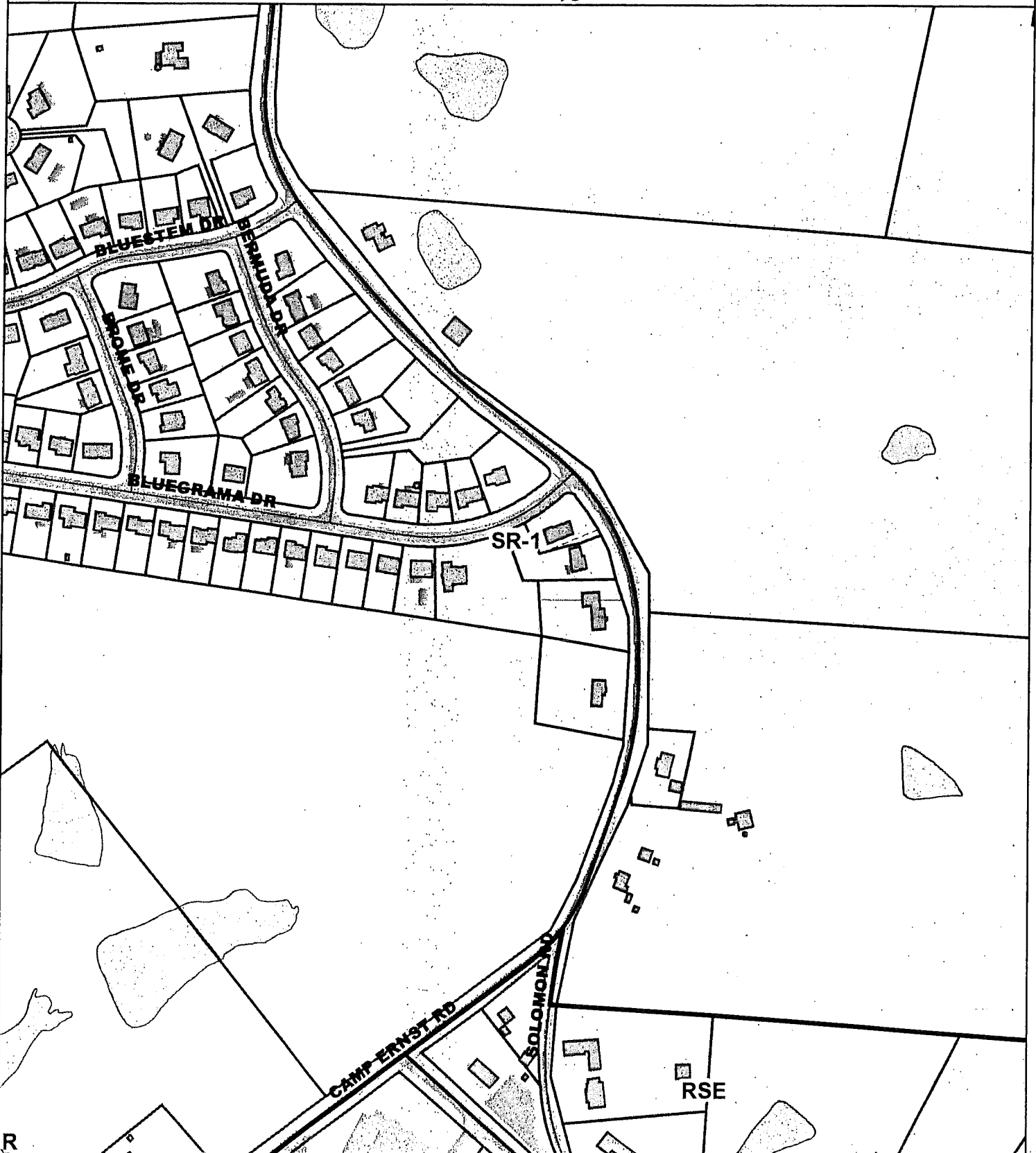


Boone County GIS - Putting Northern Kentucky on the Map



ZONING MAP

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0 8,750 17,500 35,000 52,500 70,000

Feet

1 inch = 83,333 feet



Boone County GIS - Putting Northern Kentucky on the Map



Agenda Item:

1. The request of Alan Schmidt Construction, Inc. for a Variance to allow a reduction of the rear yard setback on Lot 1 of Summerset Farms Subdivision, Boone County, Kentucky. The property is currently zoned Suburban Residential One (SR-1).

Staff Member Ed Coleman presented the Staff Report which included a slide presentation (see Staff Report). Mr. Coleman explained that the application is for an 8-foot Variance as the required rear yard setback is 30 feet and they want a 22-foot setback.

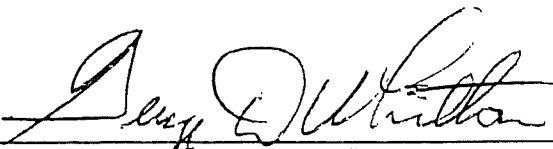
Chairman Whitton asked for the applicant's presentation.

Mr. Doug DeLay stated that he works for the applicant. Mr. DeLay stated that Mr. Coleman did a good job of explaining the situation. He referred to the plat attached to the Staff Report and indicated the house and driveway on the lot. He explained that they want to keep the house the way it is and keep the driveway further away from the corner to avoid congestion and to be safer for the homeowner.

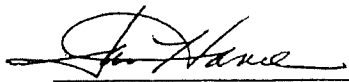
There being no one else present in the audience and no questions or comments from the Board, Mr. Ryan moved to grant the Variance. Mr. Houston seconded the motion and it carried unanimously.

There being no further business to come before the Board, Mr. Ryan moved to adjourn. Mr. Houston seconded the motion. The meeting was adjourned by unanimous consent at 6:37 P.M..

APPROVED:


George D. Whitton, Chairman

Attest:


Jan Hancock, Recording Secretary

NAME OF APPLICANT AND ADDRESS: ALAN SCHMIDT CONSTRUCTION

NAME OF PROPERTY OWNER AND ADDRESS: 7413 U.S. RT 42 FLORENCE, KY 41042

NOTICE

I, or we, understand and agree that all construction work will be performed in accordance with this Zoning Permit Application, the Boone County Zoning Regulations and the Boone County Subdivision Regulations.

APPLICANT'S SIGNATURE: Douglas D. [Signature] ^{ASST} ₅₀₄

DATE: 10-23-00 Phone Number: 283-2874
FAX 283-9293

LOT 1 SUMMERSET FARMS
2101 BLUESTEM DR.

Review # _____

This Portion of the Application to be Completed
the Boone County Planning Commission

Zoning District	<u>SR1</u>	Date	<u>10/25/00</u>	Fee	<u>\$40.00</u>		\$35.00
Approved	<input checked="" type="checkbox"/>	Denied	<input type="checkbox"/>		\$15.00		None
Staff Reviewer	<u>RUDY CORDELL</u>		Address/Location <u>2101 Bluegrama Dr.</u>				
Subdivision	<u>SUMMERSET FARM</u>						
Lot #	<u>1</u>	Section #	<u>1</u>	Block/Phase #	<u> </u>		

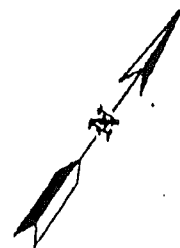
Re-Submit

Type of Improvement			
<input checked="" type="checkbox"/>	Single Family Residence	<input type="checkbox"/>	Detached Garage
<input type="checkbox"/>	Duplex	<input type="checkbox"/>	Garage Addition
<input type="checkbox"/>	Three Family	<input type="checkbox"/>	Porch or Deck
<input type="checkbox"/>	Apartment (# units _____)	<input type="checkbox"/>	Barn or Shed
<input type="checkbox"/>	Townhouse (# units _____)	<input type="checkbox"/>	Swimming Pool
<input type="checkbox"/>	Mobile Home	<input type="checkbox"/>	Tenant Finish
<input type="checkbox"/>	Residential Addition	<input type="checkbox"/>	Other:
Jurisdiction			
<input checked="" type="checkbox"/>	Boone County	<input type="checkbox"/>	Florence
<input type="checkbox"/>	Walton	<input type="checkbox"/>	Union
Post Office			
<input checked="" type="checkbox"/>	Burlington	<input type="checkbox"/>	Florence
<input type="checkbox"/>	Walton	<input type="checkbox"/>	Union
<input type="checkbox"/>	Hebron	<input type="checkbox"/>	Verona
<input type="checkbox"/>	Petersburg	<input type="checkbox"/>	Erlanger
<input type="checkbox"/>	Crittenden	<input type="checkbox"/>	

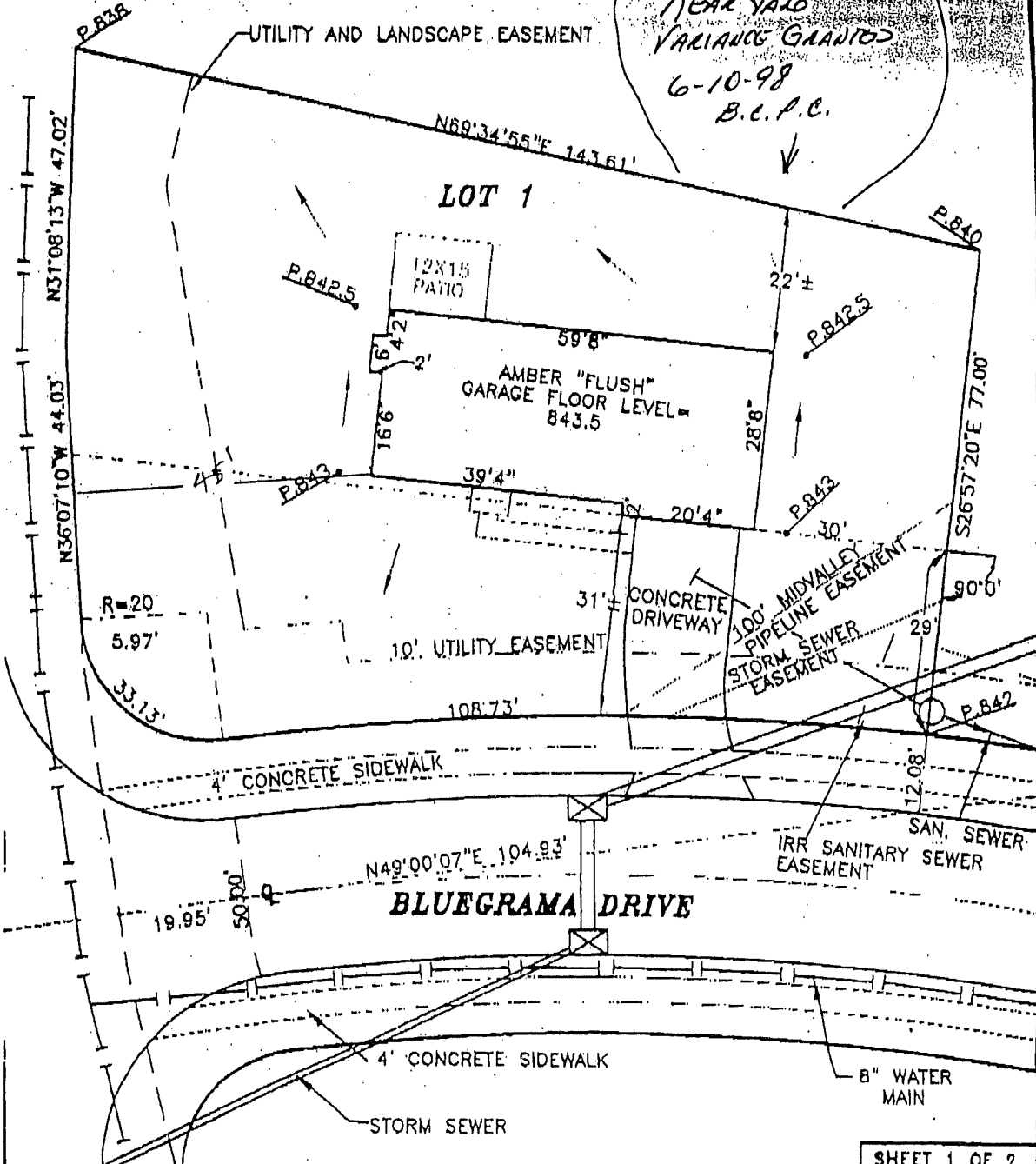
VARIANCE GRANTED
ON 11/10/98 TO
REDUCE R. YARD
SET BACK FROM
30' - 22'. (RC)

RA 25859
RECEIVED
OCT 23 2000
BOONE
PLANNING

Group # 2030 Reference Group # _____ Census Tract # 7051 01



*REAR YARD
VARIANCE GRANTED
6-10-98
B.C.P.C.*



SHEET 1 OF 2

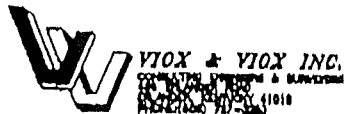
DRAWN
C.L.A.S.

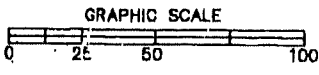
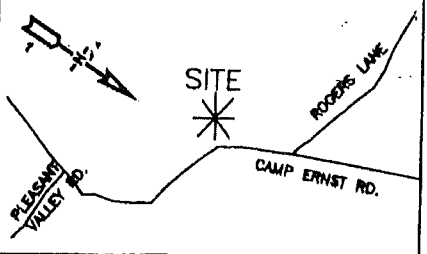
CHECKED
K.R.V.

NOT. P.S.
W-1-1

PLOT PLAN
FOR
ALAN SCHMIDT CONSTRUCTION, INC.
SUMMERSET FARM SUBDIVISION SECTION 1
LOT 1
BOONE CO., KENTUCKY

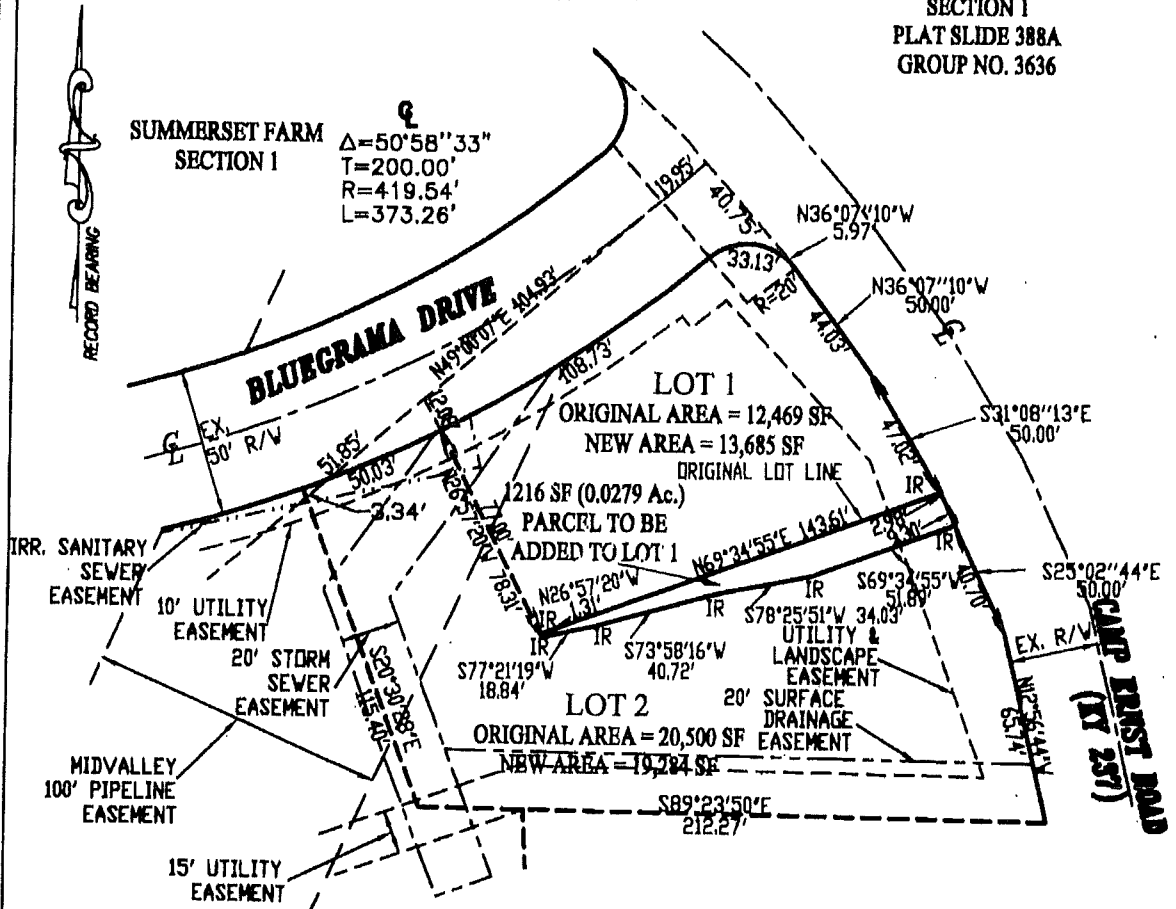
SCALE: 1"=20'





STATE OF KENTUCKY
 WILLIAM R. VIOX
 1781
 LICENSED PROFESSIONAL LAND SURVEYOR

OWNER LOT 2
 SMI NEW HOMES SOLUTIONS, LLC
 P.O. BOX 139,
 UNION, KY 41091
 DB 863 PG 745
 SUMMERSET FARM
 SUBDIVISION
 SECTION 1
 PLAT SLIDE 388A
 GROUP NO. 3636



SUMMERSET FARM SECTION 1
 $\Delta = 50^{\circ}58'33''$
 $T = 200.00'$
 $R = 419.54'$
 $L = 373.26'$

This parcel, in and of itself, does not meet the existing Boone County zoning regulations for use as a buildable site.
 Date 12-17-03 Current Zoning SR-1
 GVS

P & Z Code No. 4170

*NOTE: ALL EASEMENTS ARE EXISTING

FOR NON-BUILDABLE LOTS
 LAND SURVEYOR'S CERTIFICATE
 I certify that this plot of land in and of itself does not meet the current zoning regulations for use and is being transferred for non-building purposes
 Signature of Surveyor: W.R. Viox Date: 12/11/03

LAND SURVEYOR'S CERTIFICATE
 I certify that this plat depicts a survey made by me or under my supervision in accordance with the Kentucky Minimum Surveying Standards, and complies with all requirements of the Boone County Zoning and Subdivision Regulations, and that dedicated areas including public ways or streets are currently owned by the property owner.
 Signature: W.R. Viox Date: 12/11/03
 P.L.S. 1781

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE
 Approved for recording the transfer of property only by the Boone County Planning Commission this 17th day of December, 2003.
 Signature: [Signature] Date: 12-17-03

This plat shall be void if not filed with the Boone County Clerk for recording purposes within two (2) years of Planning Commission approval.

PLAT OF 1216 SF PARCEL
 OF LOT 2 TO
 BE ADDED TO
 LOT 1 SUMMERSET FARM
 SECTION 1
 BOONE COUNTY KENTUCKY
 DECEMBER 9, 2003 SCALE: 1" = 50'

VIOX & VIOX INC.
 CONSULTING ENGINEERS & SURVEYORS
 488 ERLANGER ROAD
 ERLANGER, KENTUCKY 41018
 PHONE: (606) 727-3283

BUILDING ADDRESS OR LOCATION: 2101 Bluegramma Burlington Ky 41005

NOTICE

I certify that what is submitted is true and accurate and I or we understand and agree that all construction work will be performed in accordance with this Zoning Permit Application, the Boone County Zoning Regulations and the Boone County Subdivision Regulations.

NAME AND ADDRESS OF APPLICANT (PLEASE PRINT): Chris Ahlers
8774 Richmond Rd Union Ky 41091

APPLICANT'S SIGNATURE: _____
 As Authorized by Property Owner

DATE 6-15-11 PHONE NUMBER: 859-991-3559

This Portion of the Application to be Completed
 the Boone County Planning Commission

Zoning <u>SR-1</u>	Date <u>6-17-11</u>	Fee	<input checked="" type="checkbox"/> \$90.00	Farm Exempt
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied		<input checked="" type="checkbox"/> \$45.00	(No Fee)
Staff Reviewer <u>RA Jones</u>	Address <u>2101 Bluegramma DR</u>			
Subdivision <u>Summerset Farm</u>				
Lot # <u>1</u>	Section # <u>1</u>	Block/Phase #		

Type of Improvement			
<input type="checkbox"/>	Single Family Residence	<input type="checkbox"/>	Detached Garage
<input type="checkbox"/>	Duplex	<input type="checkbox"/>	Garage Addition
<input type="checkbox"/>	Three Family	<input checked="" type="checkbox"/>	Porch or <u>Deck</u> <u>18" off ground.</u>
<input type="checkbox"/>	Apartment (# units _____)	<input type="checkbox"/>	Barn or Shed
<input type="checkbox"/>	Townhouse (# units _____)	<input type="checkbox"/>	Swimming Pool
<input type="checkbox"/>	Mobile Home	<input type="checkbox"/>	Tenant Finish
<input type="checkbox"/>	Residential Addition	<input type="checkbox"/>	Other:
Jurisdiction			
<input checked="" type="checkbox"/>	Boone County	<input type="checkbox"/>	Florence
<input type="checkbox"/>	Walton	<input type="checkbox"/>	Union
Post Office			
<input checked="" type="checkbox"/>	Burlington (41005)	<input type="checkbox"/>	Florence (41042)
<input type="checkbox"/>	Walton (41094)	<input type="checkbox"/>	Union (41091)
<input type="checkbox"/>	Hebron (41048)	<input type="checkbox"/>	Verona (41092)
<input type="checkbox"/>	Petersburg (41080)	<input type="checkbox"/>	Erlanger (41018)
<input type="checkbox"/>	Crittenden (41030)	<input type="checkbox"/>	Independence (41051)
Group # <u>2030</u>		Census Tract # <u>705.01</u>	

63001

RECEIVED

JUN 19 2011

BOONE COUNTY
PLANNING COMMISSION

BLUEGRAMA DR

CAMP ERIST RD

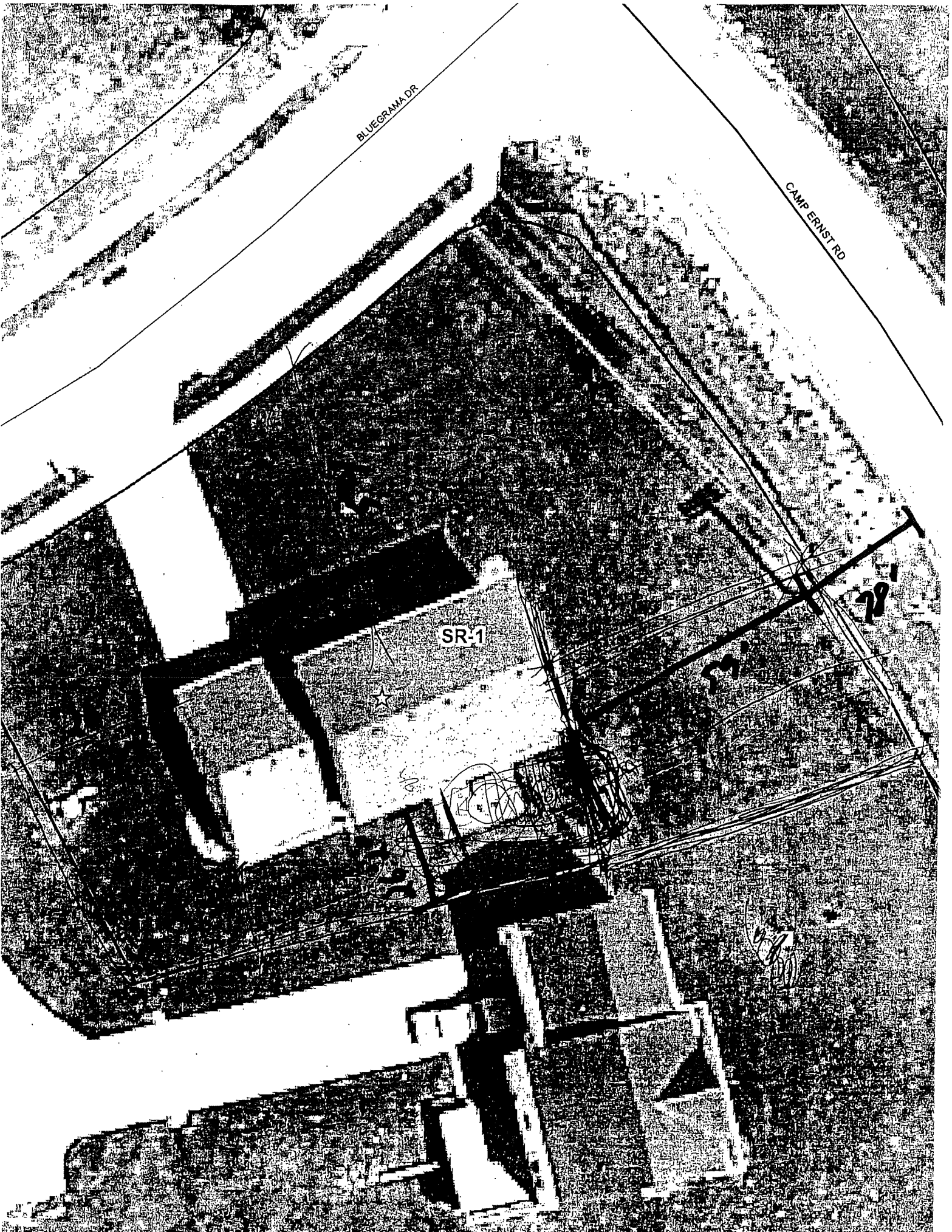
SR-1

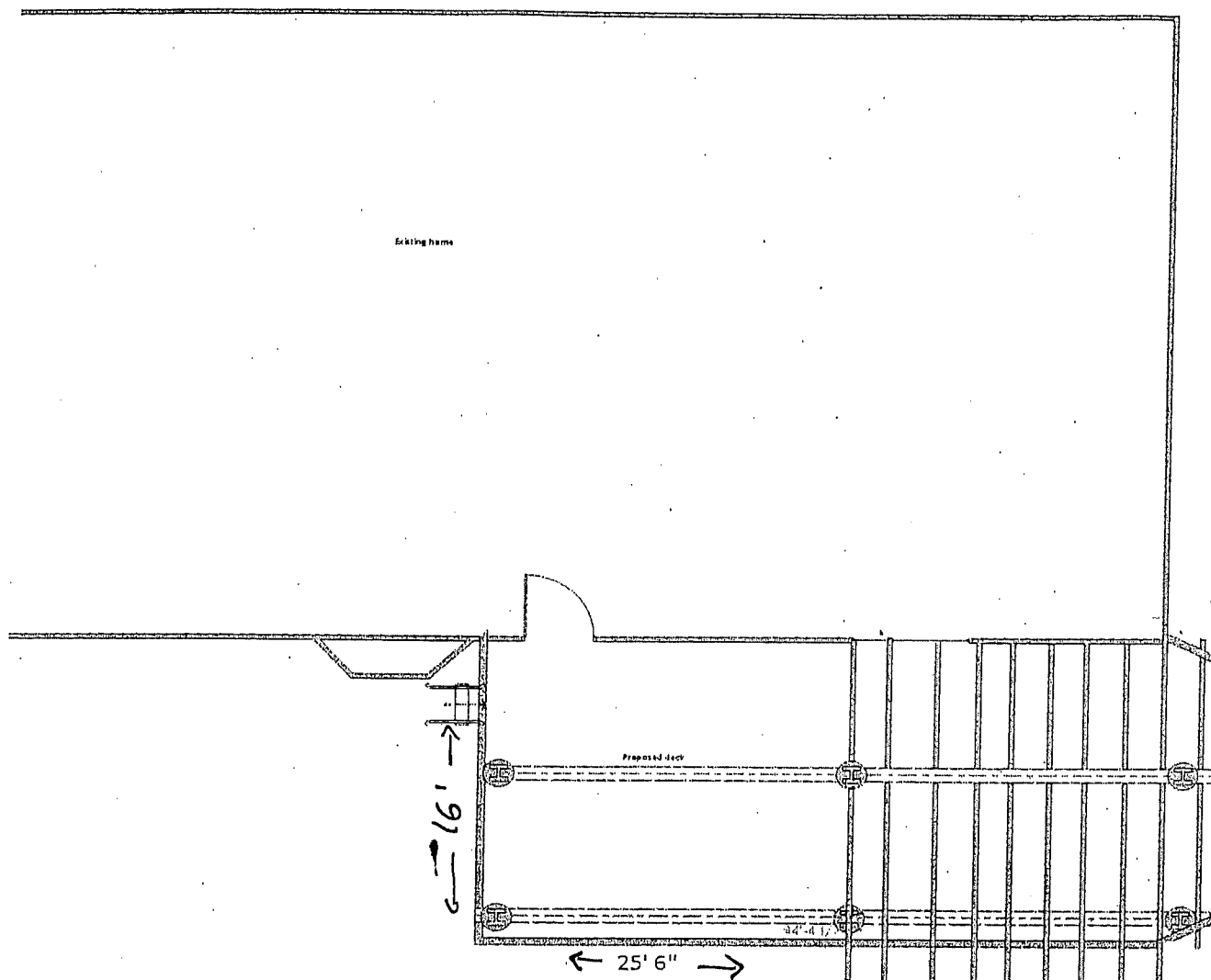
20

29

28

27







Boone County Building Department
 2950 Washington Street
 Burlington, Kentucky 41005
 859-334-2218
 859-334-3137 Fax
 Web: boonecountyky.org

DATE STAMP
 RECEIVED BY
 BLDG DEPT.

RESIDENTIAL CONSTRUCTION PERMIT APPLICATION

JOB LOCATION 2201 Bluegamma Burlington Ky 41005
 (Street Address) (Subdivision) (City) (Lot Number)

Identification	Name	Address	City/State/Zip	Phone
Owner	George	2201 Bluegamma	Burlington, Ky	
Permit Applicant	Chris Ahlers	Burlington, Ky	41005	466-9557
Applicant Email and Fax		8774 Richmond Rd.	Union, Ky 41091	791-3559
General Contractor	Chris Ahlers	Ahlers Contracting & Repairs Co.		
Electrical Contractor License No:		8774 Richmond Rd	Union Ky, 41091	
Mechanical Contractor License No:				
Architect - Engineer				

- TYPE OF IMPROVEMENT AND USE: (Check all of the boxes that apply)
- New Building
 - Single Family Dwelling
 - Two Family/Duplex
 - Garage
 - Shed
 - Addition
 - Demolition
 - Swimming Pool
 - Hot tub
 - Finished Basement
 - Interior Alteration
 - Porch
 - Retaining Wall
 - Pole Barn
 - Modular
 - Deck
 - Other _____

COST OF CONSTRUCTION: \$ 300

DESCRIBE PROPOSED CONSTRUCTION: Deck to be 16'x25'6" by 18" in height.

TYPE OF HEATING: _____ Gas _____ Oil _____ Electric _____ Geothermal

TYPE OF WATER: _____ Public _____ Private _____ Flood Zone

TYPE OF SEWAGE: _____ Public _____ Private

R/O/W ENCROACHMENT: _____ County _____ State

FARM EXEMPT? _____ Yes/No _____ # of Acres

SQUARE FOOTAGE: 1st floor: _____ 2nd floor: _____ Garage _____ Finished Basement _____

Bedrooms _____ # Bathrooms _____

Note: The owner of this building and undersigned do hereby covenant and agree to comply with all the applicable regulations pertaining to building codes and buildings and to construct proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are to the best of their knowledge true and correct. Failure of this office to note all violations in the review of plans and specifications does not relieve contractors of the responsibility of complying with the applicable codes and regulations. The Building Official reserves the right to enter the construction premises at will during reasonable working hours.

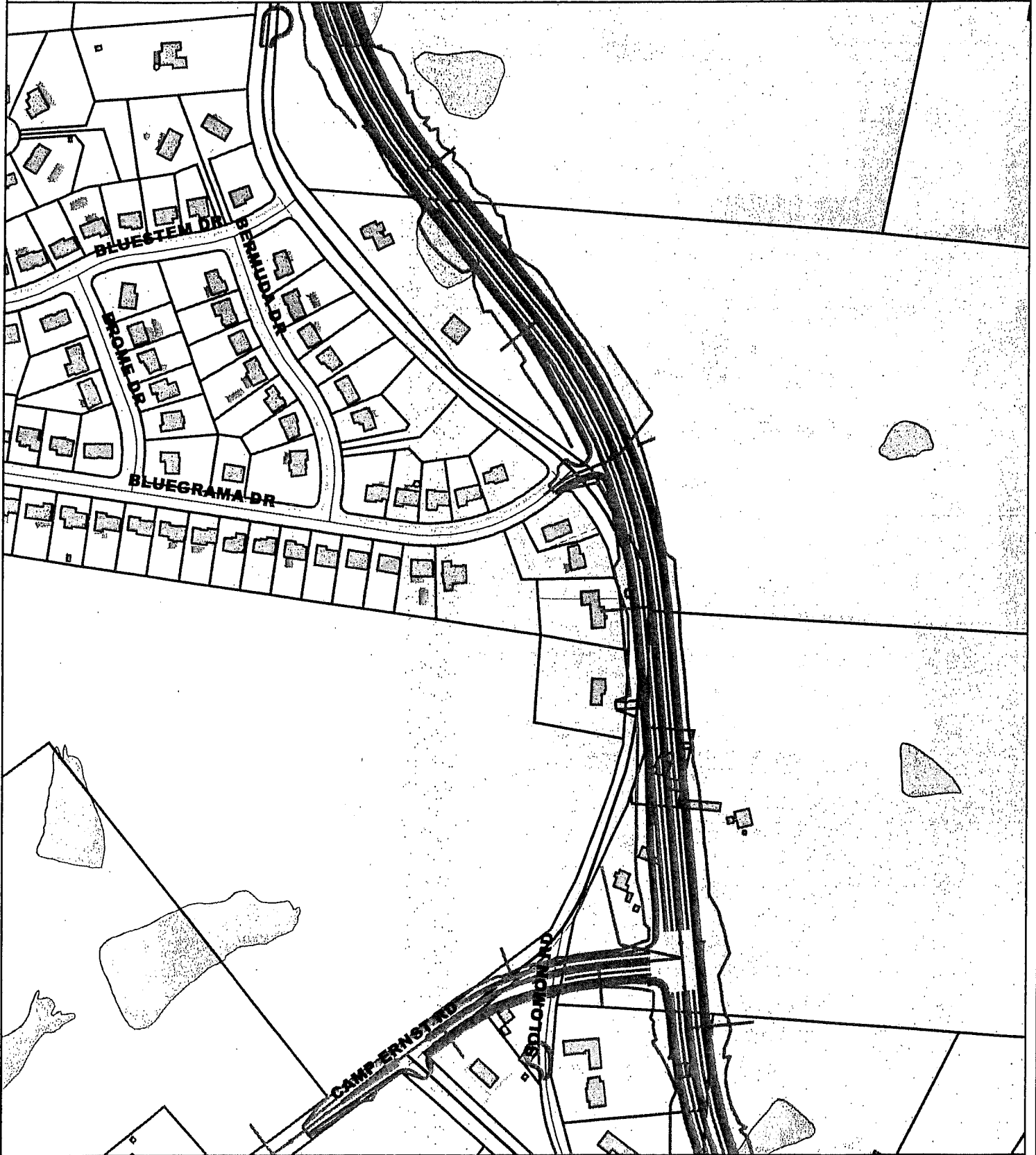
APPLICANT SIGNATURE: [Signature] DATE: 6-15-11

ZONING APPROVAL	DATE ISSUED	ZONE	FEE PAID	NOTES
<u>RAJanner</u>	<u>6-17-11</u>	<u>SR-1</u>	<u>✓</u>	

BUILDING OFFICIAL	DATE ISSUED	PERMIT NO.	FEE PAID	NOTES
			<u>\$400pd</u>	

KY 237 PLAN

www.boonecountygis.com



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0 8,750 17,500 35,000 52,500 70,000

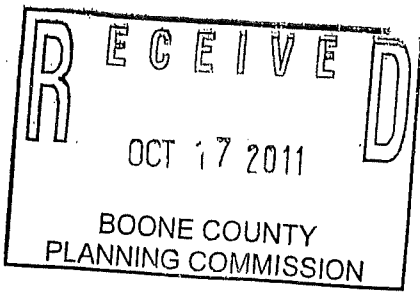
Feet

1 inch = 83,333 feet



Boone County GIS - Putting Northern Kentucky on the Map





APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

(Check One)

1. Boone [checked] Florence _____ Walton _____ Union _____

(Check One)

2. _____ Conditional Use Permit _____ Variance [checked] Appeal _____
_____ Change in Non-Conforming Use

3. Applicant's Name Fadi George Sweiss
Phone Number 859 466 9557 Fax No. _____
Applicant's Address 2101 Bluegrass Dr
Burlington KY 41005
City State Zip

4. Description of Request: (pergola) to allow a deck and pergola with 30ft rear yard setback

5. Name of Development Summer Set Farms

6. Location of Development Boone Burlington

7. Acreage Under Review _____

8. Lot Number and Name of Subdivision (if part of a subdivision)
Summer Set Farms Lot 1

9. Owner of Property Fadi George Sweiss

10. Address of Property Owner 2101 Bluegrass Dr Phone No. 466 9557
Burlington KY 41005
City State Zip

11. Proposed Use(s) on Site deck with pergola

12. Total Square Footage of Existing and/or Proposed Buildings 408 Proposed

13. Current Zoning on Property SR-1

14. Deed Book 868 Page No. 723 Group No. 2030

15. Is the site subject to a zone change? _____
If yes, give date of approval _____

16. Have you submitted a Site Plan with this request? _____

17. Have you submitted a list of adjoining property owners with this request? _____

18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

COPIY

CLUR #11-BCBOA-014-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Fadi George Swaiss
2101 Bluegramma Drive
Burlington, Kentucky 41005

2. ADDRESS OF PROPERTY

2101 Bluegramma Drive
Burlington, Kentucky 41005

3. NAME OF SUBDIVISION OR
DEVELOPMENT (if applicable)

Summerset Farms

4. DEED BOOK 868

PAGE NO. 723

GROUP NO. 2030

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

Zoning Map Amendment:
From To

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
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005



SIGNATURE OF COMPLETING OFFICIAL

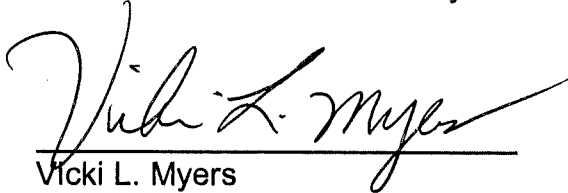
Todd K. Morgan, Senior Planner, Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan

on behalf of the Boone County Planning Commission this 14th day of November, 2011.



Vicki L. Myers
Notary ID 438411
NOTARY PUBLIC, State at Large

My commission Expires:
April 17, 2015

This instrument was prepared for recording purposes only by:



Elizabeth McGrath
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
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 Variance approved by the Board of Adjustments and in accordance with the current zoning in effect as of November 14, 2011.

Certificate of Land Use Restriction (#11-BCBOA-014-A), for _

Fadi George Swaiss, Property Owner(s).

The following conditions will apply:

The approved Variance as well as the preceding conditions apply to the property described in:

DEED BOOK 868

PAGE NO. 723

GROUP NO. 2030