

APPLICATION FOR ZONING ACTION

TO:

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

FOR:

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

Applicant: John Hartman Owner

Address: 9063 River Rd. Hebron Ky. Agent

Telephone: 586-8894

Location: Route 8 West Hebron

Name of Property Owner: John & Pam Hartman

Address of Property Owner: 9063 River Rd. Hebron

Zoning District: A-1 Area in Acres: 16.6

Deed Book: 349 Page Number: 305 Group Number: 2001

Description of Request: We want to remodel house
and make it into 2 apartments so we
can rent it out.

Applicant's Signature: John Hartman

Property Owner's Signature: John Hartman and Pam Hartman

FOR PLANNING COMMISSION USE ONLY

Application Fee: _____ Date Received: _____ By: _____

Referred To: _____ Meeting Date: _____

Action Taken: _____ Date of Action: _____

BOONE COUNTY BOARD OF ADJUSTMENT

BOONE COUNTY ADMINISTRATION BUILDING

P.O. BOX 697 — 2950 WASHINGTON SQUARE

BURLINGTON, KENTUCKY 41005

334-2196

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MR. W. RYAN
MR. D. HOUSTON

STAFF REPORT

APPLICANT: John and Pam Hartman
LOCATION: 9063 River Road, Boone County
ZONE: Agriculture One (A-1)
DATE: November 12, 1986
REMARKS:

The applicant is requesting a Conditional Use Permit to allow the conversion of an existing single-family home into a duplex dwelling unit. The house, which was built in 1972, is located at the far western end of KY 8 (River Road) on a 166 acre farm. The front door of the house sits approximately 400 feet from the road. Adjoining land uses include:

north - orchard; farmland; single-family residences

south - farmland; wooded hillside

west - a vacant single-wide mobile home being stored on the same lot; double-wide trailer serving as Hartman residence on next lot

east - farmland; orchards

The following reviews the general standards applicable to all conditional uses:

1. The 1980 Boone County Comprehensive Plan Land Use Map shows the future land use of this property to be agricultural. The text mentions "non-agricultural residential development should be limited to low densities." (p. 3.10) The proposed 1986 Boone County Comprehensive Plan Land Use Map indicates that this area will be developed as Low Density Residential, which the text describes as "residential land (with) up to three dwelling units per acre." (p. L-3) The text further explains that "since the area is scenic, some limited low density residential will occur along Route 8." (p. L-9)
2. The conversion of an existing home into a duplex will be harmonious and appropriate with the existing character of the general vicinity and will not change the essential character of the area.

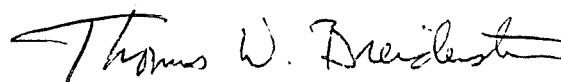
3. A duplex dwelling unit will not be hazardous to existing or future neighboring uses.
4. The duplex would be served adequately by essential public facilities and services.
5. Additional requirements at public cost for public facilities and services would not be created.
6. An additional housing unit would not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
7. Vehicular approaches to the property will not create an interference with traffic on surrounding public thoroughfares.

The Board must also consider more specific criteria applicable to conditional uses in the Agriculture One zoning district:

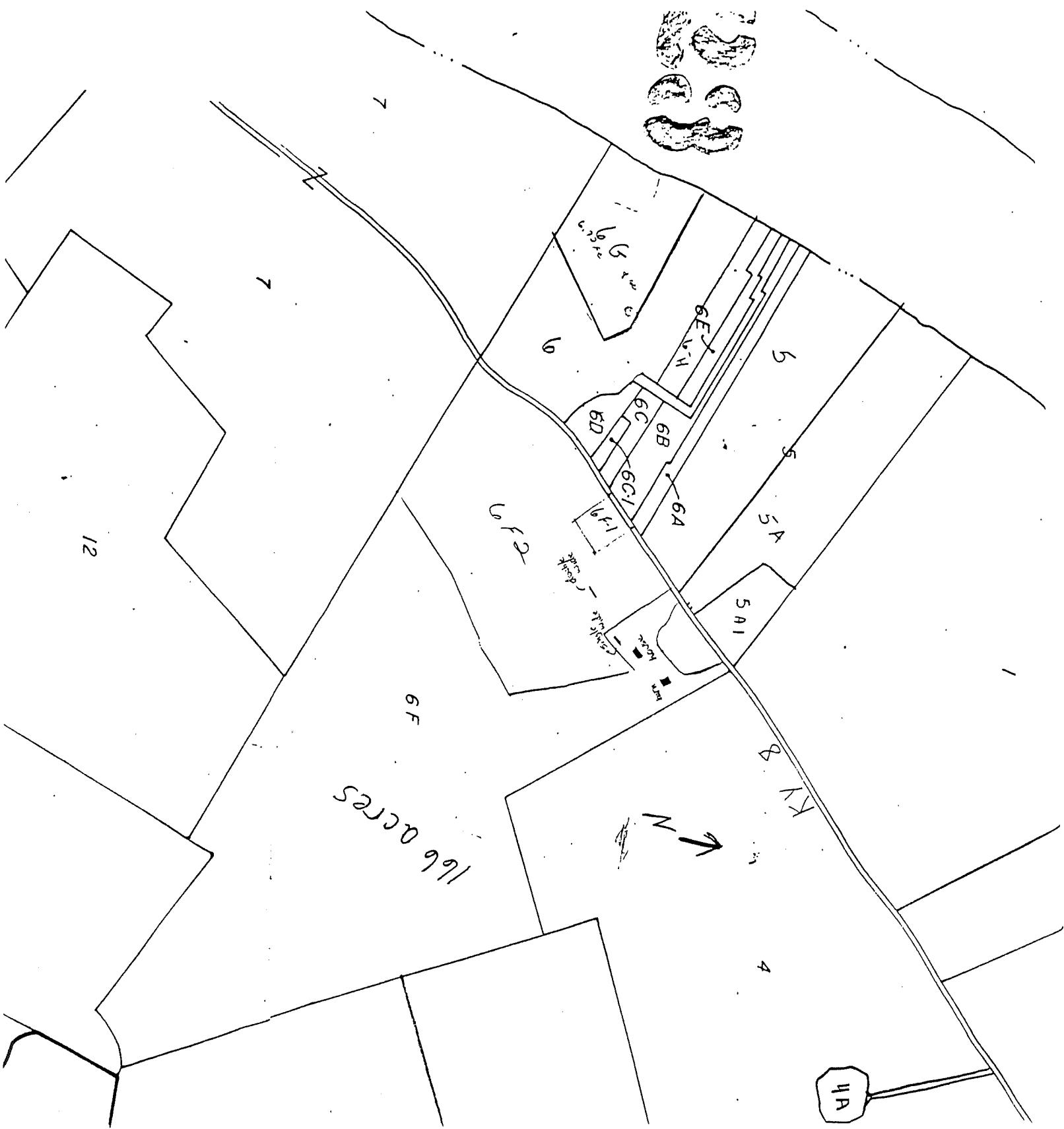
1. Housing units are an integral part of the agricultural use of the land and the use is not of a scale, nature, or other character which will detract or conflict with the principal purposes of the district.
2. The arrangement of the existing house is mutually compatible with the organization of permitted and accessory uses.

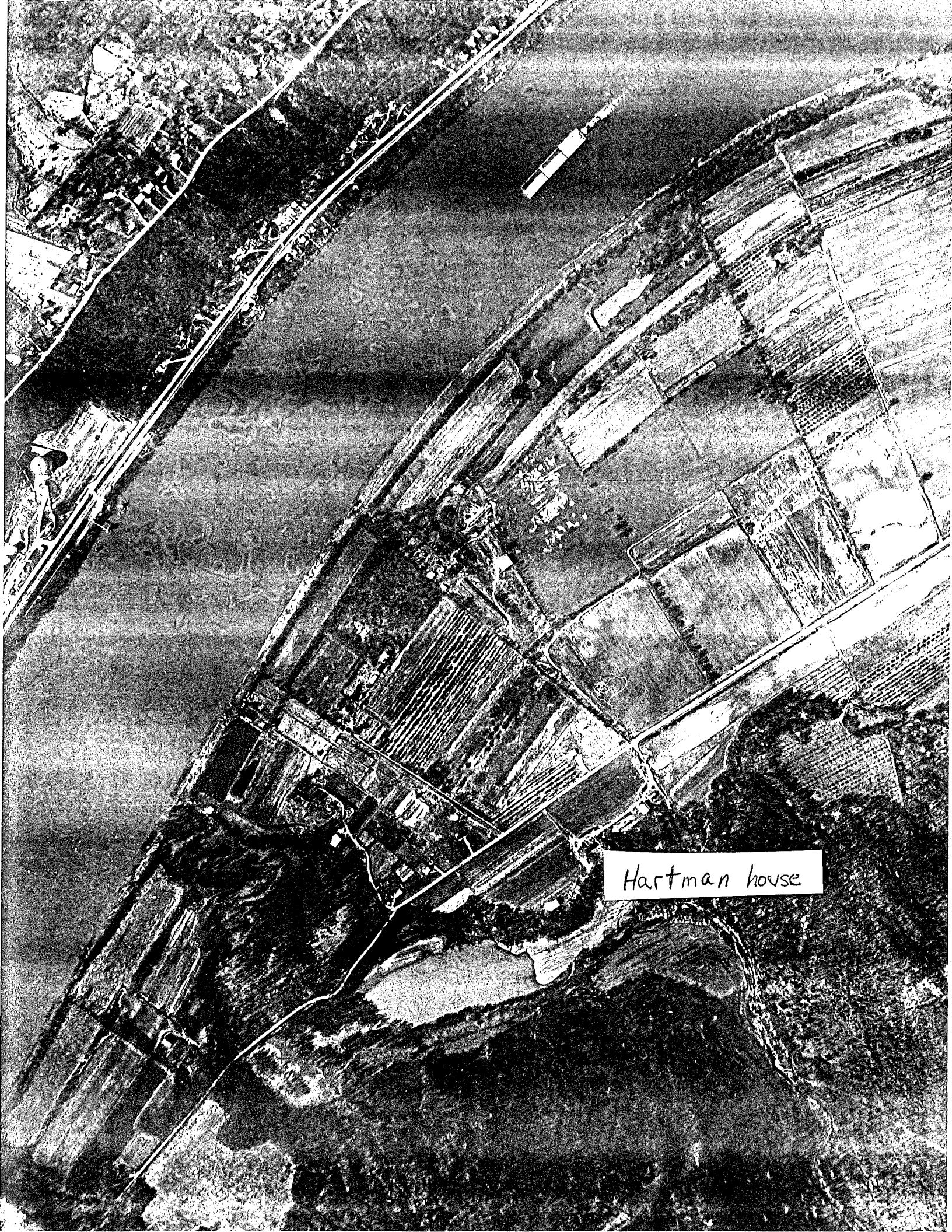
Should the Board decide to grant this Conditional Use Permit, staff recommends no conditions.

Respectfully submitted,



Thomas W. Breidenstein
Zoning Enforcement Officer





Hartman house

BOONE COUNTY BOARD OF ADJUSTMENT

NOVEMBER 12, 1986 6:30 P.M.

Chairman George D. Whitton called the meeting to order. 4 members present. Absent: Mr. Nevel. Staff members present were Gerald Newton, Kevin Costello and Dee Ann Brewer. Atty. Dale Wilson was also present.

Minutes of the October 8, 1986 Boone County Board of Adjustment Meeting and the October 29, 1986 Special Boone County Board of Adjustment Meetings were considered. Mr. Ryan moved the Minutes of the October 8, 1986 Boone County Board of Adjustment Meeting and the October 29, 1986 Special Boone County Board of Adjustment Meeting were approved as reviewed. The motion was seconded by Mr. Archambault. The motion was carried unanimously.

Chairman Whitton proceeded to the items on the agenda.

Conditional Use Permit

A request of John and Pam Hartman for a Conditional Use Permit to allow the conversion of a single-family residence to a duplex dwelling unit. The 166 acre tract is located at 9063 River Road, Boone County and is owned by the Hartman's and is zoned Agriculture One, A-1.

Director Gerald Newton presented a slide presentation of the proposed site and the surrounding area. Mr. Newton also presented the Staff Report. (See Staff Report)

Chairman Whitton inquired of any comments or questions on the proposed request.

Mr. Ryan moved to approve the request of John and Pam Hartman for a Conditional Use Permit to allow the conversion of a single-family residence to a duplex dwelling unit located at 9063 River Road, Boone County based upon the Staff Report. The motion was seconded by Mr. Houston. After further discussion, the motion carried unanimously.

Conditional Use Permit

A request of Rev. Terry Crigger, Pastor of Christ's Chapel Assembly of God Church for a Conditional Use Permit to allow the placement of a Local Information Sign. The 31.367 acre tract located on the north side of KY 18 just west of Boone Aire Road is zoned Industrial One, I-1 and is owned by Barry Williams.

Mr. Newton presented the Staff Report. (See Staff Report)

Mr. Newton noted the applicant had requested a waiver of fees.

Pastor Terry Crigger, introduced himself and made himself available for any questions. Pastor Crigger explained that the reason for the request for waiver of fees was because the church was a non-profit organization.

Chairman Whitton inquired if the painting of the sign would be done by himself or any church members. Pastor Crigger stated no, the sign would be a plastic sign with plastic lettering.

Mr. Newton pointed out that the Board may want to discuss further with the applicant a way to make sure the sign would be a permitted sign on the property and he requested that if a waiver of fees were considered that the actual staff time be paid by the church.

Chairman Whitton inquired if the sign would be permanently mounted. Pastor Crigger stated yes.

Chairman Whitton inquired if the applicant had a problem with any of the conditions within the Staff Report. Pastor Crigger requested the conditions be restated. Mr. Newton re-read the conditions within the Staff Report.

After further discussion, Pastor Crigger stated he had no problem with the conditions within the Staff Report.

Mr. Houston moved to approve the request of Christ's Chapel Assembly of God Church for a Conditional Use Permit to allow the placement of a Local Information Sign located on the north side of Ky 18 just west of Boone Aire Road, based upon the Staff Report and that all fees be waived excluding hard costs and staff hard costs, which would be determined by Director Newton. The motion was seconded by Mr. Ryan. After further discussion, the motion carried unanimously.

Chairman Whitton inquired if the current sign next to the Kentucky Motor's store would be removed. Pastor Crigger stated yes.

Hearing no further questions or comments, Chairman Whitton moved the meeting adjourn. The motion was seconded by Mr. Archambault. The motion carried unanimously.

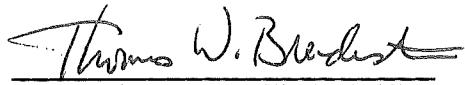
The meeting adjourned.

APPROVED:



GEORGE D. WHITTON
CHAIRMAN

ATTEST:



THOMAS W. BREIDENSTEIN