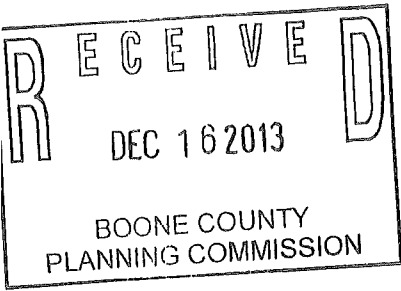


APPLICATION FORM



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 [X] Florence _____ Walton _____ Union _____
2. (Check One) Conditional Use Permit [X] Variance _____ Appeal _____
3. Applicant's Name Stephen Luhrman
Applicant's Address 2209 Parliament Ct Burlington KY 41005
4. Description of Request: Allow auto detailing business and a 55' x 70' building addition.
5. Name of Development STT Auto Detailing, LLC
6. Location of Development 1511 Distribution Dr Burlington KY 41005
7. Acreage Under Review 1.57 +/-
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property LT Commercial Properties, LLC
Address of Property Owner 1447 Production Dr Burlington KY 41005
10. Phone Number 859-743-0487 Fax No. 859-647-2313 E-Mail tklopfstein@fuse.net
11. Proposed Use(s) on Site Auto Detailing
12. Total Square Footage of Existing and/or Proposed Buildings 55' x 70 3850 sq. ft.
13. Current Zoning on Property I-1
14. Deed Book 990 Page No. 599 Group No. 2026
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.

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 12/16/13 Fee Received \$1,082⁰⁰ Receipt # 68086
2. Is application complete? Yes No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
1/8/14 **Approved**
Approved with Conditions (See #6)
Denial (See #7)
6. Conditions of Approval: SEE 1/8/14 Meeting
MINUTES + CLR
7. Reasons for Denial: _____

14-BCBOA-003-A

**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: Stephen Luhrman

LOCATION: 1511 Distribution Drive, Boone County, Kentucky

ZONING: Industrial One (I-1)

DATE: January 8, 2014

PROPOSAL

The applicant is requesting a Conditional Use Permit so S&T Auto Detailing can occupy an existing building located at 1511 Distribution Drive and construct building additions. The first building addition is 70' x 55' (3,850 square feet) and would be constructed immediately behind the existing building. The second building addition is also 70' x 55' and is shown to the east of the first addition. The second addition would only be constructed if additional space is needed in the future.

APPLICABLE REGULATIONS

Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits as specified by the zoning order.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262 & 1133 of the Boone County Zoning Regulations.

Findings listed in Section 262 (Findings for all Conditional Uses):

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 the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Section 1133 of the Boone County Zoning Regulations allows "gasoline filling stations and wash services for vehicles" as a Conditional Use in the Industrial One (I-1) district provided that:

- a. the activity is provided primarily in support of and obtains its trade from the employees of the district; or
- b. the activity is of integral relation to the purpose of the district;
- c. the use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and
- d. provided the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's "2035 Future Land Use Plan" designates the site in question for "Industrial" uses. This designation as "manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses."

The following goals and objectives relate to the proposal:

- A. Boone County Businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).
- B. Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport and on Airport owned land. Future industrial development must be located where infrastructure exists or is planned. Future industrial districts shall be identified in advance of residential development so that the potential impacts are known and can be addressed (Business Activity, Industrial Objectives).

SURROUNDING LAND USES & ZONING

North: Burdine/Anderson and Prestige Electric Fronting on Resource Drive (I-1)

South: JAB's Trucking and Air Corp Fronting on Distribution Drive (I-1)

East: Undeveloped Parcel (I-1)

West: Mid America Door Company Fronting on Distribution Drive (I-1)

SITE CHARACTERISTICS

The approximate 1.57 acre site is located at the end of Distribution Drive and contains an approximate 4,300 square foot metal building with five oversized garage bays. The parking lot is located to the north, south, and east of the building and partly concrete and partly blacktop.

A storm water detention basin is located in the southeastern portion of the site and the entire eastern property line contains a mature deciduous tree line. Boone County GIS shows that the topography of the site falls from 822' above sea level at Distribution Drive to 798' above sea level at the southeast property corner. Water and sanitary sewer mains exist along Distribution Drive.

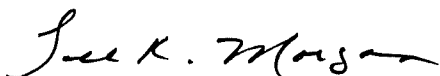
STAFF COMMENTS

1. The applicant submitted a letter explaining the business operation, expansion plans, and proposed construction materials. The letter also explains that the business has been operating out of the building for approximately two years and the applicant was not aware that a Conditional Use Permit was required.
2. Staff has the following questions for the applicant:
 - A. How many employees could the business have working at one time if the second addition is constructed?
 - B. Are all vehicles being detailed kept inside the building until they are picked up?
3. Staff recommends the following condition if the request is approved:
 - A. The parking lot shall be striped in accordance with Article 33 of the Boone County Zoning Regulations.
4. The Board needs to analyze the Conditional Use Permit criteria before acting on the request.

CONCLUSION

KRS 100.237 and Section 220 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/vlm

Attachments

- *Site Vicinity Map
- *Letter From Applicant
- *Proposed Plan
- *Zoning Map
- *Future Land Use Map
- *Topographical Map
- *2012 Aerial Map
- *Application

S & T Auto Detailing, LLC performs auto cleaning for car dealerships in the area. Although we are open to the public about 99% of our business comes from dealerships. The vehicles are washed, waxed and steam cleaned. We currently employ 10 people and plan to add 5 more employees once our building expansion has been completed.

We currently do 15 to 20 cars daily and all of the vehicles are stored inside our garage. Existing building is 4,316 sq. feet and phase 1 of expansion will be 3,850 sq. feet. Phase 2 is a future development planned for a future date if more room is needed.

We have been operating at our present location for almost 2 years and did not know we needed a conditional use permit until our builder made us aware that we needed one to proceed with expansion.

Our purposed building expansion will be a metal frame with metal siding and metal roof. The addition will match current building in size and color to achieve a harmonious and appropriate appearance. The garage will have an open floor plan and will not be divided by walls or bays so we will be able to park vehicles inside without obstruction.

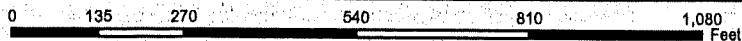
ZONING MAP

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.



1 inch = 300 feet

Boone County GIS

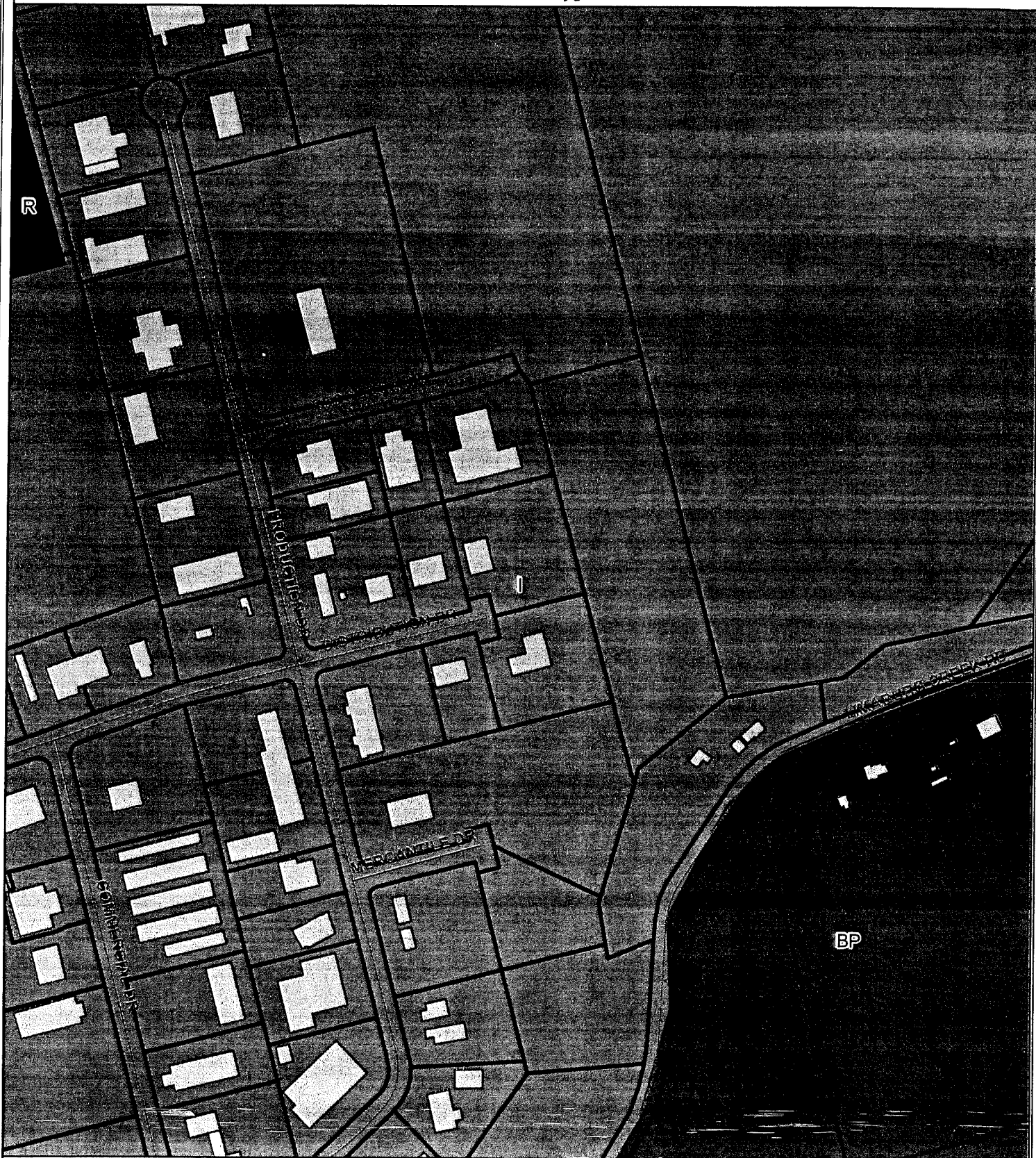
"Putting Northern Kentucky on the Map"



Boone County GIS

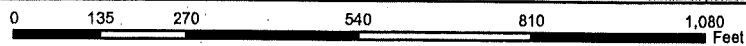
FUTURE LAND USE MAP

www.boonecountygis.com



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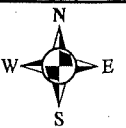
Date used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 300 feet

Boone County GIS

"Putting Northern Kentucky on the Map"



Boone County Planning Commission

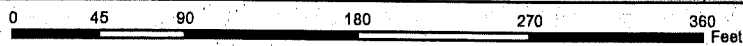
TOPOGRAPHICAL MAP

www.boonecountygis.com



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1 inch = 100 feet

Boone County GIS

"Putting Northern Kentucky on the Map"



Boone County GIS

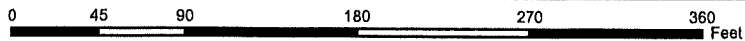
2012 AERIAL MAP

www.boonecountygis.com



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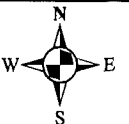
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1 inch = 100 feet

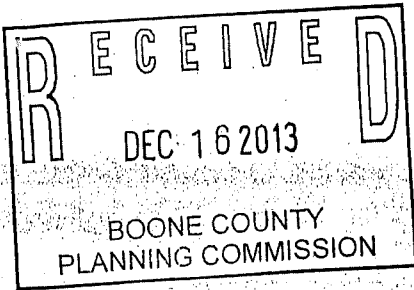
Boone County GIS

"Putting Northern Kentucky on the Map"



Map by Phyllis L. ...

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. [X] Boone [] Florence [] Walton [] Union

(Check One)

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

3. Applicant's Name Stephen Luhrman
Applicant's Address 2209 Parliament Ct Over Burlington KY 41005
City State Zip

4. Description of Request: Allow auto detailing business and a 55' x 70' building addition.
5. Name of Development S+T Auto Detailing LLC

6. Location of Development 1511 Distribution Dr Burlington KY 41005

7. Acreage Under Review 1.57 +/-

8. Lot Number and Name of Subdivision (if part of a subdivision)

9. Owner of Property LT Commercial Properties LLC
Address of Property Owner 1447 Production Dr

10. Burlington KY 41005
City State Zip

Phone Number 859-743-6487 Fax No. 859-647-2313 E-Mail JKlopfstein@fuse.net

11. Proposed Use(s) on Site Auto Detailing

12. Total Square Footage of Existing and/or Proposed Buildings 55' x 70 3850 sq. ft.

13. Current Zoning on Property I-1

14. Deed Book 990 Page No. 599 Group No. 2026

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.

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)

COPY

CLUR #14-BCBOA-003-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

LT Commercial Properties, LLC
1447 Production Drive
Burlington, KY 41005

2. ADDRESS OF PROPERTY

1511 Distribution Drive
Burlington, KY

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

S & T Auto Detailing

4. DEED BOOK 990

PAGE NO. 599

GROUP NO. 2026

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

Todd K. Morgan
SIGNATURE OF COMPLETING OFFICIAL

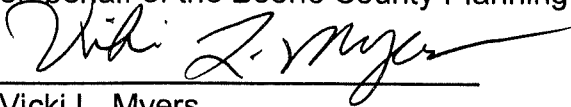
Todd K. Morgan, Senior Planner
Name and Title of Completing Official

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 14 day of January, 2014.



Vicki L. Myers

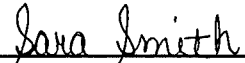
Notary ID 438411

NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 2015

This instrument was prepared for recording purposes only by:



Sara Smith

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 Conditional Use Permit approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of January 8, 2014 Certificate of Land Use Restriction (#14-BCBOA-003-A), for LT Commercial Properties, LLC, Property Owner(s).

The following conditions will apply:

1. The parking lot shall be striped in accordance with Article 33 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 990

PAGE NO. 599

GROUP NO. 2026