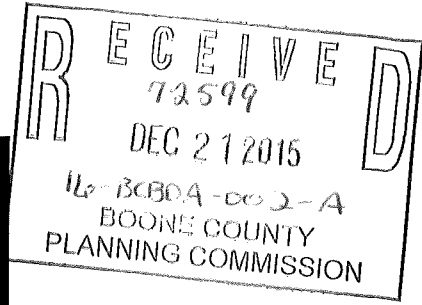


APPLICATION FORM

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) X Boone ... Florence ... Walton ... Union
2. (Check One) Conditional Use Permit X Variance Appeal
3. Applicant's Name Wesdorp properties LLC
4. Description of Request: Move construction line within 10 feet of established berm on Olympic Blvd side putting further distance on residential side BUFFER VARIANCE on SW property line
5. Name of Development JC Parking lot expansion
6. Location of Development 3322 & 3324 Booneland trail
7. Acreage Under Review 2.76
8. Lot Number and Name of Subdivision (if part of a subdivision) 49-50 51 Bel aire Acres
9. Owner of Property Wesdorp Properties LLC
10. Address of Property Owner 4122 Olympic Blvd Erlanger KY 41018
11. Proposed Use(s) on Site Parking Lot
12. Total Square Footage of Existing and/or Proposed Buildings 5581
13. Current Zoning on Property I-1
14. Deed Book 1059 1058 Page No. 141 454 Group No. 2014B
15. Is the site subject to a zone change? Yes If yes, give date of approval 2015
16. Have you submitted a Site Plan with this request? Yes
17. Have you submitted a list of adjoining property owners with this request? attached
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] (member)

ORIGINAL Applicant's Signature: [Signature] (member)

**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 12/21/15 Fee Received \$932.⁰⁰ Receipt # 72599
2. Is application complete? Yes No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
1/13/16 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: Wesdorp Properties LLC

LOCATION: 3322 and 3324 Booneland Trail, Boone County, Kentucky

ZONING: Industrial One (I-1)

DATE: January 13, 2016

PROPOSAL

The applicant is requesting a Variance so Jewel Craft can construct a parking lot addition on a 2.76 acre site. The request is to reduce the buffer yard along the southwest property line from Buffer Yard D (40' in width) to Buffer Yard A (10' in width).

PERTINENT SITE HISTORY

- A. On November 17, 2015, Boone County Fiscal Court approved the vacation of the Booneland Trail right-of-way from the northeast side of Olympic Boulevard to Erlanger Road (see attachment).
- B. On December 15, 2015, Boone County Fiscal Court approved a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) so Jewel Craft could construct a parking lot addition on the subject site. The following Concept Development Plan options were approved:

Concept Development Plan B – 166 parking spaces are shown and the widths of the perimeter landscaping buffers meet code (see attachment).

Concept Development Plan C – 166 parking spaces are shown but the 10' wide landscaping buffer along the southwest property line doesn't meet code. A condition indicates a Variance will need to be approved to allow the reduced buffer (see attachments).

APPLICABLE REGULATIONS

Buffer Yard Table #1 found in Article 36 of the Boone County Zoning Regulations lists the Buffer Yard requirements based on the zoning of the subject site and adjoining properties (see attachments).

Buffer Yard Table #2 found in Article 36 of the Boone County Zoning Regulations lists that Buffer Yard D requires the following plantings:

80 FOOT WIDE OPTION	40 FOOT WIDE OPTION
20 evergreens from Plant List D per every 100 linear feet of buffer. Trees must be planted in a double row and be spaced 10 feet on center	20 evergreens from Plant List D per every 100 linear feet of buffer. Trees must be planted in a double row and be spaced 10 feet on center
11 large trees from Plant List A for every 100 linear feet of buffer	11 large trees from Plant List A for every 100 linear feet of buffer
40 large shrubs from Plant List C for every linear feet of buffer	20 large shrubs from Plant List C for every linear feet of buffer
No fencing, berming, or masonry wall required	A 6 foot high berm, fence, or masonry wall must be installed in the buffer.

Buffer Yard Table #2 found in Article 36 of the Boone County Zoning Regulations lists that Buffer Yard A requires the following plantings per 100 linear feet:

- 5 small trees from Plant List C or 3 large, medium, or evergreen trees from Plant Lists A, B, or D
- 30 small shrubs from Plant List E or 15 large shrubs from Plant List C

Article 2, 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 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.

SITE CHARACTERISTICS

The 2.76 acre site is lots 49, 50, and 51 of Bel Aire Acres Subdivision. Each lot is 100' wide and 400' deep. One single-family residential dwelling is located on lot 49 and another is located on lots 50 and 51. Boone County G.I.S. shows that the topography of the site falls from 882' above sea level along the southwest property line to 852' above sea level at the northeast property corner. The site contains significant deciduous and evergreen tree cover. Both houses will be demolished and significant grading will occur before the parking lot addition is constructed.

SURROUNDING LAND USES AND ZONING

- Northeast: Single-Family Residential Dwellings Fronting on Erlanger Road (RS)
- Northwest: Three Undeveloped Lots Fronting on Erlanger Road (RS)
- Southeast: Former Booneland Trail Right-of-Way and Jewel Craft (I-1)
- Southwest: Undeveloped Parcel Fronting on Olympic Blvd. and Booneland Trail (RS)

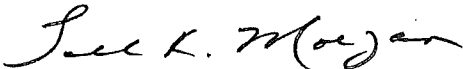
STAFF COMMENTS

1. Staff asked the applicant to come up with an alternative parking lot designs during the Zoning Map Amendment process in an attempt to preserve as many mature trees as possible. Concept Development Plan C will allow more trees to be preserved along the northeast and northwest property lines. The adjoining properties to the northeast and northwest are zoned residentially and many of these lots contain single-family residential dwellings.
2. The adjoining property to the southwest is owned by Corporex Parks and is approximately 0.78 acres in area. The property fronts on Olympic Boulevard and contains a landscaping berm with mature deciduous trees.
3. The applicant will be able to develop the site per Concept Development Plan B if the Variance is denied.
4. The Board needs to analyze the Variance criteria 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

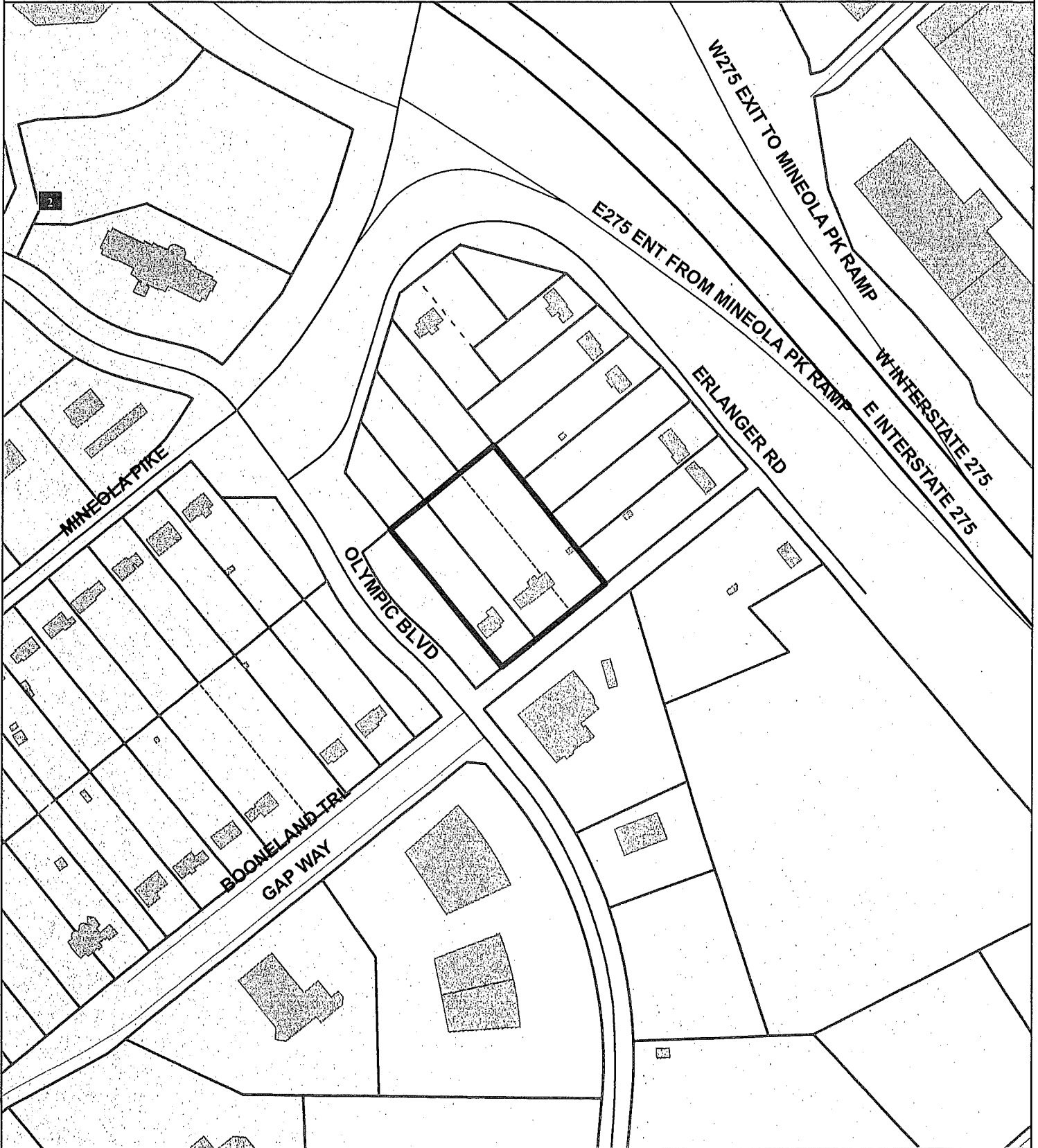
TKM/tlb

Attachments

- *Site Vicinity Map
- *Concept Development Plans B and C
- *Zone Change Conditions
- *Boone County Fiscal Court Resolution No. 15 - 197
- *2012 Aerial Map
- *Topographical Map
- *Zoning Map
- *Buffer Yard Tables 1 and 2
- *Application

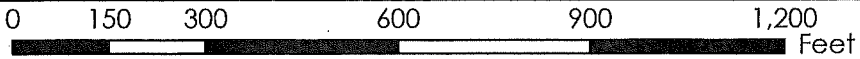
SITE VICINITY MAP

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1 inch = 300 feet

Boone County GIS - Putting Northern Kentucky on the Map



CONCEPT PLAN - B

071.00-01-026.00
JEWEL, EARL

071.00-01-021.00
CORPORATE PARKS OF KENTUCKY, INC.

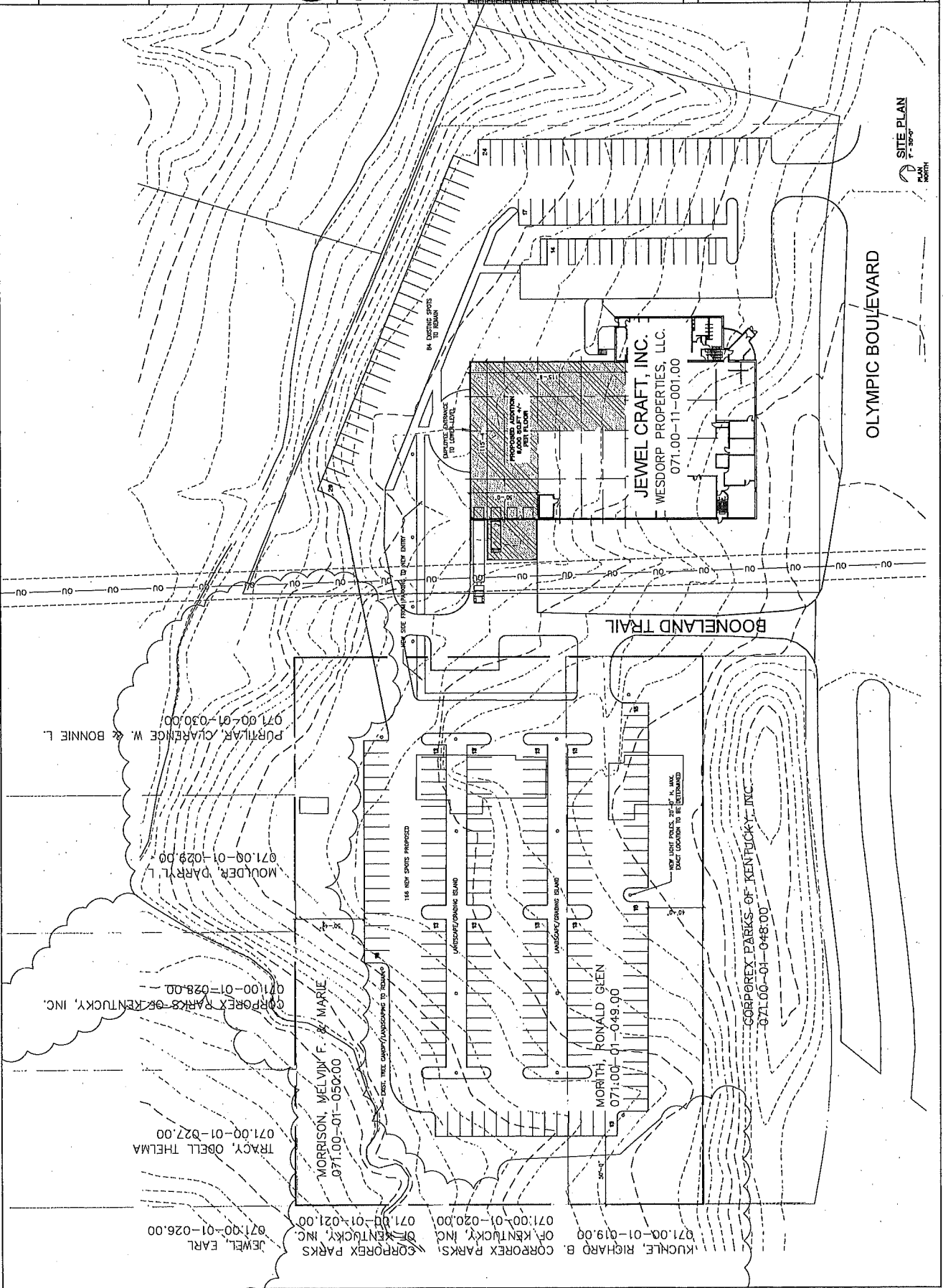
071.00-01-019.00
KUCI, RICHARD B. CORPORATE PARKS OF KENTUCKY, INC.

071.00-01-049.00
MORRISON, MELVIN F. & MARIE

071.00-01-048.00
CORPORATE PARKS OF KENTUCKY, INC.

071.00-01-029.00
MOULDER, PARRY L.

071.00-01-030.00
PURILLAR, CLARENCE W. & BONNIE L.



SITE PLAN
1" = 30'-0"
PLAN



NEW EXPANSION
JEWEL CRAFT
4122 OLYMPIC BOULEVARD
ERLANGER, KY 41018



Hub + Weber
Architects, PLC
200 West Pike Street
Covington, KY 41011
Tel: 858-555-3243
hwb@hubweber.com

Issued: DATE
Revised: 06/15/2010 ZONING COMMITTEE #10

CONCEPT PLAN - B
C101-B

10/02/10

PROPOSED ADDITION TO THE EXISTING 100,000 SQ. FT. OFFICE BUILDING AT 4122 OLYMPIC BOULEVARD, EPLANGER, KY 41018. THE PROPOSED ADDITION WILL BE A 100,000 SQ. FT. OFFICE BUILDING WITH A TOTAL OF 200,000 SQ. FT. OF OFFICE SPACE. THE PROPOSED ADDITION WILL BE A 100,000 SQ. FT. OFFICE BUILDING WITH A TOTAL OF 200,000 SQ. FT. OF OFFICE SPACE.



City of Engineers, Surveyors and Landscape Architects



NEW EXPANSION
JEWEL CRAFT
4122 OLYMPIC BOULEVARD
EPLANGER, KY 41018



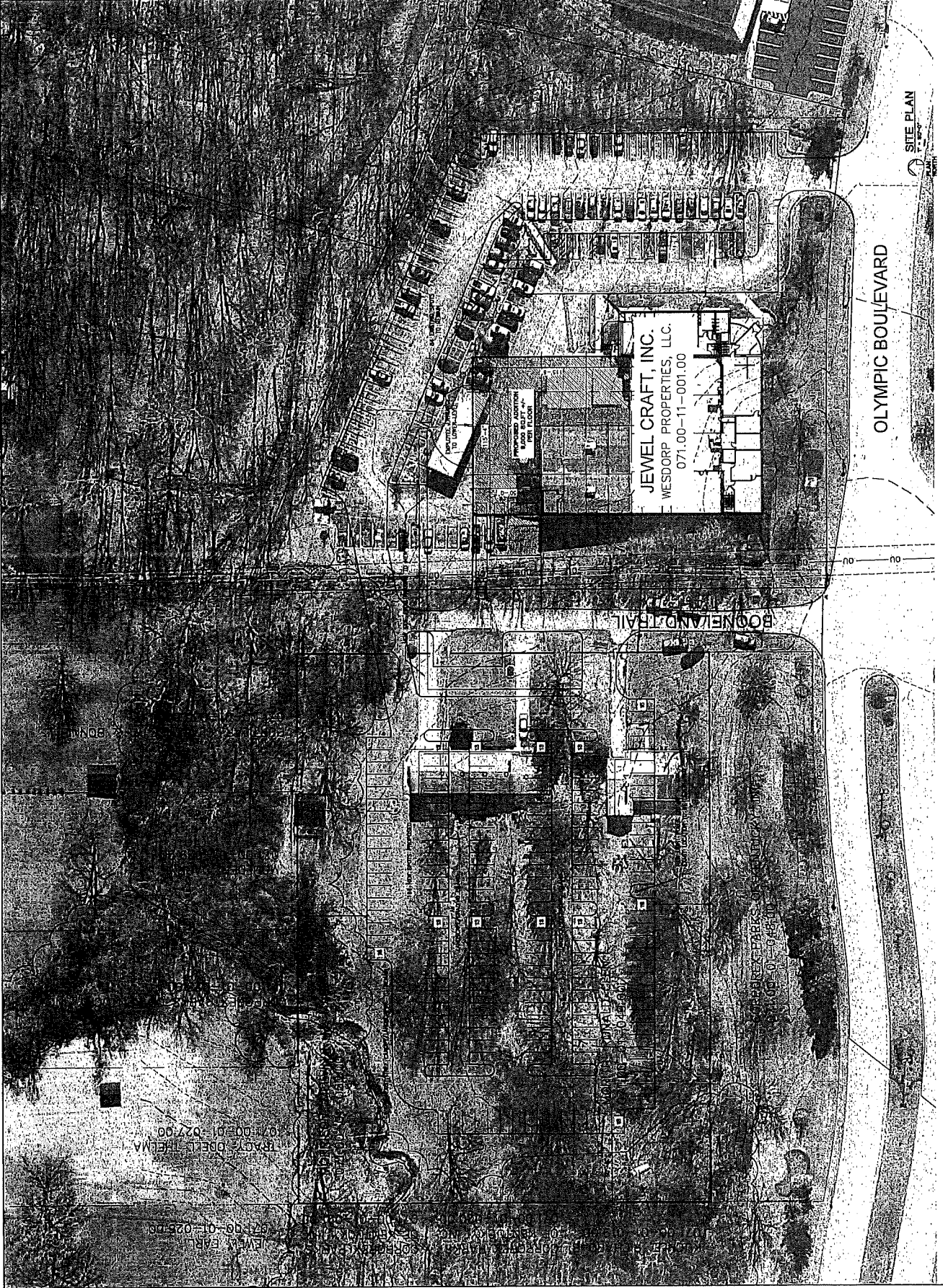
Hub + Weber
Architects, PLLC
200 West Pike Street
Covington, KY 41011
Tel: 502-491-5844
Fax: 502-491-5845
www.hubweber.com

Issue:	DATE
Revised:	DATE
BY: 10/10/2012 ZONING COMMITTEE #10	

CONCEPT PLAN - B

C101-B

10/10/2012



071.00-01-027.00
 TRACT DRELT TELMA
 071.00-01-027.00
 EPLANGER, KY
 071.00-01-027.00

DESIGNED BY THE ARCHITECTS, P.C.
 ARCHITECTS, ENGINEERS, PLANNERS &
 LANDSCAPE ARCHITECTS, INC.
 200 WEST PINE STREET
 CANTON, KY 40301
 PHONE: 502-399-1344
 FAX: 502-399-1345
 WWW.HUB+WEBER.COM



NEW EXPANSION
JEWEL CRAFT
 4122 OLYMPIC BOULEVARD
 ERLANGER, KY 41018



Hub + Weber
Architects, P.C.
 200 West Pine Street
 Canton, KY 40301
 PH: 502-491-3844
 FX: 502-492-3343
 WWW.HUB+WEBER.COM

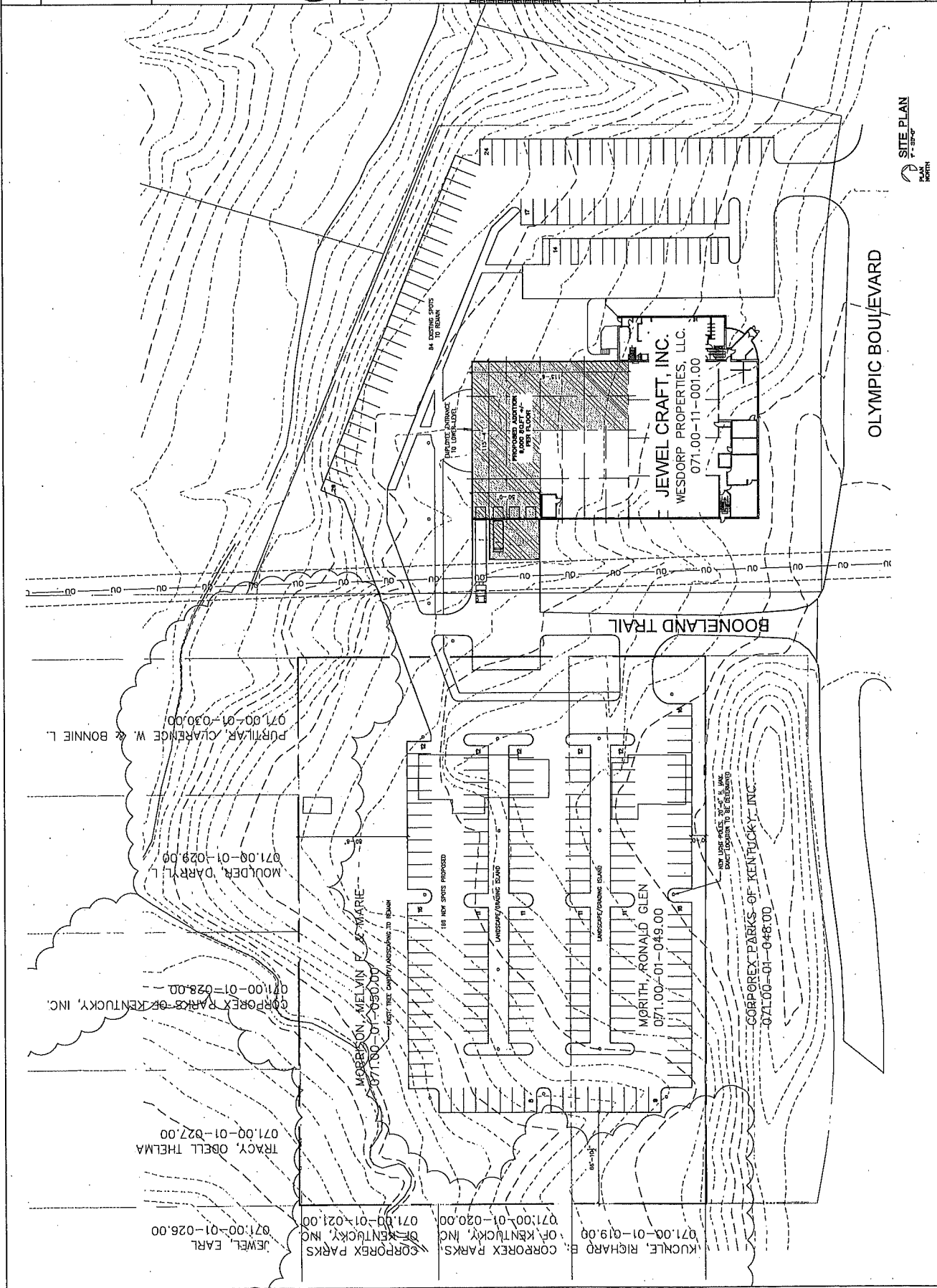
ISSUED: DATE
 REVISED: 06/12/2010 ZONING COMMITTEE INTO

CONCEPT PLAN - C

C101-C

1006.000

SITE PLAN
 PLAN # 2010-007



JEWEL EARL 071.00-01-026.00
 CORPOREX PARKS OF KENTUCKY, INC. 071.00-01-021.00
 TRACY, OBELL THELMA 071.00-01-027.00
 CORPOREX PARKS OF KENTUCKY, INC. 071.00-01-028.00
 MOULDER, DARRYL L. 071.00-01-029.00
 PURTILLAR, CLARENCE W. & BONNIE L. 071.00-01-030.00

MGRITH, RONALD GLEN 071.00-01-049.00
 CORPOREX PARKS OF KENTUCKY, INC. 071.00-01-048.00

JEWEL CRAFT, INC.
 MESDORP PROPERTIES, LLC.
 071.00-11-001.00

DESIGNED BY VIOX & VIOX, INC. ENGINEERS & ARCHITECTS
1000 WEST 10TH STREET, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1100 FAX: 303.733.1101
WWW.VIOXANDVIOX.COM



NEW EXPANSION
JEWEL CRAFT
4122 OLIMPIC BOULEVARD
ENGLAND, KY 41018

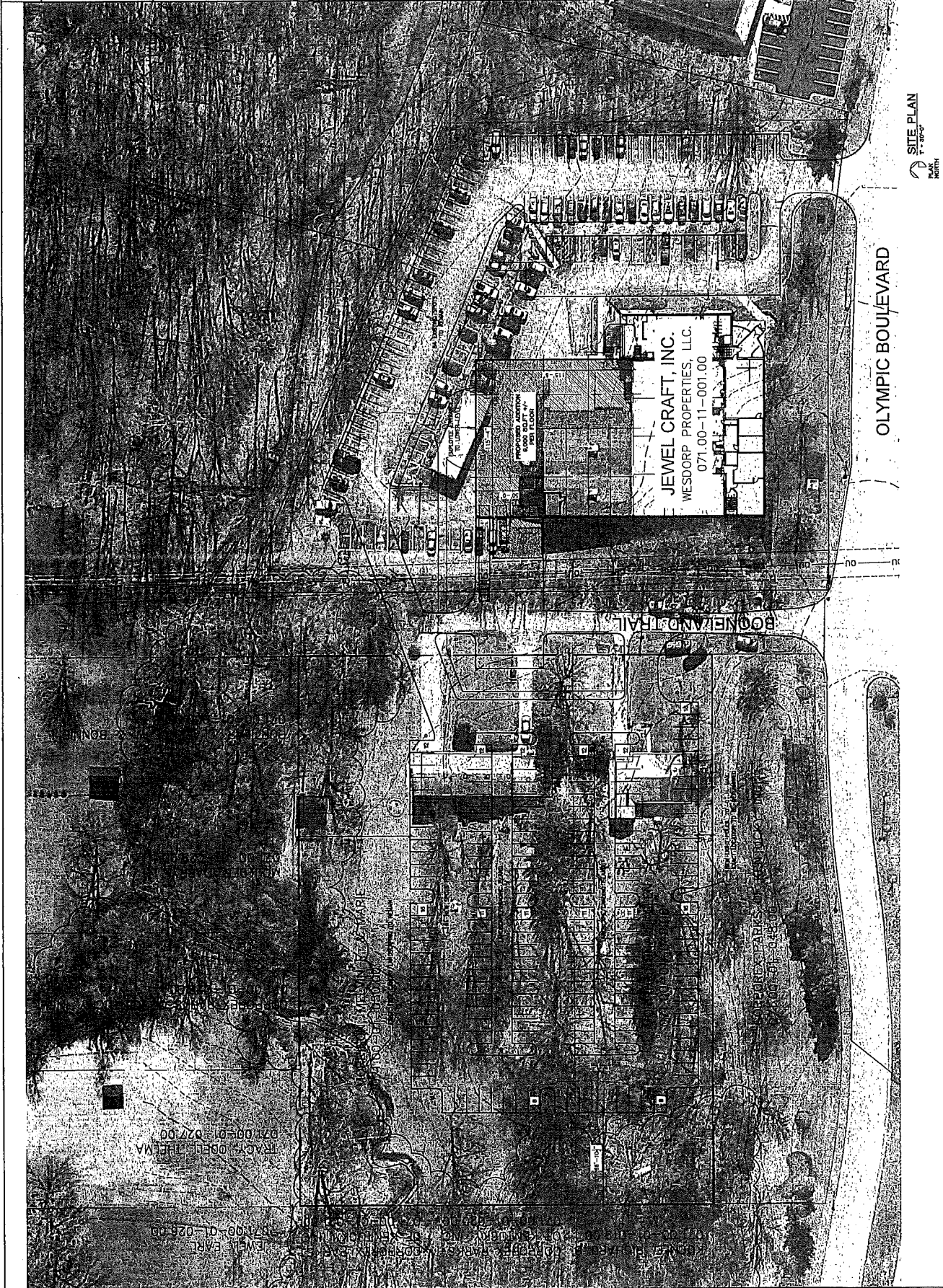
Hub + Weber
Architects, PLLC
200 West Pike Street
Covington, KY 41011
PH: 859-491-3844
FX: 859-652-3343
h@hwebber.com

Issued: DATE
Revised: 01/15/12 ZONING COMMITTEE LTD

CONCEPT PLAN - C

C101-C

100.000

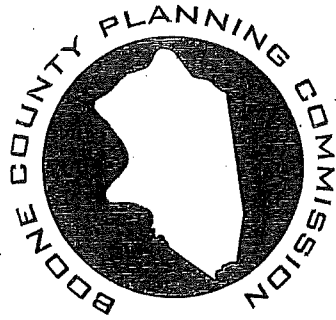


SITE PLAN
100.000
PLAN NORTH

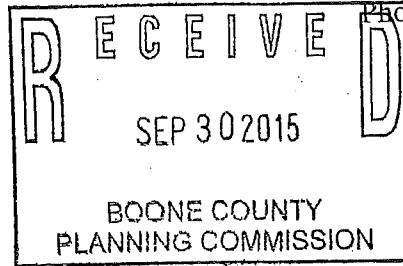
BOONE COUNTY PLANNING COMMISSION

www.boonecountyky.org/pc
www.boonecountygis.com

Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, KY 41005



Phone (859) 334-2196; Fax (859) 334-2264
plancom@boonecountyky.org



September 17, 2015

Wesdorp Properties
c/o - Benet Wesdorp
4122 Olympic Boulevard
Erlanger, KY 41018

RE: Request of **Wesdorp Properties (applicant)** for **Ronald Glenn Morith, Melvin F. Morrison, and Marie Morrison (owners)** for a Zoning Map Amendment from Rural Suburban (RS) to Industrial One (I-1) for a 2.76 acre site located at 3322 and 3324 Booneland Trail, Boone County, Kentucky. The request is for a zone change to allow a parking lot.

Dear Mr. Wesdorp:

The following represents the conditions of approval for the above referenced Zoning Map Amendment application. The current property owners and you need to sign the appropriate lines on the last page of this letter if you agree with the conditions. Please return this letter to the Boone County Planning Commission by October 5, 2015.

CONDITIONS

1. The parking lot shall be constructed per one of the two alternative Concept Development Plans that were submitted at the September 16, 2015 Zone Change Committee Meeting (see attachments). It is understood that a Variance application will need to be submitted and approved by the Boone County Board of Adjustment if Concept Development Plan C is pursued. The Variance would be needed to reduce the southwestern perimeter buffer from Buffer Yard D to Buffer Yard A.
2. No buildings shall be permitted on the 2.76 acre zone change site.
3. All proposed light poles on 2.76 acre zone change site shall be limited to 20 feet in height and utilize full cut-off fixtures.
4. A crosswalk shall be provided across Booneland Trail to complete the pedestrian route between the proposed parking lot and the back building entrance. The crosswalk will be required in the event that Booneland Trail right-of-way is vacated.

Resolution Of The Boone County Fiscal Court

Resolution No. 15 - 197

A RESOLUTION RELATING TO THE BOONE COUNTY FISCAL COURT AUTHORIZING THE REQUEST TO CLOSE A PORTION OF HIGHWAY RIGHT-OF-WAY ON BOONELAND TRAIL BETWEEN OLYMPIC BOULEVARD AND ERLANGER ROAD IN BOONE COUNTY, KENTUCKY AS RECOMMENDED BY THE VIEWING COMMITTEE WITH CONDITIONS.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY FISCAL COURT:

SECTION I

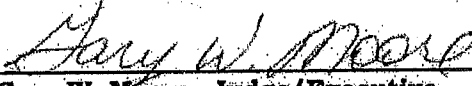
That Boone County Fiscal Court hereby grants the right-of-way vacation of a portion of Highway Right-Of-Way on Booneland Trail between Olympic Boulevard and Erlanger Road in Boone County, Kentucky per the following conditions. A Memorandum is attached hereto as Exhibit "1".

1. The right-of-way shall be vacated to the adjoining parcels.
2. The right of way shall be surveyed with conveyance plats and deeds prepared for each portion of the vacation.
3. There shall be a permanent utility easement placed over the vacated right-of-way, unless releases are obtained from all applicable utility companies.
4. The owners of the adjoining parcels shall be responsible for each plat and deed preparation, but it shall be the primary responsibility of the applicant(s) initiating the right-of-way vacation to ensure all property owners comply.
5. The plats and deeds shall be reviewed by the County Attorney and the Boone County Engineer.

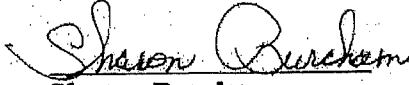
6. Final conveyance of the real estate will be contingent on any proposed zone map amendments currently under review by the Fiscal Court. The properties at 3322 and 3324 Booneland Trail have already been purchased by the applicant (Wesdorp Properties).

SECTION II

That this Resolution is hereby approved and adopted in Open Session of the Boone County Fiscal Court this 17th day of November, 2015.

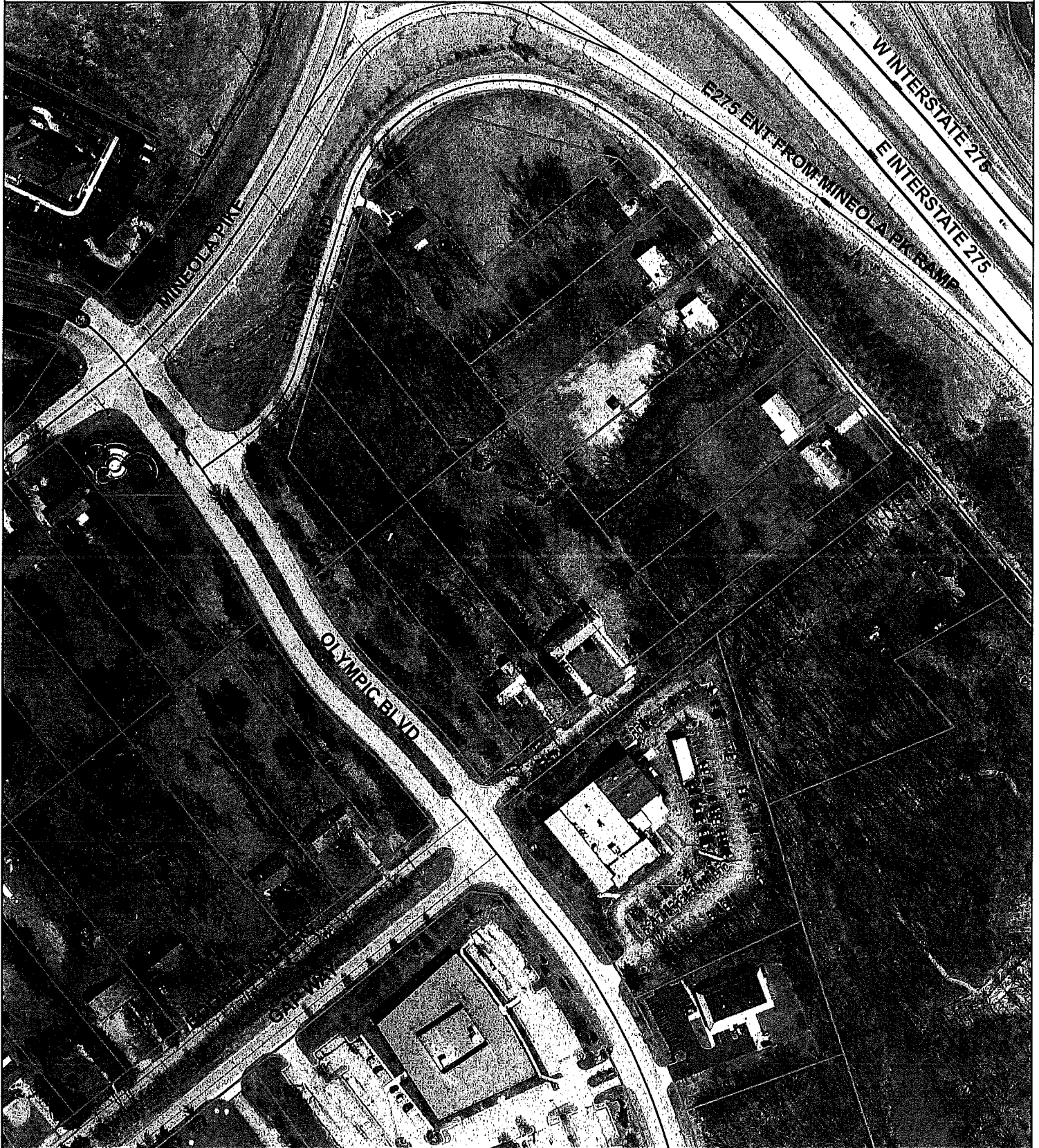

**Gary W. Moore, Judge/Executive
Boone County Fiscal Court**

Attest:


**Sharon Burcham
Fiscal Court Clerk**

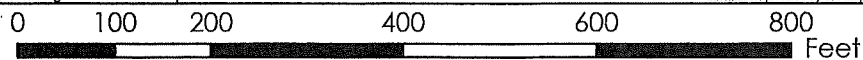
2012 AERIAL MAP

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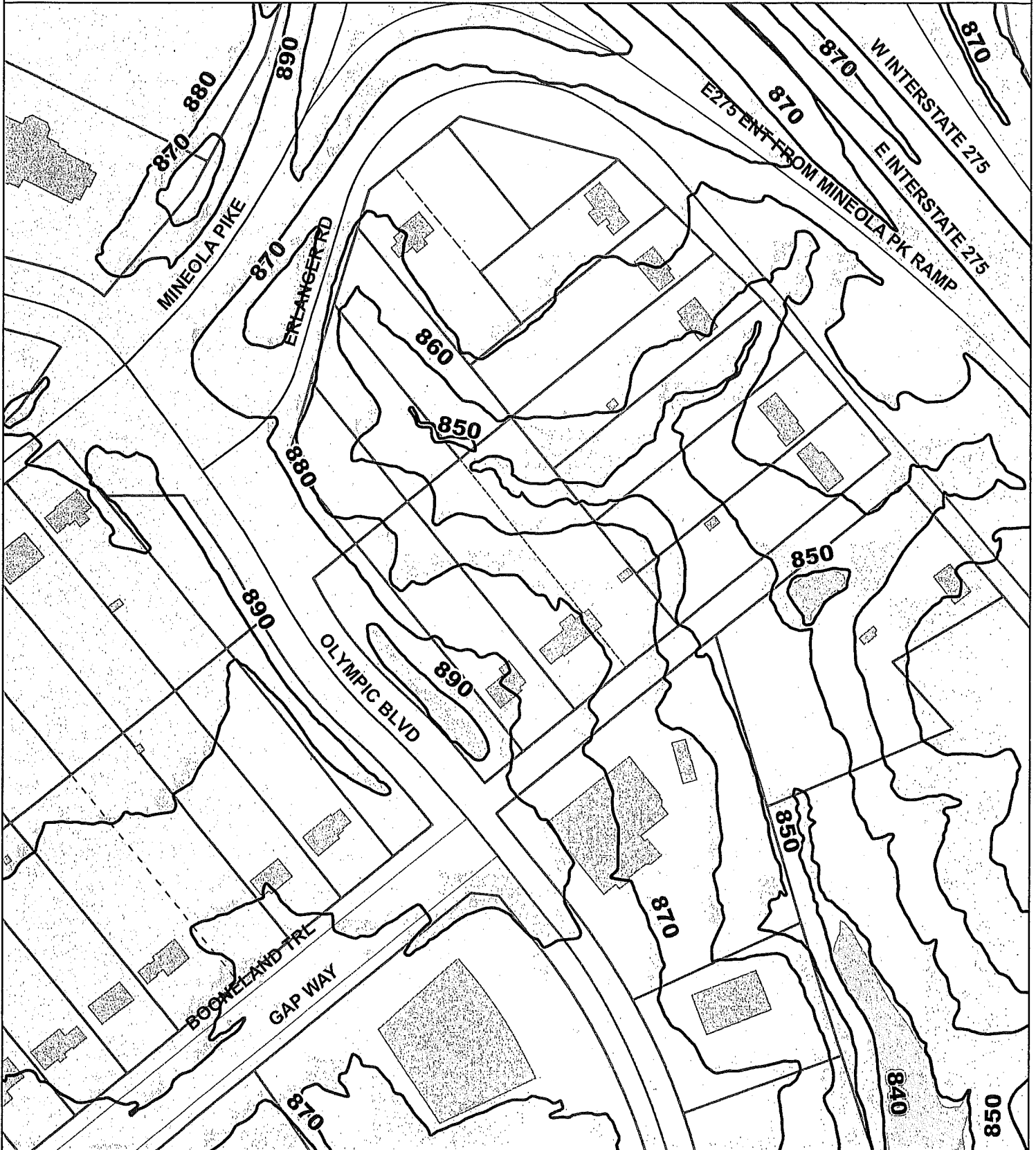
Boone County GIS - Putting Northern Kentucky on the Map

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State Plane / Footed by 2013 813 1103
ArcMap Document: BooneMap (file).mxd

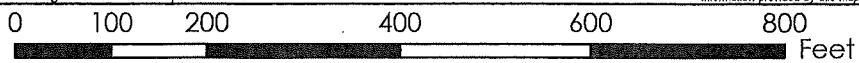
TOPOGRAPHICAL MAP

www.boonecountygis.com

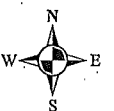


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Boone County GIS - Putting Northern Kentucky on the Map



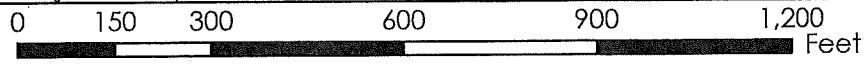
ZONING MAP

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1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

ArcMap Document: BooneMap (10).mxd

**Table #1
BUFFER YARDS**

ADJOINING ZONES	DEVELOPING USE ZONE	BUFFER YARD REQUIRED
I-1, I-2, I-3	I-1, I-2,	A
O-1, O-2, C-1 thru C-4, PF, R, FMS	I-1, I-2,	B
UR-1 thru UR-3, MHP	I-1, I-1,	C
All other residential & agricultural	I-1, I-2,	D
	I-3	see Section 1162
I-1 thru I-3	O-1, O-2	B
O-1, O-2	O-1, O-2	A
C-1 thru C-4, PF, R, FMS	O-1, O-2	A
UR-1 thru UR-3, MHP	O-1, O-2	B
All other residential & agricultural	O-1, O-2	C
All other residential & agricultural	O-1, O-2 (if larger than 50,000 square feet)	D
I-1 thru I-3	C-1 - C-4, PF R, FMS	B
O-1, O-2	C-1 - C-4, PF, R, FMS	A
C-1, C-2, C-3, C-4, PF, R, FMS	C-1 - C-4, PF, R, FMS	A
UR-1, UR-2, UR-3, MHP	C-1 - C-4, PF, R	B
All other residential & agricultural	C-1 - C-4, PF, R	C
All other residential & agricultural	C-1 - C-4, PF, R (if larger than 50,000 square feet)	D
I-1 thru I-3	UR-1 - UR-3, MHP	C
O-1, O-2	UR-1 - UR-3, MHP	B
C-1, C-2, C-3, C-4, PF, R, FMS	UR-1 - UR-3, MHP	B
If over 50,000 sf.	UR-1 - UR-3, MHP	C
UR-1, UR-2, UR-3, MHP	UR-1 - UR-3, MHP, FMS	A
All other residential & agricultural	UR-1 - UR-3, MHP, FMS	B
All other residential & agricultural	UR-1 - UR-3, MHP (if more than 80 apartment units or 25 mobile home lots)	C

No buffer yard is required for single-family residential homes.

Attached or multi-family dwellings in developing use zones not listed above shall be the same as UR-1.

O-1A for the purpose of this table shall be the same as O-1.

SC, WD, UC, UNO, and UTC for the purpose of this table shall be the same as FMS.

**TABLE # 2
BUFFER YARD TYPES**

The numbers shown are the minimum quantities required for each plant type. Smaller trees may be replaced with larger varieties. Buffer yards are established in 100 foot increments with the number of plants specified.

The number of plants required for a given buffer yard shall be determined by dividing the actual length of the buffer yard by 100 and multiply that number by the number of plants from each plant list required and rounding to the next whole number. Fences or walls which are used within buffer yards shall be located within the center of the buffer yard and the plants shall be installed on both sides of the fence or wall. Fences shall be solid and provide 100 percent opacity. Chain link fences with slats shall not be permitted.

BUFFER YARD A - 10 FOOT WIDTH

Landscaping required per 100 linear feet at 10 feet wide.

5 Small Trees - Plant List C, OR

3 Large Trees / 3 Medium Trees /or 3 Evergreen or any combination of 3 - Plant List A, B, or D, AND

30 Shrubs - Plant List E or 15 Shrubs - Plant List C

Ground Cover (Required in all areas not covered with grass)

Mulch (Temporary)

BUFFER YARD B - 20 FOOT WIDTH

Landscaping required per 100 linear feet at 20 feet wide.

5 Evergreens - Plant List D, AND

Any 6 Large Trees / Medium Trees / Small Trees / Additional Evergreen Trees or any combination thereof - Plant List A, B, C, or D, AND

30 Shrubs - Plant List E or 15 Shrubs - Plant List C

Mulch (Temporary)

Ground Cover (Required)

BUFFER YARD C - 60 FOOT WIDTH

Landscaping required per 100 linear feet at 30 and 60 feet wide.

10 Evergreen - Plant List D, AND

8 Large or Medium Trees - Plant List A or B, AND

35 shrubs - Plant List C

30 FOOT WIDTH

The same number of trees, are required as for the 60 feet width buffer yard, but the width may be reduced to 30 feet if a 6 foot high berm, fence, or masonry wall is used and the number of shrubs may be reduced to 15 from Plant List C. The maximum slope for the berm is 2.5 to 1.

BUFFER YARD D - 80 FOOT WIDTH

Landscaping required per 100 linear feet at 80 and 40 feet wide.

20 Evergreens - Plant List D Planted in a double row spaced 10 feet on center in an equal lateral triangle configuration, AND

11 Large Trees - Plant List A

40 shrubs - Plant List C

40 FOOT WIDTH

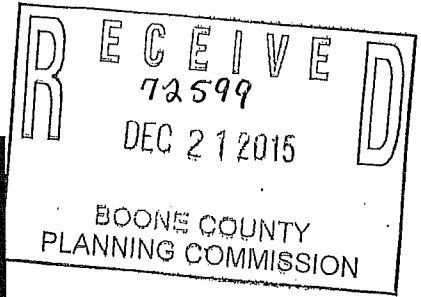
The same number of trees are required as for the 80' width buffer yard, but the width may be reduced to 40 feet if a 6 foot high berm, fence or masonry wall is used and the number of shrubs may be reduced to 20 from Plant List C. The maximum slope for the berm is 2.5 to 1.

SECTION 3655

Fences

1. All fences shall have the finished side facing out. No structural supports shall be visible from adjoining properties or right-of-way unless fence is designed so that such supports are visible from both sides.
2. Fences shall be permitted within all districts. The maximum height for fences within residential zones is six (6) feet and fences shall be required to be located within the side or rear yards. Fences within commercial and office zones shall be permitted at a maximum height of eight (8) feet while fences within industrial zones shall be permitted a maximum height of 12 feet.

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 Wesdorp properties LLC
Applicant's Address 4122 Olympic Blvd Erlanger KY 41018
4. Description of Request: Move construction line within 10 feet of established berm on Olympic Blvd side putting further distance on residential side
5. Name of Development JC Parking lot expansion
6. Location of Development 3322 & 3324 Booneland trail
7. Acreage Under Review 2.76
8. Lot Number and Name of Subdivision (if part of a subdivision) 49-50 51 Bel aire Acres
9. Owner of Property Wesdorp Properties LLC
Address of Property Owner 4122 Olympic Blvd Erlanger KY 41018
10. Phone Number 859.282.2400 Fax No. 859.282.2424 E-Mail Benet@jewel-craft.com
11. Proposed Use(s) on Site Parking Lot
12. Total Square Footage of Existing and/or Proposed Buildings 5581
13. Current Zoning on Property I-1
14. Deed Book 1059 1058 Page No. 141 454 Group No. 2014B
15. Is the site subject to a zone change? Yes
16. Have you submitted a Site Plan with this request? Yes
17. Have you submitted a list of adjoining property owners with this request? attached
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] (MEMBER) (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Wesdorp Properties, LLC
4122 Olympic Boulevard
Erlanger, KY 41018

2. ADDRESS OF PROPERTY

3322 & 3324 Booneland Trail
Erlanger, KY

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Jewel Craft

4. DEED BOOK 1059
DEED BOOK 1058

PAGE NO. 141
PAGE NO. 454

GROUP NO. 2014B
GROUP NO. 2014B

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

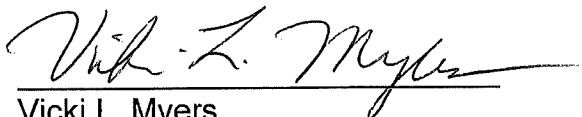
Todd K. Morgan, Senior Planner
Name and Title of Completing Official

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, 2016.



Vicki L. Myers

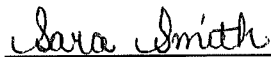
Notary ID 438411

NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 2019

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.)