

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

Will send PDF

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

(Check One)

1. X Boone Florence Walton Union

(Check One)

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

3. Applicant's Name Douglas & Cynthia Holmes

Applicant's Address 1633 Caddle Circle Florence KY 41042

City State Zip Phone Number 859-802-9788 Fax No. N/A E-Mail dholmes1800@gmail.com

4. Description of Request: One bay addition to the garage with bonus room above for aging parent

5. Name of Development The Links of Oakbrook

6. Location of Development Boone Aire Road, Florence KY 1633 CADDIE CIRCLE FLORENCE, KY 41042

7. Acreage Under Review 0.401 acre

8. Lot Number and Name of Subdivision (if part of a subdivision) Lot #51 The Links of Oakbrook

9. Owner of Property Douglas & Cynthia Holmes

Address of Property Owner 1633 Caddle Circle Florence KY 41042

City State Zip Phone Number 859-802-9788 Fax No. N/A E-Mail dholmes1800@gmail.com

11. Proposed Use(s) on Site SAME - SINGLE FAMILY RESIDENTIAL

12. Total Square Footage of Existing and/or Proposed Buildings 2136 + 319

13. Current Zoning on Property SR-1

14. Deed Book 738 Page No. 198 Group No. 2032

15. Is the site subject to a zone change? No

If yes, give date of approval

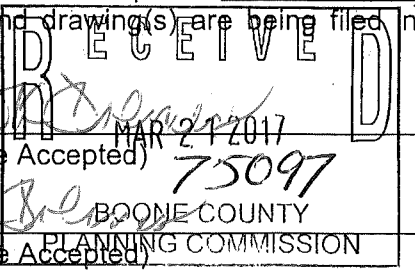
16. Have you submitted a Site Plan with this request? YES 11X17

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 drawings(s) are being filed in accordance with the Boone County Zoning Regulations.

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

ORIGINAL Applicant's Signature: Cynthia Holmes (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 3-21-17 Fee Received \$632.00 Receipt # 75097
2. Is application complete? Yes No
3. Staff Reviewer Vinnie Fazzino
4. Scheduled Board Action Date 4-12-17
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: None
7. Reasons for Denial: N/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: Douglas & Cynthia Holmes

LOCATION: 1633 Caddie Circle, Florence, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: April 5, 2017

PROPOSAL

The applicant has requested a variance so that a proposed addition to an existing single family residence can encroach into the front yard setback along Caddie Circle, a public street. The request is to reduce the required 30' front yard setback to 25.9'.

SITE HISTORY

On March 19, 1997, the Boone County Planning Commission approved a Zoning Permit for the construction of the existing single family residence.

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 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 yard, 30' rear yard, and 5' minimum/15' total side yards.

SITE CHARACTERISTICS

The .40 acre lot is located in The Links section of the Oakbrook subdivision.

SURROUNDING LAND USES & ZONING

The subject property is located in a residential subdivision. Existing single family homes are located on both sides of the property and across the street and are also zoned SR-1. Part of the Boone Links golf course is located behind the property. It is zoned Recreation (R).

STAFF COMMENTS

The Board needs to analyze the variance criteria before acting on the request. The applicant is requesting the variance so that the addition can be built to provide an additional garage bay with living space above for an aging parent.

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,



Vinnie Fazzino
Zoning Services

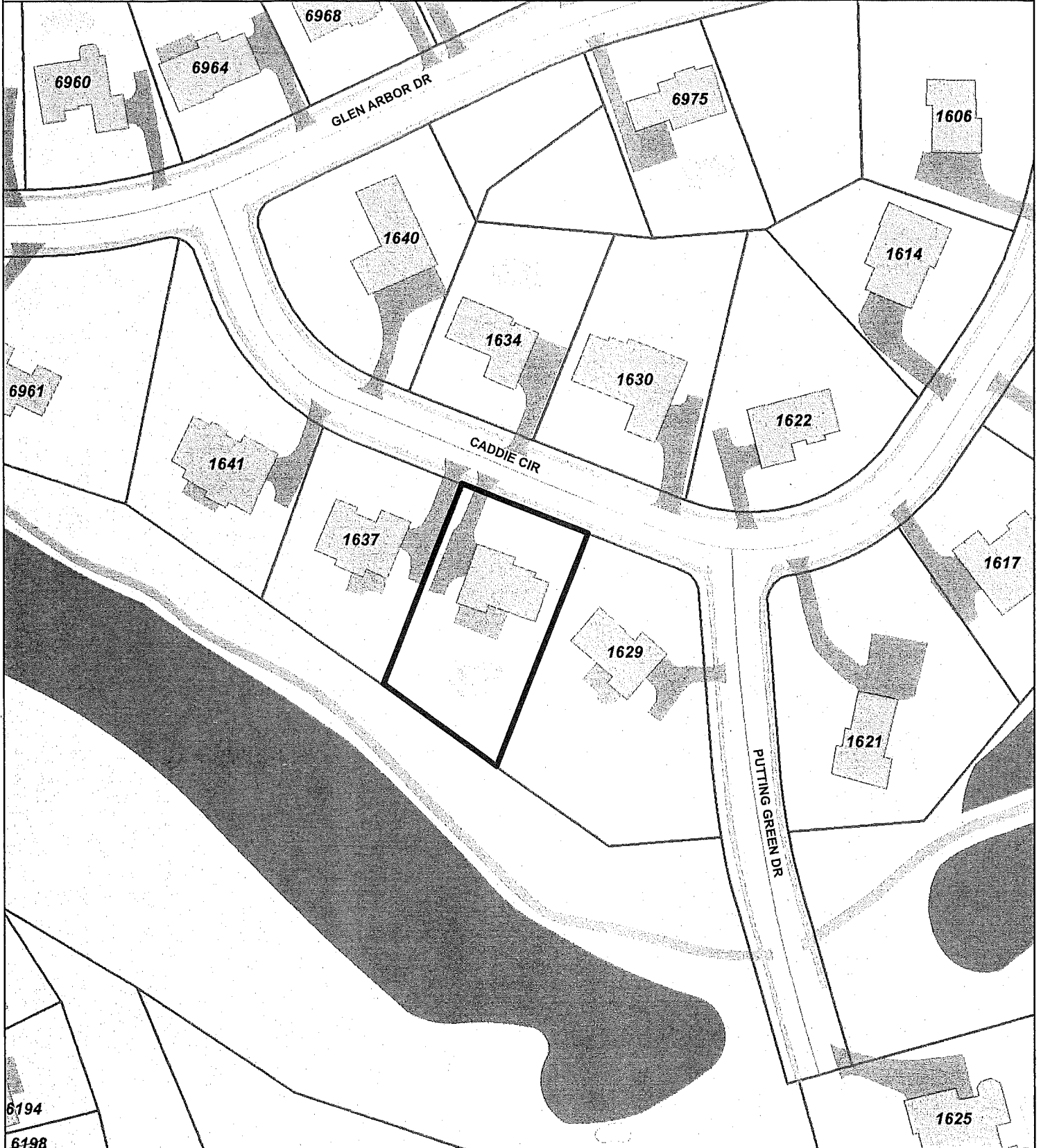
VF/ss

Attachments

- Site Vicinity map
- Zoning map w/ aerial photograph
- Application materials including the proposed plot plan and elevations

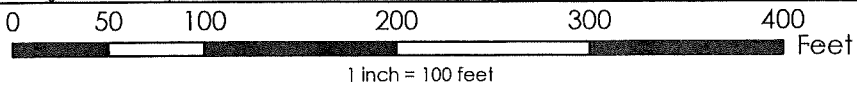
SITE VICINITY MAP

www.boonecountygis.com



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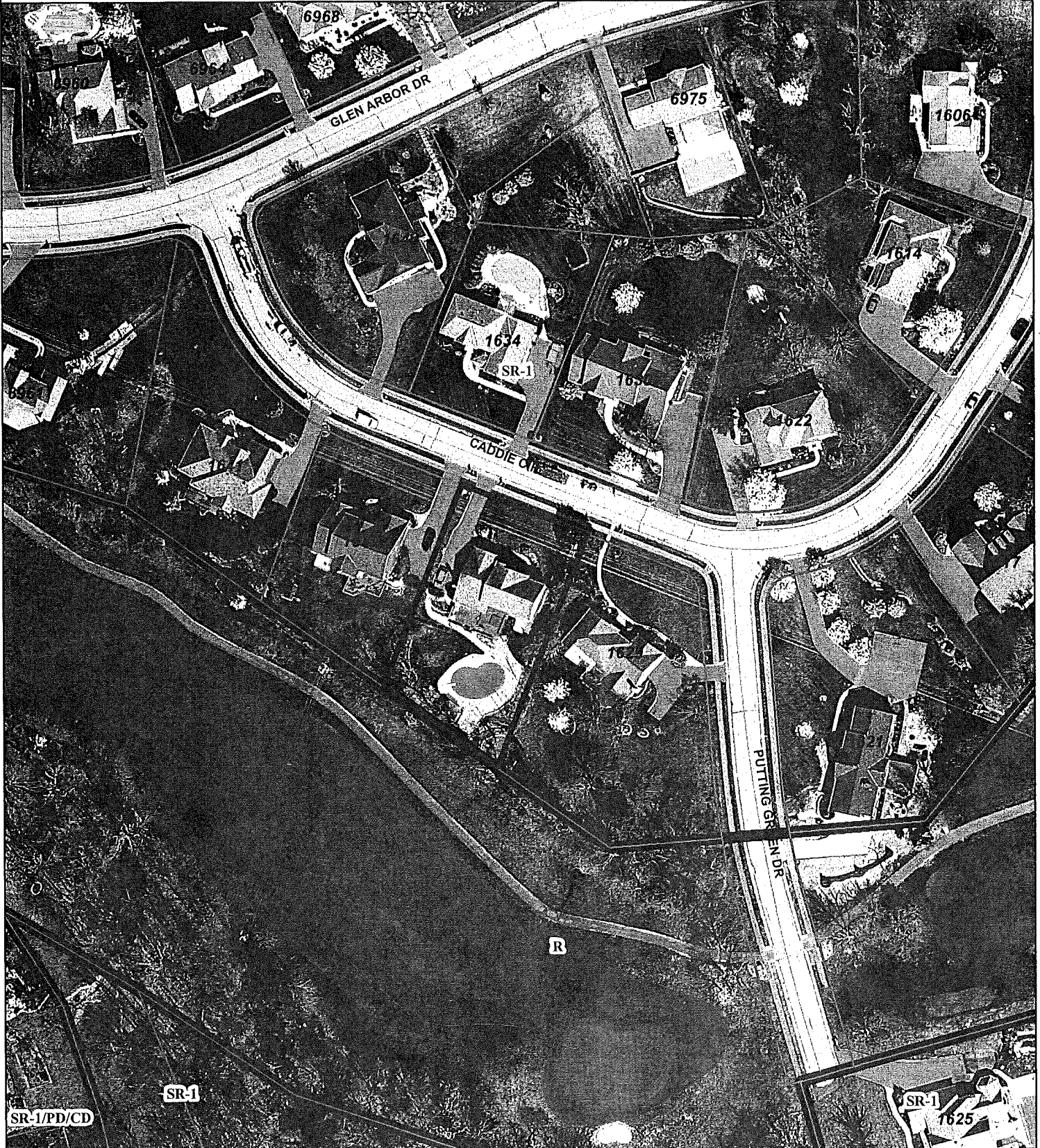
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Boone County GIS - Putting Northern Kentucky on the Map

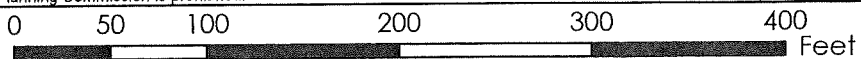
ZONING MAP

www.boonecountygis.com



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1 inch = 100 feet



Boone County GIS - Putting Northern Kentucky on the Map

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

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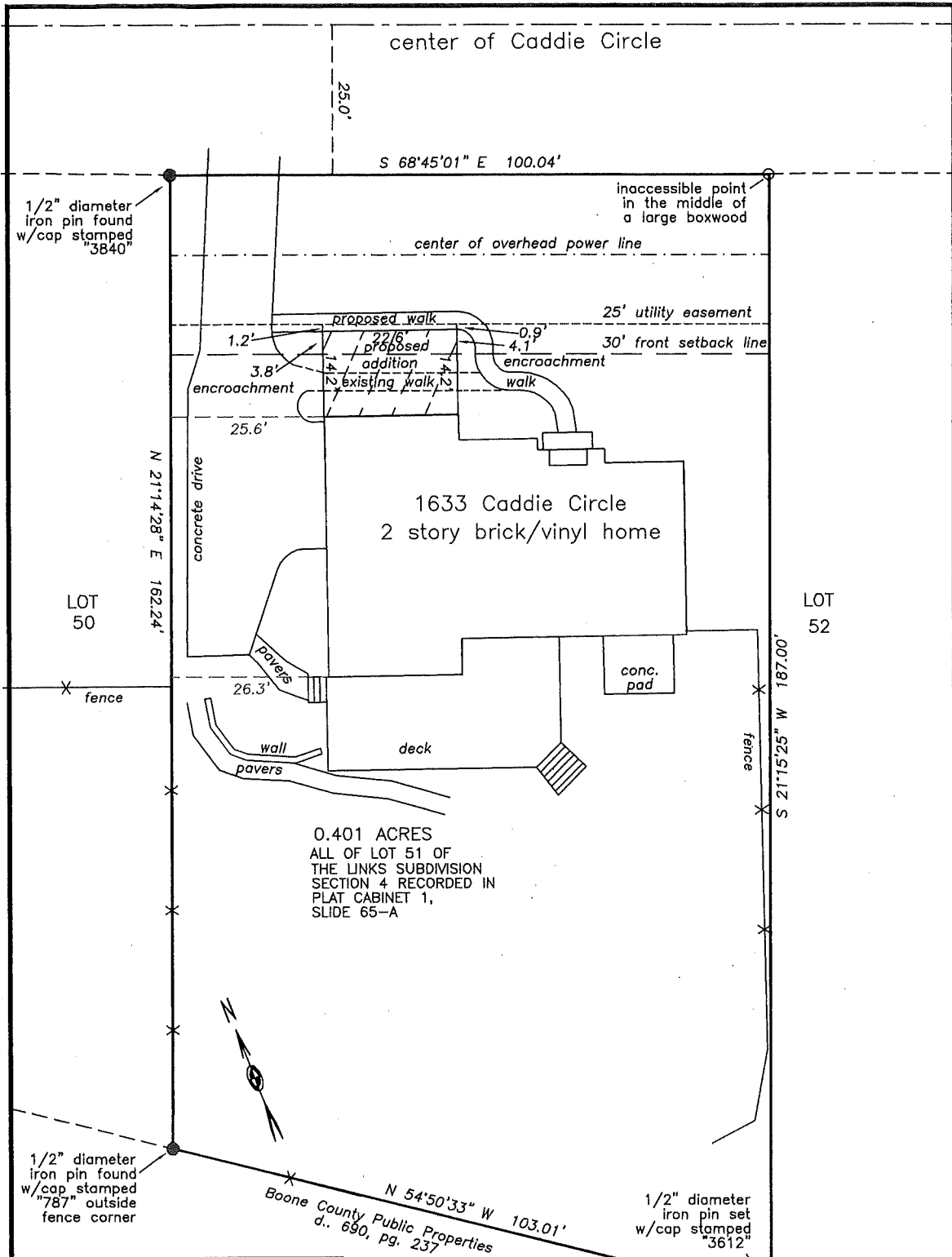
WILL SEND PDF'S

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

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(2) Conditional Use Permit X Variance ... Appeal
3. Applicant's Name Douglas & Cynthia Holmes
Applicant's Address 1633 Caddie Circle Florence KY 41042
4. Description of Request: One bay addition to the garage with bonus room above for aging parent
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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 drawings(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: [Signature] MAR 21 2017 75097
ORIGINAL Applicant's Signature: [Signature] BOONE COUNTY PLANNING COMMISSION



SURVEY FOR LOCATION
 Douglas & Cynthia Holmes
 1633 Caddie Circle
 Florence, KY 41042



Cahill INC.
SURVEYORS
 BOUNDARY
 TOPOGRAPHIC
 CONSTRUCTION STAKING
 (859) 824-7702
 FAX: (859) 824-7712
 cahillsurveyors@fuse.net

DATE: 4/25/16	BOONE COUNTY
SCALE: 1" = 20'	DRAWING NUMBER:
DRAWN BY: SCA	16-29-1
REVISED: 1/17, 3/17	
SOUTH SIDE OF CADDIE CIRCLE, 105 FEET WEST OF PUTTING GREEN DRIVE	
CAHILL SURVEYORS, INC. 34 BROADWAY ST., DRY RIDGE, KY 41035	

**HOLMES RESIDENCE
ADDITION**

OWNER
Douglas & Cynthia Holmes
Florence, KY 41042
859-802-9788

Project Director:

Project Architect
SPARR DEVELOPMENT, PLLC
11 The Plaza
Dry Ridge, Kentucky 41033
859-802-9788
dspaarr@sparr.com

Structural Engineer
ROENKER ENGINEERING, INC.
Douglas T. Roenker, P.E.
1000 S. Main Street
Taylor Mill, Kentucky 41151
853-231-0284

CONTRACTOR SHALL VERIFY ALL MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

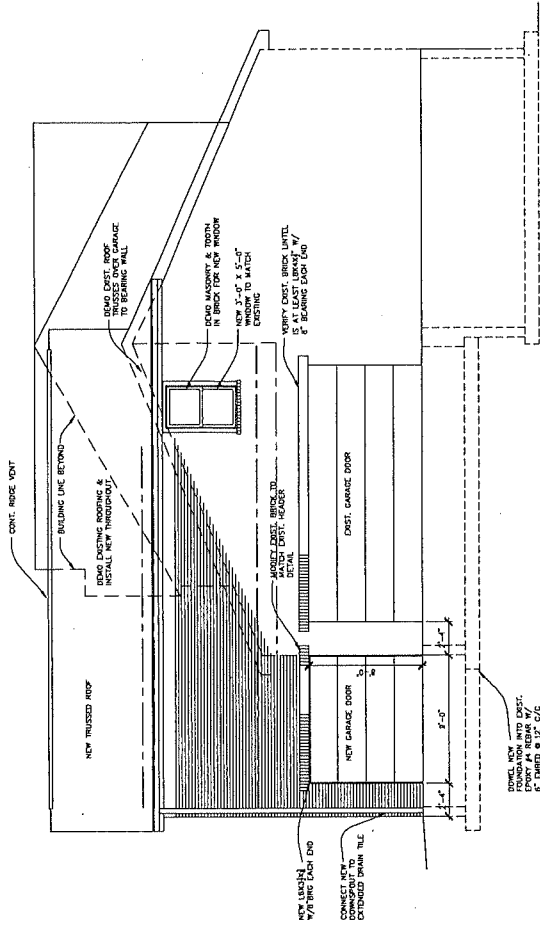
No.	Date	Description
1	10/20/17	Issued for Design
2	10/20/17	Permit File Set
3		
4		
5		
6		
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8		
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10		

Drawing Title:

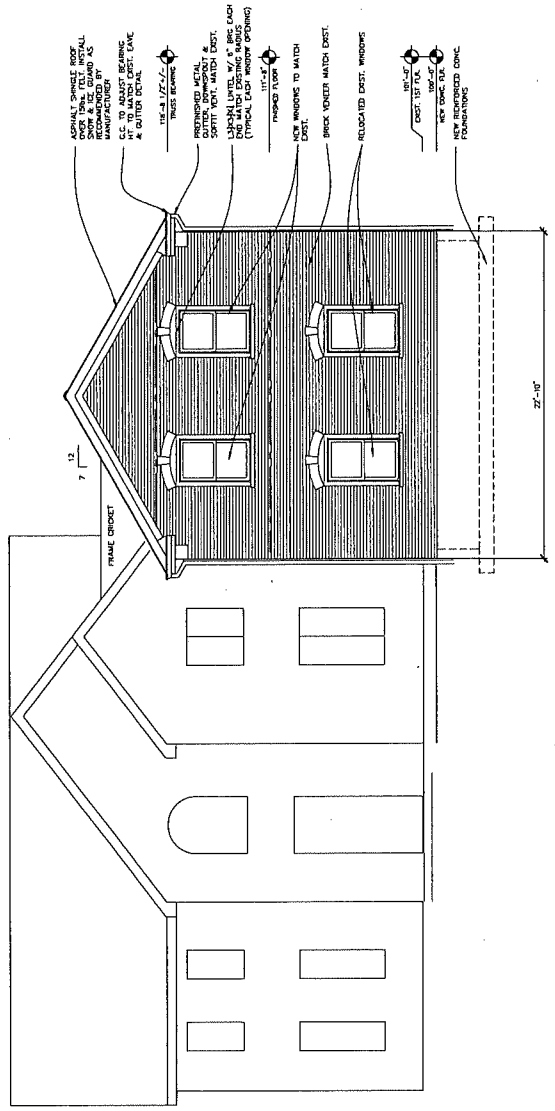
ELEVATIONS

JOB NO.:	1000000
DATE:	10/20/17
SCALE:	AS SHOWN
PROJECT:	HOLMES RESIDENCE ADDITION
DATE:	10/20/17
SCALE:	AS SHOWN
PROJECT:	HOLMES RESIDENCE ADDITION

A102



ELEVATION
1/4" = 1'-0"



ELEVATION
1/4" = 1'-0"

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Douglas & Cynthia Holmes
1633 Caddie Circle
Florence, KY 41042

2. ADDRESS OF PROPERTY
1633 Caddie Circle
Florence, KY 41042

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
The Links of Oakbrook

4. DEED BOOK 738 PAGE NO. 198 GROUP NO. 2032

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

Zoning Map Amendment: From Conditional Use Permit
From To

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

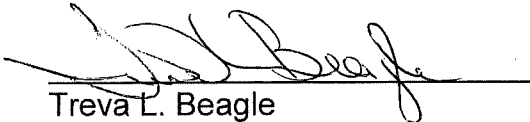
Vinnie Fazzino – Zoning Enforcement Officer
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Vinnie Fazzino

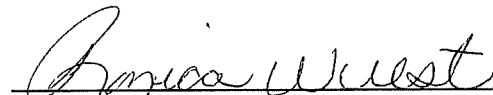
on behalf of the Boone County Planning Commission this 13 day of April, 2017.



Treva L. Beagle
Notary ID 499309
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2017

This instrument was prepared for recording purposes only by:



Ronica Wuest
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.)