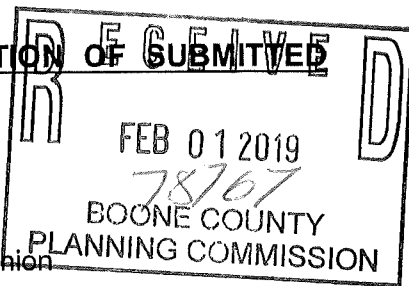


APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF 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 [checked] _____ Variance _____ Appeal _____ Change in Non-Conforming Use _____

3. Applicant's Name Amy Hammond Applicant's Address 8066-B Club Trail Dr. Florence KY 41042

4. Phone Number 859-414-3133 Fax No. N/A E-Mail AmyLynnHammond@icloud.com

Description of Request: Front setback 45' vs. 60' front property line.

5. Name of Development BOH/Taylor Subdivision

6. Location of Development Suncrest Dr. Walton, KY

7. Acreage Under Review 1/2 acre

8. Lot Number and Name of Subdivision (if part of a subdivision) Parcel #1 Suncrest Dr.

9. Owner of Property Amy Hammond Address of Property Owner 8066-B Club Trail Dr. Florence KY 41042

10. Phone Number 859-414-3133 Fax No. NA E-Mail AmyLynnHammond@icloud.com

11. Proposed Use(s) on Site Single Family Residence

12. Total Square Footage of Existing and/or Proposed Buildings 2,178

13. Current Zoning on Property A-2

14. Deed Book 926 Page No. 710 Group No. 2071

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

16. If yes, give date of approval _____

17. Have you submitted a Site Plan with this request? yes

18. Have you submitted a list of adjoining property owners with this request? yes

19. 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]

ORIGINAL Applicant's Signature: [Signature]

**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 2-1-19 Fee Received \$632.00 Receipt # 78767
2. Is application complete? 3 Yes No
3. Staff Reviewer M. Schwartz
4. Scheduled Board Action Date 3/13/19
5. Board Action:
3/13/19 **Approved**
Approved with Conditions (See #6)
Denial (See #7)
6. Conditions of Approval: All necessary permits must be obtained prior to receiving a zoning permit.
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: Amy Hammond

LOCATION: Approximate 0.5 acre area located on the north side of Suncrest Drive, approximately 300 feet east of Chambers Road, directly across the street from 11822 Suncrest Drive, and having a PIDN of 065.00-00-015.01, Boone County, Kentucky

ZONING: Agricultural Estate (A-2)

DATE: March 13, 2019

PROPOSAL

The applicant is requesting a Variance to reduce the minimum front yard setback from sixty (60) feet to forty-five (45) feet, on an approximate 0.5 acre area located on the north side of Suncrest Drive, approximately 300 feet east of Chambers Road, directly across the street from 11822 Suncrest Drive, and having a PIDN of 065.00-00-015.01, Boone County, Kentucky.

SITE HISTORY

1972 On June 7, 1972, an identification plat was approved creating the site in question from the parent tract located at 940 Chambers Road

1972 The area to the north of the site in question was subdivided

1985 - 1992 Based on information contained in the Boone County GIS, Suncrest Drive was built

1988 The BOH Subdivision was platted for the area to the south and east of the site in question

APPLICABLE REGULATIONS

A. Section 250 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to hear and decide on applications for variances.

B.. Section 3111, of the Boone County Zoning Regulations provides for the following regulations for developing within the A-2 Zone:

Minimum Lot Size	80,000 square feet
Minimum Frontage	150 feet
Minimum Front Yard Setback	60 feet
Minimum Rear Yard Setback	25 feet
Minimum Side Yard setback	10 feet

C. Section 250 of the Boone County Zoning Regulations defines a variance as a departure from 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.

D. 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.

a. Findings listed in Section 251:

- (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 a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:
 - (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 of 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.

E. Section 620 of the Boone County Zoning Regulations states that "The purpose of the Agricultural Estate district is to provide for low density residential development and on a limited basis agricultural uses or agricultural related uses in the context of a rural environment."

RELATIONSHIP TO THE COMPREHENSIVE PLAN

A. The 2010 Boone County Comprehensive Plan's 2035 Future Land Use Plan designates the site in question for "Suburban Density Residential" and "Rural Density Residential" uses.

Suburban Density Residential is defined as single family housing of up to four units per acre. This classification does not preclude low density or estate residential developed as a formal subdivision.

Rural Density Residential is defined as low density residential uses of up to one dwelling unit per acre.

B. The following 2017 Boone County Comprehensive Plan's Goals and Objectives apply to this application:

Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

Home ownership shall be encouraged and incentivized as well as redevelopment and

renovation of deteriorating housing stock (Demographics Goal B, Objective 3).

Residential developments shall be encouraged to plan and build in a manner compatible with the general housing density and design planned for the area, with the existing conditions of the site, and significant site features (Demographics Goal B, Objective 8).

- C. Suncrest Drive is identified as a local roadway, providing for two way traffic within two driving lanes. Suncrest Drive terminates in a cul-de-sac and there are no sidewalks along roadway.

SITE CHARACTERISTICS

- A. The approximate 0.5 acre property is located on the north side of Suncrest Drive, approximately 300 feet east of Chambers Road. The site is directly across the street from 11822 Suncrest Drive, and has a PIDN of 065.00-00-015.01.
- B. The site is a nonconforming lot of record having a lot depth of 150 feet.
- C. The site is currently vacant. Topography on the site ranges from 798 MSL to 812 MSL, from west to east. Additionally, the site sits approximately three (3) feet higher than Suncrest Drive.

SURROUNDING LAND USES AND ZONING

North: Single family residential dwellings (A-2)

South: Single-family residential dwellings (A-2)

East: Single-family residential dwellings (A-2)

West: Single-family residential dwellings (A-2)

PROPOSED DEVELOPMENT

- A. Construction of a detached single-family residential dwelling.

STAFF COMMENTS

- A. Other than the front yard setback, the proposal meets the requirements of Section 3111 of the Boone County Zoning Regulations.
- B. Of the six houses closest to the site in question, having frontage onto Suncrest Drive, their setbacks are summarized as follows:

940 Chambers Road	32 feet
926 Chambers Road	97 feet
11822 Suncrest Drive	46 feet
11814 Suncrest Drive	51 feet
11806 Suncrest Drive	77 feet
11798 Suncrest Drive	71 feet

CONCLUSION

- A. KRS 100.241 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.
- B. Section 251 of the Boone County Zoning Regulations identifies criteria necessary for granting a Variance. The applicant needs to provide information as to how their application meets this criteria.

Respectfully submitted,

Michael D. Schwartz
Planner

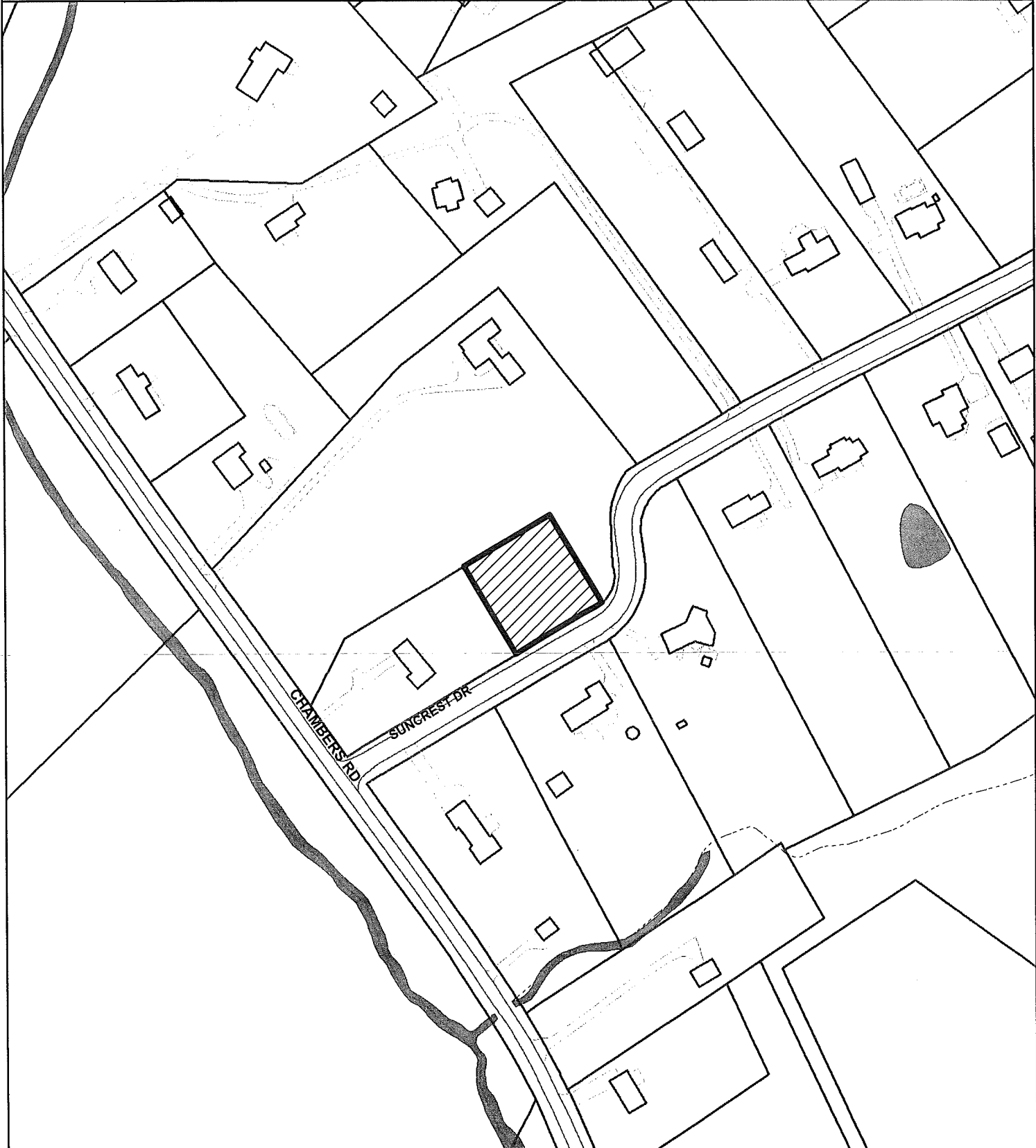
MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Zoning Map
- *Topographical Map
- *2035 Future Land Use Map
- *Application
- *Development Plan

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.



1 inch = 200 feet



Map Created: xii/xx/2019

Boone County GIS - Putting Northern Kentucky on the Map



Maple Street, 1/2 mile by 20 inch, 8/13/13
ArcMap Document: *.mxd

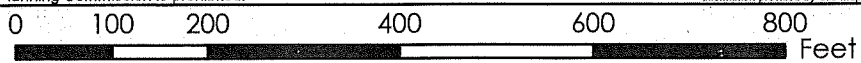
Aerial Map

www.boonecountygis.com



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1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map

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ArcMap Document: *.mxd

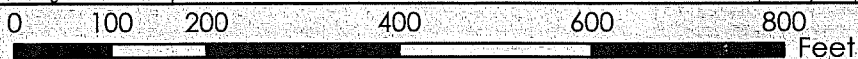
Zoning Map

www.boonecountygis.com



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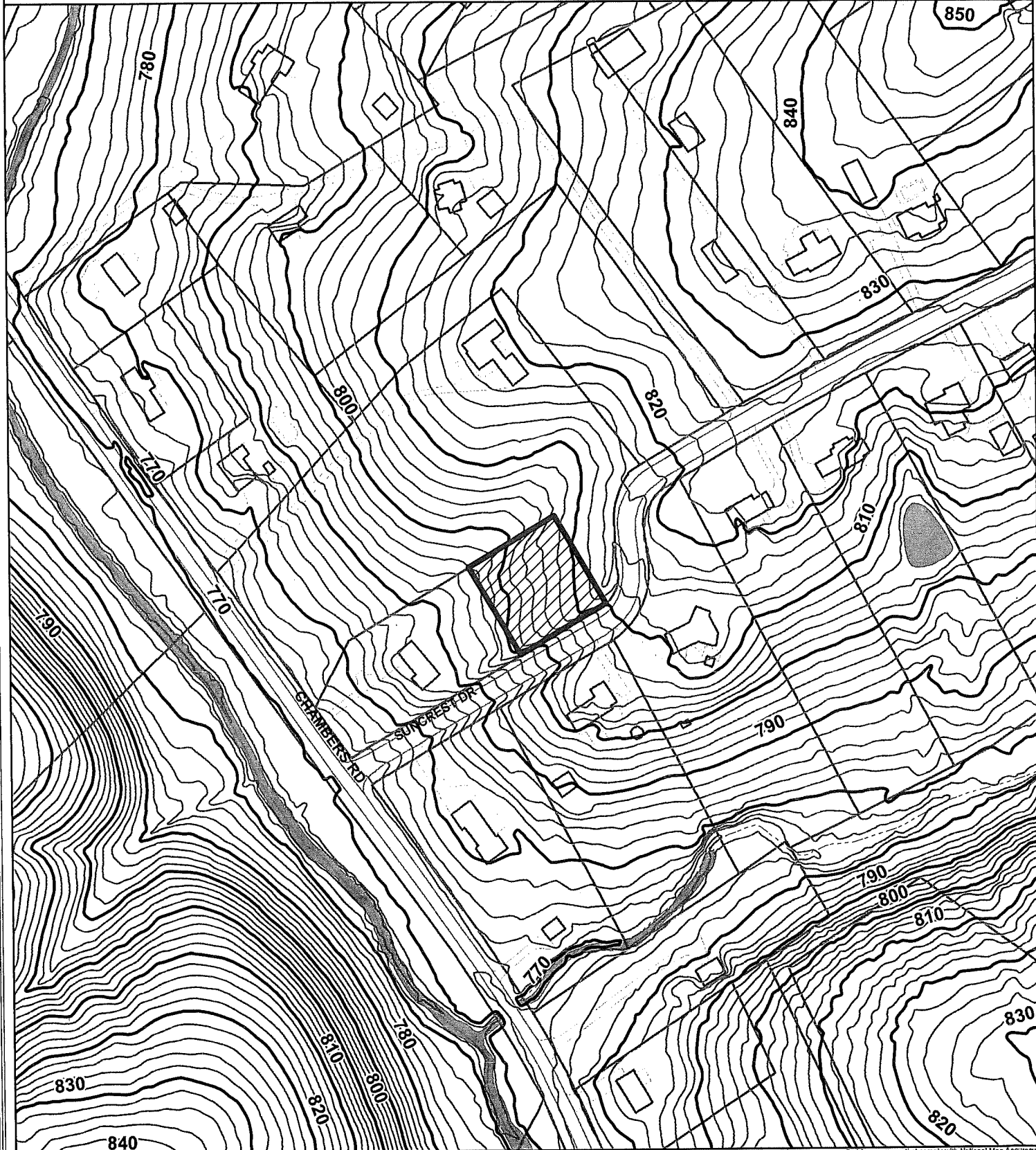
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2019

Boone County GIS
ArcMap Document: *.mxd

Topographical Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

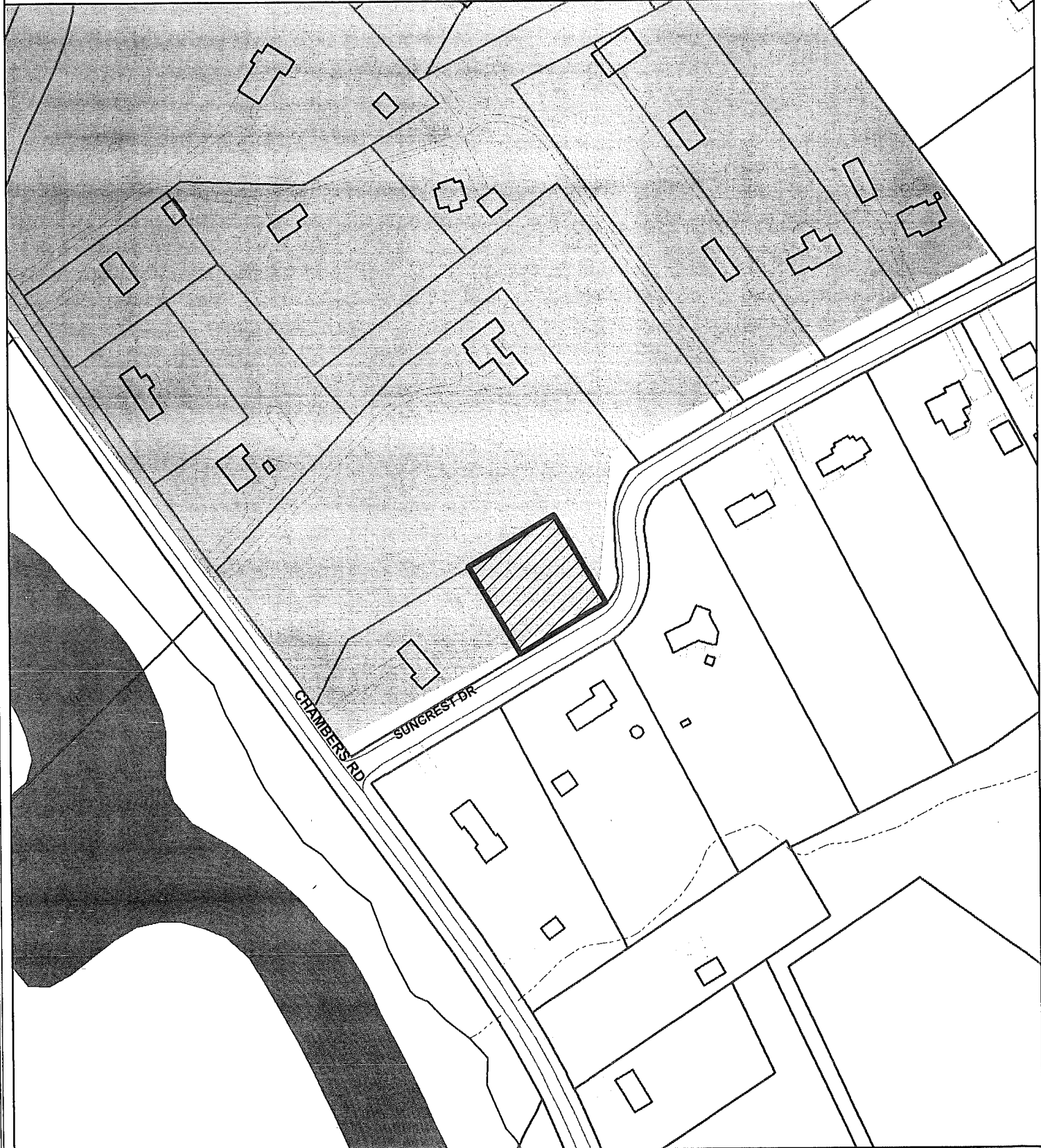


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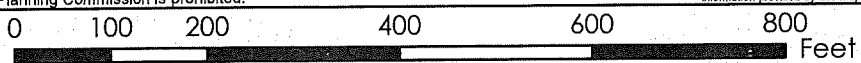
2035 Future Land Use Map

www.boonecountygis.com



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1 inch = 200 feet



Map Created: xx/xx/2019

Boone County GIS - Putting Northern Kentucky on the Map



Map File: F:\data\Boone GIS\2019
ArcMap Document: *.mxd

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

RECEIVED
FEB 01 2019
78767
BOONE COUNTY
PLANNING COMMISSION

SECTION A (To be completed by applicant)

1. (Check One)
 Boone _____ Florence _____ Walton _____ Union _____
2. (Check One)
_____ Conditional Use Permit Variance _____ Appeal _____
_____ Change in Non-Conforming Use _____
3. Applicant's Name Amy Hammond
Applicant's Address 866-B Club Trail Dr.
Florence _____
City _____ State KY Zip 41042
4. Phone Number 859-414-3133 Fax No. N/A E-Mail AmyLynneHammond@icloud.com
Description of Request: Front setback 45' vs. 60' from property line.
5. Name of Development Boh/Taylor Subdivision
6. Location of Development Suncrest Dr. Walton, KY
7. Acreage Under Review 1/2 acre
8. Lot Number and Name of Subdivision (if part of a subdivision)
Parcel #1 Suncrest Dr.
9. Owner of Property Amy Hammond
Address of Property Owner 866-B Club Trail Dr.
Florence _____
City _____ State KY Zip 41042
10. Phone Number 859-414-3133 Fax No. NA E-Mail AmyLynneHammond@icloud.com
11. Proposed Use(s) on Site
Single Family Residence
12. Total Square Footage of Existing and/or Proposed Buildings 2,178
13. Current Zoning on Property A-2
14. Deed Book 926 Page No. 710 Group No. 2071
15. Is the site subject to a zone change? NO
16. If yes, give date of approval _____
17. 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: _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's 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 2-1-19 Fee Received \$032.00 Receipt # 78767
2. Is application complete? 3 Yes No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: _____

7. Reasons for Denial: _____

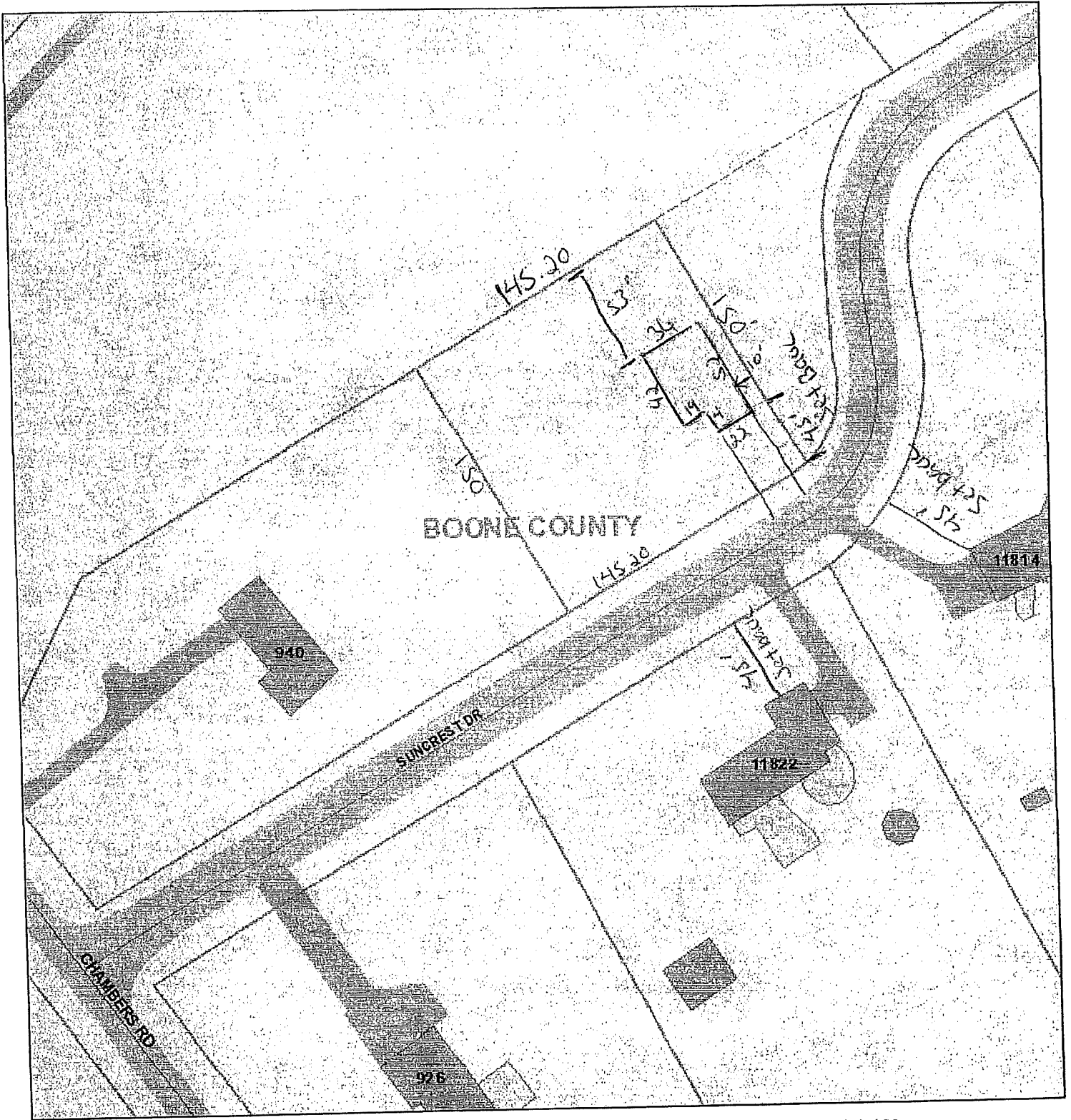
**Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Web Page**

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.

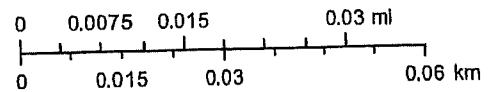
An application consists of all fees paid in full, submitted drawings and a completed application form.

Boone County, Kentucky



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1:1,128



- | | | |
|----------------------|---------------------|--------------------|
| County Boundary | Access Ramp | Tax Parcels |
| Site Number Labels | Residential Streets | Parcel Tract Lines |
| Major Streets | Railroad Lines | Runways |
| Interstate | All Streets (FT) | Runway Numbers |
| Arterial | All Streets (TF) | |
| Collector | Building Footprints | |

GIS Services Division, Boone County Planning Commission

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Amy Hammond
866-B Clubtrail Drive
Florence, KY 41042

2. ADDRESS OF PROPERTY

Suncrest Drive
Walton, KY 41094

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

BOH/Taylor Subdivision

4. DEED BOOK 926

PAGE NO. 710

GROUP NO. 2071

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

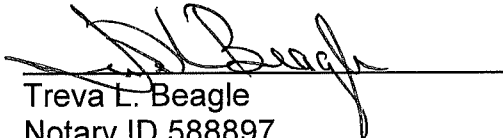
Michael D. Schwartz - Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE


Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz

on behalf of the Boone County Planning Commission this 14 day of March, 2019.


Treva L. Beagle
Notary ID 588897
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2021

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.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the variance approved by the Boone Board of Adjustment and in accordance with the current zoning in effect as of March 13, 2019 Certificate of Land Use Restriction (#19-BCBOA-003-A), for Amy Hammond, Property Owner(s).

The following conditions will apply:

1. All necessary permits must be obtained prior to receiving a zoning permit.

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

DEED BOOK 926

PAGE NO. 710

GROUP NO. 2071