

APPLICATION FORM

Send copy of Deed along with VioX Legal Description 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 78987 MAR 15 2019 UNION COUNTY PLANNING COMMISSION

SECTION A (To be completed by applicant)

- 1. (Check One) Boone [checked] Florence \_\_\_\_\_ Walton \_\_\_\_\_
2. (Check One) Conditional Use Permit [checked] Variance \_\_\_\_\_ Appeal \_\_\_\_\_
3. Applicant's Name Diocese of Covington
Applicant's Address 1125 Madison Avenue
Covington Kentucky 41011
4. Description of Request: Reduce Required Buffer Yard D on East Side To Modified Buffer Yard B
5. Name of Development Saint Timothy Parish
6. Location of Development 10272 Hwy. 42 Union Kentucky
7. Acreage Under Review 2.4 AC
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Diocese of Covington
Address of Property Owner 1125 Madison Avenue
Covington Kentucky 41011
10. Phone Number 859-392-1500 Fax No. 859-392-1589 E-Mail dknochelmann@covdio.org
11. Proposed Use(s) on Site School + Church + play fields
12. Total Square Footage of Existing and/or Proposed Buildings 60,500
13. Current Zoning on Property PF/C D
14. Deed Book 152 Page No. 294 Group No. 2056
15. Is the site subject to a zone change? yes
If yes, give date of approval 4/5/16
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 3-15-19 Fee Received \$932.00 Receipt # 78987
2. Is application complete?  Yes  No
3. Staff Reviewer M. Schwartz
4. Scheduled Board Action Date 4/10/19
5. Board Action:  
 Approved  
 Approved with Conditions (See #6)  
 Denial (See #7)
6. Conditions of Approval: That a wood privacy fence, having a minimum height of six (6) feet, be provided along the entire length of the build yard.
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](http://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

#3

APPLICANT: Don Knochelmann, on behalf of the Diocese of Covington

LOCATION: Approximate 23.7 acre area located at the northeast corner of the intersection of US 42 with Frogtown Road, having an address of 10268 US 42, Union, Kentucky

ZONING: Public Facilities with an approved Concept Development Plan (PF/CD)

DATE: April 10, 2019

### PROPOSAL

The applicant is requesting a Variance to reduce the minimum width of Buffer Yard D from eight (80) feet and forty (40) feet to a Buffer Yard B with a minimum width of twenty (20) feet along the east property line on an approximate 23.7 acre area located at the northeast corner of the intersection of US 42 with Frogtown Road, having an address of 10268 US 42, Union, Kentucky.

### SITE HISTORY

- 1989 The Boone Board of Adjustment approved a Conditional Use Permit for St. Timothy Church (BCBOA 89-013)
- 2016 The zoning of the site in question was changed from RSE/UTO to PF (R-16-003-A)
- 2016 On June 21, 2016, the Boone County Planning Commission approved a Major Site Plan for the school building
- 2018 On April 10, 2018, a Preliminary Plat was approved for Traemore Subdivision, containing 172 single-family lots, located to the east of the site
- 2019 On January 16, 2019, the Boone County Planning Commission approved a Major Site Plan for a soccer field, basketball courts, and landscaping

### 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 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.
- C. 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.

- D. Section 3635, of the Boone County Zoning Regulations requires a Buffer Yard D to be provided between development within a PF Zone and areas zoned SR-1. This section goes on to require that a Buffer Yard D have a minimum width of eight (80) feet or a minimum width of forty (40) feet with a berm or a fence.
- E. Section 3645 of the Boone County Zoning Regulations state that “a buffer yard is defined as a planted area that is used to separate different sites and uses that are not compatible. This planted area should reduce or eliminate noise and light pollution and other adverse impacts, while providing a year-round or partial visual separation. Buffer yards shall consist of a continuous strip of land and screening that shall contain existing vegetation, planted vegetation, a berm, a wall or fence or any combination of these.”
- F. Section 1200 of the Boone County Zoning Regulations states that the purpose of this PF Zone “is to provide a specific zoning classification for a variety of public facilities to promote the proper location of these uses and insure their long-term continuity and compatibility with adjacent land uses.”

### RELATIONSHIP TO THE COMPREHENSIVE PLAN

A. The 2010 Boone County Comprehensive Plan's 2035 Future Land Use Plan designates the site in question for "Public/Institutional" uses. This designation is defined as government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc.

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).

Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 3).

Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).

Public facilities and services shall be in locations that are accessible to the population being served (Public Facilities Goal A, Objective 7).

C. US 42 is identified as an arterial street, providing for two way traffic within five driving lanes (two lanes in each direction with a center left turn lane). At its intersection with Frogtown Road, US 42 has an exclusive left-turn lane and an exclusive right-turn lane. Sidewalks are provided along both sides of US 42. Frogtown Road is identified as a collector street, providing for two way traffic within two driving lanes. An exclusive left turn lane is provided at the entrance to the church. At its intersection with US 42, Frogtown Road has an exclusive left-turn lane and an exclusive right-turn lane. Sidewalks are partially provided along both sides of Frogtown Road.

### SITE CHARACTERISTICS

A. The approximate 23.7 acre area is located at the northeast corner of the intersection of US 42 with Frogtown Road. The site has been developed with a church, parsonage, school, off-street parking areas, and outdoor recreational facilities.

B. The topography of the site ranges from 850 MSL, at the intersection of US 42 and Frogtown Road, rising to 900 MSL in the northeast corner of the site.

### SURROUNDING LAND USES AND ZONING

- North: Senior/Assisted Living (BooneSpring Transitional Care Center) (UNO and PF/PD/CD)
- South: Single family residential dwellings, offices, and undeveloped land (UC/CD, SR-2/CD, and SR-1/UTO)
- East: Undeveloped land (future Traemore Subdivision consisting of 172 detached single family lots) (SR-1/CD)
- West: Union Presbyterian Church and Farm Haven farm (A-2/UTO and UNO)

### PROPOSED DEVELOPMENT

- A. Construction of outdoor recreational facilities and a twenty (20) foot wide buffer yard.

### STAFF COMMENTS

- A. The applicant should explain why the variance is necessary in light of having an approved Site Plan that meets the required Buffer Yard width.
- B. While the area to the east of the site is currently vacant, it is proposed to be developed with detached single-family residential dwellings. The proposed buffer yard will separate the outdoor recreational facilities from the rear yards of the proposed single-family residential dwellings.
- C. Within the Traemore Subdivision, there is a twenty (20) foot wide storm sewer and surface drainage easement that runs generally parallel with the east property line of the site.
- D. The approved Site Plan indicates the following buffer along the east property line, starting at the northeast corner of the property:
1. 200 linear feet of six (6) foot high berm, along with two rows of large trees, two rows of evergreen trees, and two rows of shrubs, within a forty (40) foot wide buffer yard.
  2. 370 linear feet of six (6) foot high privacy fence, along with two rows of large trees, two rows of evergreen trees, and two rows of shrubs, within a forty (40) foot wide buffer yard.
  3. 160 linear feet of an eighty (80) foot wide buffer yard, along with two rows of large trees, two rows of evergreen trees, and three rows of shrubs.

- E. The proposal is to provide two rows of evergreen trees within a twenty (20) foot wide buffer yard.
- F. Should the Board take action to approve the proposed variance, the following conditions should be added to that action:
  - 1. That a wood privacy fence, having a minimum height of six (6) feet, be provided along the entire length of the buffer yard.
  - 2. A Site Plan shall be submitted to the Boone County Planning Commission and the Boone County Building Department (if applicable) for processing and approval, prior to any construction of the site.

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
- \*2019 Master Site Plan
- \*Development Plan

# Vicinity Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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 = 400 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

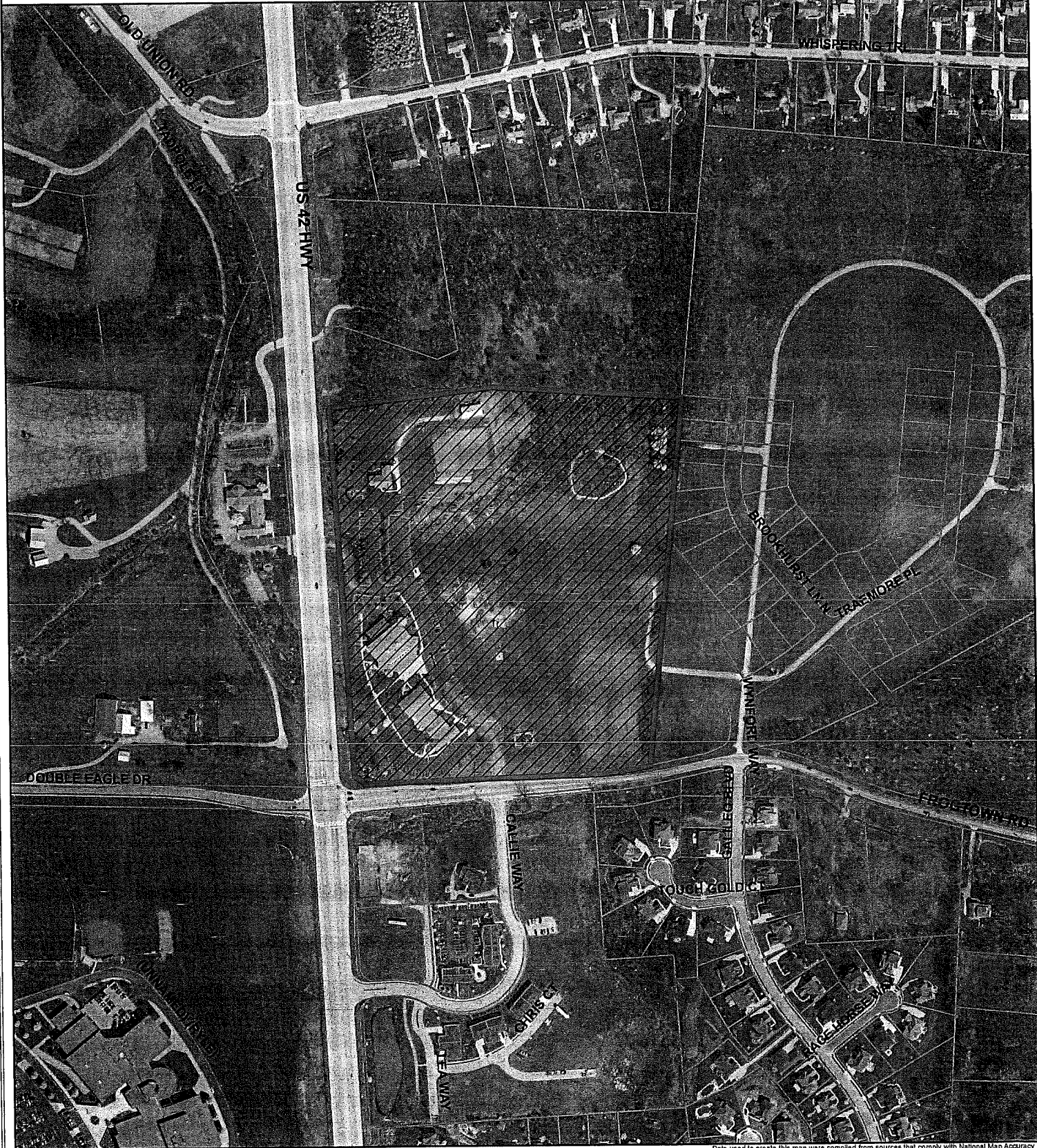


Map Created: 01/01/2018

Web Pages: Esri/boonecountygis.com  
ArcMap Document: \*.mxd

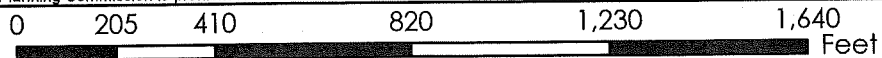
# Aerial Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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.



**Boone County GIS - Putting Northern Kentucky on the Map**

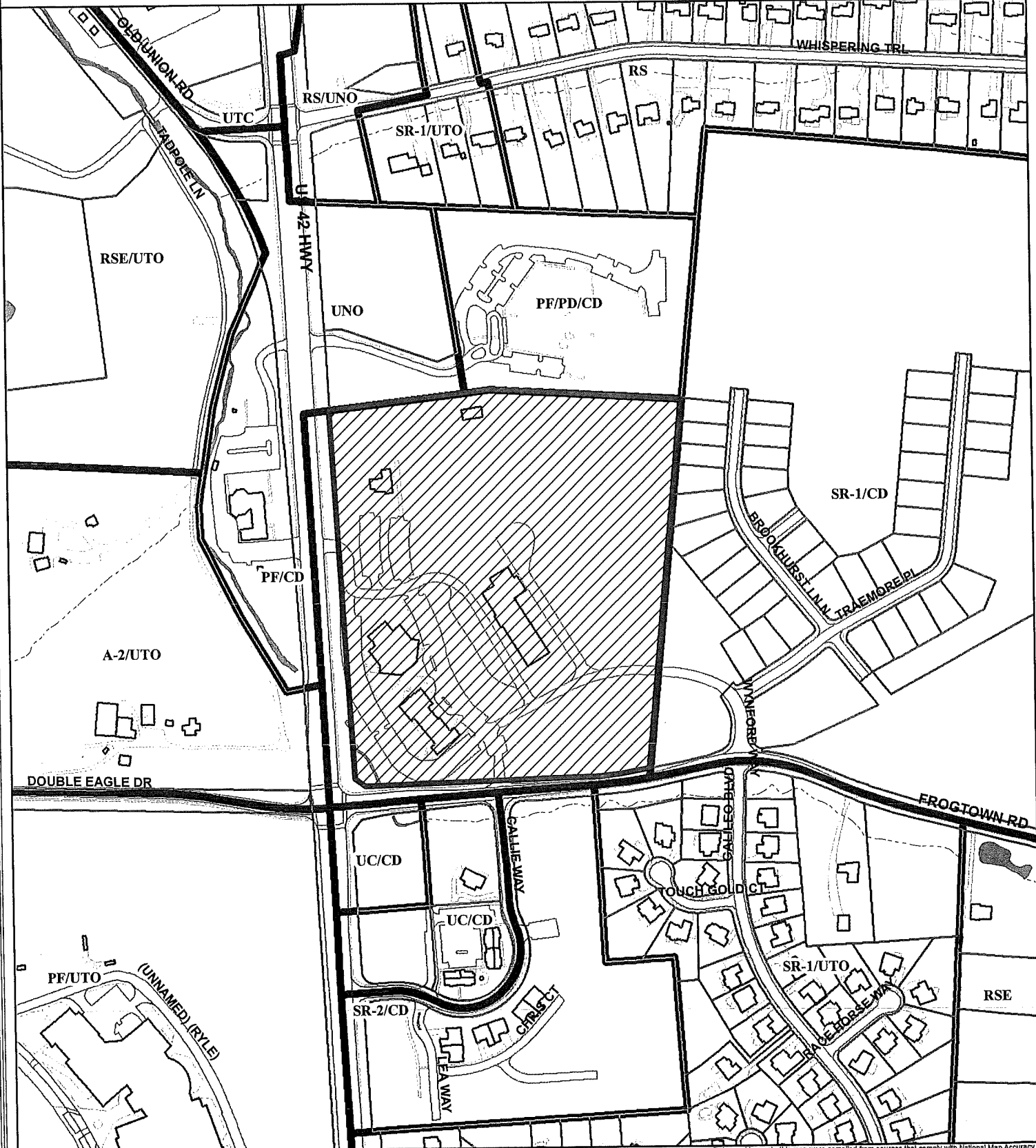


Map Created: 01/01/2018

With Photos Taken by Bruce M.B. 11/11  
ArcMap Document: \*.mxd

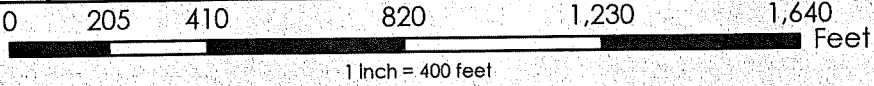
# Zoning Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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.



**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 01/01/2018

Boone County GIS  
ArcMap Document: \*.mxd

# Topographical Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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.



0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet



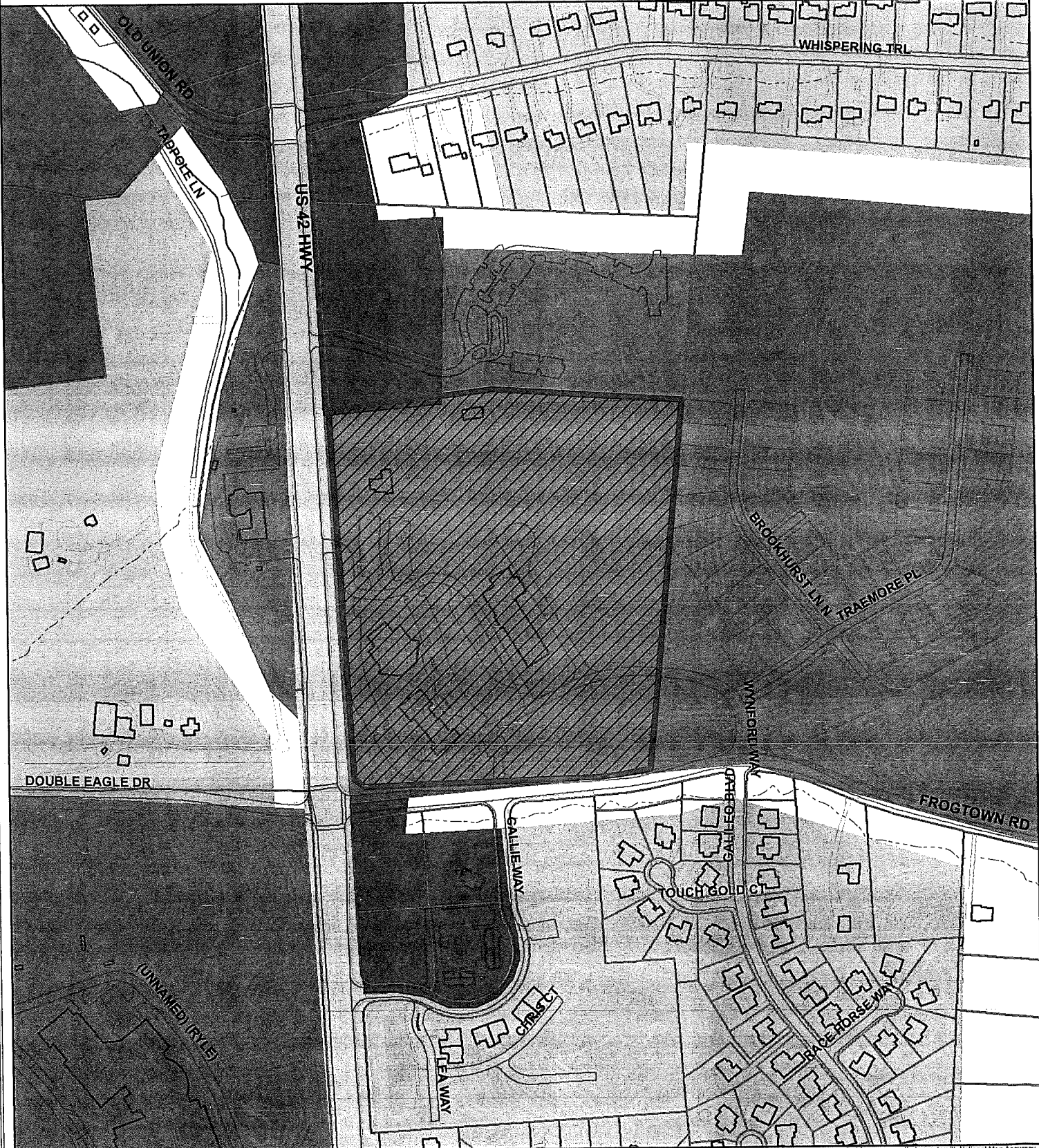
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 01/01/2018

Map Data: Esri/DeLorme/IGN/USGS  
ArcMap Document: \*.mxd

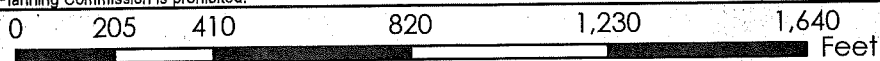
# 2035 Future Land Use Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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.

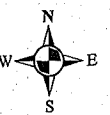


1 inch = 400 feet



Map Created: 01/01/2018

**Boone County GIS - Putting Northern Kentucky on the Map**



Boone County GIS  
ArcMap Document: \*.mxd

Send copy of Deed along with legal description form via

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 78987 MAR 15 2019 BOONE COUNTY PLANNING COMMISSION

SECTION A (To be completed by applicant)

- 1. (Check One) Boone [checked] Florence \_\_\_\_\_ Walton \_\_\_\_\_
2. (Check One) Conditional Use Permit [checked] Variance \_\_\_\_\_ Appeal \_\_\_\_\_
3. Applicant's Name Diocese of Covington
Applicant's Address 1125 Madison Avenue Covington Kentucky 41011
4. Description of Request: Reduce Required Buffer Yard D on East Side To Modified Buffer Yard B
5. Name of Development Saint Timothy Parish
6. Location of Development 10272 Hwy. 42 Union Kentucky
7. Acreage Under Review 2.4 AC
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Diocese of Covington
Address of Property Owner 1125 Madison Avenue Covington Kentucky 41011
10. Phone Number 859-392-1500 Fax No. 859-392-1589 E-Mail dknochelmann@covdio.org
11. Proposed Use(s) on Site School + Church + play fields
12. Total Square Footage of Existing and/or Proposed Buildings 60,500
13. Current Zoning on Property PF/CD
14. Deed Book 152 Page No. 294 Group No.
15. Is the site subject to a zone change? Yes
If yes, give date of approval 4/5/16
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]
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 3-15-19 Fee Received \$ 932.00 Receipt # 78987
2. Is application complete?  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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

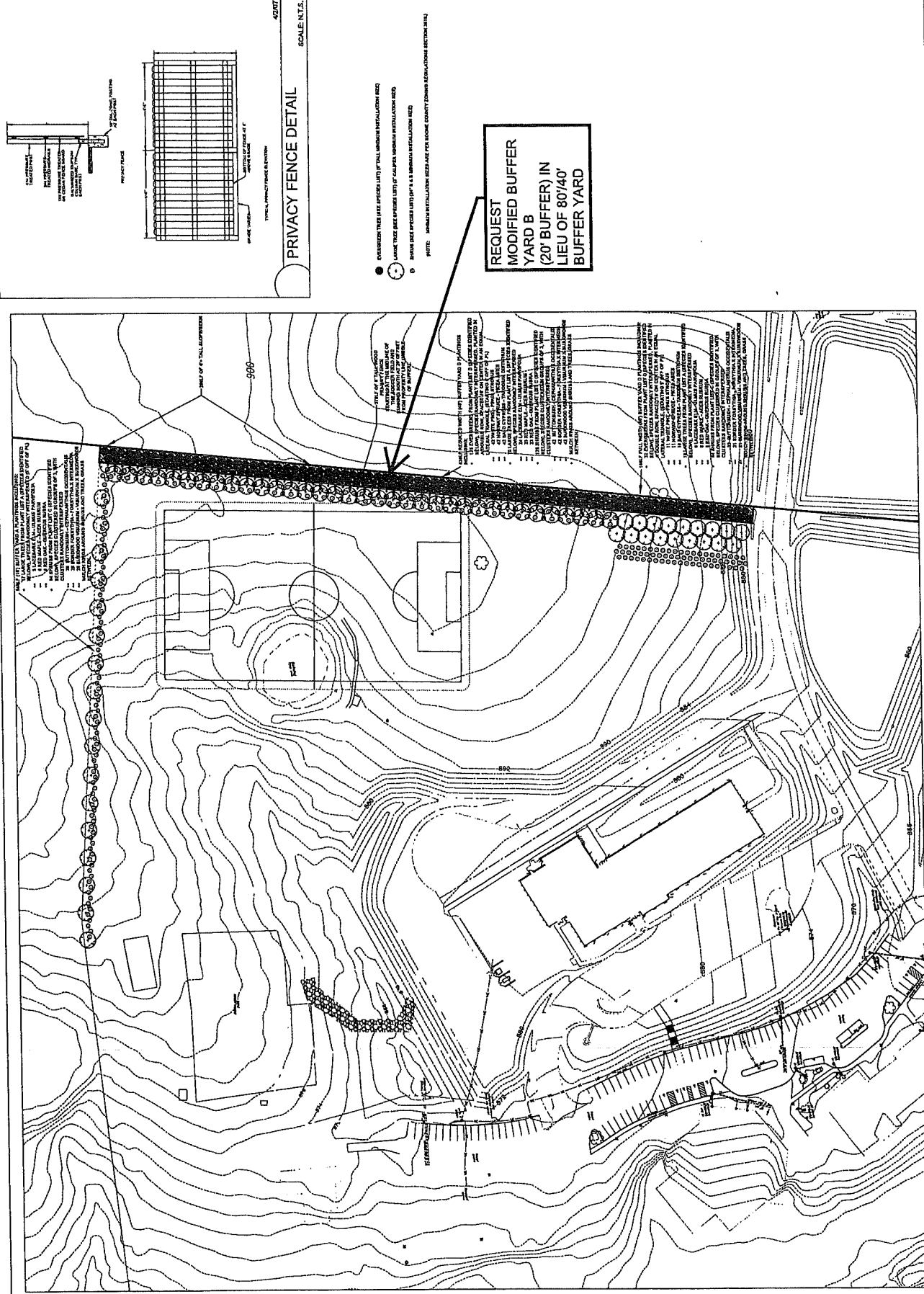
**Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page**

**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.**

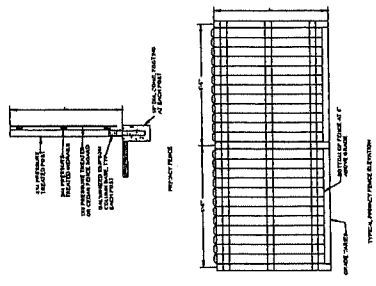
**An application consists of all fees paid in full, submitted drawings and a completed application form.**





**REQUEST MODIFIED BUFFER YARD B (20' BUFFER) IN LIEU OF 80'/40' BUFFER YARD**

**PRIVACY FENCE DETAIL**  
SCALE: N.T.S.



- EXISTING TREE (SEE SPECIFIC LIST) OF FULL BUFFER INSTALLATION NEED
  - EXISTING TREE (SEE SPECIFIC LIST) OF CAMPUS BUFFER INSTALLATION NEED
  - BUFFER BUFFER SPECIFIC LIST (SP, 1 & 2) BUFFER INSTALLATION NEED
- NOTE: BUFFER INSTALLATION NEEDS ARE FOR BOONE COUNTY ZONING REGULATIONS SECTION 16-1-1

**NOTES:**

1. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
2. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
3. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
4. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
5. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
6. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
7. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
8. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
9. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
10. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
11. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
12. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
13. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
14. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
15. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
16. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
17. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
18. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
19. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
20. ALL BUFFER ZONES SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.



# **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

## **PROJECT REVIEW COMMITTEE**

**April 5, 2019**

**9:00 a.m.**

---

**There will be no Florence Project Review meeting this week due to the lack of items requiring discussion at this time.**

### **BOONE COUNTY**

#### **AGENDA**

<b><u>Project</u></b>	<b><u>Location</u></b>	<b><u>Type of Review</u></b>
1. UPS Richwood (Morgan)	Transport Drive (Boone)	Site Plan (2) <i>Submitted 2-20-19</i>
2. Traemore Phase B (Wall)	Traemore Place / Brookhurst Lane (Union)	Improvement Plan <i>Submitted 3-26-19</i>
3. Aero Commerce Center (Wall)	KY 18/Aero Parkway (Boone)	Site Plan (Grading Only) <i>Submitted 3-27-19</i>
4. Meggitt Parking Lot Addition II (Schwartz)	Jamike Lane (Boone)	Site Plan <i>Submitted 4-2-19</i>

**Other:**

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Diocese of Covington  
1125 Madison Avenue  
Covington, KY 41011
- 2. ADDRESS OF PROPERTY  
10272 Hwy 42  
Union, KY 41091
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
St. Timothy Parish

4. DEED BOOK 152                      PAGE NO. 294                      GROUP NO. 2056

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

- Zoning Map Amendment:                       Conditional Use Permit
- From \_\_\_\_\_ To \_\_\_\_\_
- Development Plan                                       Conditional Zoning
- Subdivision Plat                                       Other:
- (Not Recorded)
- 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

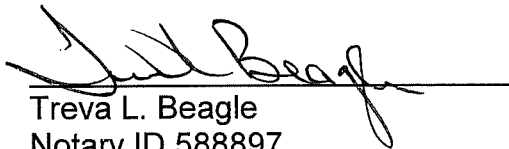
Michael D. Schwartz - Planner  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

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

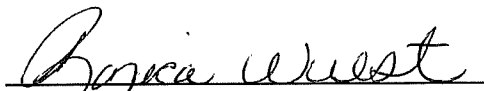
on behalf of the Boone County Planning Commission this 11 day of April, 2019.



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 April 10, 2019 Certificate of Land Use Restriction (#19-BCBOA-006 -A), for Diocese of Covington, Property Owner(s).

The following conditions will apply:

1. That a wood privacy fence, having a minimum height of six (6) feet, be provided along the entire length of the buffer yard.

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

DEED BOOK 152

PAGE NO. 294

GROUP NO. 2056