

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 [checked] Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
2. (Check One) Conditional Use Permit [X] Variance \_\_\_\_\_ Appeal \_\_\_\_\_
Change in Non-Conforming Use \_\_\_\_\_
3. Applicant's Name Safran Landing Systems
Applicant's Address 1 Carbon Way
Walton KY 41094
City State Zip
Phone Number \_\_\_\_\_ Fax No. \_\_\_\_\_ E-Mail \_\_\_\_\_
4. Description of Request: Reduce southern buffer yard along Shoreland Drive from 10 ft to 0 ft.
5. Name of Development Safran Landing Systems
6. Location of Development 1 Carbon Way, Walton, KY 41094
7. Acreage Under Review 1
8. Lot Number and Name of Subdivision (if part of a subdivision)
N/A
9. Owner of Property Safran Landing Systems
Address of Property Owner 1 Carbon Way
Walton KY 41094
City State Zip
Phone Number 859-525-8583 Fax No. \_\_\_\_\_ E-Mail bruce.zimmerman@safrangroup.com
10. Proposed Use(s) on Site Industrial Manufacturing
11. Total Square Footage of Existing and/or Proposed Buildings Existing: ~383,392 sq ft
12. Current Zoning on Property I-2
13. Deed Book 1079 Page No. 554 Group No. N/A 2065
14. Is the site subject to a zone change? No
If yes, give date of approval \_\_\_\_\_
15. Have you submitted a Site Plan with this request? Yes
16. Have you submitted a list of adjoining property owners with this request? Yes, site plan
17. 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: Bruce Zimmerman
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: (SAME AS ABOVE)
(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 6/18/19 Fee Received \$932.00 Receipt # 79638
2. Is application complete?  Yes  No
3. Staff Reviewer M. Schwartz
4. Scheduled Board Action Date 7/10/19
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.**

## STAFF REPORT

#4

APPLICANT: Safran Landing Systems, per Bruce Zimmerman

LOCATION: 1 Carbon Way, Walton, Kentucky

ZONING: Industrial Two (I-2)

DATE: July 10, 2019

### PROPOSAL

The applicant is requesting a Variance to allow a reduction in the ten (10) foot minimum street frontage landscape area along Shorland Drive.

### SITE HISTORY

- 1993 On March 9, 1993, the Boone County Fiscal Court adopted Ordinance Number 920.245, changing the zoning of the site in question from A-2 and I-1 to I-2.
- 1997 -
- 1999 Construction began on the building located at 1 Carbon Way (based on aerial photography).
- 2007 -
- 2009 The building to the north of 1 Carbon Way was constructed (based on aerial photography).
- 2017 A Major Site Plan was approved for a new furnace building.
- 2017 An Improvement Plan was approved for the construction of the extension of Shorland Drive.
- 2018 A Major Site Plan was approved for a 36,100 square foot building addition and truck dock, including the approval of a landscape plan.
- 2018 Installation of landscaping and fencing.
- 2018 The Boone Board of Adjustment approved a variance to increase the height of an ornamental fence within the required front and corner side yards from four (4) feet to eight (8) feet (BCBOA 18-013).
- 2018 The Boone Board of Adjustment approved a variance to reduce the side yard Landscape Buffer width from eighty (80) feet to forty-eight (48) feet to allow the construction of a truck access road and guardrail along the north side of the property (BCBOA 18-016).

### 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.

1. Section 3620 of the Boone County Zoning Regulations requires a Buffer Yard A, having a minimum width of ten (10) feet, to be provided where a property is adjacent to a public or private street. The applicant has provided documentation indicating that due to an error, certain improvements (asphalt roadway, fencing, and landscaping) were constructed/installed within the right-of-way of Shorland Drive. The applicant has applied for, and received, an encroachment permit from the County so that these improvements can remain within the right-of-way.
2. 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.
3. 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.
- B. Section 1140 of the Boone County Zoning Regulations states that “The purpose of the Industrial Two district is to provide for those types of heavy industrial uses, which are of a warehouse and manufacturing type and such uses are significant in size, which cannot

be accommodated in an Industrial One district since they involve heavy equipment, machinery, or other products which requires sufficient infrastructure and results in a substantial economic impact. Such districts will be organized to provide employment opportunities for regional and extra regional labor markets. Districts will be located on lands with direct access to expressways and/or arterials.”

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question for “Industrial” uses. This designation is defined as manufacturing, wholesale, distribution, assembly, mining, and terminal uses.
- B. The following Our Boone County Plan 2040 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).

Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).

Boone County shall evaluate and promote business and economic sectors of the future and explore ways to encourage existing industry to be competitive in a regional and global economy (Economy Goal A, Objective 3).

Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).

Effective site placement, architectural design, and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Smoke, dust, noise, and odor impacts shall be kept at a minimum and site development and enforcement shall be carefully coordinated with regulatory agencies (Economy Goal B, Objective 7).

- D. Carbon Way and Shorland Drive are identified as local roadways, providing for two way traffic within two driving lanes. The extension of Shorland Drive is currently being constructed from its intersection with Carbon Way, approximately 1,200 feet to the east.

#### SITE CHARACTERISTICS

- A. The approximate 40 acre property is located at the northeast corner of the intersection of Carbon Way with Shorland Drive. The site is currently occupied by a manufacturing facility (Safran Landing Systems). Ingress/egress to the site is from four existing curb cuts onto Carbon Way. There will be an additional curb cut onto the extension of Shorland Drive. As it exists today, there is an existing ornamental fence and landscaping along the Shorland Drive extension.

SURROUNDING LAND USES AND ZONING

North: Vacant/undeveloped land (A-2, I-1)

South: A recreational facility (Shor Lake Park) and vacant/undeveloped; and (I-2)

East: Vacant, undeveloped land, within Kenton County (ECP)

West: A manufacturing facility (Kustom Group) and vacant/undeveloped land (I-2)

PROPOSED DEVELOPMENT

A. No additional improvements are proposed as part of this application. However, the approved Encroachment Permit indicates that: (1) the existing private fence encroaches over the property line by 12'-10"; (2) the existing private access road encroaches over the property line by 2'-6"; and (3) the existing landscaping encroaches over the property line by 18'-0".

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

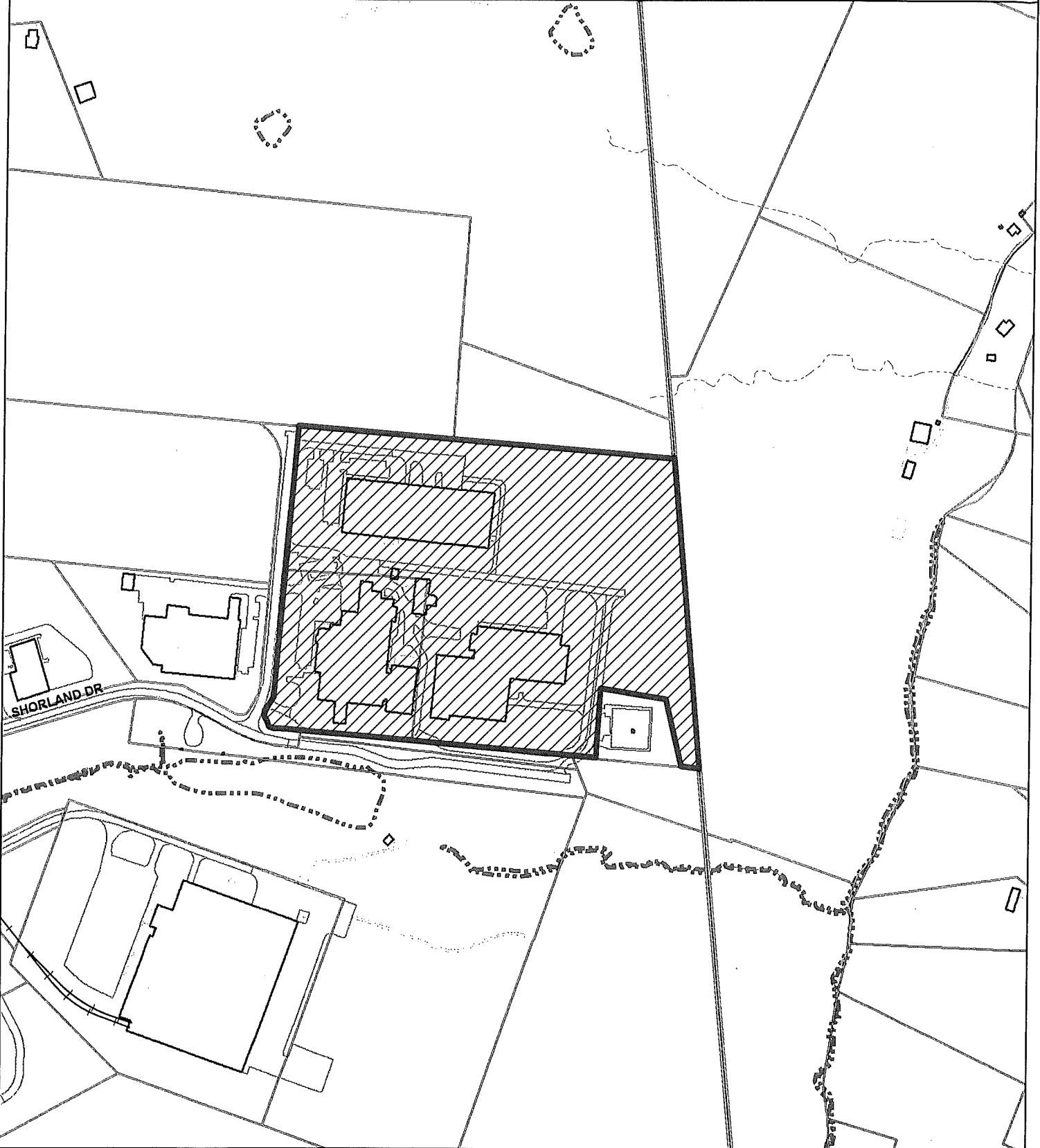
MDS/ss

Attachments

- \*Vicinity Map
- \*Aerial Map
- \*Zoning Map
- \*Topographical Map
- \*2040 Future Land Use Map
- \*Application
- \*Encroachment Permit
- \*Development Plan

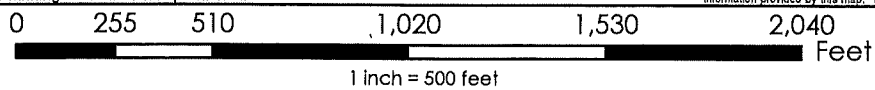
# Vicinity Map

www.boonecountygis.com

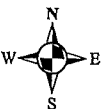


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**Boone County GIS - Putting Northern Kentucky on the Map**



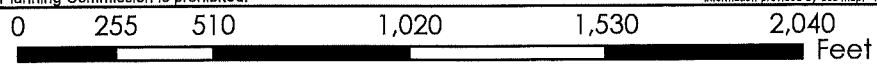
# Aerial Map

www.boonecountygis.com

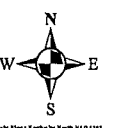


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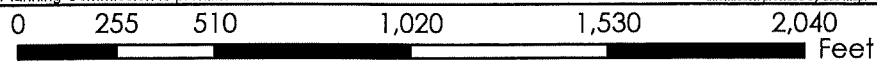
# Zoning Map

www.boonecountygis.com



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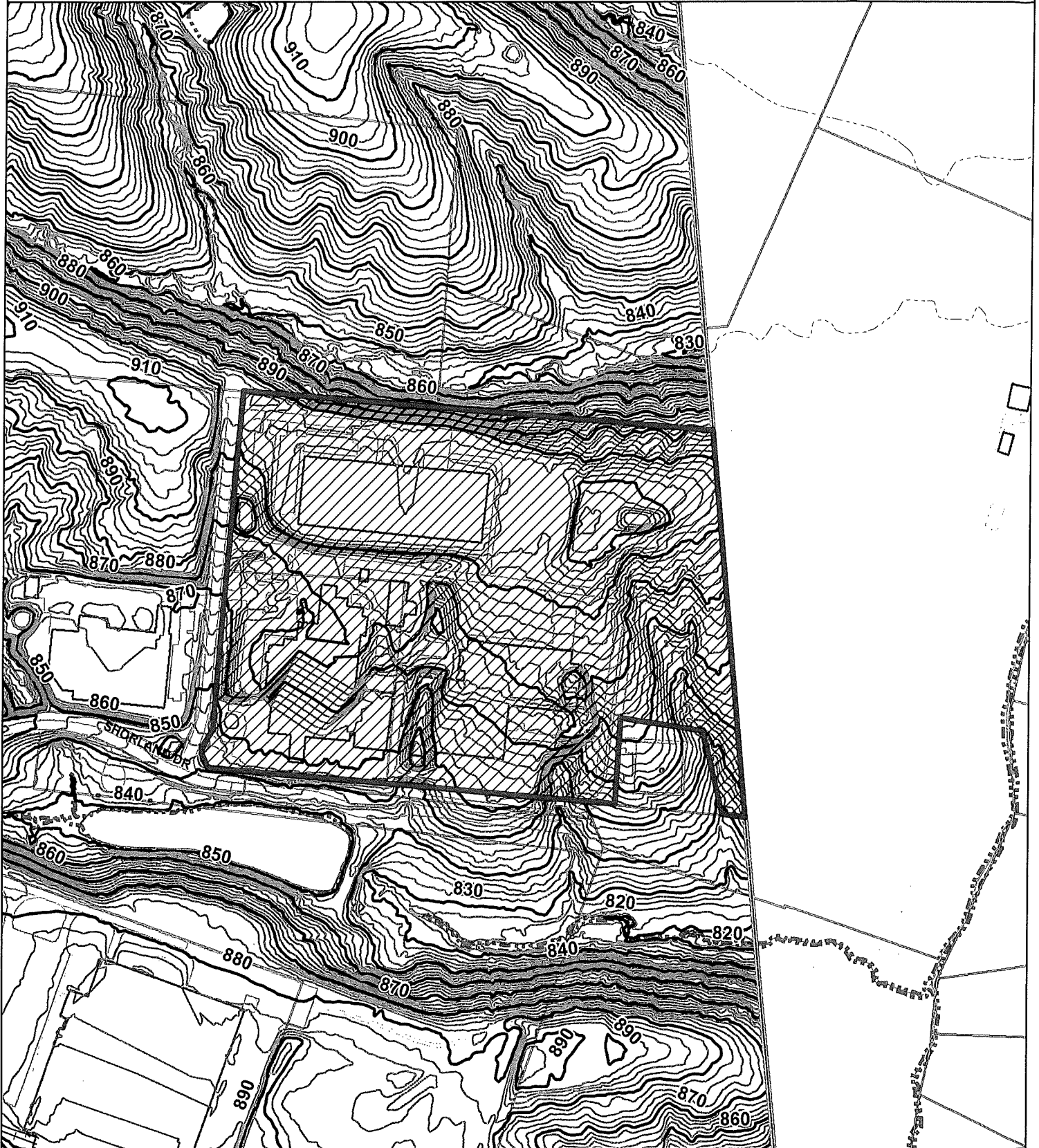
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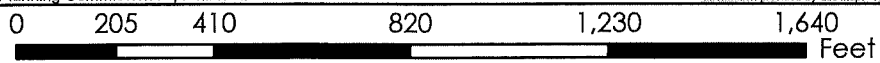
# Topographical Map

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1 inch = 400 feet

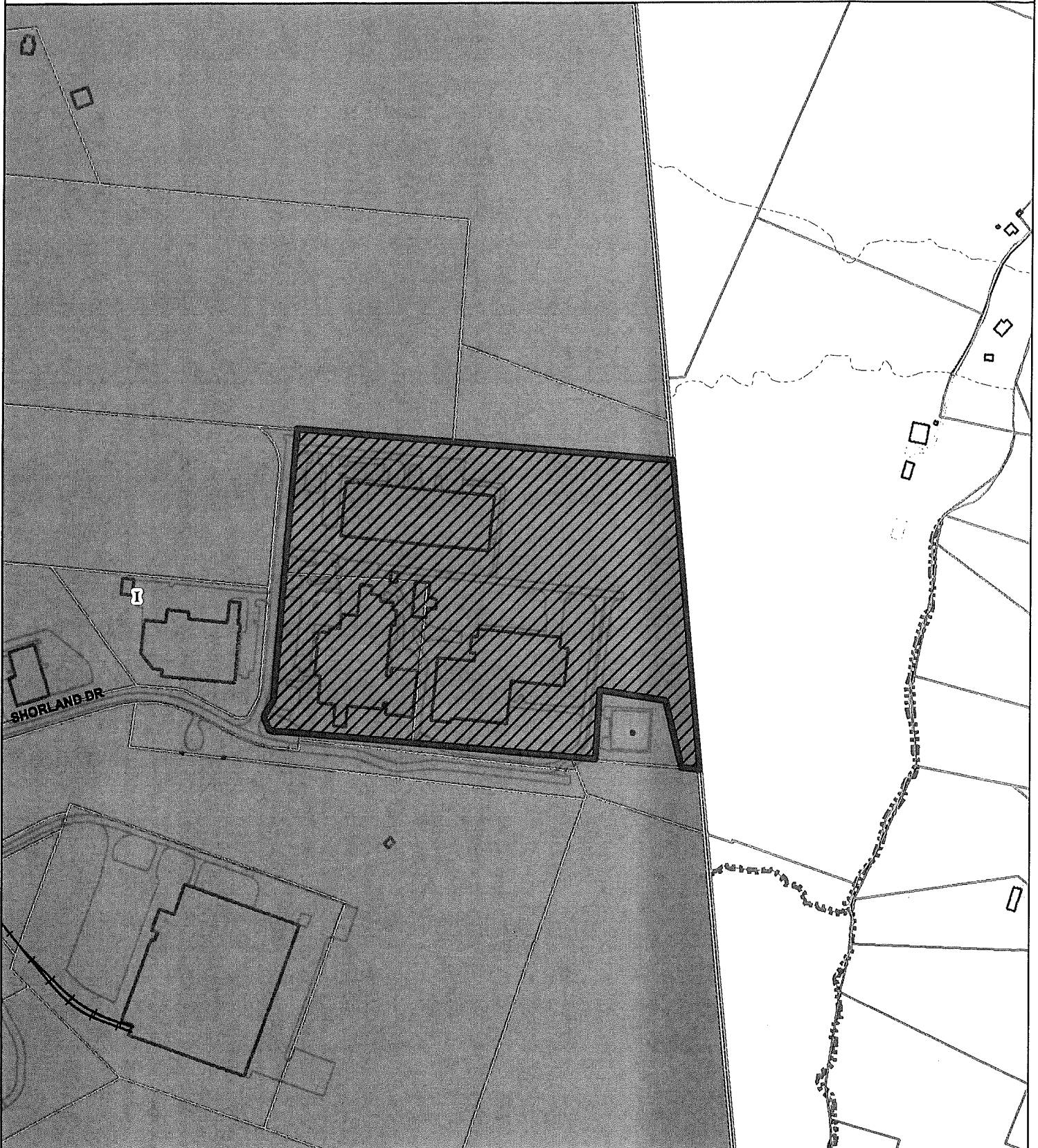


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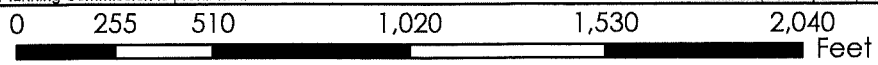
# 2040 Future Land Use Map

www.boonecountygis.com



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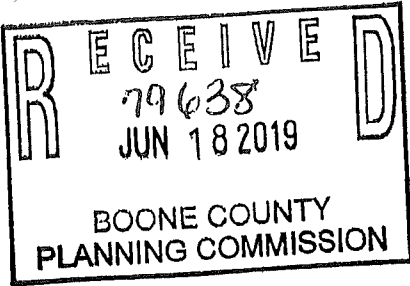
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**Boone County GIS - Putting Northern Kentucky on the Map**



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. Boone [checked] Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
(2) Conditional Use Permit [X] Variance \_\_\_\_\_ Appeal \_\_\_\_\_
Change in Non-Conforming Use \_\_\_\_\_
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Applicant's Address 1 Carbon Way
Walton KY 41094
City State Zip
Phone Number \_\_\_\_\_ Fax No. \_\_\_\_\_ E-Mail \_\_\_\_\_
4. Description of Request: Reduce southern buffer yard along Shoreland Drive from 10 ft to 0 ft.
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6. Location of Development 1 Carbon Way, Walton, KY 41094
7. Acreage Under Review 1
8. Lot Number and Name of Subdivision (if part of a subdivision) N/A
9. Owner of Property Safran Landing Systems
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Walton KY 41094
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Phone Number 859-525-8583 Fax No. \_\_\_\_\_ E-Mail bruce.zimmerman@safrangroup.com
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12. Total Square Footage of Existing and/or Proposed Buildings Existing: ~383,392 sq ft
13. Current Zoning on Property I-2
14. Deed Book 1079 Page No. 554 Group No. N/A
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, site plan
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: Bruce Zimmerman
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: (SAME AS ABOVE)
(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 6/18/19 Fee Received \$932.00 Receipt # 79638
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.

GARY W. MOORE  
COUNTY JUDGE/EXECUTIVE

JEFFREY S. EARLYWINE  
COUNTY ADMINISTRATOR



**BOONE COUNTY**  
PUBLIC WORKS

BOONECOUNTYKY.ORG

SCOTT PENNINGTON  
DIRECTOR

Encroachment Permit Application

Date 5-23-2019

Applicant Name: Safran  
Address: 1 Carbon Way  
City, State, Zip: Walton, KY 41094  
Phone: 859-525-8583

Contact Person: Bruce Zimmerman (Safran)  
Phone: 859-525-8583  
Email: bruce.zimmerman@safrangroup.com

Gregory Rainey (Denham-Blythe)  
859-255-7405  
grainey@denhamblythe.com

Type of Encroachment

- Industrial Entrance  
 Commercial Entrance  
 Residential Entrance  
 Farm Entrance  
 Utility Encroachment  Underground  Overhead  
 Other (Specify) Safran fence, roadway, and landscaping encroaching into Boone Co. property

Encroachment Location: South perimeter along Shoreland Drive

Description of Work to be Completed: Private fence encroaching over property line by 12'-10", private access road encroaching over property line by 2'-6", and perimeter landscaping encroaching over property line by 18'. Refer to Exhibits A and B for illustration.

Separate Attached Drawings Required for All Encroachments

Application Fee: Industrial Entrance - \$400.00 ea  
Commercial Entrance - \$200.00 ea All  
Other Entrances - Free  
Utility encroachment - Free

Make checks payable to: Boone County Fiscal Court

Return completed application and fee to: Boone County Public Works  
5645 Idlewild Rd.  
Burlington, KY. 41005

The applicant agrees to the following terms and conditions:

1. The applicant shall comply with and is bound by the requirements of the Boone County Public Works Department's Regulations.
2. Applicant agrees that if the Department determines that vehicular capacity deficiencies or over capacity conditions develop as a result of the installation and use of this facility, the applicant shall adjust, relocate or reconstruct the facilities and/or provide and bear the expense for signs, storage lanes or other corrective measures reasonably deemed necessary by the Department and set forth in the Department's Regulations within a reasonable length of time after receipt of written notice regarding such adjustments, relocation, additions modifications and/or corrective measures, such time to be specified in the notice.
3. The said encroachment will not infringe on the frontage rights of an abutting owner without written consent of the said owner as hereto: "I (we) consent to the granting of attached permit."  
Date: \_\_\_\_\_ (This does not apply to utilities which serve the general public).
4. Any permit granted hereunder shall be with the full understanding that it shall not interfere with any similar rights or permits heretofore granted to any other party except as otherwise provided by law.
5. A plan prepared by Denham-Blythe and dated 5-23-19 is attached hereto and made a part hereof, which describes the facilities to be constructed by the applicant for which facilities this permit is granted. The applicant agrees as a condition to the issuance of the permit to construct and maintain such facilities in accordance with said plan, and the applicant shall not use the facilities authorized herein in any manner contrary to that prescribed by this permit and plan. Normal usage and routine maintenance only are authorized under this permit.
6. Applicant shall comply with the Manual on Uniform Traffic Control Devices as revised to and in effect on the date of the issuance of this permit which is made a part hereof by reference.
7. Applicant shall at all times from date when work is first commenced and until such time as all facilities are removed from the right-of-way premise, defend, protect and save harmless the Department from all liability, claims, and demands arising out of work undertaken by the applicant pursuant to this permit, due to any negligent act or omission by the applicant, its servants, agents employees or contractors. This provision shall not inure to the benefit of any third party or operate to enlarge any liability of the Department beyond that existing at common law if this right to indemnity did not exist.
8. Upon a violation of any of the provisions of this permit, the Department may revoke the permit by giving notice to the applicant in writing to remove from the right-of-way any facilities placed thereon within a reasonable time as set forth in the notice, and in the event said facilities are not so removed, and the right-of-way restored the Department may cause same to be removed, and the costs thereof shall be charged to the applicant.
9. If the work authorized by this permit is on a project in the construction phase, it shall be the responsibility of the applicant to make contact the Inspection Services Division of the Boone County Public Works Department.
10. This permit does not alleviate any requirements of any other government agency.
11. Applicant agrees to keep the priority route in which this permit was issued clear of dirt, mud and debris during construction and for the life of this permit.
12. An asphalt concrete or portland cement concrete apron, of a minimum of 10 feet in length for the width of the driveway, shall be provided from the edge of the paved portion of the street upon which the driveway is encroaching (per section 3314 of the Boone County Zoning Regulations).
13. This application will become void one (1) year from applicant signature date. Applicant must contact Engineering Services when the work is complete. (859) 334-3600.

Does not apply.  
BAE  
28 May 19

Applicant Signature Brian H. [Signature]  
Approval [Signature] ME  
Release Date \_\_\_\_\_

Date May 28, 2019  
Date 6-13-19  
Permit No. 19-2095

GARY W. MOORE  
COUNTY JUDGE/EXECUTIVE

JEFFREY S. EARLYWINE  
COUNTY ADMINISTRATOR



**BOONE COUNTY**  
PUBLIC WORKS

BOONECOUNTYKY.ORG

SCOTT PENNINGTON  
DIRECTOR

DATE: 6/13/2019

TO: Safran  
ATTN: Bruce Zimmerman

PERMISSION HAS BEEN REQUESTED TO PERFORM THE FOLLOWING WORK  
WITHIN THE PUBLIC RIGHT-OF-WAY OF Shorland Drive Extension.

DESCRIPTION OF WORK IS AS FOLLOWS:


Traffic control by MUTCD standards

Any work to be done by Boone County within our R/W in regards to maintenance on Shorland  
Dr. Extension – It will be at the OWNERS EXPENSE to put any landscaping and/or fence back  
in place when our work is complete

No Construction Material to be stored on roadway

Restoration in County R/W is required

PERMISSION IS HEREBY GRANTED, PER ATTACHMENTS.

  
\_\_\_\_\_ ME

PERMIT # 19-2095

DANIEL D. RICE/ GEORGIA L. JONES/MICHAEL R. MARTIN/MICHAEL L. EBERHART  
INSPECTION SERVICES  
ENGINEERING DIVISION

INSPECTION REQUIRED                      YES              NO  
IF YES, A TWENTY-FOUR (24) HOUR NOTICE REQUIRED

THANK YOU.;

OFFICE HOURS 7:30 AM – 4:00 PM M-F

PHONE (859) 334-3600 FAX (859) 334-3598

GARY W. MOORE  
COUNTY JUDGE/EXECUTIVE

JEFFREY S. EARLYWING  
COUNTY ADMINISTRATOR



**BOONE COUNTY**  
PUBLIC WORKS

SCOTT PENNINGTON  
DIRECTOR

*BOONECOUNTYKY.ORG*

ATTENTION ALL UTILITIES AND THEIR CONTRACTORS:

PERMISSION TO PERFORM WORK WITHIN THE DEDICATED PUBLIC RIGHT-OF-WAY HAS BEEN REQUESTED BY Bruce Zimmerman.

IN APPROVING THIS APPLICATION, THE UTILITY OF CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE FOLLOWING:

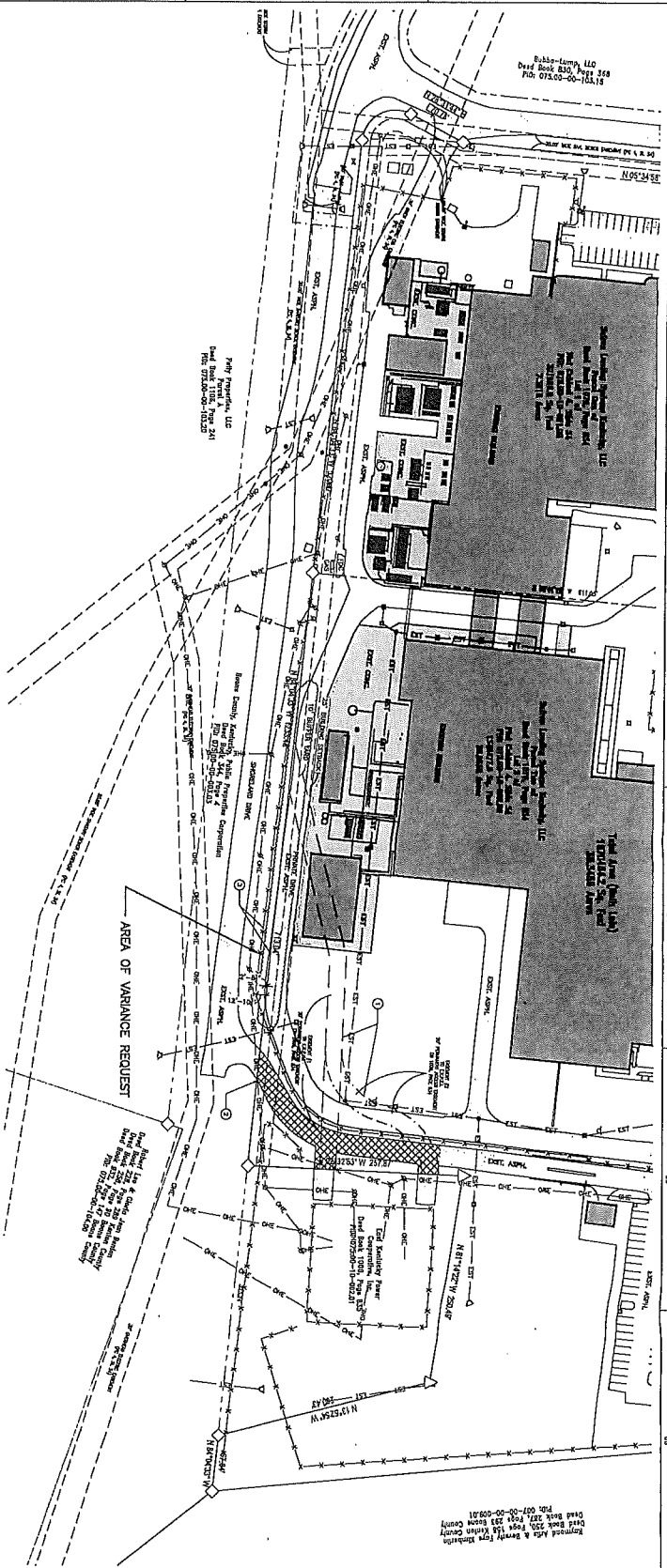
1. COMPACTION WITHIN THE RIGHT-OF-WAY IS REQUIRED. REFER TO THE BOONE COUNTY SUBDIVISION REGULATIONS, APPENDIX "A", ITEM 1.0, PARAGRAPH 1.4 (BACKFILL). WRITTEN RESULTS TO BOONE COUNTY PUBLIC WORKS IMMEDIATELY.
2. ALL EXCAVATIONS, I.E. BORE PITS, ROAD CUTS, SERVICE TAPS, OR REPAIRS SHALL BE BACKFILLED AT THE END OF EACH WORKING DAY, OR OTHER ARRANGEMENTS SHOULD BE MADE WITH THE INSPECTOR.
3. PRE-CONSTRUCT MEETINGS ARE ENCOURAGED.
4. NO FIXED STRUCTURES SHALL BE ALLOWED WITHIN FOUR (4) FEET OF THE EDGE OF ANY PAVEMENT, OR HAMPER MAINTENANCE OF DRAINAGE SYSTEMS.
5. THE COMPANY AGREES TO SAVE BOONE COUNTY HARMLESS FROM ANY ACTION FOR DAMAGES ARISING OUT OF ITS PROSECUTION OF THE WORK DESCRIBED HEREIN.
6. ALL RESTORATION OF THE ROADWAY OR RIGHT-OF-WAY SHALL BE TO THE SATISFACTION OF THE BOONE COUNTY SUBDIVISION REGULATIONS.
7. WORK ZONE TRAFFIC CONTROL, ROADWAY SIGNS AND MARKINGS MUST BE UTILIZED, AND IN CONFORMANCE WITH THE CURRENT M.U.T.C.D.
8. KENTUCKY LABOR CABINET, OCCUPATIONAL SAFETY AND HEALTH, (O.S.H.A.), STANDARDS 803 KAR 2:415 AND 803 KAR 2:309 (TRENCHING/SHORING, CONFINED SPACES) WILL BE OBSERVED BY THE INSPECTOR. ANY UNSAFE CONDITIONS, IN THE OPINION OF THE INSPECTOR, WILL BE BROUGHT TO THE CONTRACTOR'S ATTENTION. IF THE SITUATION IS NOT IMMEDIATELY RECTIFIED, THE O.S.H.A. DIVISION OF COMPLIANCE AND UTILITY COMPANY/OWNER WILL BE NOTIFIED IN WRITING.
9. A TWENTY-FOUR HOUR (24 HR.) NOTICE OF INSPECTION IS REQUIRED FOR ANY WORK PERFORMED WITHIN COUNTY RIGHT-OF-WAY.

DANIEL D. RICE, SUPERVISOR  
OFFICE: (859) 334-3600  
CELL: (859) 743-1395

**EXHIBIT 1 - SOUTHERN BUFFER YARD VARIANCE**

**SITE KEY NOTES**

- 1. EXISTING BUILDING FOOTPRINTS
- 2. NEW 10' BUFFER YARD
- 3. NEW 10' BUFFER YARD
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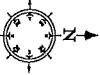
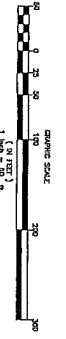


Robb-Lynn, LLC  
 Deed Book 830, Page 368  
 P.O. 07500-00134118

John Pennington, LLC  
 Deed Book 830, Page 368  
 P.O. 07500-00134118

Raymond A. A. Swartz, Inc.  
 Deed Book 830, Page 368  
 P.O. 07500-00134118

**AREA OF VARIANCE REQUEST**



ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

NO.	DATE	DESCRIPTION
1	10/23/21	ISSUED FOR PERMITTING
2	10/23/21	ISSUED FOR PERMITTING
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**DENHAM BLYTHE**  
 ARCHITECTS  
 1500 N. 10th St., Suite 100  
 Lexington, KY 40503  
 Phone: 606.251.5555  
 Fax: 606.251.5556  
 Email: info@denhamblythe.com

**SAFRAN**  
 1 CARBON WAY | WALTON, KY | BOONE COUNTY  
 BUFFER YARD VARIANCE

**SAFRAN**  
 1 CARBON WAY | WALTON, KY | BOONE COUNTY  
 BUFFER YARD VARIANCE

CERTIFICATE OF LAND USE RESTRICTION


- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Safran Landing Systems  
1 Carbon Way  
Walton, KY 41094
- 2. ADDRESS OF PROPERTY  
1 Carbon Way  
Walton, KY 41094
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Safran Landing Systems

4. DEED BOOK 1079                      PAGE NO. 554                      GROUP NO. 2065

- 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

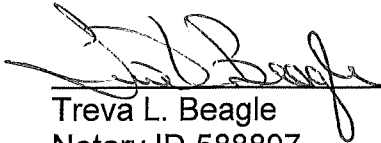
  
 \_\_\_\_\_  
 SIGNATURE OF COMPLETING OFFICIAL  
Michael D. Schwartz - Planner  
 Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

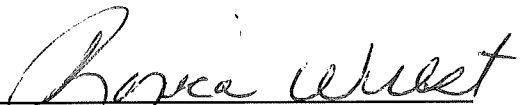
Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz

on behalf of the Boone County Planning Commission this 11 day of July, 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.)