

JAN 29 2021

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

BOONE COUNTY
PLANNING COMMISSION

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

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

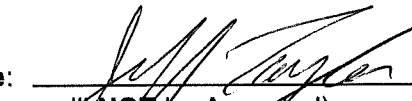
SECTION A: (To be completed by applicant)

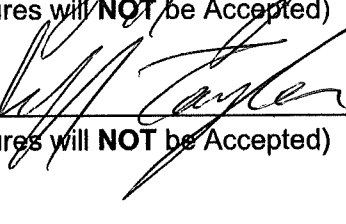
1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant: J.S.T. Properties
Address: 4498 Petersburg Rd (Parcel C)
Burlington Ky 41005
City State Zip Code
Phone Number: 859-689-0095 Fax Number: 859-689-0097
Email: j.taylor@taylorcent.com
4. Description of Request:
Use Property For Parking + Storage, as previously used. Put Black top - Gravel + 4' decorative Ky Board Fence on Front of lot
5. Name of Development: Village of Idlewild
6. Location of Development: State Rd #20 and Creek Rd
4498 Petersburg Rd Burlington Ky 41005
City (Parcel C) State Zip Code
7. Acreage Under Review: .81
8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: JST Properties
Address: 4498 Petersburg Rd.
Burlington Ky 41005
City State Zip Code
Phone Number: 859-689-0095 Fax Number: 859-689-0097
Email: j.taylor@taylorcent.com

DECEIVE

10. Proposed Use(s) on Site: Commercial Use Storage + Parking
11. Total Square Footage of Existing and/or Proposed Buildings: No Building
12. Current Zoning: Residential, Previous Residential w/Commercial use
13. 946 556 2000
Deed Book Page Group Number
PIDN: 015,00-00-016.01
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

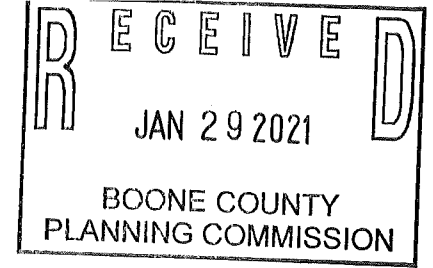
ORIGINAL Property Owner's Signature: 
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 1-29-21 Fee Received: \$6666.00 Receipt #: RA 83165
2. Is application complete: _____
3. Staff Reviewer: M. Schwartz
4. Scheduled Board Action Date: March 10, 2021
5. Board Action: March 10, 2021
- _____ Approved
- Approved with Conditions (see #6) ~~See Minutes~~
- _____ Denial (See #7)
6. Conditions of Approval: See Minutes & Meeting File
- _____
- _____
- _____
- _____
7. Reasons for Denial: _____
- _____
- _____
- _____
- _____

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



JST Properties

4498 Petersburg Rd.

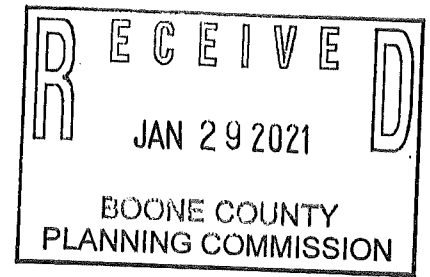
859-689-0095

Burlington, KY 41005

List of adjoining property owners to 4498 Petersburg Rd.
Burlington KY 41005 (Parcel C)

1. Thomas J Hackman
6078 SaddleRidge Dr.
Burlington, KY 41005
2. Frederick Ralph Phalzgraf
3009 Idlewild Rd.
Burlington, KY 41005
3. Christopher Sean Gorz
2811 Idlewild by pass
Petersburg, KY 41080
4. William Hershel Potter
4492 Petersburg Rd.
Burlington, KY 41005

3



DEED

FAIR CASH VALUE _____
TRANSFER TAX _____

PIDN: 015.00-00-016.01
GROUP: 2000
PLAT: _____

Know All Men By These Presents:

That W. Joe Tipton and D. Charlene Tipton, his wife,

whose mailing address is: 2384 Petersburg Road, Hebron, KY 41048

for and in consideration of \$10,000.00 to them paid by the grantee herein, the receipt of which is acknowledged, do bargain, sell, and convey to:

J.S.T.Properties LLC, a Kentucky Limited Liability Company, its successors and assigns forever, the following described Real Estate, in the County of Boone and Commonwealth of Kentucky, to wit:

PARCEL C

Group No. 2000

Located in the village of Idlewild, Kentucky, being a corner lot at the intersection of State Rd. #20 and Creek Road and more particularly described as follows:

Beginning at a point where State Road #20 intersects the Creek Road leading to Ben R. Gaines farm; thence in an eastwardly direction along the right-of-way line of State Rd. #20 221 feet to a point, a corner with said Holladay's remaining lands; thence in a northwestwardly direction along Holladay's remaining lands 222 feet to a point in said Creek Road; thence in a southwardly direction along said Creek Road 320 feet to the place of beginning.

Being all of Parcel C as conveyed to the grantor, W. Joe Tipton, by deed dated the 24th day of March, 2005, and recorded in Deed Book 946, Page 556, of the Boone County Court Clerk's records at Burlington, Kentucky.

Send Tax Bill for the Year 2011

In Care of: JST Properties LLC

4865 Petersburg Road, Petersburg, KY 41080

RETURN TO:

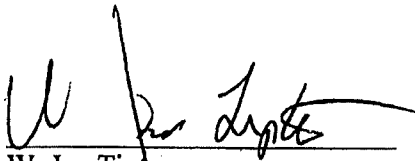
Property Address: 4498 Petersburg Road, Burlington, KY 41005

Grantee Mailing Address: 4865 Petersburg Road, Petersburg, KY 41080

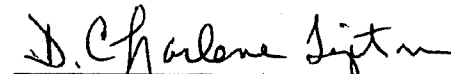
BOONE COUNTY D997 PG 440

Together with all the PRIVILEGES AND APPURTENANCES to the same belonging. TO HAVE AND TO HOLD the same to the said J.S.T. Properties, LLC., a Kentucky Limited Liability Company, its successors and assigns forever, the grantors, their heirs, executors and administrators, HEREBY COVENANTING with the Grantee, its successors and assigns, that the TITLE so conveyed is CLEAR, FREE AND UNENCUMBERED, and that they will WARRANT AND DEFEND the same against all legal claims whatsoever, except the 2011 property taxes which the grantee herein agrees to pay.

IN WITNESS WHEREOF, the said grantors, W. Joe Tipton and D. Charlene Tipton, his wife, hereunto set their hands, this 29th day of July in the year 2011.



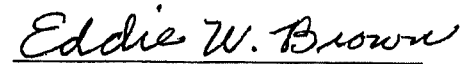
W. Joe Tipton



D. Charlene Tipton

STATE OF KENTUCKY:
COUNTY OF BOONE

The foregoing instrument was acknowledged, subscribed and sworn to before me this 29th day of July, 2011, by the grantors, W. Joe Tipton and D. Charlene Tipton.



Notary Public

My Commission Expires: 10/09/11

*This instrument prepared
by Eddie W. Brown
6900 Houston Road
Bldg 600, Suite 23
Florence, Ky 41042
Eddie W. Brown*

BOONE COUNTY D997 PG 441

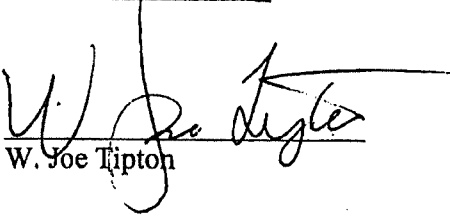
CERTIFICATE OF CONSIDERATION

The grantors and the grantee both certify, under oath that the consideration reflected in this deed is the full consideration paid for the property which is being conveyed and the grantee joins in this deed for the sole purpose of making this certificate about the consideration.

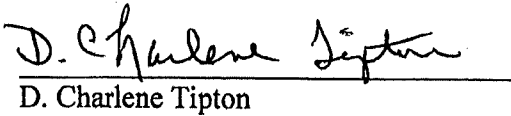
Sworn to this 29th day of July in the year 2011.

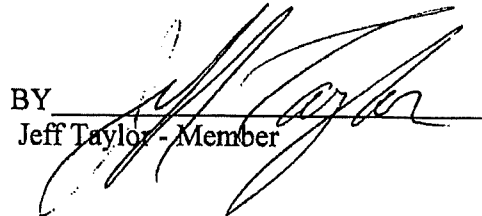
GRANTORS

GRANTEE


W. Joe Tipton

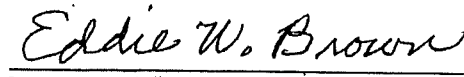
J.S.T. Properties LLC
A Kentucky Limited Liability Company


D. Charlene Tipton

BY 
Jeff Taylor - Member

STATE OF KENTUCKY:
COUNTY OF BOONE:

The foregoing certification was acknowledged, subscribed and sworn to before me this 29th day of July, 2011, by W. Joe Tipton and D. Charlene Tipton; and Jeff Taylor, member, of J.S.T. Properties, LLC, a Kentucky Limited Liability Company, on behalf of the company.


Notary Public

DOCUMENT NO: 576235
RECORDED ON: OCTOBER 05, 2011 01:32:40PM
TOTAL FEES: \$17.00
TRANSFER TAX: \$10.00
GROUP : 2000
COUNTY CLERK: KENNY BROWN
COUNTY: BOONE COUNTY CLERK
DEPUTY CLERK: JULIE SPALDING
BOOK 0997 PAGES 440 - 442

My Commission Expires: 10/09/11

RECEIVED
JAN 29 2021
BOONE COUNTY
PLANNING COMMISSION

Deed Bk/Pg: 457/11
GIS Acres: 13.42 015.00-00-023.04
GORZ CHRISTOPHER SEAN

208/208
15.45
015.05

Deed Bk/Pg: 210/310
GIS Acres: 5.65 015.00-00-015.02
POTTER WILLIAM HERSHEL

Parcel C

Deed Bk/Pg:
GIS Acres: 0.81
015.00-00-016.01

*J.S.T. Properties
LLC.
Gate*

Deed Bk/Pg: 946/912
GIS Acres: 0.34
015.00-00-016.00
J. S. T. PROPERTIES LLC

WACKMAN THOMAS J

015.00-00-020.00
GIS Acres: 0.22
Deed Bk/Pg: 416/109

Deed Bk/Pg: 98715
GIS Acres: 1.28
015.00-00-021.00

PFALZGRAF RALPH FREDERICK II

J. S. T PROPERTIES LLC

GIS Acres: 0.5 015.00-00-016.00
Deed Bk/Pg: 946/912

J. S. T PROPERTIES LLC

015.00-00-016.00
GIS Acres: 0.02
Deed Bk/Pg: 946/912

IDLEWILD RD

Deed Bk/Pg:
3238 IDLE

015.00-
GIS Acr

Deed Bk/Pg: 9871556
23.29 015.00-00-019.00
ZGRAF RALPH FREDERICK II

MARTIN RD

Deed Bk/Pg: 9871565
GIS Acres: 5.56 015.00-00-017.00
PFALZGRAF RALPH FREDERICK II

STAFF REPORT

#1

APPLICANT: J.S.T. Properties, per Jeff Taylor

LOCATION: Along the north side of Petersburg Road, at its intersection with Idlewild Road, and immediately east of the property at 4498 Petersburg Road, Boone County, Kentucky

ZONING: Rural Suburban Estates (RSE)

DATE: March 10, 2021

PROPOSAL

- A. The submitted request is for a Change of Nonconforming Use to allow the site to be used for outdoor storage.

SITE HISTORY

- Prior to
1949 Based on information contained in the Boone County GIS, the buildings addressed as 4498, 4487, and 4492 Petersburg Road, were in existence.
- 1954-
1990 Based on information contained in the Boone County GIS, the site had been used for storage and some type of business activity.
- 1974 Based on information contained in the Boone County GIS, the area across from 4498 Petersburg Road was used for storage and parking.
- 1980 Based on information contained in the Boone County GIS, the site, and the surrounding area, was zoned RSE/SC.
- 1992 Based on information contained in the Boone County GIS, the site, and the surrounding area, was zoned RSE.

APPLICABLE REGULATIONS

- A. Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant changes in nonconforming uses as specified in this order.
- B. Section 273 of the Boone County Zoning Regulations states that the Board of Adjustment shall have the power to hear and decide on applications to permit a change from one nonconforming use to another. In reviewing such applications, the Board:
1. Shall not permit such a change unless the new nonconforming use is as equally or more compatible with permitted uses in the district in which it is located as the existing nonconforming use.
 2. Shall not allow any changed nonconforming use to be increased or enlarged, nor

extended to occupy a greater area of land than was occupied by the original nonconforming use.

- C. In permitting such change in nonconforming use, the Board may require appropriate conditions and safeguards in accord with other provisions of this order, such as the provision of landscaping and buffering, the improvement of parking areas, and restrictions on the hours of operation.
- D. Kentucky Revised Statute (KRS) 100.253 (2), reads as follows: “The board of adjustment shall not allow the enlargement or extension of a nonconforming use beyond the scope and area of its operation at the time the regulation which makes its use nonconforming was adopted, nor shall the board permit a change from one (1) nonconforming use to another unless the new nonconforming use is in the same or a more restrictive classification, provided, however, the board of adjustment may grant approval, effective to maintain nonconforming-use status, for enlargements or extensions, made or to be made, of the facilities of a nonconforming use, where the use consists of the presenting of a major public attraction or attractions, such as a sports event or events, which has been presented at the same site over such period of years and has such attributes and public acceptance as to have attained international prestige and to have achieved the status of a public tradition, contributing substantially to the economy of the community and state, of which prestige and status the site is an essential element, and where the enlargement or extension was or is designed to maintain the prestige and status by meeting the increasing demands of participants and patrons.”
- E. Section 910 of the Boone County Zoning Regulations states that “Rural Suburban Estates should be located where there may be a limited feasibility or desire or need for providing or requiring all infrastructure normal to support a suburban or urban neighborhood. The purpose of the Rural Suburban Estates district is to provide a residential environment whose dwelling types and densities are typical of a semi-suburban character. Such districts will be located on lands adjacent to established urban areas, but which are not suitable for larger scale or more densely developed suburban or urban residential use.”
- F. Automotive services and outdoor storage are not identified as a principally permitted, accessory, or conditional use within the RSE district.
- G. Section 3655.2 of the Boone County Zoning Regulations states that 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.
- H. Section 3655.4 of the Boone County Zoning Regulations states that fences shall be permitted within the front yard and corner side yard up to a maximum height of four (4) feet and the fence shall be of a decorative design, (chain link, barbed wire, stock wire, chicken wire and similar type fences are not permitted) and shall be designed to have an opacity of fifty (50) percent or less.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question for: (1) “Rural Density Residential” uses, which is defined as low density residential uses of up to one dwelling unit per acre; and (2) “Developmentally Sensitive”, which is defined

as areas that have an existing slope of twenty percent or greater for a height of 20 meters (67.6 feet), or have unique soil or flooding characteristics which limit the ability of an area to support urban development, or contain significant wooded areas, creeks, wildlife habitat, or other natural features that are important to a site's stability and visual character.

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).

Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).

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).

An evaluation of environmental factors identified in this Plan will be part of any development review process (Environment Goal A, Objective 1).

Developmentally Sensitive and scenic areas shall be identified, mapped, and stabilized. Developments proposed in any of these areas shall be carefully designed and reviewed to minimize environmental impacts (Environment Goal A, Objective 3).

Developmentally Sensitive hillsides in Boone County must be given special consideration. Any proposed development on hillsides designated as such shall be reviewed and monitored to maintain the environmental and structural integrity of the hillsides (Environment Goal A, Objective 4).

Plans for new or redeveloped commercial, industrial, institutional, and residential sites shall be reviewed and reasonable measures taken to ensure identification and protection of significant cultural resources (Natural and Cultural Resources Goal C, Objective 8).

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

Local agriculture, business products, and services shall be encouraged and supported (Economy Goal A, Objective 4).

Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).

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).

Mixing of commercial and non-commercial uses shall occur in areas where consideration has been given to assure compatibility with surrounding land uses and natural systems (Economy Goal B, Objective 2).

Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).

- C. Petersburg Road is identified as a state maintained collector street, providing for two-way traffic within an approximate 20 foot pavement width. There are no sidewalks along the roadway.

SITE CHARACTERISTICS

- A. The approximate 0.78 acre property is located along the north side of Petersburg Road, at its intersection with Idlewild Road.
- B. The site is currently occupied by a storage area and a four (4) high decorative fence.
- C. The site slopes upward 26 feet from southwest to northeast at an average grade of approximately 9%.
- D. Access to the site is from an existing curb cut onto Petersburg Road.

SURROUNDING LAND USES AND ZONING

- North: Single-family residential (RSE)
- South: Commercial building (RSE)
- East: Single-family residential (RSE)
- West: Automotive service, repair, and sales (RSE)

PROPOSED DEVELOPMENT

- A. The applicant is proposing the following:
1. Use of the site for a blacktop/gravel storage and parking area.
 2. Provision for a four (4) foot high, decorative fence, to be located along the south and east of the site.
 3. Access via a new curb cut onto Petersburg Road, approximately 50 feet east of the curb cut serving the property located at 4492 Petersburg Road.

STAFF COMMENTS

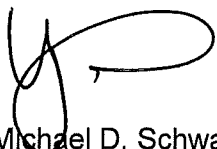
- A. The buildings located at 4492 and 4498 Petersburg Road have been identified as historically significant.

- B. Since the site in question, and the property to its immediate west (4498 Petersburg Road), are under the same ownership and will be used for the same business, the front yard setback of the site will be the existing front yard setback of the adjacent property.
- C. The existing front yard setback of 4498 Petersburg Road is eighteen (18) feet.
- D. Section 3620 of the Boone County Zoning Regulations require a Buffer Yard, having a minimum width of ten (10) feet, to be provided along street frontages.
- E. In reviewing the submitted application, the applicant should address, and the Board must find, that the new nonconforming use is as equally or more compatible with permitted uses in the district in which it is located as the previous nonconforming use.
- F. The Board must find that the new nonconforming use is not an increase or enlargement over the previous nonconforming use and that the new nonconforming use is not occupying a greater land area than was occupied by the previous nonconforming use.
- G. The following are potential conditions:
 - a. Any fence must be set back a minimum of eighteen (18) feet from the right-of-way of Petersburg Road.
 - b. A Buffer Yard A must be provided along Petersburg Road.
 - c. Any storage/parking area shall be set back a minimum of ten (10) feet from any rear or side property line.
 - d. The property owner shall obtain an approved Site Plan from Boone County Planning Commission.

CONCLUSION

KRS 100.253 and Section 273 of the Boone County Zoning Regulations gives the Boone Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Michael D. Schwartz
Planner

MDS/ss

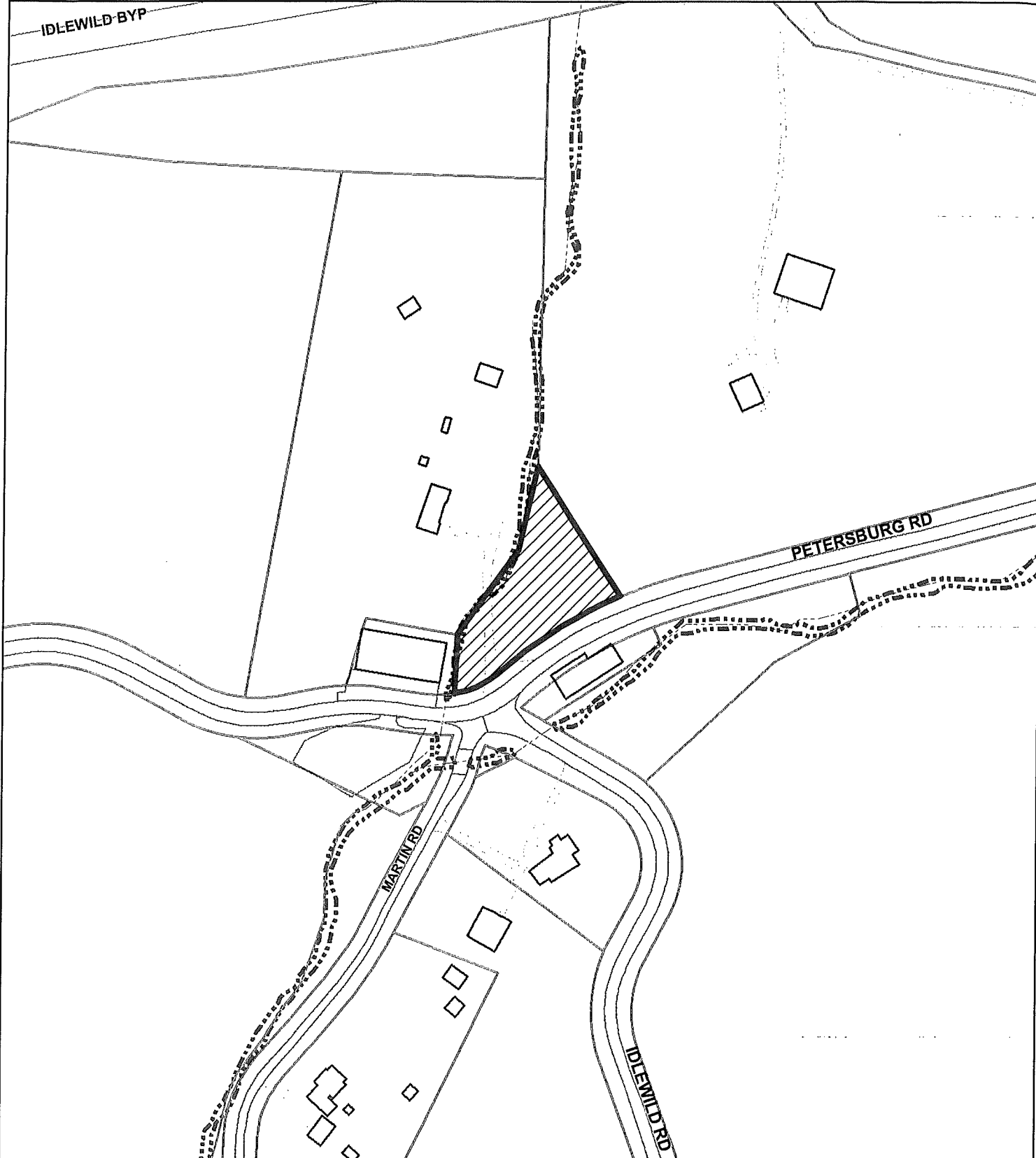
Attachments

- *Vicinity Map
- *Aerial Map
- *Zoning Map
- *Topographical Map

- *2040 Future Land Use Map
- *Application
- *Concept Development Plan

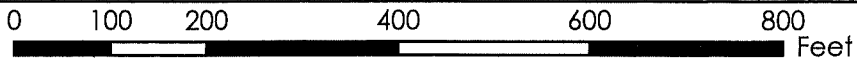
Vicinity Map

www.boonecountygis.com



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1 Inch = 200 feet



Boone Coun

Map Created: 01/01/2018



ArcMap Document: *.mxd

Aerial Map

www.boonecountygis.com



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0 100 200 400 600 800 Feet

1 Inch = 200 feet



Map Created: 01/01/2018

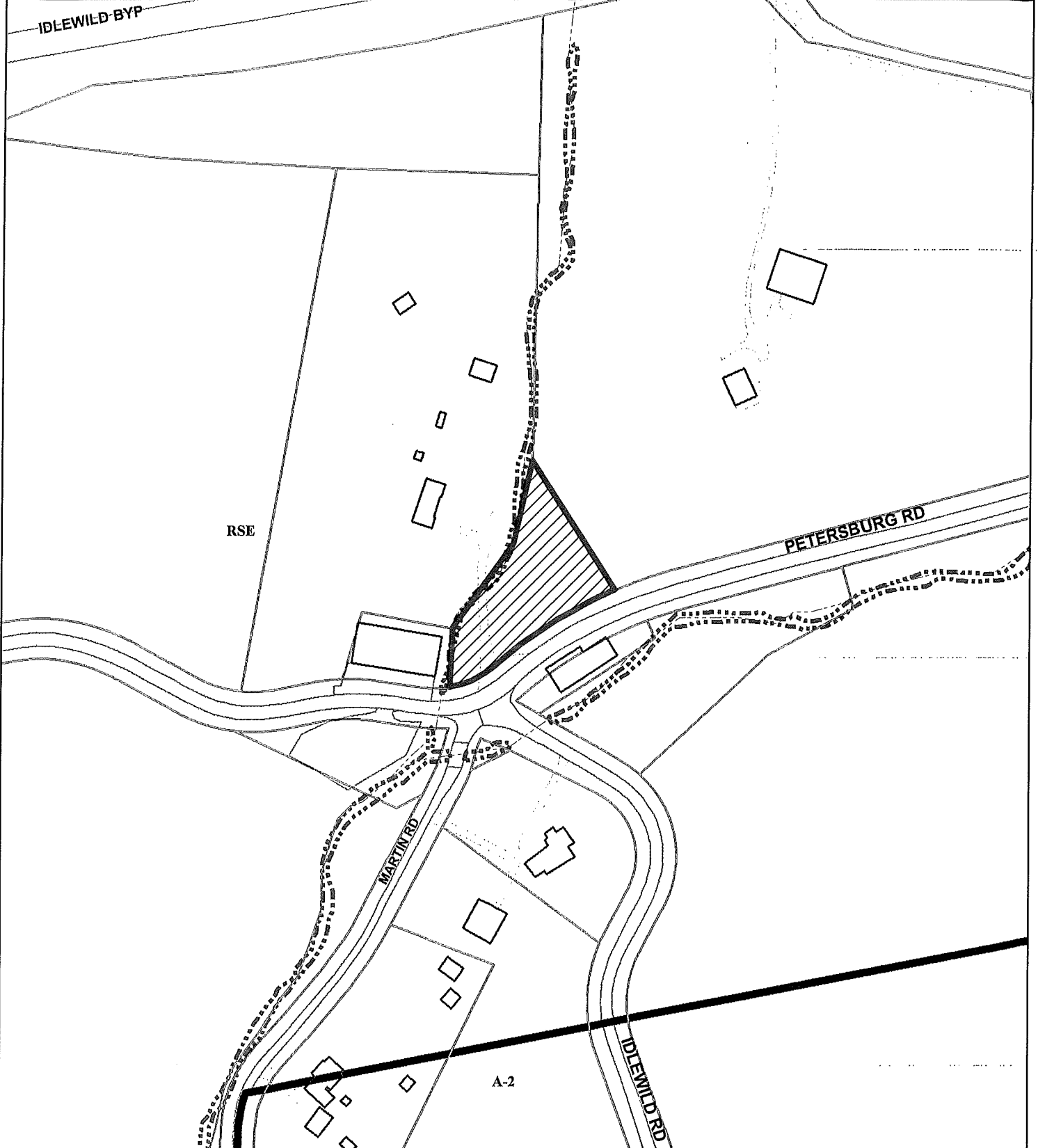
Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS
ArcMap Document: *.mxd

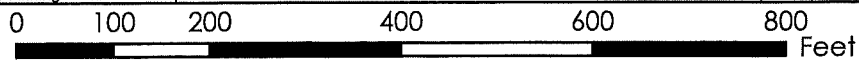
Zoning Map

www.boonecountygis.com



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1 inch = 200 feet

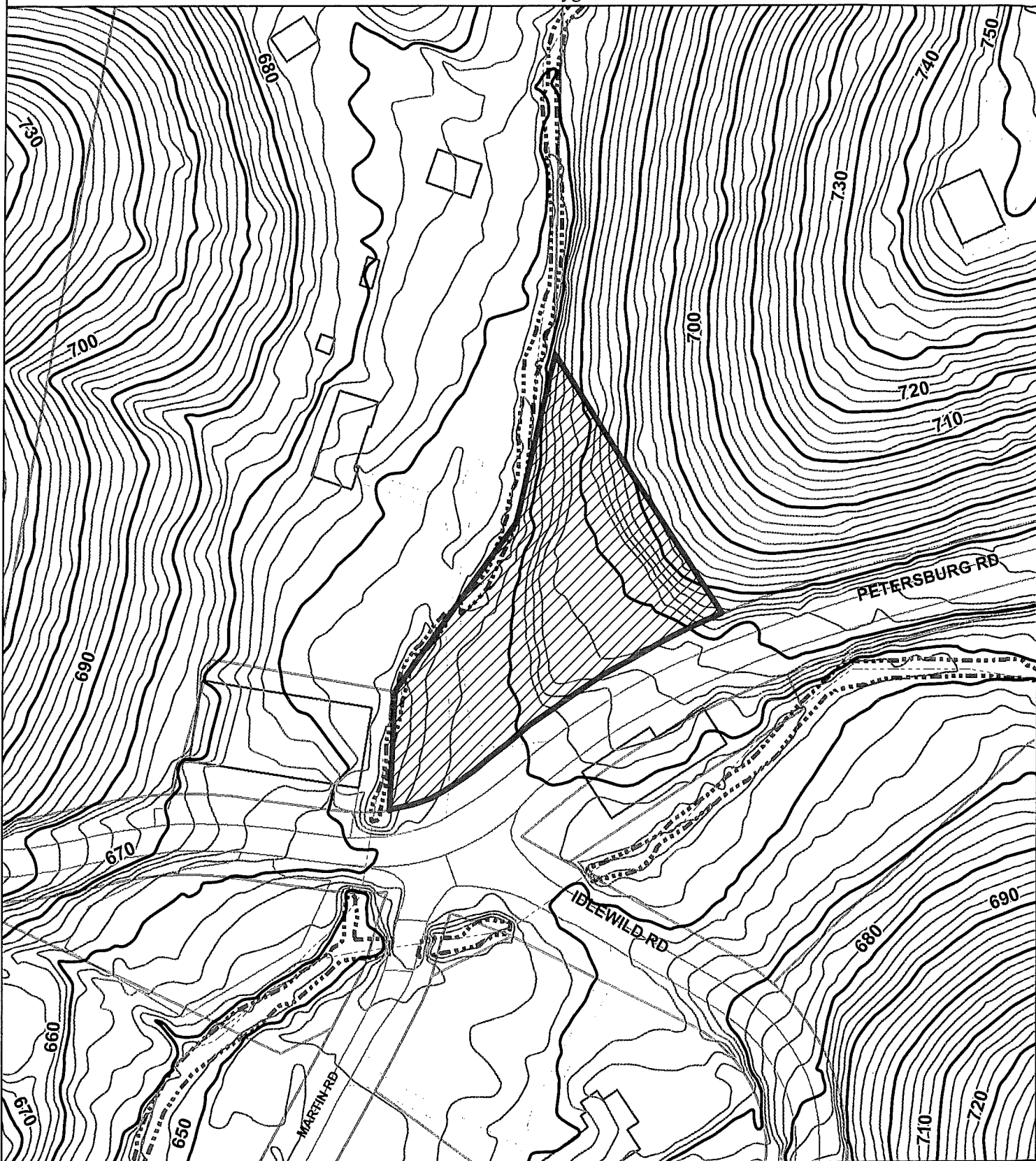


Boone County GIS



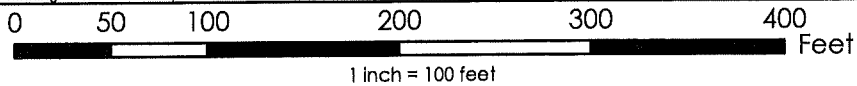
Topographical Map

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Boon

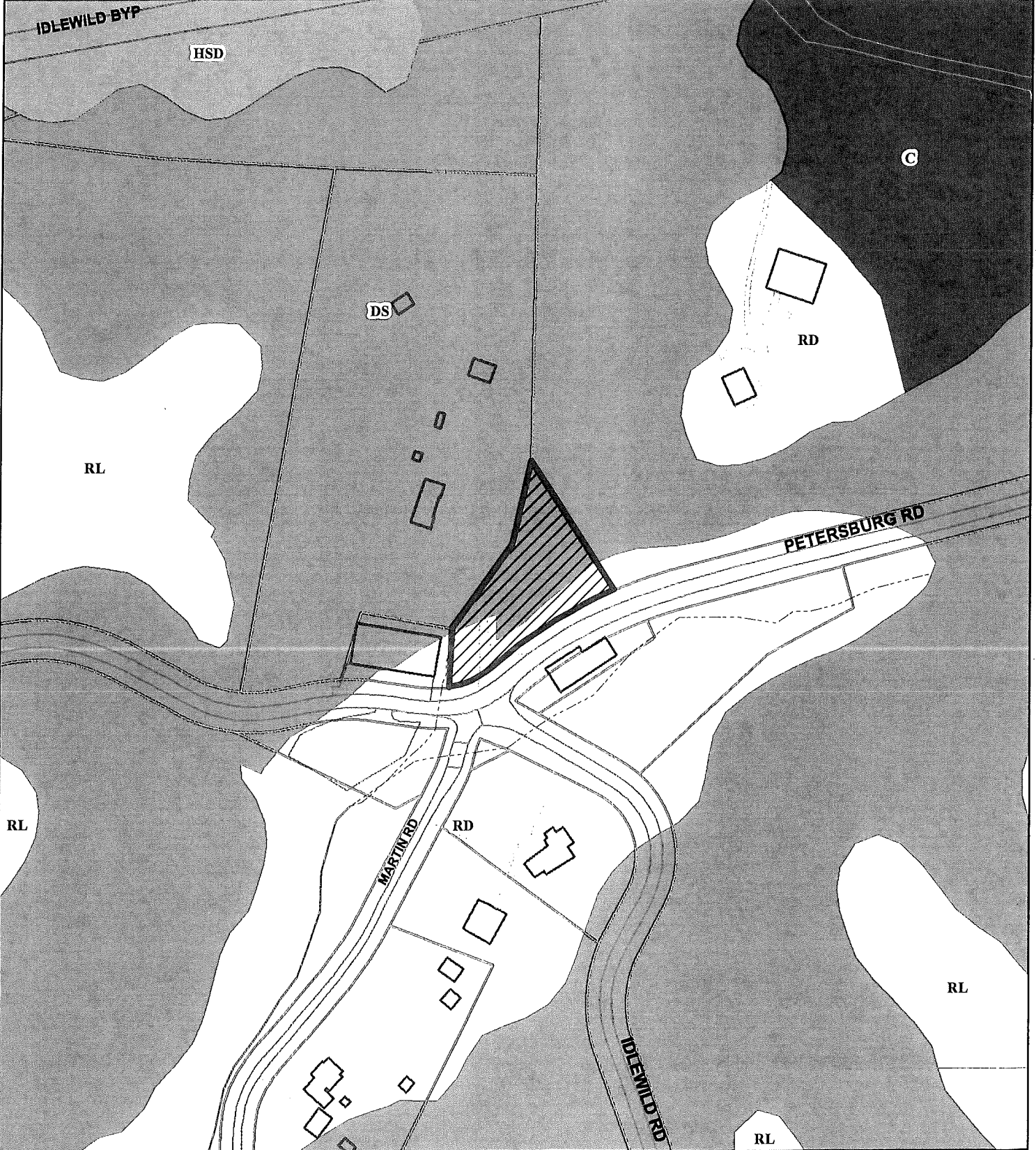


Map Created: 01/01/2018

File Path: C:\Users\Boris\OneDrive\GIS\Boone County GIS\Map Documents*.mxd
ArcMap Document: *.mxd

2040 Future Land Use Map

www.boonecountygis.com

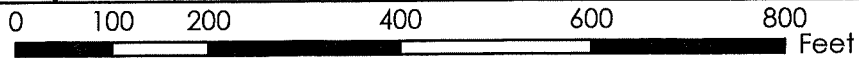


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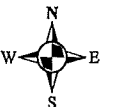
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Boon



1 inch = 200 feet



**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

BOONE COUNTY
PLANNING COMMISSION

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

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

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: J.S.T. Properties
 Address: 4498 Petersburg Rd (Parcel C)
Burlington Ky 41005
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Phone Number: 859-689-0095 Fax Number: 859-689-0097

Email: j.taylor@taylorsent.com

4. Description of Request:
Use Property For Parking + Storage, as Previously used. Put
Black top - Gravel + 4' decorative Ky Board Fence on Front of lot

5. Name of Development: Village of Illewild

6. Location of Development: State Rd #20 and Creek Rd
4498 Petersburg Rd Burlington Ky 41005
City (Parcel C) State Zip Code

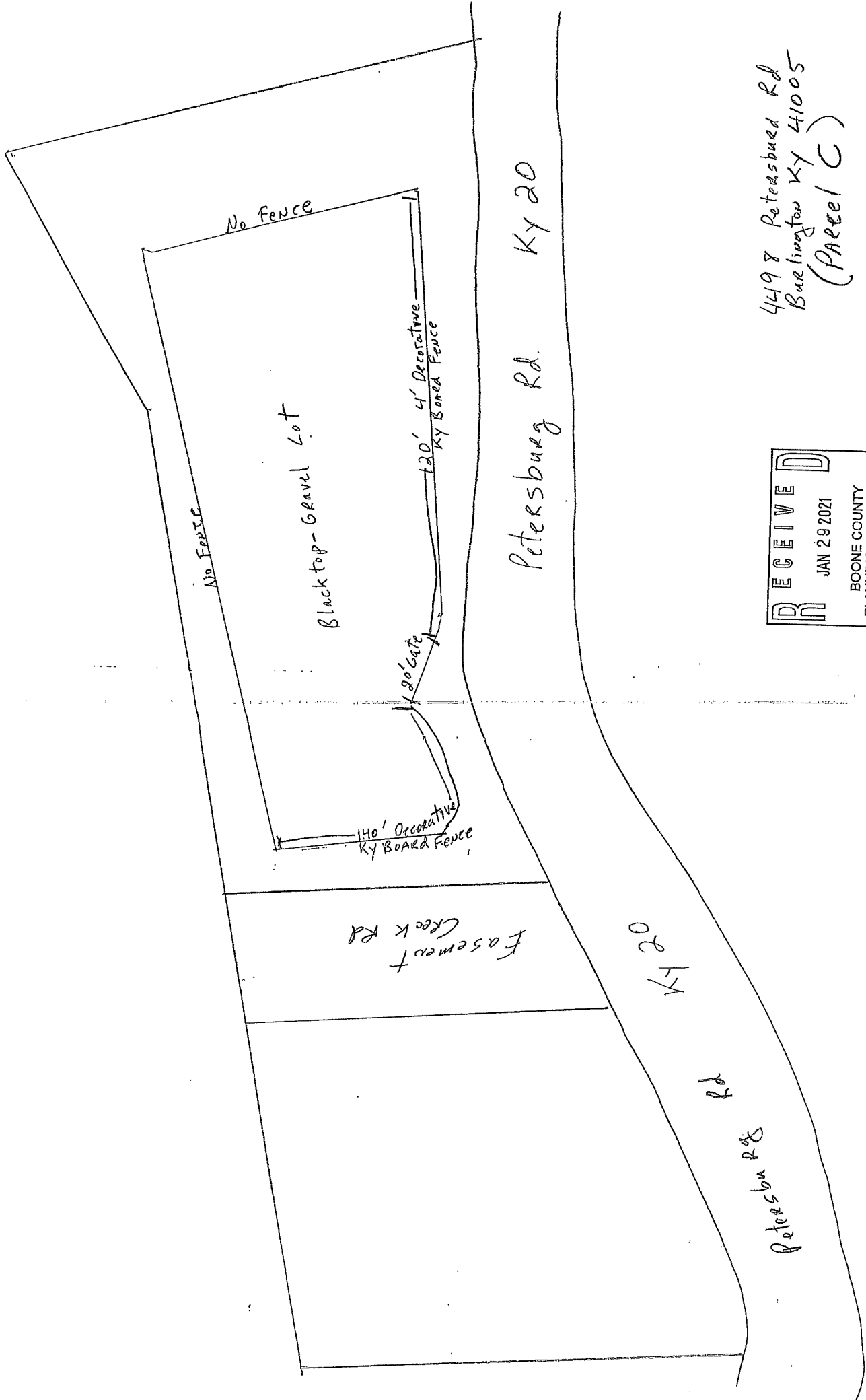
7. Acreage Under Review: .81

8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: JST Properties
 Address: 4498 Petersburg Rd.
Burlington Ky 41005
City State Zip Code

Phone Number: 859-689-0095 Fax Number: 859-689-0097

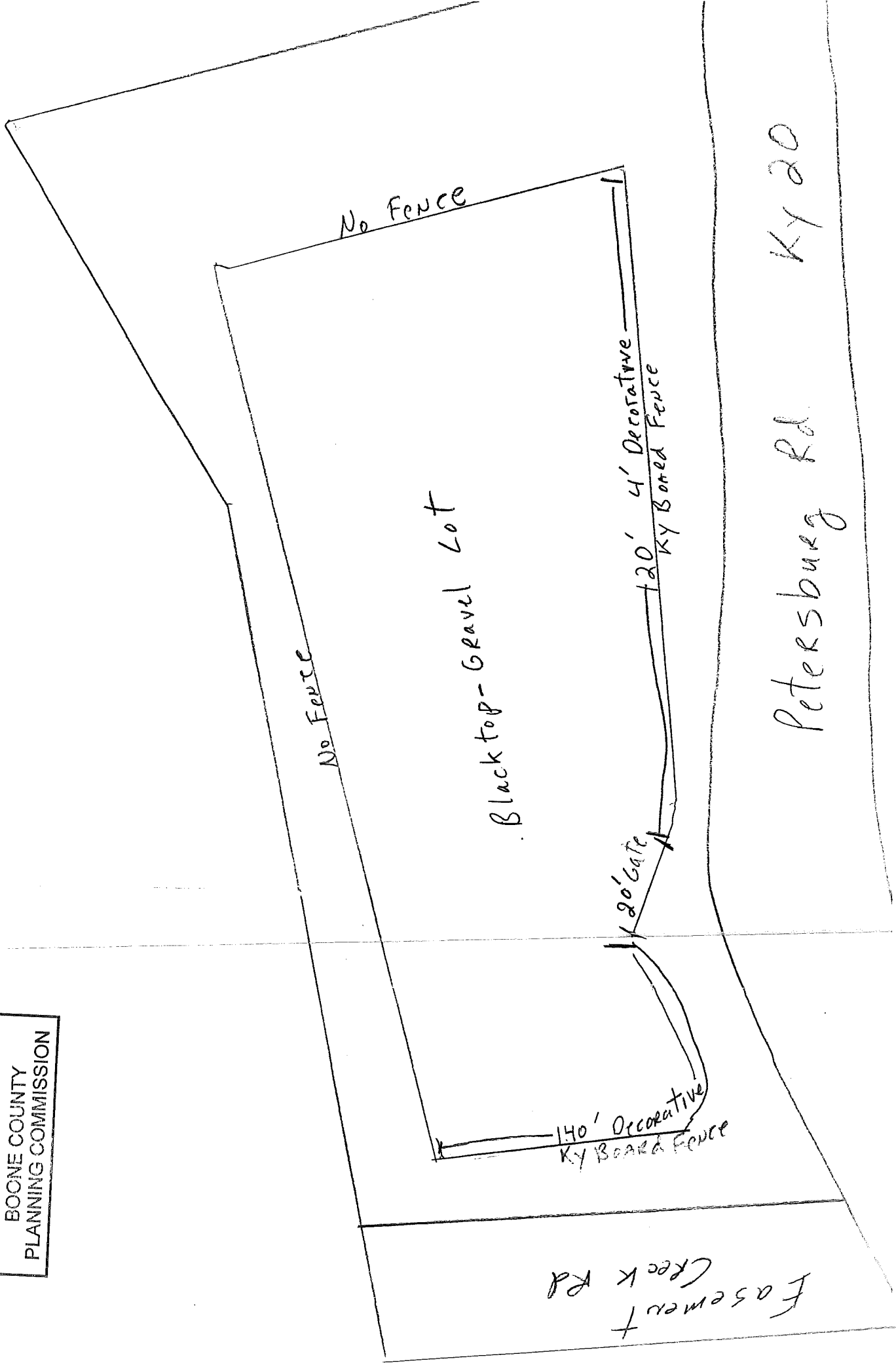
Email: j.taylor@taylorsent.com



4498 Petersburg Rd
 Burlington KY 41005
 (Parcel C)

R E C E I V E D
 JAN 29 2021
 BOONE COUNTY
 PLANNING COMMISSION

RECEIVED
JAN 29 2021
BOONE COUNTY
PLANNING COMMISSION



CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)
JST Properties
4498 Petersburg Road
Burlington, KY 41005

- 2. ADDRESS OF PROPERTY
4498 Petersburg Road
Burlington, KY 41005

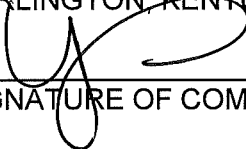
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
JST Properties/Jeff Taylor

- 4. DEED BOOK 946 PAGE NO. 556 GROUP NO. 2000

- 5. TYPE OF RESTRICTION(S) (Check all that apply)
 Zoning Map Amendment: Conditional Use Permit
From _____ To _____
 Development Plan Conditional Zoning
 Subdivision Plat Other: Change in non-conforming use
(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

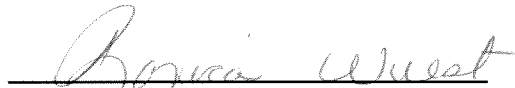
on behalf of the Boone County Planning Commission this 11 day of March, 2021.



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 change in non-conforming use approved by the Boone Board of Adjustment and in accordance with the current zoning in effect as of March 10, 2021 Certificate of Land Use Restriction (#21-BCBOA-006-A), for JST Properties. Property owner(s).

The following conditions will apply:

- 1. Any fence must be set back a minimum of eighteen (18) feet from the right-of-way of Petersburg Road.
- 2. A Buffer Yard A must be provided along Petersburg Road.
- 3. Any storage/parking area shall be set back a minimum of ten (10) feet from any rear or side property line.
- 4. The site shall only be used for the parking/storage of operable cars, trucks, and/or trailers.
- 5. No car, truck, and/or trailer shall be stored for more than thirty (30) consecutive calendar days.
- 6. The property owner shall obtain an approved Site Plan from Boone County Planning Commission.

The approved change in non-conforming use as well as the preceding conditions apply to the property described in:

DEED BOOK 946

PAGE NO. 556

GROUP NO. 2000