

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

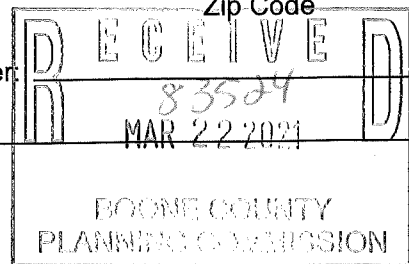
Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

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: Cameron & Tina Berens
Address: 14098 Bridlegate Dr.
Union Ky 41091
City State Zip Code
Phone Number: 859-750-5417 (Cameron) Fax Number: _____
Email: crberens1@gmail.com
4. Description of Request:
We need permission to build a 12 feet deep deck off the back of our home. This leaves only 24 feet from deck to rear property line
5. Name of Development: Triple Crown
6. Location of Development: 14098 Bridlegate Dr
Union Ky 41091
City State Zip Code
7. Acreage Under Review: 8982.74 sqft
8. Lot Number and Name of Subdivision (if part of a subdivision):
LOT 130 Bridlegate Subdivision
9. Current Owner: Cameron & Tina Berens
Address: 14098 Bridlegate Dr
Union Ky 41091
City State Zip Code
Phone Number: 859-750-5417 Fax Number: _____
Email: crberens1@gmail.com



10. Proposed Use(s) on Site: Build a 12'x24' deck to rear of house
11. Total Square Footage of Existing and/or Proposed Buildings: 2069 sq. ft. house
12. Current Zoning: SR-1
13. D 1152 1144 611-613 14 5548 2064
Deed Book Page Group Number
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: Cameron R. Berens / Tina X. Berens
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: Cameron R. Berens / Tina X. Berens
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

1. Date Received: 3-22-21 Fee Received: \$666.00 Receipt #: 83524

2. Is application complete: _____

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: April 14, 2021

5. Board Action: April 14, 2021

- 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
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

STAFF REPORT

#5

APPLICANT: Cameron and Tina Berens

LOCATION: 14098 Bridlegate Drive, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: April 14, 2021

PROPOSAL

The applicant is requesting a Variance to reduce the minimum required rear yard setback from thirty (30) feet to twenty-four (24) feet in order to build a deck.

SITE HISTORY

- 2019 On April 2, 2019, the Boone County Planning Commission approved a zoning permit to allow the construction of a detached single-family residential dwelling on the site in question.
- 2019 On May 20, 2019, the Boone County Planning Commission approved a Final Plat for Triple Crown Country Club, Section 29, Block E, creating the lot 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 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.
1. Findings listed in Section 251:
 - a. 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:
 - (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - (2) 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;

(3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

b. 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 3110 of the Boone County Zoning Regulations requires a minimum rear yard setback of thirty (30) feet within the SR-1 district.

E. Section 930 of the Boone County Zoning Regulations states that the “purpose of the Suburban Residential One district is to provide a low density, residential environment whose dwelling types and densities are typical of a suburban character. It is also to provide limited or passive and active recreational uses that are appropriate to the permitted uses in the district. Suburban Residential One districts will be located on lands within established urban areas where adequate infrastructure facilities and services are available or proposed.”

F. Section 3123 of the Boone County Zoning Regulations states that open structures such as decks which occupy space three (3) or more feet above the general ground level of the yard shall be considered part of the building to which attached and shall not project into the required minimum rear yard.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question for “Suburban Density Residential”.

Suburban Density Residential is defined as single family housing of up to four units per acre.

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).

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).

A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs (Demographics Goal B, Objective 1).

Home ownership shall be encouraged and incentivized as well as redevelopment and renovation of deteriorating housing stock (Demographics Goal B, Objective 3).

- C. Bridlegate Drive is identified as a county maintained local street providing for two way traffic within two driving lanes. Sidewalks are provided along both sides of the roadway as individual lots are developed.

SURROUNDING LAND USES AND ZONING

- North: Single family (SR-1)
- South: Single family (SR-1)
- East: Single family (SR-1)
- West: Single family (SR-1)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to construct an approximate 12' x 24' deck onto the rear of the existing house.
- B. The proposed deck will be set back twenty-four (24) feet from the rear property line.

STAFF COMMENTS

- A. The site in question, containing approximately 0.2 acres, is located along the north side of Bridlegate Drive, approximately 120 feet east of Woodward Court.
- B. The house located at 1882 Woodward Court has a side yard setback of 8.6 feet.
- C. The existing house, and the proposed deck, will be opposite the neighbors rear yard.
- D. On October 14, 2020, the Boone Board of Adjustment approved a variance reducing the rear yard setback from thirty (30) feet to 20.4 feet, in order to build a single family dwelling and a deck on property located at 1854 Woodward Court (BCBOA-20-023).

CONCLUSION

- A. KRS 100.241 and Section 220 of the Boone County Zoning Regulations give 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
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Development Plan

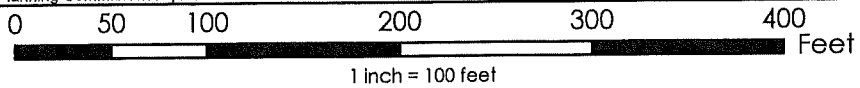
Vicinity Map

www.boonecountygis.com

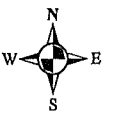


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Boone County



Aerial Map

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0 50 100 200 300 400 Feet

1 inch = 100 feet



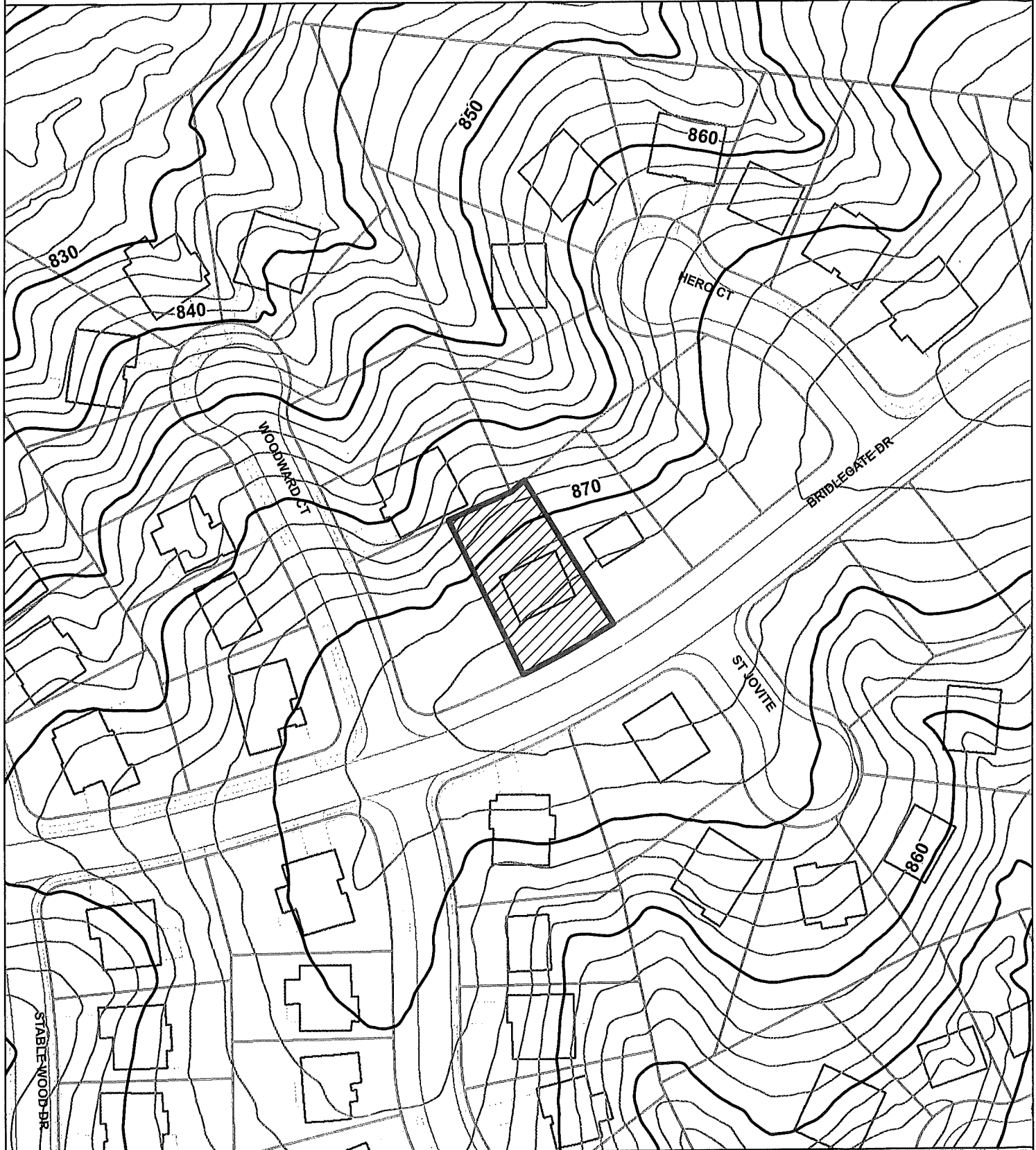
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 01/01/2018

ArcMap Document: *.mxd

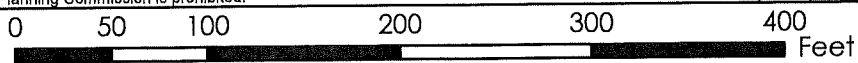
Topographical Map

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Map Created: 01/01/2018

Map File: C:\mxd\Boone\GIS\Map_01_01_18.mxd
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Zoning Map

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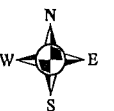
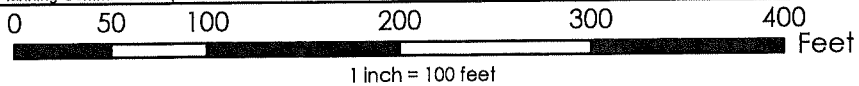


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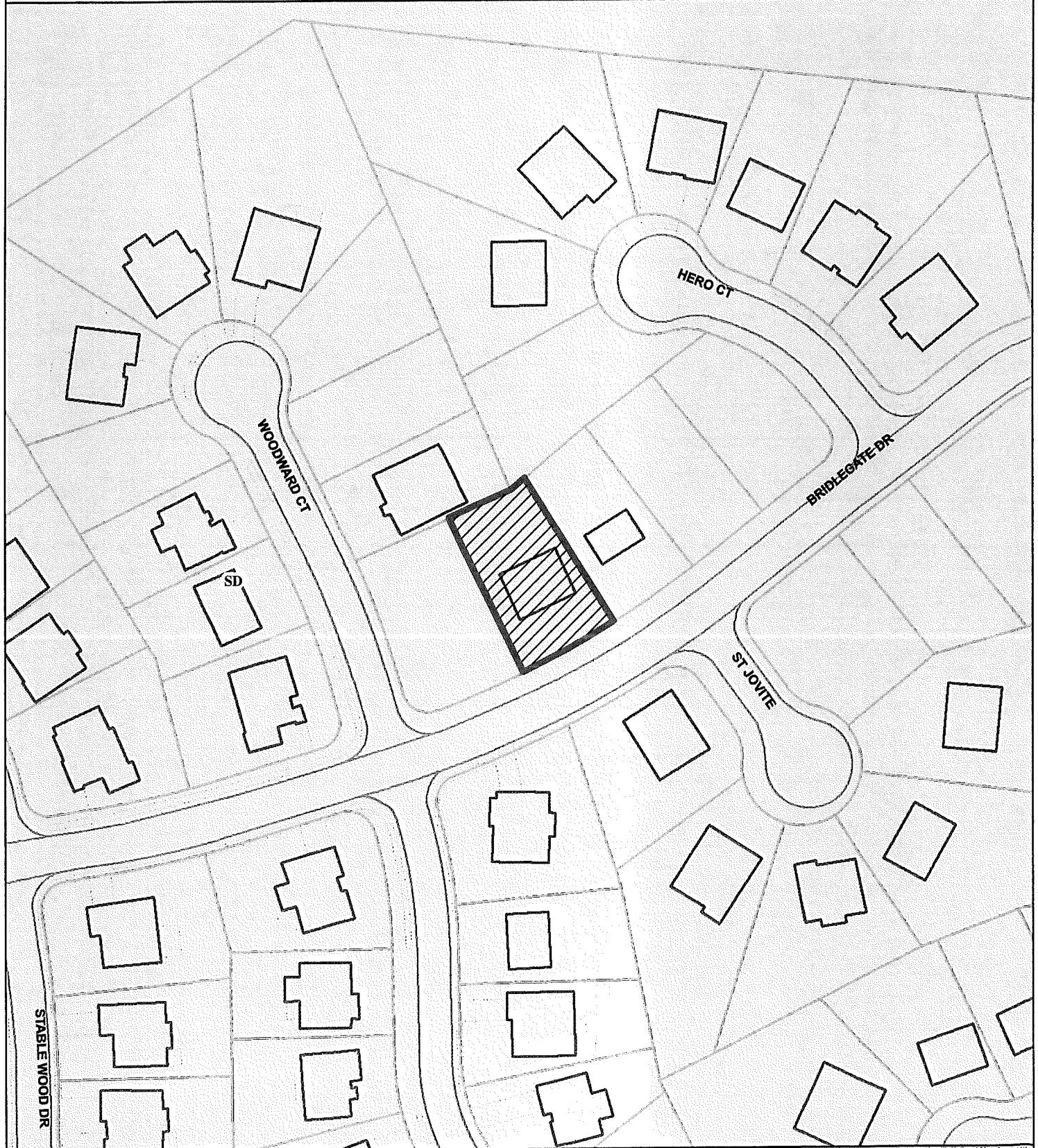


Boone



2040 Future land Use Map

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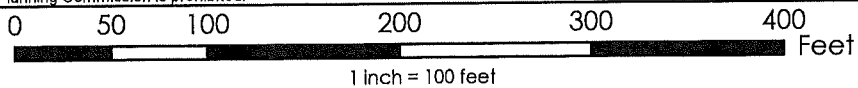


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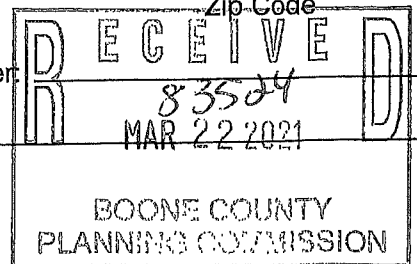
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2. Is application complete: _____

3. Staff Reviewer: _____

4. Scheduled Board Action Date: _____

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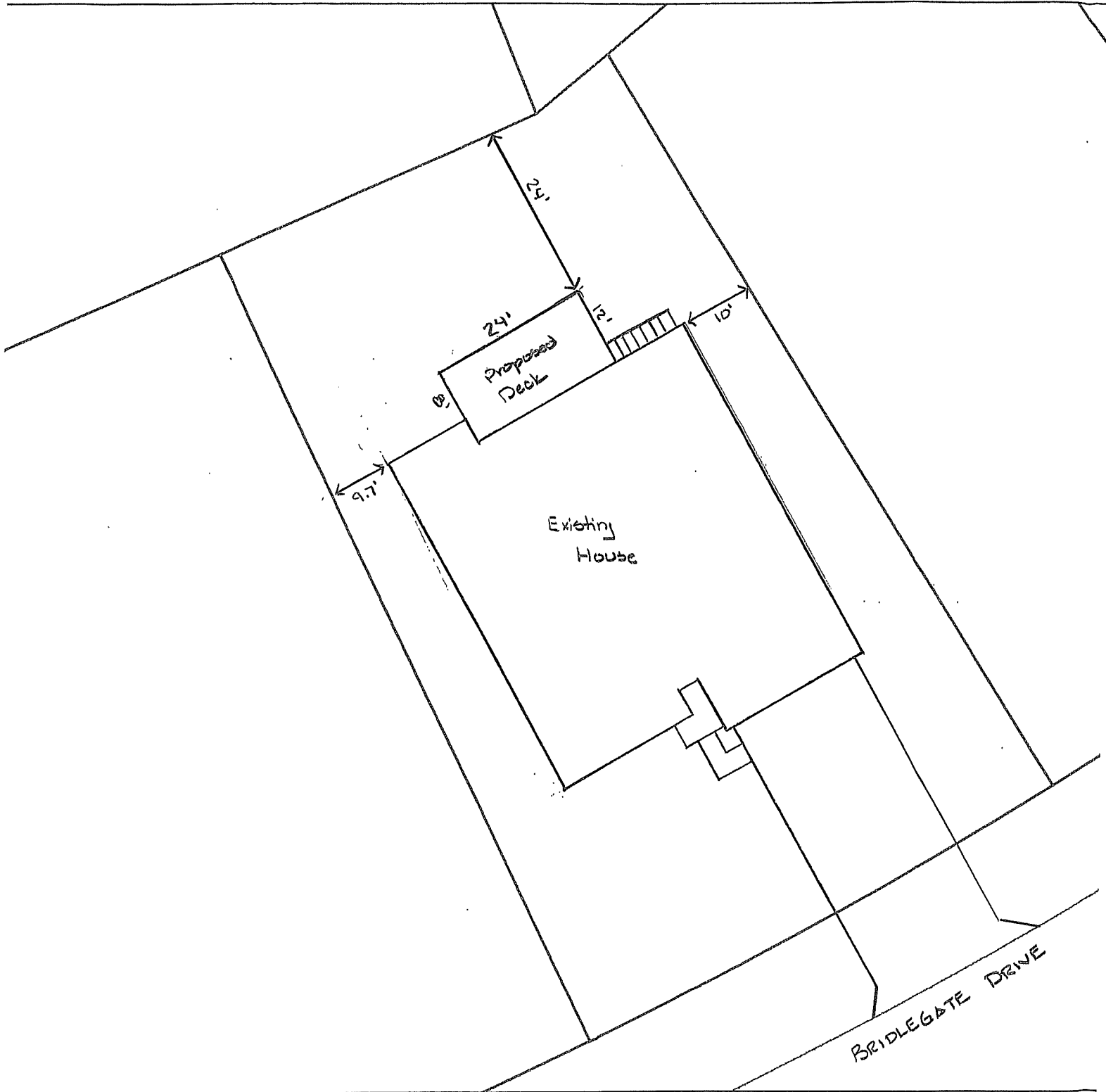
6. Conditions of Approval: _____

7. Reasons for Denial: _____

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2950 Washington Street, Room 317
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plancom@boonecountyky.org
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Boone County GIS Map

www.boonecountygis.com



20

40

80

120

160

Fe

1 inch = 20 feet

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Cameron & Tina Berens
14098 Bridlegate Drive
Union, KY 41091

- 2. ADDRESS OF PROPERTY
14098 Bridlegate Drive
Union, KY 41091

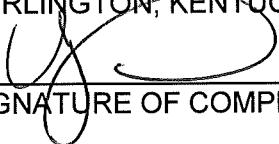
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Cameron & Tina Berens

- 4. DEED BOOK 1144 PAGE NO. 14 GROUP NO. 2064

- 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

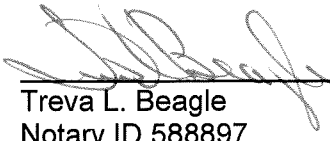
Michael D. Schwartz, Planner
 Name and Title of Completing Official

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 15 day of April, 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.)