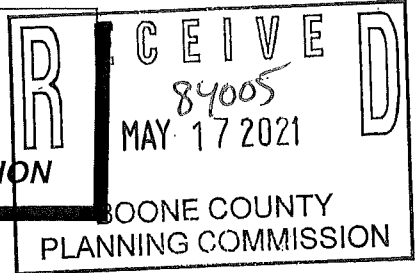


APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION



Variance reducing the buffer yard width along the west property line from 20' to 10'

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. [X] Boone \_\_\_\_\_ Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_

(Check One)

2. [X] Conditional Use Permit [X] Variance \_\_\_\_\_ Appeal \_\_\_\_\_ Change in Non-Conforming Use \_\_\_\_\_

3. Applicant's Name BH & G INC.

Applicant's Address 9087 Alyssum DR COVINGTON, KY 41015

Phone Number 859-760-8973 Fax No. \_\_\_\_\_ E-Mail NJBERBERICH@GMAIL.COM

4. Description of Request: CONDITION USE APPROVAL FOR MINI-STORAGE (CLIMATE CONTROLLED) + EXTERIOR BOAT + RV STORAGE

5. Name of Development NO EXTERIOR CHANGE TO EXISTING STRUCTURES

6. Location of Development 2134 PETERSBURG RD HEBRON, KY 41048

7. Acreage Under Review 2.0

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

9. Owner of Property N/A JACK BERBERICH

Address of Property Owner 9087 ALYSSUM DR. COVINGTON KY 41015

Phone Number 859-760-8973 Fax No. \_\_\_\_\_ E-Mail NJBERBERICH@GMAIL.COM

11. Proposed Use(s) on Site MINI WAREHOUSE STORAGE FACILITY (CLIMATE CONTROLLED + EXTERIOR BOAT + RV STORAGE)

12. Total Square Footage of Existing and/or Proposed Buildings 13500 SF

13. Current Zoning on Property C-2

14. Deed Book 272 Page No. 272 Group No. 2006

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

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 5-17-21 Fee Received \$1,766.00 Receipt # 84005
2. Is application complete?  Yes  No
3. Staff Reviewer M. Schwartz
4. Scheduled Board Action Date June 9, 2021
5. Board Action:  
 Approved  
 **Approved with Conditions (See #6)**  
 Denial (See #7)
6. Conditions of Approval: See Minutes & CLUR
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.**

## CONDITIONS OF APPROVAL

APPLICANT: BH and G, Inc., per Jack Berberich

LOCATION: 2134 Petersburg Road, Boone County, Kentucky

ZONING: Commercial Two (C-2)

DATE: June 9, 2021

1. There shall be no additional exterior lighting, except for motion sensitive security lighting.
2. Storage of any kind, within the front yard, shall be prohibited.
3. Storage within the fenced area shall be limited to recreational vehicles.
4. The required amount of landscaping shall be provided within the proposed buffer yards within the side and rear yards.
5. A Site Plan shall be submitted to, and approved by, the Boone County Planning Commission prior to the operation of the business. Mr. Weltzer agreed and again seconded the motion.

## STAFF REPORT

#2

APPLICANT: BH and G, Inc., per Jack Berberich

LOCATION: 2134 Petersburg Road, Boone County, Kentucky

ZONING: Commercial Two (C-2)

DATE: June 9, 2021

### PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow a mini-warehouse or storage facility within an existing building, along with recreational vehicle and boat storage as an accessory use.
- B. The applicant is requesting a Variance to reduce the buffer yard width along a portion of the west property line from thirty (30) feet to ten (10) feet.

### SITE HISTORY

- 1978 A 6,000 square foot building was constructed on the site for the purpose of housing the Berberich Home and Garden Center, which was discontinued in 1980.
- 1980 The 1980 Boone County Zoning Map identified the site as being zoned SR-2 and UR-2.
- 1981 An adolescent drug rehabilitation center (Kids Helping Kids) occupied the site.
- 1983 A 7,500 square foot building addition was constructed to allow the expansion of the Kids Helping Kids facility, which operated until April 1994.
- 1992 The 1992 Boone County Zoning Map identified the site as being zoned SR-2.
- 1994-1997 Based on information contained in the Boone County GIS, a parking expansion was constructed.
- 1995 On April 12, 1995, the Boone Board of Adjustment approved a request for a Change of Nonconforming Use from a counseling center to a restaurant, subject to three conditions (BCBOA 95-005).
- 1995 On July 27, 1995, the Boone Fiscal Court denied a request for a zoning map amendment, changing the site from C-2 to UR-1/PD (Resolution R-06-06-95-01-PZ/R-95-022-D).
- 1996 The 1996 Boone County Zoning Map identified the site as being zoned C-2.
- 1998 on August 26, 1998, the Boone County Planning Commission approved a Minor Site Plan for a 220 square foot office addition.

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 conditional uses permits as specified by the zoning order, with such additional safeguards as will uphold the intent of the zoning order.
- B. 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.
- C. Section 250 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- D. The Board should evaluate the request as it relates to the criteria necessary for granting a Variance as stated in Section 251 of the Boone County Zoning Regulations.
  - 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.
- E. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262, and 1133 of the Boone County Zoning Regulations.

1. Findings listed in Section 262 (Findings for all Conditional Uses):
    - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order;
    - b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
    - c. Will not be hazardous to existing or future neighboring uses;
    - d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;
    - e. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
    - f. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;
    - g. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.
  2. Criteria listed in Section 1023 of the Boone County Zoning Regulations (C-2 District):
    - a. The activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or
    - b. The activity will further add to, not detract from, the creation of a compact, multipurpose and pedestrian oriented commerce center; and
    - c. The arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district:
- F. Section 1020 of the Boone County Zoning Regulations states that "The purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as

well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces."

- G. Section 1023.5 of the Boone County Zoning Regulations identifies 'mini-warehouses or storage facilities' as a conditional use within the C-2 district.
- H. Section 3645 of the Boone County Zoning Regulations states that a Buffer Yard C, having a minimum width of thirty (30) feet, shall be provided between a development in the C-2 district and property in a SR-2 district.
- I. Section 4000 of the Boone County Zoning Regulations defines recreational vehicle as "a wheeled vehicle designed primarily for the purpose of personal recreation, pleasure, or travel, but not for permanent habitation. Examples of recreational vehicles pursuant to this definition include motor homes, camper trailers, boats, as well as dune buggies, stock cars, and motorcycles that are not street legal. Such wheeled vehicle may also be considered to be a trailer pursuant to the definition in this article."

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for "Commercial", which is defined as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- 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).

The needs of an aging population (e.g., access to services, transportation, and support networks) shall be acknowledged and addressed (Demographics Goal A, Objective 2).

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).

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).

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 a state maintained arterial street providing for two way traffic within two driving lanes. There are no sidewalks along the roadway.

#### SITE CHARACTERISTICS

- A. The approximate 2 acre site is located along the north side of Petersburg Road, approximately 450 feet west of Phyllis Court.
- B. The site has two hundred (200) feet of frontage along Petersburg Road.
- C. The site is currently occupied by an approximate 13,800 square foot commercial building, which is currently vacant, and a 156 off-street parking lot.
- D. Access to the site is provided by a curb cut onto Petersburg Road, approximately 535 feet west of Phyllis Court.
- E. The site is within the 55 day/night noise level of the Cincinnati/Northern Kentucky International Airport.
- F. The site slopes slightly upward, south to north, at an average grade of 4%.
- G. A 4-1/2 foot high, 3-rail, vinyl Kentucky Board fence is located along the west property line from the right-of-way to the front of the building. An 8 foot high wood privacy fence, on top of a 1-1/2 foot high retaining wall, is located along the west property line, from the Kentucky Board fence to the rear of the building. A 3-rail, Kentucky Board fence is located on the adjacent property to the north of the site.
- H. There are existing mature trees located along the north, east, and west property lines, to the rear and side of the existing building.

#### SURROUNDING LAND USES AND ZONING

North: Summit Country Place Apartments (UR-1/PD)

South: Single family residential (SR-1)

East: Nor-Com (C-2)

West: Single family residential (SR-2)

### PROPOSED DEVELOPMENT

- A. Conversion of the interior of the existing structure into climate controlled self storage units.
- B. Installation of a 6-foot high, solid wood fence in the side and rear yards.
- C. Provision for the following buffer yards:
  - 1. A 20 foot wide buffer along the rear property line.
  - 2. A 10 foot wide buffer along the east side property line
  - 3. A 10 foot wide buffer along the west side property line
- D. Retention of all other existing conditions.

### STAFF COMMENTS

- A. The Boone Board of Adjustment has taken action on two requests within the vicinity of the site:
  - 1. On June 12, 1985, the Board approved Variances: (1) reducing the minimum required rear yard setback from fifty (50) feet to forty (40) feet; and (2) reducing the required number of parking spaces from twelve (12) to eight (8), for the property immediately to the east of the site in question (BCBOA 612852).
  - 2. On March 14, 2018, the Board approved: (1) a Conditional Use Permit to allow a self storage facility; and (2) a Variance increasing the height of an ornamental fence in the front and corner side yard from four (4) feet to six (6) feet, subject to seven (7) conditions, for the property located at the northwest corner of Petersburg Road with Phyllis Court (BCBOA 18-004).
- B. Since the site is adjacent to residential zones to the north and west, the applicant should address the following:
  - 1. Will any exterior lighting be installed.
  - 2. Will anything other than boats and recreational vehicles be stored within the fenced area.
  - 3. What are the hours of operation and will customers be able to access the site 24 hours a day.

4. What, if anything, is to occur within the front yard.
- C. Since the only change to the rear of the site is a change from a parking lot to recreational vehicle storage, and the installation of a fence, and given the existing mature tree growth that is to remain, additional landscaping may not be necessary.
  - D. To better integrate the proposed use, the following conditions should be considered by the Board, if the action is to approve the submitted request:
    1. There shall be no additional exterior lighting.
    2. Storage of any kind, within the front yard, shall be prohibited.
    3. Storage within the fenced area shall be limited to recreational vehicles.
    4. The required amount of landscaping shall be provided within the proposed buffer yards within the side and rear yards.
    5. A Site Plan shall be submitted to, and approved by, the Boone County Planning Commission prior to the operation of the business.

#### CONCLUSION

- A. KRS 100.237 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 Conditional Use Permit request.
- B. 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 Variance request.
- C. 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

\*Noise Contour Map

\*Application

\*Concept Development Plan

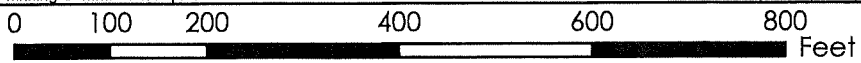
# Vicinity Map

www.boonecountygis.com



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1 inch = 200 feet



**Boone**



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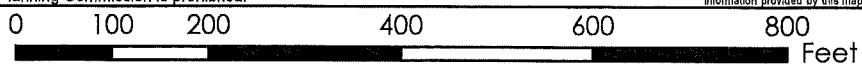
# Aerial Map

www.boonecountygis.com

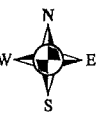


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1 inch = 200 feet



**Boone County GIS**

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Map Document: \*.mxd

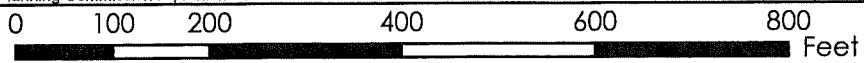
# Topographical Map

www.boonecountygis.com

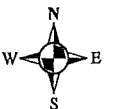


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1 inch = 200 feet



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

Map Created: 01/01/2018

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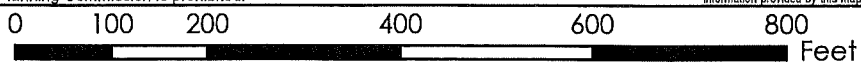
# Zoning Map

www.boonecountygis.com



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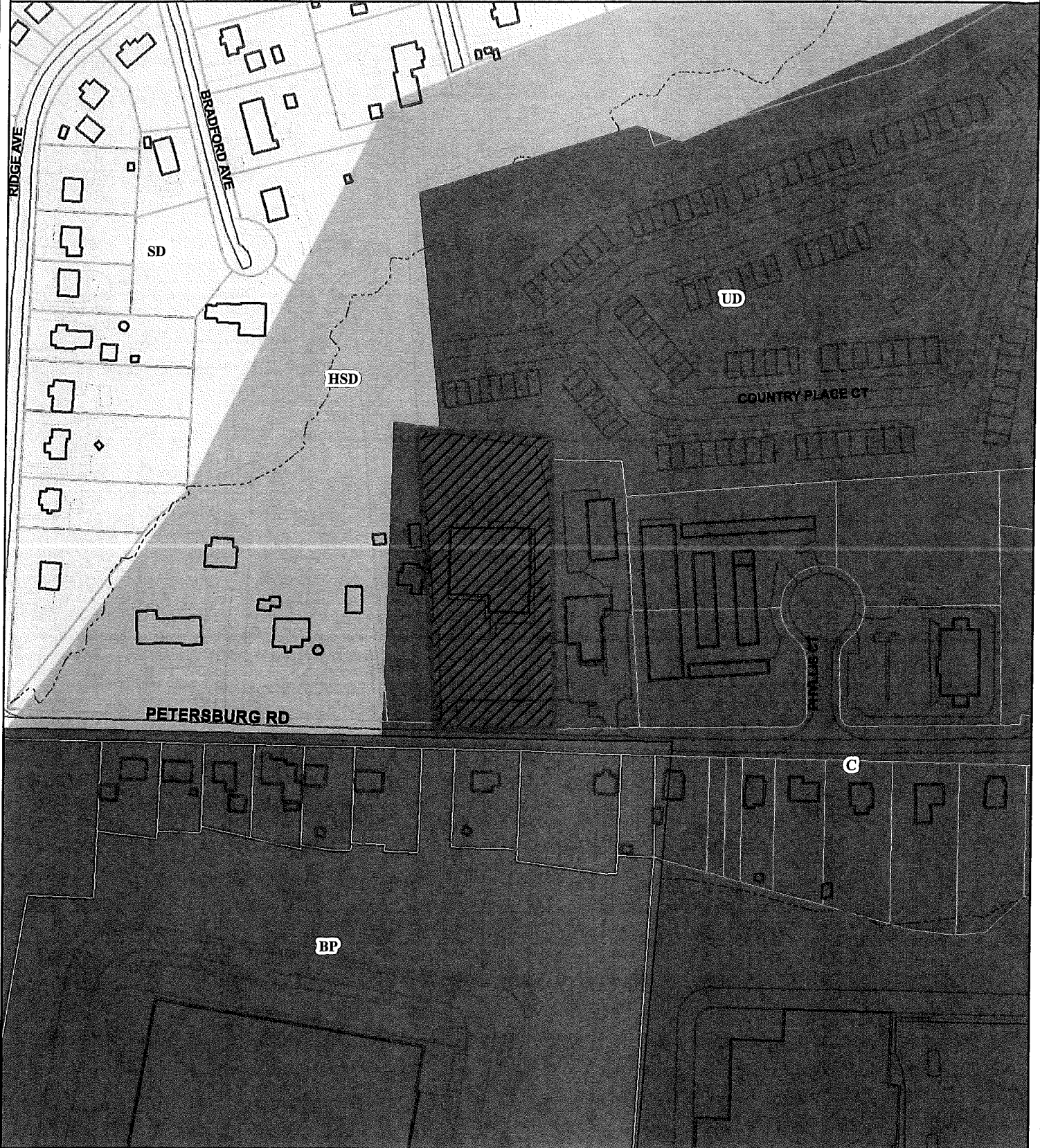
**Boone Coun**

Map Created: 01/01/2018

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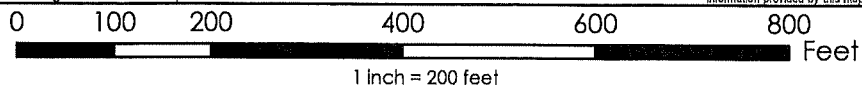
# 2040 Future Land Use Map

www.boonecountygis.com

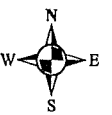


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**Boone**



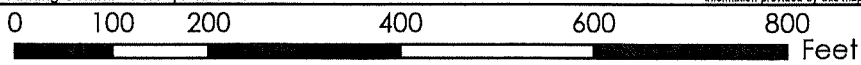
# Noise Contour Map

www.boonecountygis.com



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1 inch = 200 feet

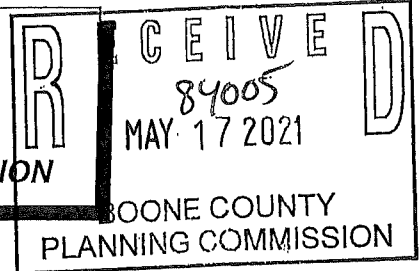


**Boone County GIS - Putting Northern Kentucky on the Map**



APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION



variance reducing the buffer yard with along the west property line from 20' to 10'

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 [X] Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
2. (Check One) Conditional Use Permit [X] Variance \_\_\_\_\_ Appeal \_\_\_\_\_
3. Applicant's Name BH & G INC, Applicant's Address 9087 Alyssum DR COVINGTON, KY 41015
4. Description of Request: CONDITION USE APPROVAL FOR MINI-STORAGE (CLIMATE CONTROLLED) + EXTERIOR BOAT + RV STORAGE
5. Name of Development NO EXTERIOR CHANGE TO EXISTING STRUCTURES
6. Location of Development 2134 PETERSBURG RD HEBRON, KY 41048
7. Acreage Under Review 2.0
8. Lot Number and Name of Subdivision (if part of a subdivision) N/A
9. Owner of Property JACK BERBERICH
10. Address of Property Owner 9087 ALYSSUM DR. COVINGTON KY 41015
11. Proposed Use(s) on Site MINI WAREHOUSE STORAGE FACILITY (CLIMATE CONTROLLED + EXTERIOR BOAT + RV STORAGE
12. Total Square Footage of Existing and/or Proposed Buildings 13500 SF
13. Current Zoning on Property C-2
14. Deed Book 272 Page No. 272 Group No.
15. Is the site subject to a zone change? NO
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)

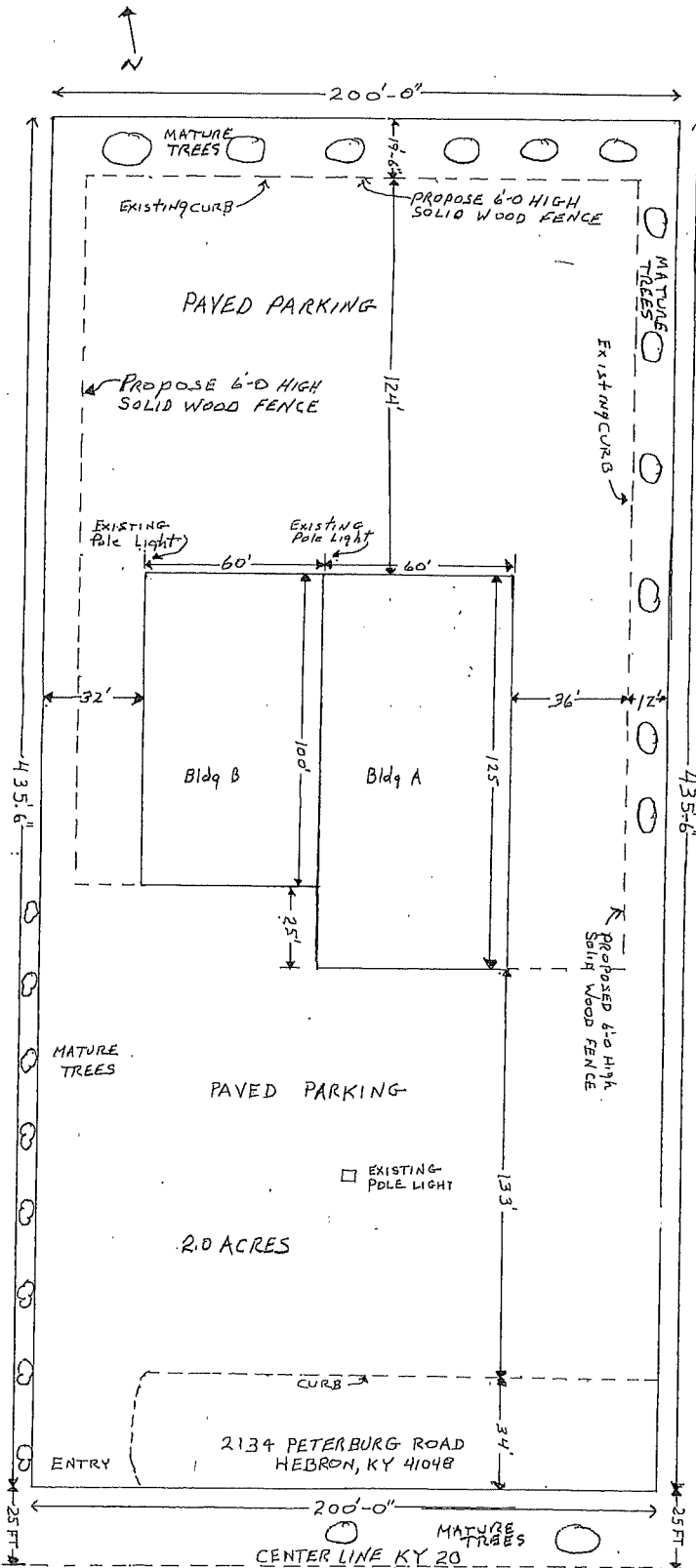
1. Date Received 5-17-21 Fee Received \$1,766.00 Receipt # 84005
2. Is application complete?  Yes  No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
\_\_\_\_\_ **Approved**  
\_\_\_\_\_ **Approved with Conditions (See #6)**  
\_\_\_\_\_ **Denial (See #7)**
6. 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.**

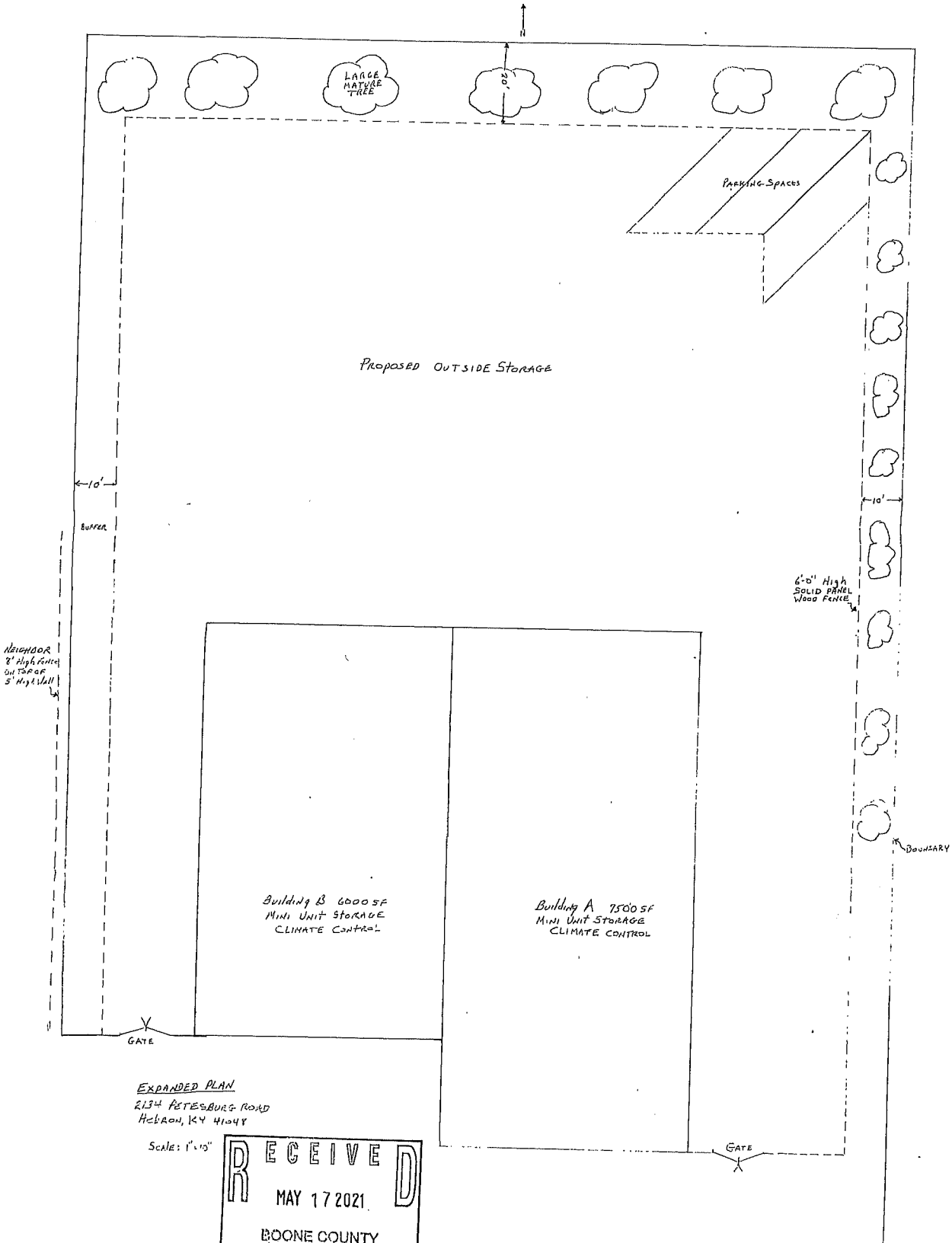
**Site Plan Review is not granted by the appropriate Board of Adjustment.**

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



**RECEIVED**  
MAY 17 2021  
BOONE COUNTY  
PLANNING COMMISSION

SCALE: 1" = 25'



EXPANDED PLAN  
 2134 PETERSBURG ROAD  
 HEBRON, KY 41044

Scale: 1" = 10'

**R E C E I V E D**  
 MAY 17 2021  
 BOONE COUNTY  
 PLANNING COMMISSION

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Jack Berberich  
9087 Alyssum Drive  
Covington, KY 41015
2. ADDRESS OF PROPERTY  
2134 Petersburg Road  
Hebron, KY
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Mini Warehouse Storage
4. DEED BOOK 272                      PAGE NO. 272                      GROUP NO. 2006
5. TYPE OF RESTRICTION(S) (Check all that apply)
- \_\_\_ Zoning Map Amendment:                      X Conditional Use Permit  
    From \_\_\_ To
- \_\_\_ Development Plan                                      \_\_\_ Conditional Zoning
- \_\_\_ Subdivision Plat                                      \_\_\_ Other:  
    (Not Recorded)
- X 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 10th day of June, 2021.

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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:

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Sara Smith  
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 Conditional Use Permit and Variance approved by the Boone County Board of Adjustment and in accordance with the current zoning in effect as of June 10, 2021 Certificate of Land Use Restriction (#21-BCBOA -019 -A), for Jack Berberich, Property Owner(s).

The following conditions will apply:

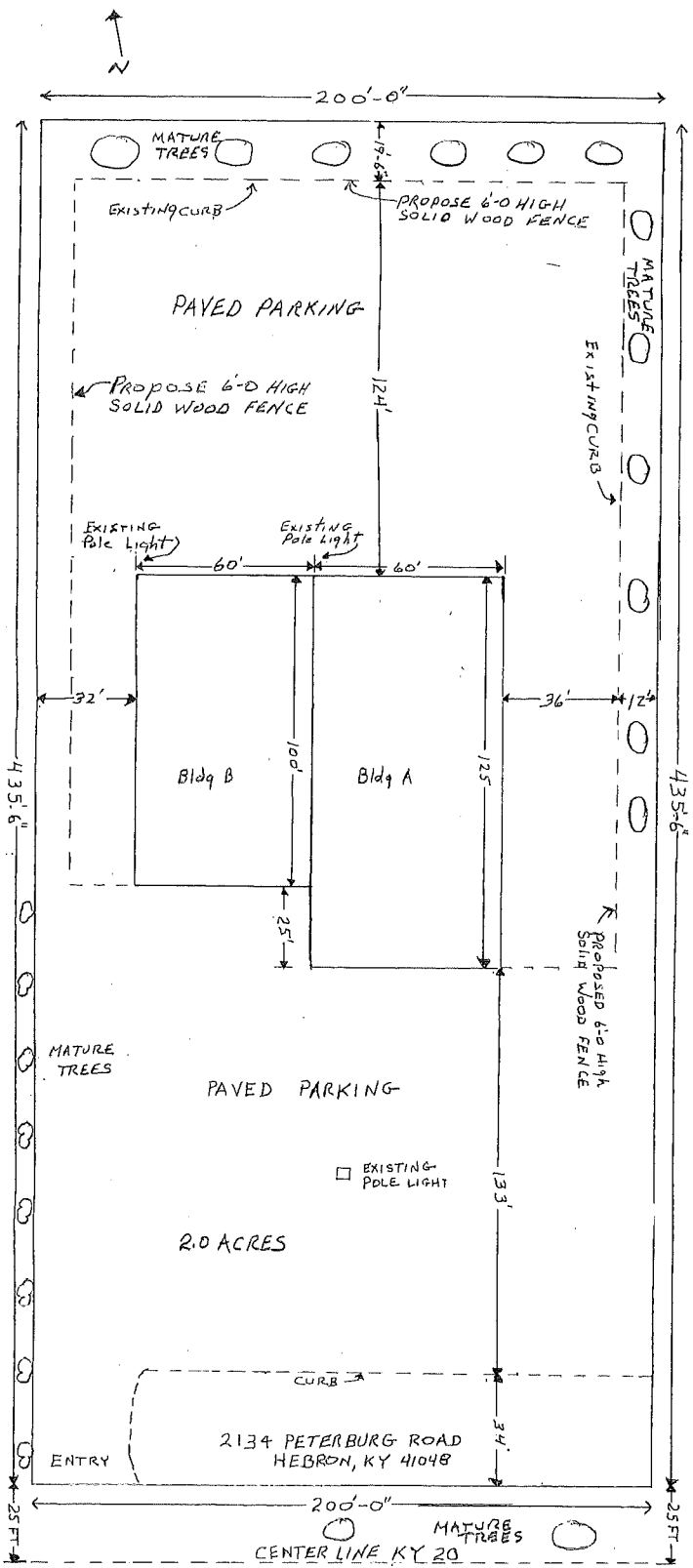
1. There shall be no additional exterior lighting, except for motion sensitive security lighting;
2. Storage of any kind, within the front yard, shall be prohibited;
3. Storage within the fenced area shall be limited to recreational vehicles;
4. The required amount of landscaping shall be provided within the proposed buffer yards within the side and rear yards; and
5. A Site Plan shall be submitted to, and approved by, the Boone County Planning Commission prior to the operation of the business.

The approved Conditional Use Permit and Variance, as well as the preceding conditions apply to the property described in:

DEED BOOK 272

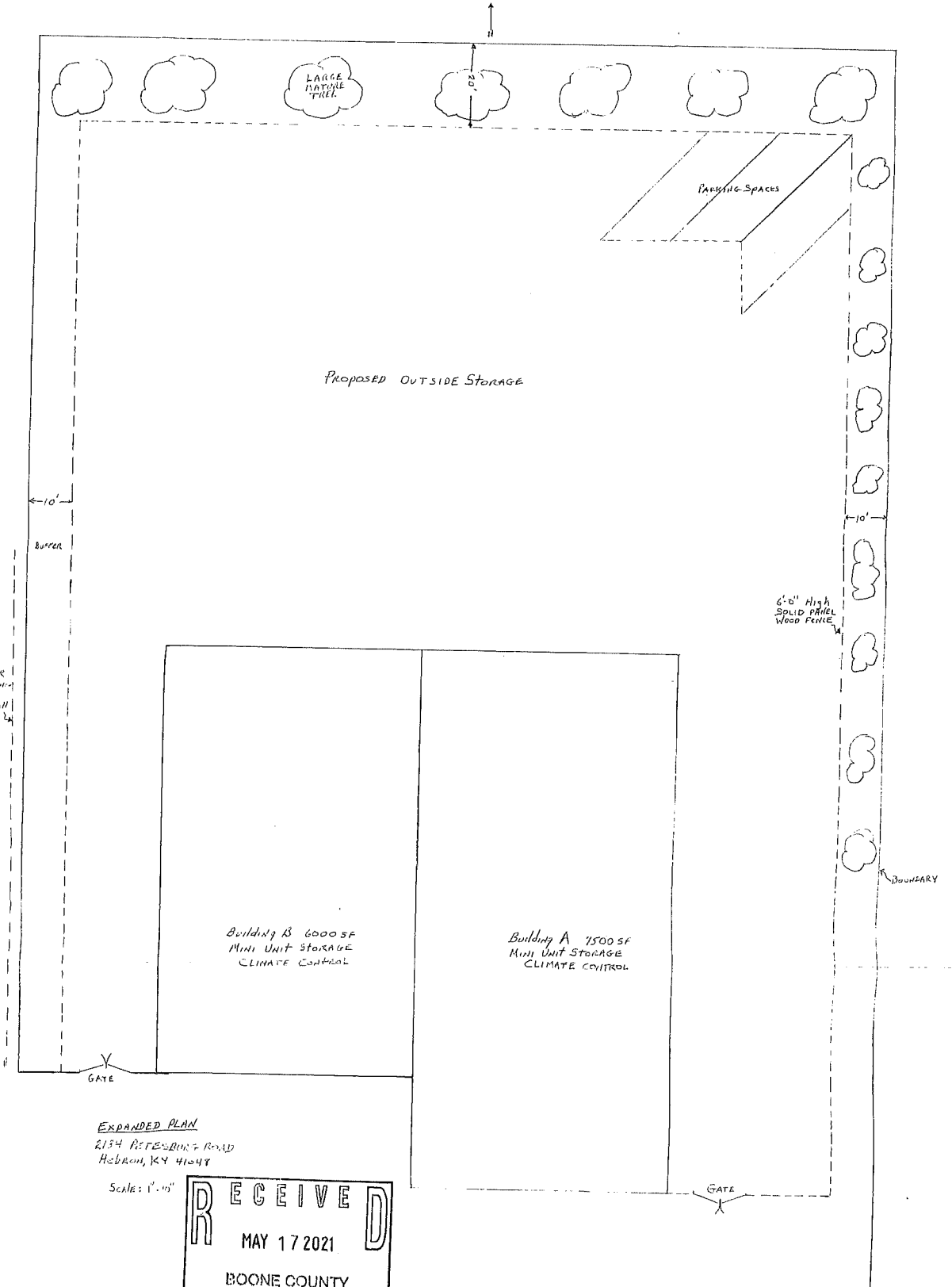
PAGE NO. 272

GROUP NO. 2006



**RECEIVED**  
 MAY 17 2021  
 BOONE COUNTY  
 PLANNING COMMISSION

SCALE: 1" = 25'



EXPANDED PLAN  
 2134 PETERSBURG ROAD  
 HEBRON, KY 41048

Scale: 1" = 40'

**R E C E I V E D**  
 MAY 17 2021  
 BOONE COUNTY  
 PLANNING COMMISSION