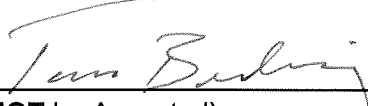
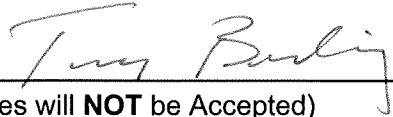


10. Proposed Use(s) on Site: Single Family residence
11. Total Square Footage of Existing and/or Proposed Buildings: 2,087 Sq/Ft
12. Current Zoning: SR-1
13.

<u>838</u>	<u>82</u>	<u>5584</u>
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: 
(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: 6/21/21 Fee Received: \$666.00 Receipt #: 84240
2. Is application complete: ✓
3. Staff Reviewer: M. Schwartz
4. Scheduled Board Action Date: 7/14/2021
5. Board Action: 7/14/2021
- ✓ 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

#2

APPLICANT: Triple Crown Developers, LLC, per Tony Berling

LOCATION: 1184 McCarron Lane, Boone County, Kentucky (northeast corner of McCarron Lane with Prat Court)

ZONING: Suburban Residential One (SR-1)

DATE: July 14, 2021

PROPOSAL

- A. A variance reducing the rear yard setback from thirty (30) feet to 20 feet in order to build a detached single-family residential dwelling and a deck.

SITE HISTORY

2020 On November 31, 2020, the Boone County Planning Commission approved a Final Plat for Triple Crown Country Club, Section 31, Block G, 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 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.”
- E. Section 3110 of the Boone County Zoning Regulations states that the minimum required rear yard setback shall be thirty (30) feet in the SR-1 district.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question as “Suburban Density Residential”, which 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).

Residential developments shall be evaluated for impact on infrastructure, environment, health and safety considerations, buffering, and design with secondary consideration

given to dwelling unit type and density (Demographics Goal B, Objective 4).

Residential developments shall be encouraged to plan and build in a manner compatible with the general housing density and design planned for the area, with the existing conditions of the site, and significant site features (Demographics Goal B, Objective 8).

- C. McCarron Lane is a county maintained local street providing for two way traffic within a 24 foot wide pavement width. Prat Court is a county maintained local cul-de-sac street providing for two way traffic within a 24 foot wide pavement width. Sidewalks will be provided along both sides of the roadway as adjacent properties are developed.

SURROUNDING LAND USES AND ZONING

- North: Single-family residential and vacant residential lots (SR-1)
South: Single-family residential and vacant residential lots (SR-1)
East: Single-family residential and vacant residential lots (SR-1)
West: Single-family residential and vacant residential lots (SR-1)

SITE CHARACTERISTICS

- A. The approximate 0.29 acre property is located at the northeast intersection of McCarron Lane with Prat Court.
B. The site is currently vacant.
C. The site slopes downward from south to north, at an average grade of 5%.

PROPOSED DEVELOPMENT

- A. Construction of a detached single-family residential dwelling.
B. Access via a residential curb cut onto McCarron Lane.

STAFF COMMENTS

- A. The proposed dwelling will have a thirty (30) foot front yard setback, an approximate forty-five (45) foot corner side yard setback, and a 6.9 foot side yard setback.
B. The area immediately to the north of the site is comprised of the panhandles of two flag lots. Each panhandle is fifteen (15) feet in width.
C. Given the configuration of the lots, if the variance is granted, the proposed single-family dwelling will be no closer than fifty-eight (58) feet to the side wall of the closest house to the north.

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

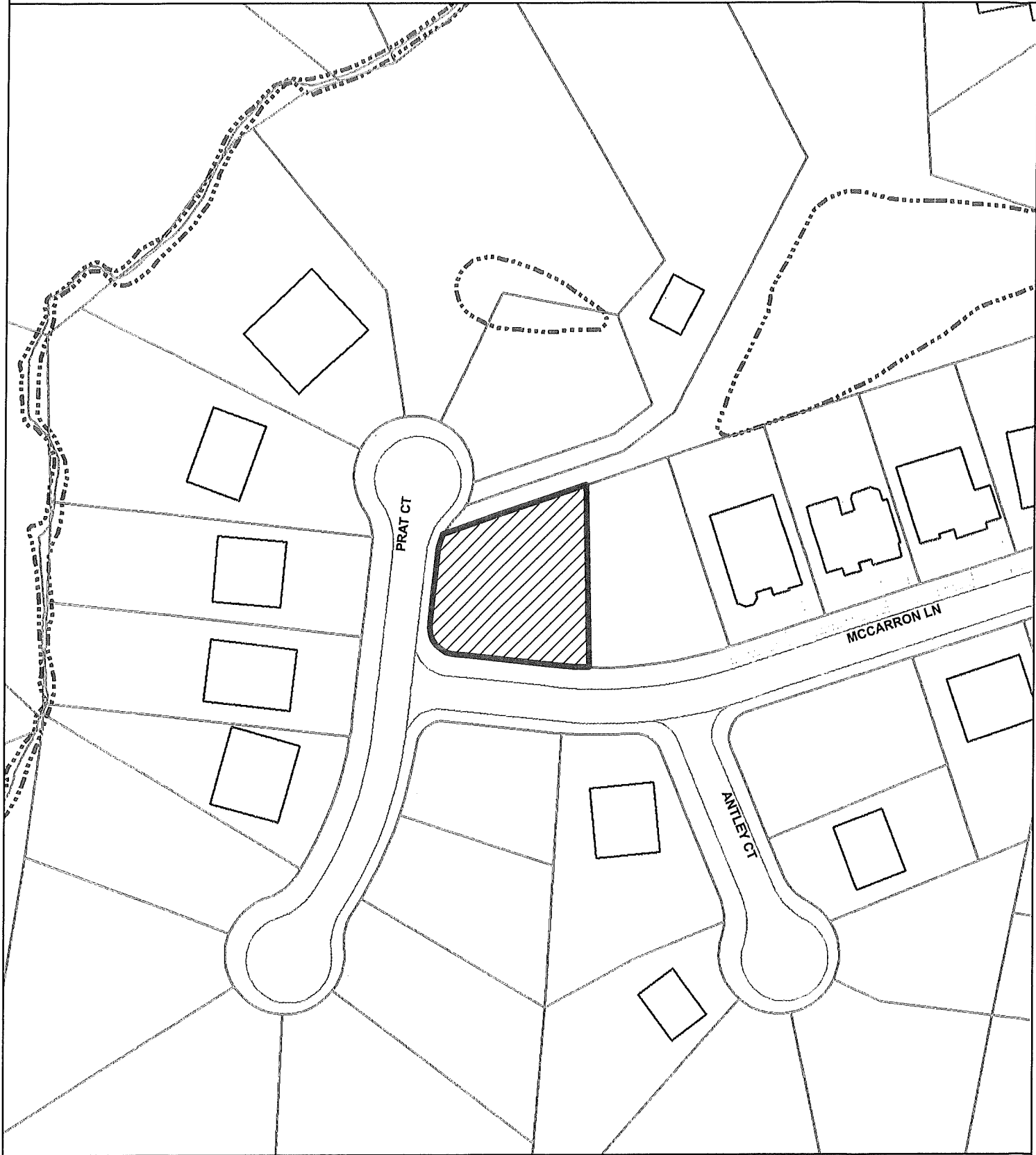
MDS/ss

Attachments

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

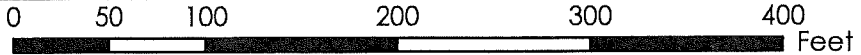
Vicinity Map

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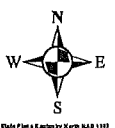
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1 inch = 100 feet



Boone County GIS



Map Created: 01/01/2018

Boone County GIS
ArcMap Document: *.mxd

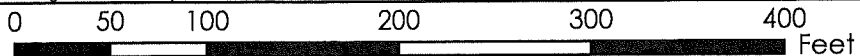
Aerial Map

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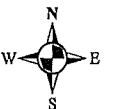
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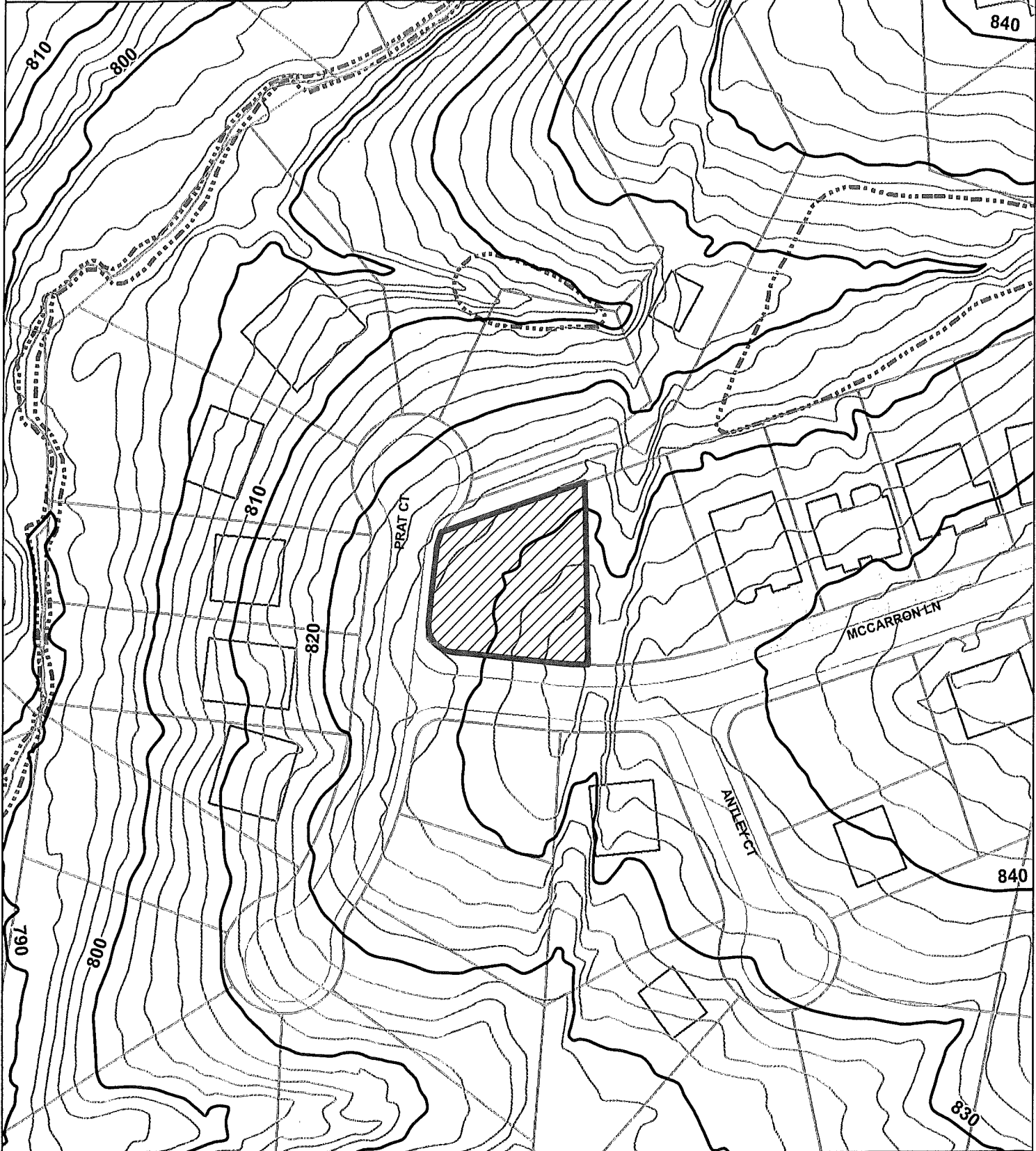


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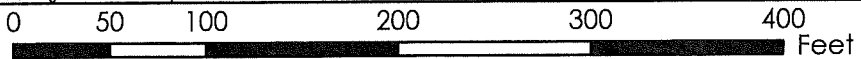
Topographical Map

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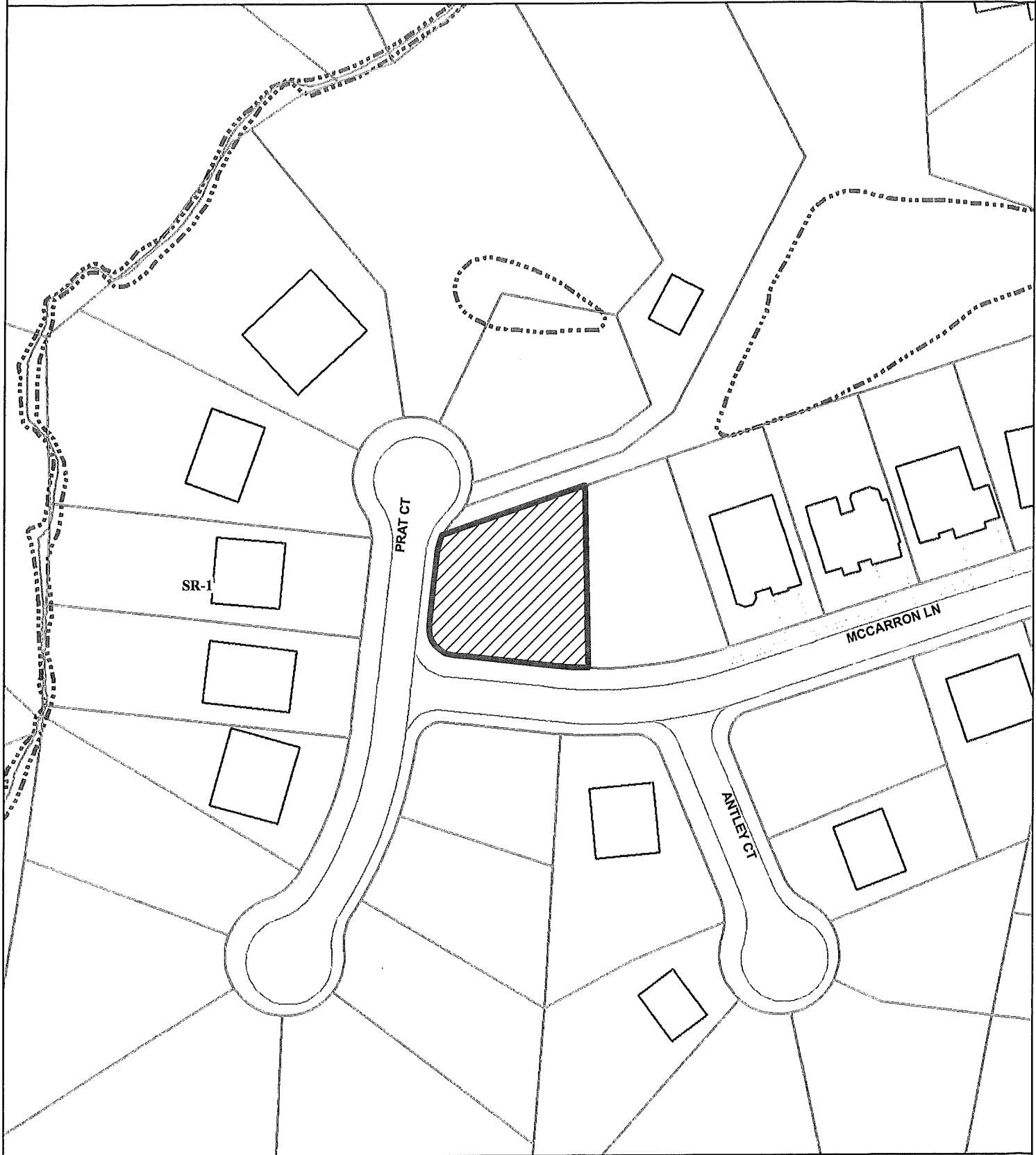
Boone County GIS - Putting Northern Kentucky on the Map



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ArcMap Document: *.mxd

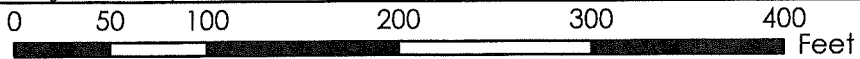
Zoning Map

www.boonecountygis.com



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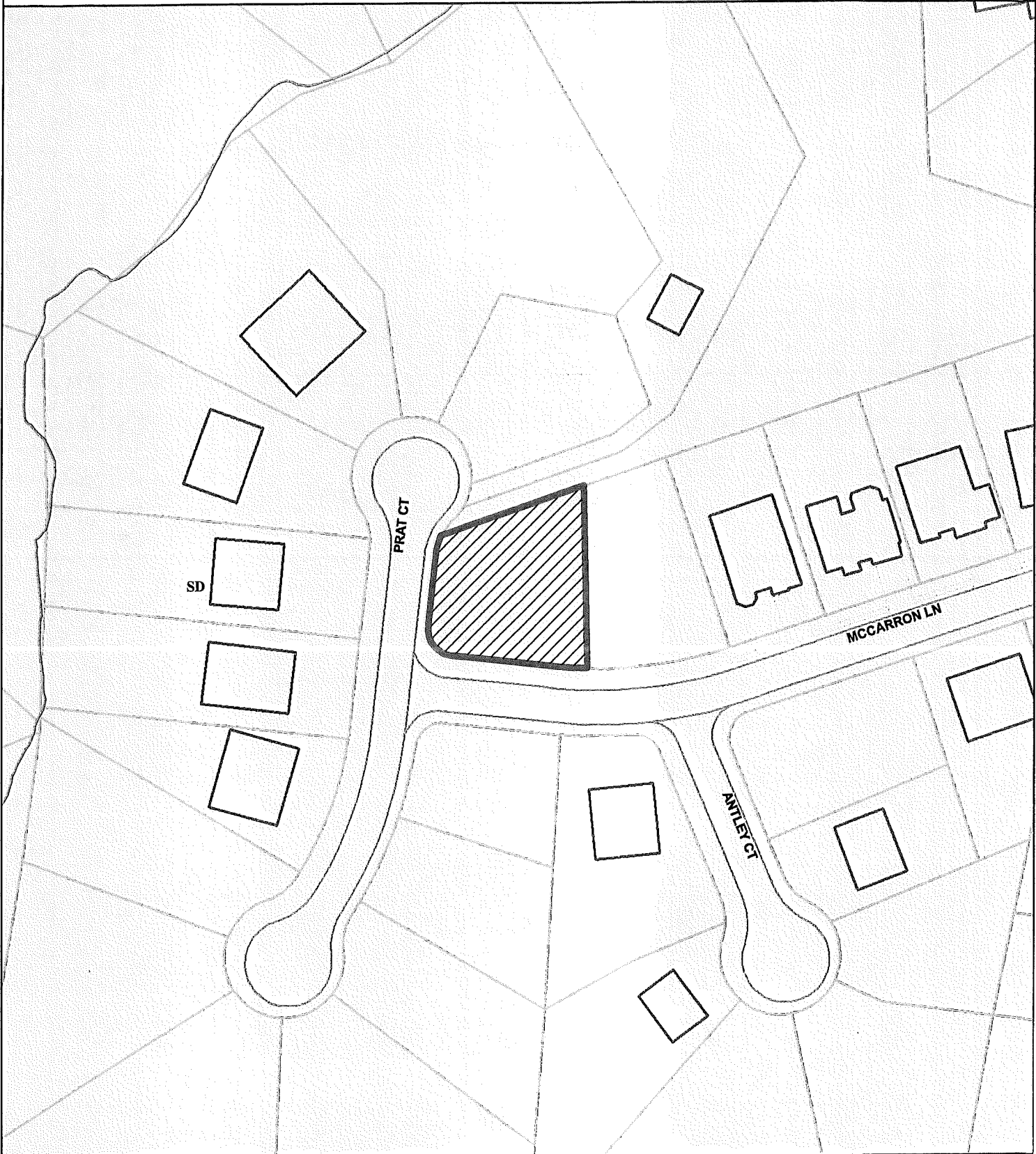
Boone



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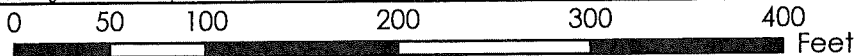
2040 Future Land Use Map

www.boonecountygis.com

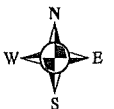


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Boone County GIS - Putting Northern Kentucky on the Map

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Single Family residence

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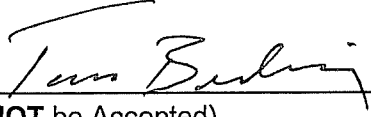
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	Deed Book	Page	Group Number

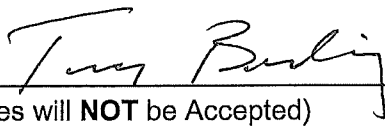
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If yes, date of approval: _____

15. Have you submitted a Site Plan with this request: Yes No

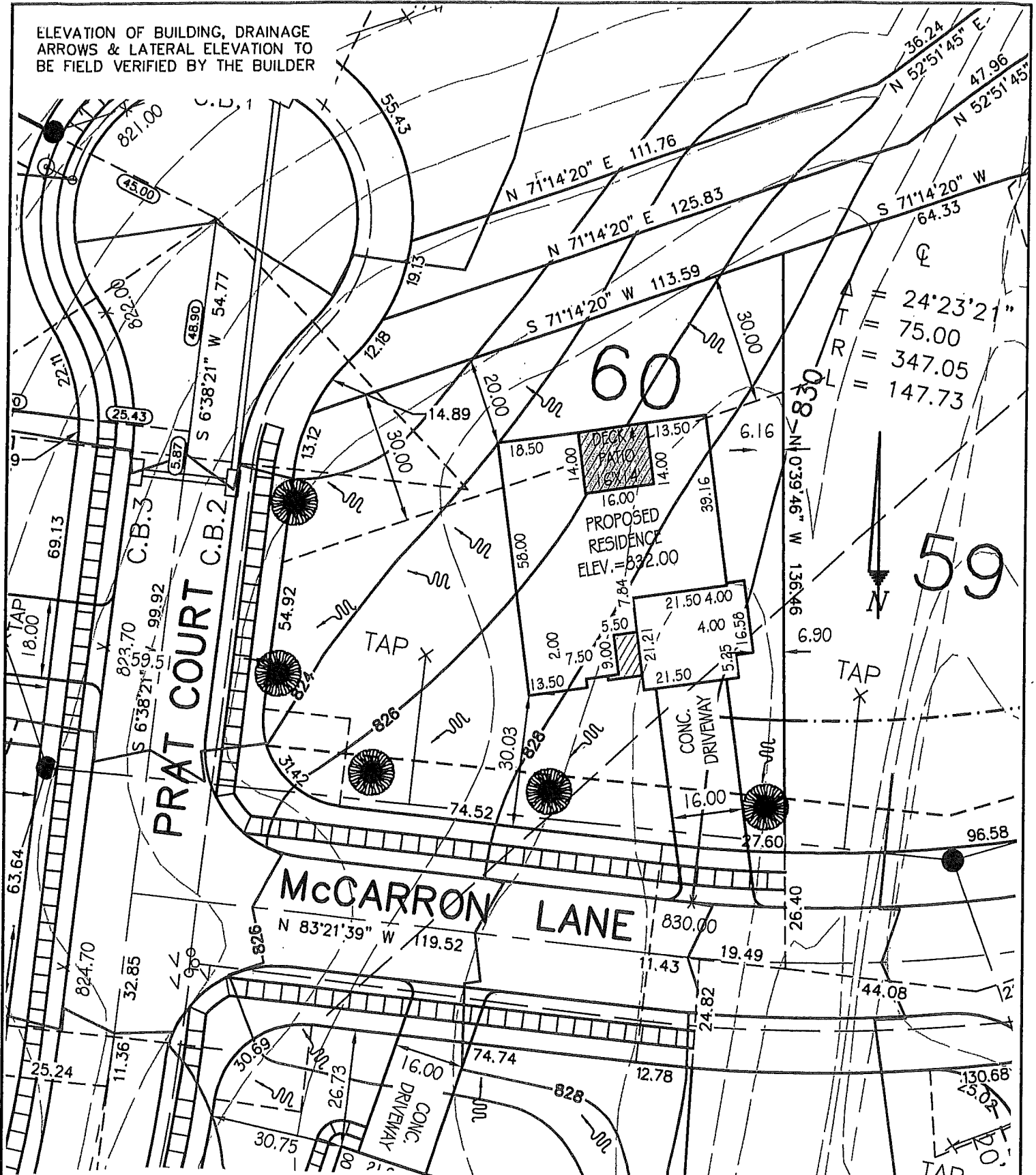
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
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ORIGINAL Applicant's Signature: 
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ELEVATION OF BUILDING, DRAINAGE
ARROWS & LATERAL ELEVATION TO
BE FIELD VERIFIED BY THE BUILDER



BUILDER DREES HOMES	SUBDIVISION TRIPLE CROWN COUNTRY CLUB 1184 McCARRON LANE UNION, KENTUCKY	SECTION 31	BLOCK G	LOT NUMBER 60
OWNER DREES HOMES 211 GRANDVIEW DRIVE FORT MITCHELL, KY 41017 OFFICE: (859) 578-4200	DATE 6/02/2021 SCALE 1" = 30' IMPROVEMENT PLAN APPROVAL 3-16-18  = TREE TO BE PICKED FROM THE PLANT LIST "A"	PREPARED BY: CHRIS BERLING JAMES W. BERLING ENGINEERING 1671 PARK ROAD, SUITE ONE FT. WRIGHT, KENTUCKY 41011 (859) 331-9191		

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Triple Crown Developers, LLC
1671 Park Rd, Suite One
Fort Wright, KY 41011
2. ADDRESS OF PROPERTY
1184 McCarron Lane
Union, KY
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Triple Crown Country Club
4. DEED BOOK 838 PAGE NO. 82 GROUP NO. 5584
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)
- 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

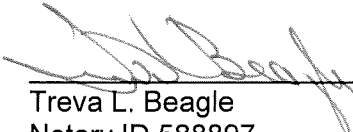
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

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

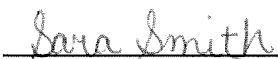
on behalf of the Boone County Planning Commission this 21st day of July, 2021.



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:

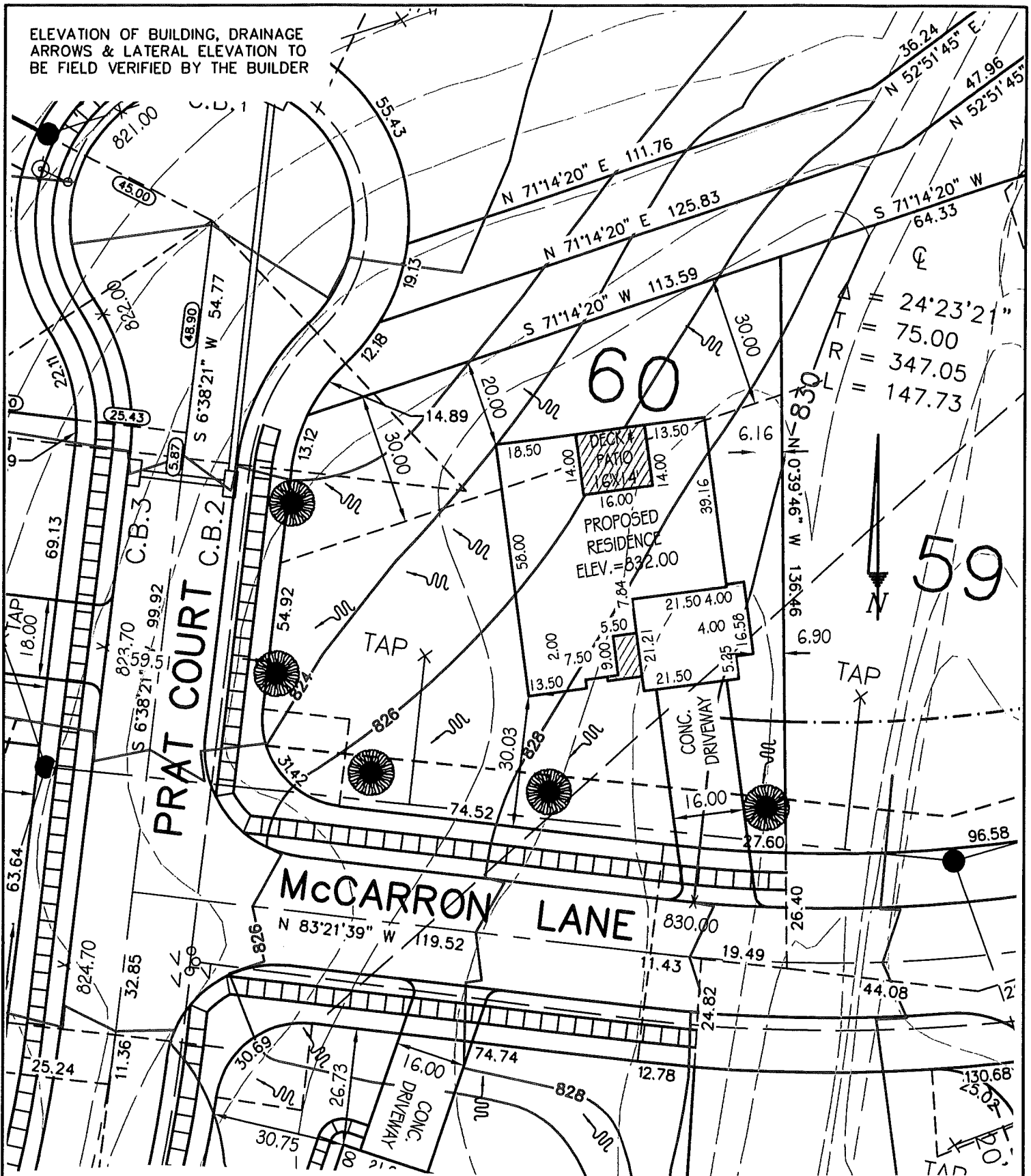


Sara Smith
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION


(Legal Description and source of Title and Group Number furnished by the applicant.)

ELEVATION OF BUILDING, DRAINAGE
ARROWS & LATERAL ELEVATION TO
BE FIELD VERIFIED BY THE BUILDER



Δ = 24'23'21"
 \square = 75.00
 \square = 347.05
 \square = 147.73

59

BUILDER DREES HOMES	SUBDIVISION TRIPLE CROWN COUNTRY CLUB 1184 McCARRON LANE UNION, KENTUCKY	SECTION 31	BLOCK G	LOT NUMBER 60
OWNER DREES HOMES 211 GRANDVIEW DRIVE FORT MITCHELL, KY 41017 OFFICE: (859) 578-4200	DATE 6/02/2021 SCALE 1" = 30' IMPROVEMENT PLAN APPROVAL 3-16-18  = TREE TO BE PICKED FROM THE PLANT LIST "A"	PREPARED BY: CHRIS BERLING JAMES W. BERLING ENGINEERING 1671 PARK ROAD, SUITE ONE FT. WRIGHT, KENTUCKY 41011 (859) 331-9191		