RECEIVED
#84434
JUL 19 2021
BOONE COUNTY
PLANNING COMMISSION

BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION

Five (5) sealed 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: Smith Welding and Fabrication, Inc.

   Address: 8897 East Bend Road

   Burlington (City) KY (State) 41005 (Zip Code)

   Phone Number: 859.689.6458 Fax Number: 859.689.6458

   Email: smithweldingandfabrication@yahoo.com

4. Description of Request:
   Front yard and rear yard setback variance

5. Name of Development: Commerce Park West

6. Location of Development: 1575 Production Drive

   Burlington (City) KY (State) 41005 (Zip Code)

7. Acreage Under Review: 0.735 ac.

8. Lot Number and Name of Subdivision (if part of a subdivision:
   LOT 23 COMMERCE PARK WEST IND PARK (49F-23)

9. Current Owner: ~~Smith Welding and Fabrication, Inc.~~ MRS Properties LLC

   Address: 8897 East Bend Road

   Burlington (City) KY (State) 41005 (Zip Code)

   Phone Number: 859.689.6458 Fax Number: 859.689.6458

   Email: smithweldingandfabrication@yahoo.com

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

1. Date Received: 7/19/2021 Fee Received: $1616 - Receipt #: 84434

2. Is application complete: _____

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 8/11/2021

5. Board Action: 8/11/2021

   ✓ 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: Smith Welding and Fabrication, Inc., per Bill Smith, on behalf of MRS Properties, LLC, per Amanda Smith

LOCATION: 1575 Production Drive

ZONING: Industrial One (I-1)

DATE: August 11, 2021

PROPOSAL

A. A variance reducing the front yard setback from fifty (50) feet to twenty (20) feet in order to construct a building addition.

B. A variance reducing the rear yard setback from thirty (30) feet to twenty (20) feet in order to construct a building addition.

SITE HISTORY

1979 On June 6, 1979, the Boone County Planning Commission approved a Final Plat for Commerce Park West, Section 1, creating the lot in question.

1985-1990 Based on information contained in the Boone County GIS, the site was first developed.

2002 On July 9, 2002, the Boone County Planning Commission staff approved a Site Plan for the construction of a 40' x 40' storage building.

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 1130 of the Boone County Zoning Regulations states that the "purpose of the Industrial One district is to allow different types of small to large scale light manufacturing, warehouse, distribution and related service uses, which require direct accessibility to a regional transportation system. Manufacturing operations in this district will generally not utilize unrefined raw materials, whose processing may potentially create undesirable noise, odors, dust, smoke, hazardous materials or waste or be delivered in large bulk transportation forms. Such districts are located in areas which provide employment opportunities for community and regional labor markets. Districts will be located on suitable lands accessible from expressways and/or arterials. In addition, this zoning district allows for integrated office campus and/or industrial/warehouse developments with a business park setting, characterized by landscaped entrances, boulevard streets, large amounts of green space and low building coverage ratio, multi-level buildings, constant architectural and signage theme, parking structures, and integrated pedestrian and recreation facilities. This district is also to provide for appropriate public facilities and/or services to the permitted uses identified in the district. This zoning classification can range from a compact multi-level office development on several acres to an extensive mixed office/warehouse/distribution development that is located on many acres. This zoning classification often includes some limited commercial wholesale and retail uses intended to serve the district and constructed to blend in visually with the character of the area.

E. Section 3110 of the Boone County Zoning Regulations states that the minimum required front yard setback shall be fifty (50) feet and the minimum required rear yard setback shall be thirty (30) feet in the I-1 district.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question as "Industrial", which is defined as manufacturing, wholesale, warehousing, 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).

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).

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).

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

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).

C. Production Drive is a county maintained local street providing for two way traffic within an approximate 24 foot wide pavement width. There are no sidewalks along the roadway.

SURROUNDING LAND USES AND ZONING

North: TJ's Computer Service and IPE (I-1)

South: Reincarnation Auto Body (I-1)

East: Vacant land (I-1)

West: Automotive Service Products (I-1)

SITE CHARACTERISTICS

A. The approximate 0.73 acre property is located along the southeast side of Production Drive, approximately 1,100 feet east of Limaburg Road.

B. The site is currently occupied by a building housing Wilson Trucking, a building housing Chalk Welding and Fabrication, and two storage buildings.

C. Topographically, the site is relatively flat. The back portion of the site slopes downward at an average grade of 56%.

D. The site is located within the 55 day/night noise level of the Cincinnati/Northern Kentucky International Airport.

PROPOSED DEVELOPMENT

A. Demolition and removal of the existing 1,636 square foot building located in the northern portion of the site.

B. Demolition and removal of the existing accessory structures.

C. Removal of a portion of the existing chain link fence.

D. Retention of the existing 2,465 square foot building located on the southern portion of the site.

E. Construction of a 720 square foot building addition to the front of the existing building, to be used as an office.

F. Construction of a 2,832 square foot building addition to the rear of the existing building, to be used for manufacturing/storage.

G. Replacement of the fence generally paralleling Production Drive.

H. Access via the existing curb cuts onto Production Drive.

STAFF COMMENTS

A. The Board of Adjustment has approved the following requests within the Commerce Park West Subdivision:

1. On July 11, 1984, the Board approved a variance reducing the front yard setback from fifty (50) feet to ten (10) feet for property located at 1663 Production Drive (BCBOA-711841).

2. On January 3, 2001, the Board approved a variance reducing the front yard setback from fifty (50) feet to forty-five (45) feet for property located at 1534 Production Drive (BCBOA-01-006).

3. On February 14, 2007, the Board approved variances: (1) to reduce the corner side yard setback from twenty-five (25) feet to ten (10) feet; and (2) to reduce the rear yard setback from thirty (30) feet to fifteen (15) feet, for property located at 1575 Production Drive (BCBOA-07-001).

4. On April 9, 2008, the Board approved a variance reducing the front yard setback from fifty (50) feet to forty-two (42) feet for property located at 1574 Production Drive (BCBOA-08-007).

B. An inter-departmental email was sent to the Boone County Building Department, Boone County Public Works, the Kenton County Airport Board, and Burlington Fire District requesting comments pertaining to the request.

1. Jeff Barlow, Burlington Fire District, replied that, due to the size of the building, an automatic sprinkler system will have to be installed. As for setback variances, there are no issues from the fire department.

2. Jerry Noran, Boone County Building Department, replied that if there are no designated parking spaces provided, no accessible spaces are required. If there are parking spaces provided, appropriate accessible parking must also be provided.

3. Rob Franxman, Boone County Public Works, had no comments.

C. Staff has reviewed the submitted Concept Plan against the regulations of the zoning ordinance. The submitted plan meets the zoning requirements, except for the following (these can be brought into compliance at the Site Plan stage of development):

1. Section 3110 prohibits structures within the I-1 district from exceeding fifty (50) feet in height. Insufficient information has been submitted to determine compliance.

2. Section 3325 provides for regulations to determine the required number of parking spaces. Insufficient information has been submitted to determine compliance.

3. Section 3655.2 prohibits fences within the I-1 district from exceeding twelve (12) feet in height. Insufficient information has been submitted to determine compliance.

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,

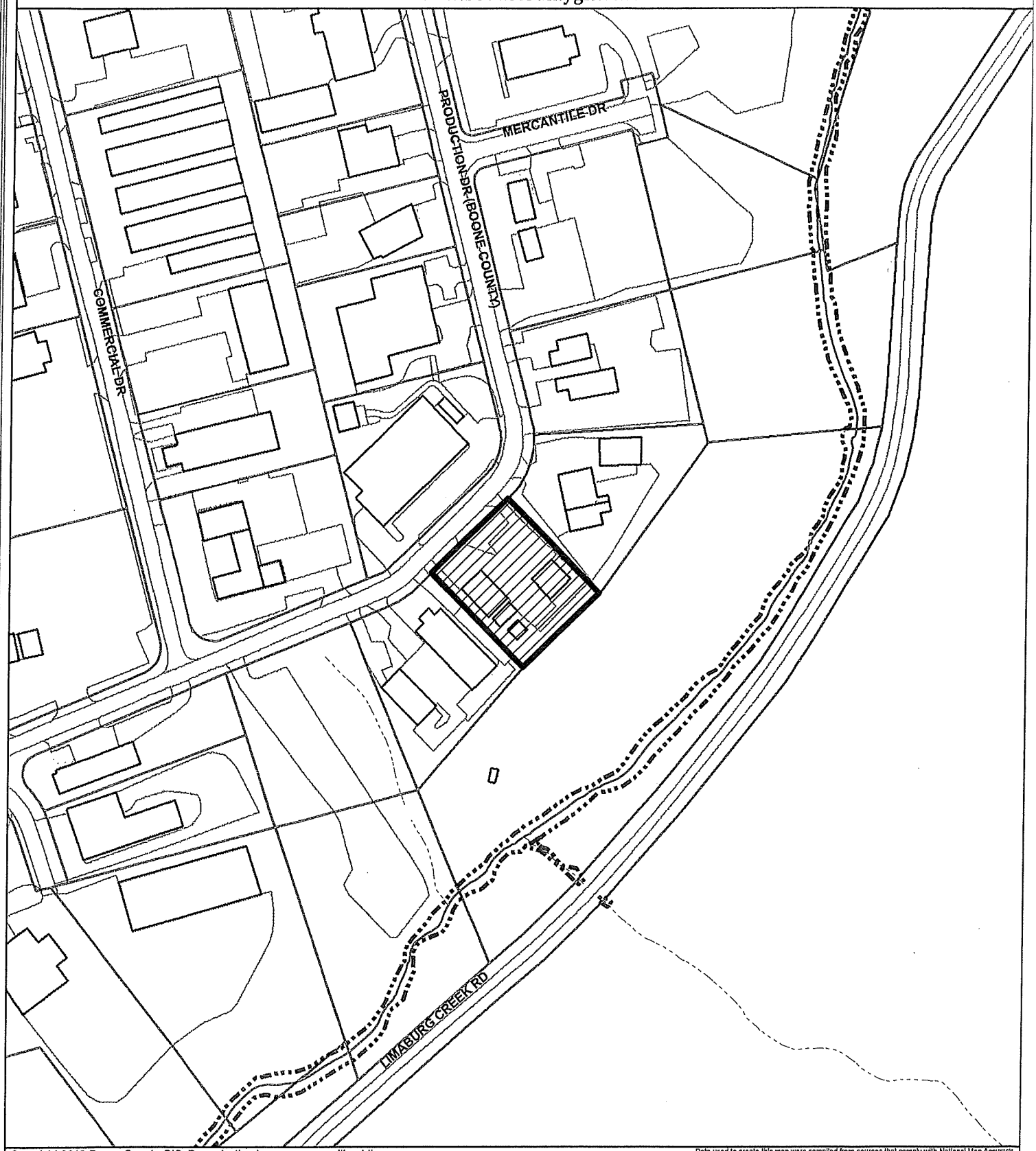
Michael D. Schwartz
Planner

MDS/ss

Attachments
*Vicinity Map
*Aerial Map
*Topographical Map
*Zoning Map
*2040 Future Land Use Map
*Noise Contour Map
*Application
*Development Plan
*Email from Jeff Barlow, Burlington Fire District, dated 7/22/21
*Email from Jerry Noran, Boone County Building Department, dated 7/27/21

Vicinity Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 100 200 400 600 800 Feet

1 inch = 200 feet

N W E S

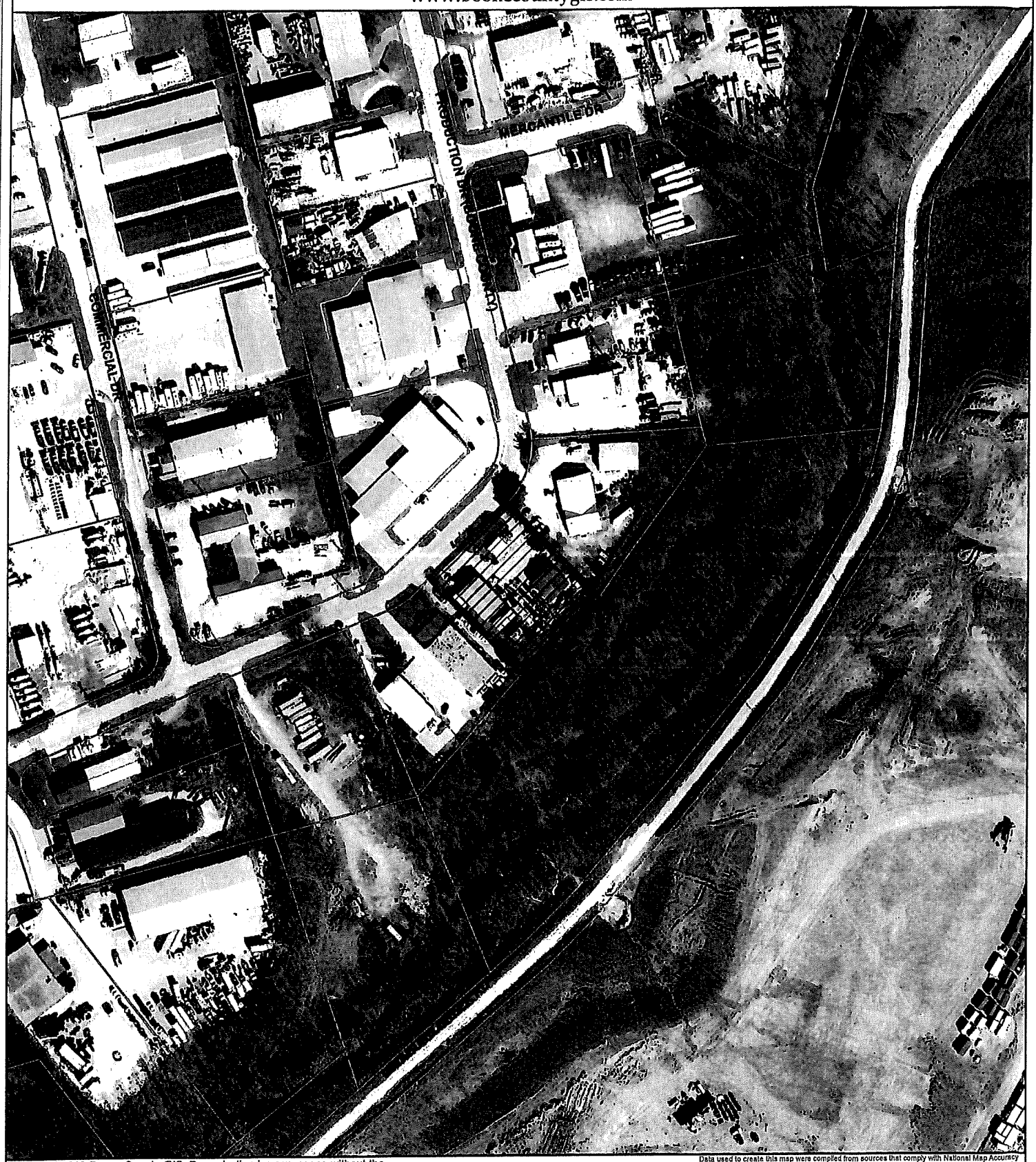
Boone

Map Created: 01/01/2018

ArcMap Document: *.mxd

Aerial Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 100 200 400 600 800 Feet

1 inch = 200 feet

N W E S

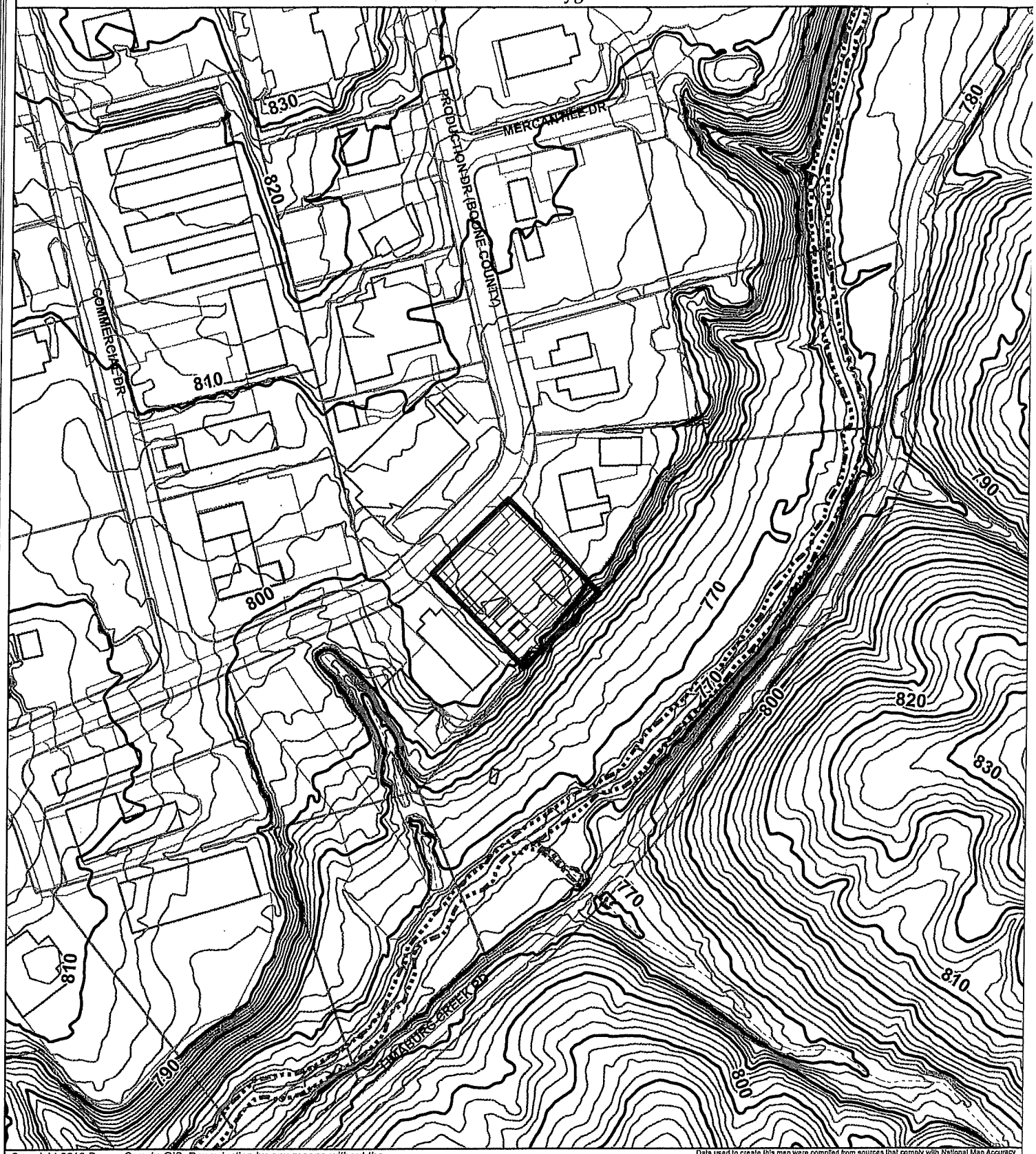
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 01/01/2018

ArcMap Document: *.mxd

Topographical Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 100 200 400 600 800 Feet

1 inch = 200 feet

N W E S

Boone County GIS

Map Created: 01/01/2018

ArcMap Document: *.mxd

Zoning Map

www.boonecountygis.com

Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 100 200 400 600 800 Feet

1 inch = 200 feet

N W E S

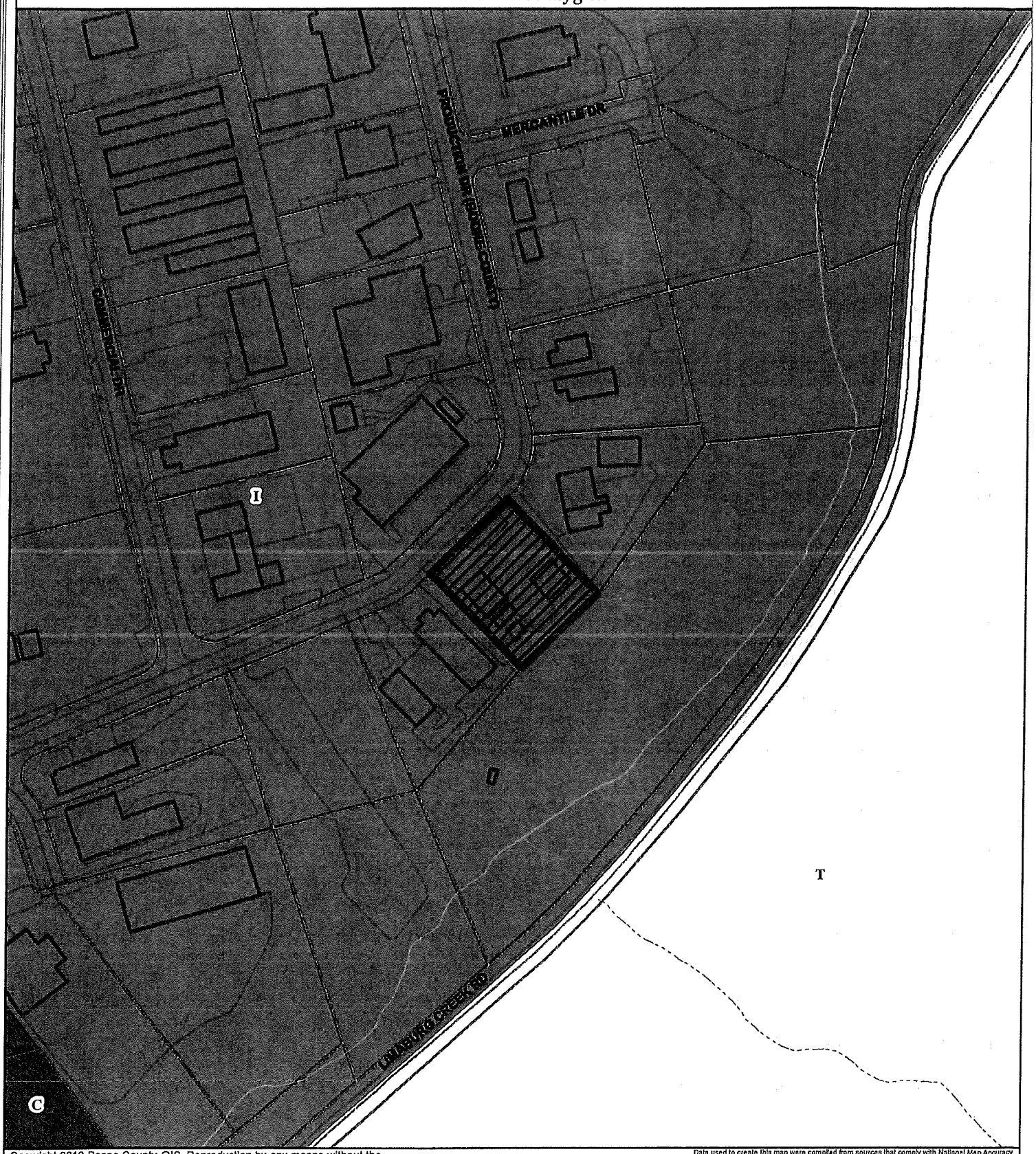
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 01/01/2018

ArcMap Document: *.mxd

2040 Future Land Use Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 100 200 400 600 800 Feet

1 inch = 200 feet

N W E S

Boone County GIS

Map Created: 01/01/2018

ArcMap Document: *.mxd

Noise Contour Map

www.boonecountygis.com

Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.

0 100 200 400 600 800 Feet

1 inch = 200 feet

N W E S

Boone County GIS

Map Created: 01/01/2018

ArcMap Document: *.mxd

RECEIVED
#84434
JUL 19 2021
BOONE COUNTY
PLANNING COMMISSION

BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION

Five (5) sealed 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: Smith Welding and Fabrication, Inc.

Address: 8897 East Bend Road

Burlington (City) KY (State) 41005 (Zip Code)

Phone Number: 859.689.6458 Fax Number: 859.689.6458

Email: smithweldingandfabrication@yahoo.com

4. Description of Request:
Front yard and rear yard setback variance

5. Name of Development: Commerce Park West

6. Location of Development: 1575 Production Drive

Burlington (City) KY (State) 41005 (Zip Code)

7. Acreage Under Review: 0.735 ac.

8. Lot Number and Name of Subdivision (if part of a subdivision:
LOT 23 COMMERCE PARK WEST IND PARK (49F-23)

9. Current Owner: ~~Smith Welding and Fabrication, Inc.~~ MRS Properti

Address: 8897 East Bend Road

Burlington (City) KY (State) 41005 (Zip Code)

Phone Number: 859.689.6458 Fax Number: 859.689.6458

Email: smithweldingandfabrication@yahoo.com

10. Proposed Use(s) on Site: Metal fabrication business

11. Total Square Footage of Existing and/or Proposed Buildings: 2465 sf existing/6017 proposed

12. Current Zoning: I-1 zone

13.

323	254	1473
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.

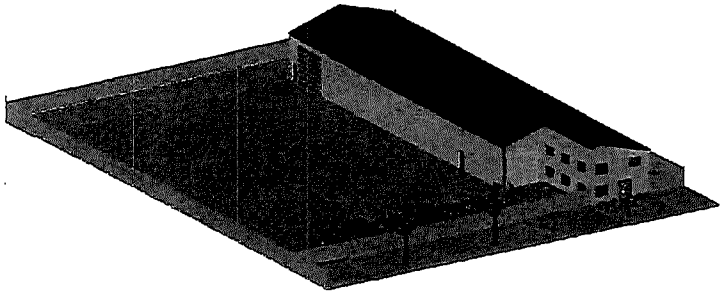
ORIGINAL Property Owner's Signature: [signature] – Member MRS Properties LLC
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: [signature] – President Smith Welding
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

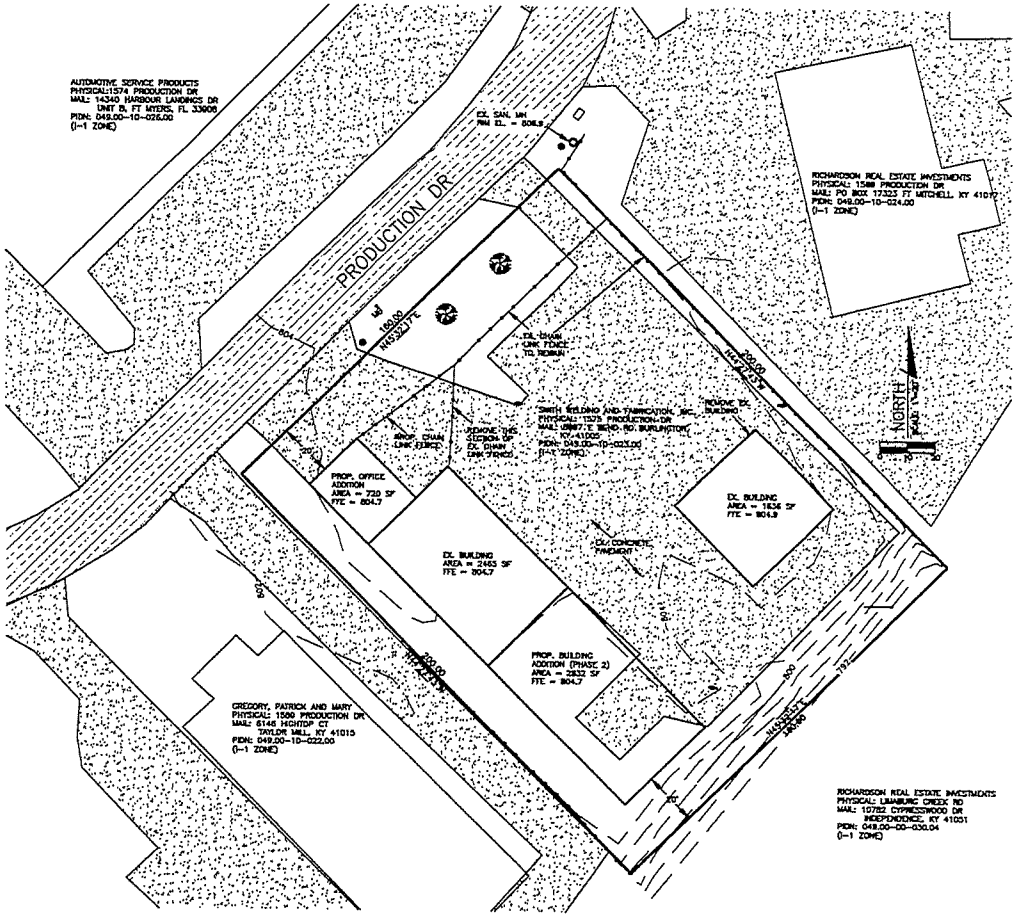
VICINITY MAP
1"= 1000'

NOTES:
1) BOUNDARY INFORMATION INDICATED IS AS PER RECORD PLAT BY RICHARD R. BLUST DATED MAY 12, 1979.
2) FIELD DATA OBTAINED ON JUNE 30, 2021.
3) SETBACK VARIANCE REQUESTS:
EXISTING FRONT SETBACK: 50'
PROPOSED FRONT SETBACK: 20'

EXISTING REAR SETBACK: 89'
PROPOSED REAR SETBACK: 20'



BUILDING MODEL
NOT TO SCALE



SITE CONCEPT PLAN
SCALE: 1"=20'

NO.	REVISION	DATE	BY	CHK.

MASON CARR
CIVIL ENGINEERING

MASON CARR
Civil Engineering, LLC
P.O. BOX 081 ALEXANDRIA, KY 41001
(513) 280-3002 FAX (859) 630-8841

SMITH WELDING AND FABRICATION, INC.
8897 EAST BEND ROAD
BURLINGTON, KY 41005

SITE CONCEPT PLAN
1575 PRODUCTION DR
BURLINGTON, KENTUCKY

DATE: JUL. 2021
JOB NO. 202105
DRAWN BY: CHECKED BY:
SCALE: AS SHOWN
SHEET 1 OF 1

Michael Schwartz

From: Jeff Barlow <jbarlow@burlingtonkyfire.org>
Sent: Thursday, July 22, 2021 9:40 AM
To: Michael Schwartz
Subject: RE: Variances - Smith Welding - 1575 Production Drive

EXTERNAL MESSAGE

Good Morning Michael,
The only comment from the fire department would be that the proposed project will take their total square feet under one roof over 5,000 sq. ft. which will trigger the automatic sprinkler installation requirement. Jerry Noran will probably address that requirement but from a functional perspective, I wanted to make sure the fire sprinkler requirement was communicated due to the size of the building. As for setback variances, no issue from the fire department.
Thanks,
Jeff

Jeff Barlow, EFO
Fire Chief
Burlington Fire Protection District
PO Box 479
6050 Firehouse Drive
Burlington, KY 41005
859-586-6161
859-586-6178 fax
www.burlingtonkyfire.org

Confidentiality Notice: The information contained in the email, and in any accompanying documents, constitutes confidential information, which belongs to the Burlington Fire Protection District. This information is intended only for the use of the individual or entity named above. If you are not the intended recipient of this information you are hereby notified that any disclosure, copying, distribution, or taking of any action in reliance to this information is strictly prohibited. If you have received this email in error, please notify us by calling the number listed above.

From: Michael Schwartz <mschwartz@boonecountyky.org>
Sent: Tuesday, July 20, 2021 6:57 AM
To: Jerry Noran <jnoran@boonecountyky.org>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; Jeff Barlow <jbarlow@burlingtonkyfire.org>; Paul Hegedus (phegedus@cvgairport.com) <phegedus@cvgairport.com>
Subject: Variances - Smith Welding - 1575 Production Drive

We are in receipt of a Variance application to the Boone Board of Adjustment. If you have any comments that you would like to provide to the Board, please forward them to me no later than Wednesday, August 4, 2021.

Michael D. Schwartz, Planner

BOONE COUNTY
PLANNING COMMISSION

2950 Washington Street, Room 317
Burlington, Kentucky 41005
(P) 859-334-2196 (F) 859-334-2264

Michael Schwartz

From: Jerry Noran
Sent: Tuesday, July 27, 2021 3:00 PM
To: Michael Schwartz
Subject: RE: Variances - Smith Welding - 1575 Production Drive

If there are no designated parking spaces provided, no accessible spaces are required. If there are parking spaces provided, appropriate accessible parking must also be provided.

Sincerely,
Jerald E. Noran, CBO, AIA
Chief Building Official
Boone County Building Department
2950 Washington Street
P.O.Box 900
Burlington, KY 41005
859-334-3288
jnoran@boonecountyky.org

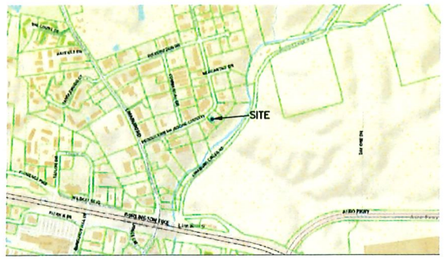
From: Michael Schwartz
Sent: Tuesday, July 20, 2021 6:57 AM
To: Jerry Noran <jnoran@boonecountyky.org>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; jbarlow@burlingtonkyfire.org; Paul Hegedus (phegedus@cvgairport.com) <phegedus@cvgairport.com>
Subject: Variances - Smith Welding - 1575 Production Drive

We are in receipt of a Variance application to the Boone Board of Adjustment. If you have any comments that you would like to provide to the Board, please forward them to me no later than Wednesday, August 4, 2021.

Michael D. Schwartz, Planner

BOONE COUNTY
PLANNING COMMISSION

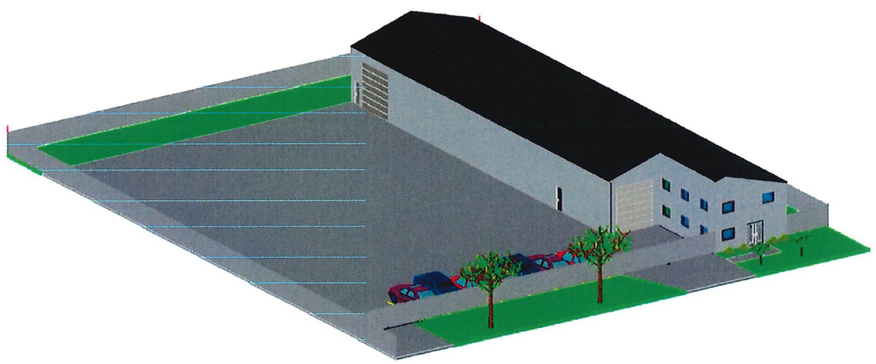
2950 Washington Street, Room 317
Burlington, Kentucky 41005
(P) 859-334-2196 (F) 859-334-2264



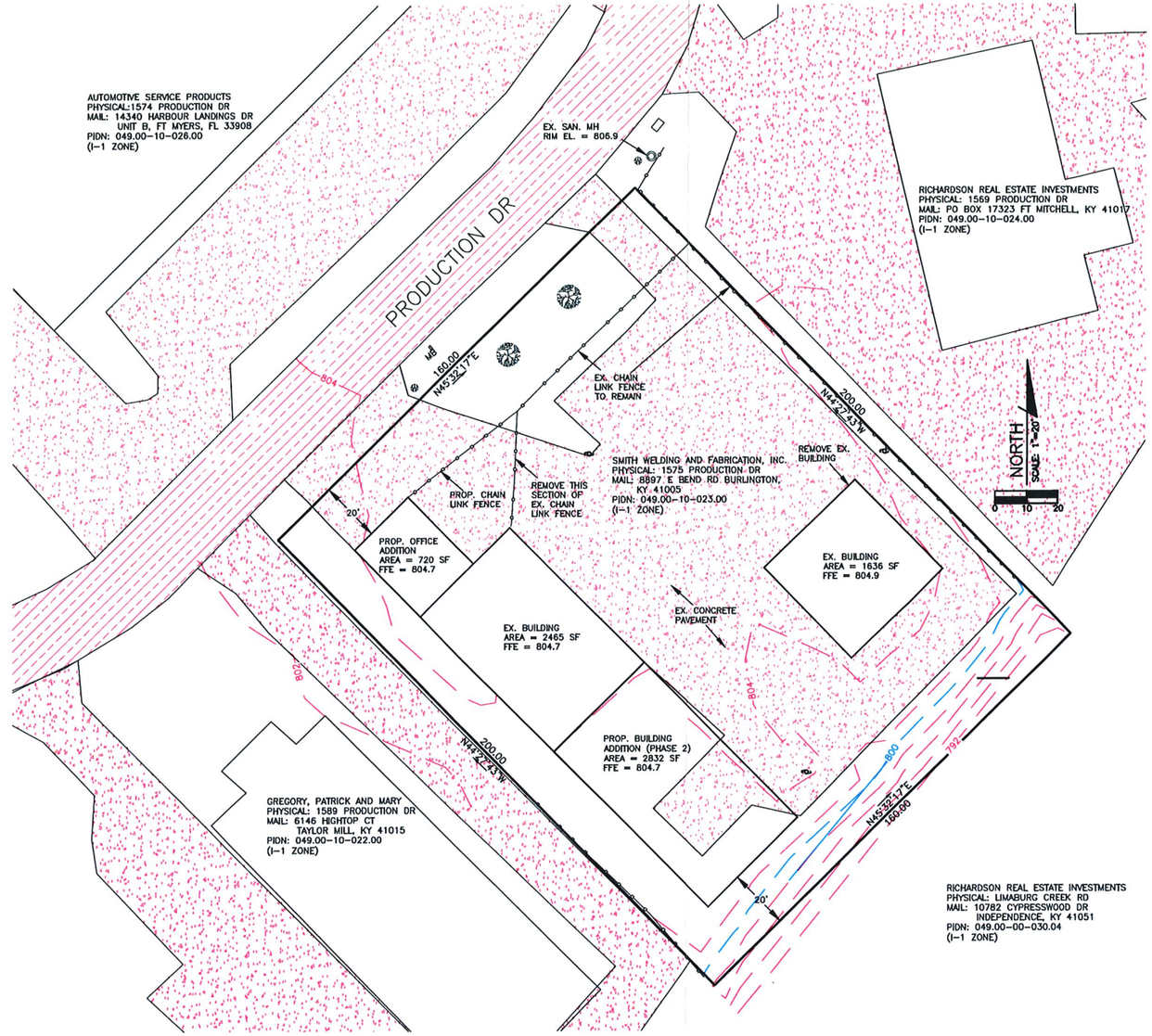
VICINITY MAP
1"= 1000'

NOTES:
1) BOUNDARY INFORMATION INDICATED IS AS PER RECORD PLAT BY RICHARD R. BLUST DATED MAY 12, 1979.
2) FIELD DATA OBTAINED ON JUNE 30, 2021.
3) SETBACK VARIANCE REQUESTS:
   EXISTING FRONT SETBACK: 50'
   PROPOSED FRONT SETBACK: 20'

   EXISTING REAR SETBACK: 89'
   PROPOSED REAR SETBACK: 20'



BUILDING MODEL
NOT TO SCALE



SITE CONCEPT PLAN
SCALE: 1"=20'

NO.	REVISION	DATE:	BY:	CHK.

MASON CARR
CIVIL ENGINEERING
MASON CARR
Civil Engineering, LLC
P.O. BOX 661 ALEXANDRIA, KY 41001
(513) 260-2982 FAX (859) 635-6841

SMITH WELDING AND FABRICATION, INC.
8897 EAST BEND ROAD
BURLINGTON, KY 41005

SITE CONCEPT PLAN
1575 PRODUCTION DR
BURLINGTON, KENTUCKY

DATE: JUL, 2021
JOB NO. 202105
SMITHWPRODUCTION.DWG
SCALE: AS SHOWN
SHEET 1 OF 1

CLUR #21-BCBOA-28-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
   MRS Properties LLC
   8897 East Bend Rd
   Burlington, KY 41005

2. ADDRESS OF PROPERTY
   1575 Production Dr
   Burlington, KY 41005

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
   Smith Welding Commerce Park West

4. DEED BOOK 323 PAGE NO. 254 GROUP NO. 1473

5. TYPE OF RESTRICTION(S) (Check all that apply)

   ____ Zoning Map Amendment:
   From_____To_____

   ____ Development Plan

   ____ Subdivision Plat
   (Not Recorded)

   __X__ Variance

   ____ Conditional Use Permit

   ____ Conditional Zoning

   ____ Other:

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 13th day of August, 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:

Nicole Dierna

Nicole Dierna
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.)