

RECEIVED  
#84495  
JUL 20 2021

BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION

BOONE COUNTY PLANNING COMMISSION  
Five (5) 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

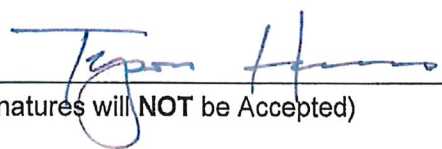
An application consists of all fees paid in full, submitted drawings, and a completed application form

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: TYSON HERMES, HERMES CONSTRUCTION Co.  
Address: 8 GIRARD ST.  
FLORENCE KY 41042  
City State Zip Code  
Phone Number: 859-992-2470 Fax Number: 859-781-7197  
Email: thermes@Hermes Construction Co. com
4. Description of Request:  
Conditional Use for a church on an industrial (I-1) parcel.
5. Name of Development: CALVARY CHIN BAPTIST CHURCH
6. Location of Development: LOT 23A TURFWAY RD. (NEXT TO POINT PLEASANT F.D.)  
ERLANGER KY 41018  
City State Zip Code
7. Acreage Under Review: 3.04
8. Lot Number and Name of Subdivision (if part of a subdivision):  
LOT 23A, SECTION 16
9. Current Owner: LEBANON HOUSE, INC  
Address: 4310 ROSSPLAIN RD.  
CINTI. OH 45236  
City State Zip Code  
Phone Number: 513-543-5510 Fax Number: -  
Email: portman wym@gmail.com

10. Proposed Use(s) on Site: RELIGIOUS ASSEMBLY
11. Total Square Footage of Existing and/or Proposed Buildings: 0 EXISTING / 11,500 S.F. PROPOSED
12. Current Zoning: I-1
13. 429 100 1990  
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: 7/20/2021 Fee Received: 1116<sup>-</sup> Receipt #: 84445

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: See Attached, 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  
Phone: 859-334-2196 Fax: 859-334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## CONDITIONS OF APPROVAL

APPLICANT: Hermes Construction Co., per Tyson Hermes, on behalf of Lebanon House, Inc., per Wym Portman

LOCATION: Along the northwest side of Turfway Road, between Cox Avenue and Olympic Boulevard, approximately 600 feet northeast of Cox Avenue, and being directly southwest of the property located at 3444 Turfway Road

ZONING: Industrial One (I-1)

DATE: August 11, 2021

1. Development shall be consistent with the plans and material submitted as part of the application.
2. The development shall meet the minimum requirements of the Boone County Zoning Regulations.
3. A Site Plan shall be submitted to, and approved by, the Boone County Planning Commission prior to any construction.
4. That the ingress/egress easement be recorded prior to the submittal of a Site Plan application.

## STAFF REPORT

#7

APPLICANT: Hermes Construction Co., per Tyson Hermes, on behalf of Lebanon House, Inc., per Wym Portman

LOCATION: Along the northwest side of Turfway Road, between Cox Avenue and Olympic Boulevard, approximately 600 feet northeast of Cox Avenue, and being directly southwest of the property located at 3444 Turfway Road

ZONING: Industrial One (I-1)

DATE: August 11, 2021

### PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow the construction of a 11,250 square foot (75' x 150') church and an off-street parking area.

### SITE HISTORY

- 1990 On March 27, 1990, the Boone County Planning Commission approved a Final Plat for Mineola Industrial Park, Section XVI, creating the lot in question.

### 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. 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 1133 of the Boone County Zoning Regulations (A-2 District):
- a. The activity is provided primarily in support of and obtains its trade from the employees of the district;
  - b. The activity is of integral relation to the purpose of the district;
  - c. The use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and
  - d. Provided the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.
- C. 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.”

- D. Section 1133.12 of the Boone County Zoning Regulations identifies churches, synagogues, temples and other places of religious assembly for worship as Conditional Uses within the Industrial One (I-1) district.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for “Industrial” uses which is described 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).

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).

Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment Goal A, Objective 7).

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).

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).

Public facilities and services shall be in locations that are accessible to the population being served (Public Facilities Goal A, Objective 7).

Priority shall be given towards maintaining, protecting, and improving the capacity and

safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).

- C. Turfway Road is a state maintained collector street providing for two way traffic within an approximate twenty-four (24) foot pavement width. There are no sidewalks along the roadway.

#### SITE CHARACTERISTICS

- A. The approximate 3 acre site is located along the northwest side of Turfway Road, approximately 1,200 feet northeast of Donaldson Highway, and directly across from Queens Court.
- B. The site has approximately 467 feet of frontage along Turfway Road.
- C. The site is currently occupied by a dense stand of mature trees.
- D. Topographically, the southern third of the site site slopes downward from the front property line at an average grade of 3%. From there, the site slopes upward to a flat area at an average grade of 22%. The site then slopes upward to the northern property line at an average grade of 18%.

#### SURROUNDING LAND USES AND ZONING

- North: Equipment Depot (I-1)
- South: Turfway Auto Collision (I-1) and Mary Queen of Heaven (PF/PD/HDO)
- East: Point Pleasant Fire Station (I-1)
- West: Laser Graphics (I-1)

#### PROPOSED DEVELOPMENT

- A. Construction of an 11,250 square foot (75' x 150') building to house a church.
- B. Provision for a 25' x 35' canopy drop off area.
- C. Provision for 86 off-street parking spaces.
- D. Access via a proposed ingress/egress easement over the existing curb cut and driveway serving the Point Pleasant Fire Station.

#### STAFF COMMENTS

- A. The submitted development plan meets the minimum requirements of the Boone County Zoning Regulations, except for the following (the submitted plan provides a note stating that all work shall be in accordance with all applicable sections of the Boone County

Planning and Zoning regulations) (these can be submitted and reviewed as part of a Site Plan):

1. Section 3110 prohibits structures from exceeding fifty (50) feet in height within the I-1 district. Insufficient information has been submitted to determine compliance.
  2. Section 3313 provides regulations pertaining to parking and passenger loading zones for the disabled. Insufficient information has been submitted to determine compliance.
  3. Section 3314 states that all parking areas, driveways, and aisles shall be improved with either asphalt concrete or Portland cement concrete, unless a waiver is granted by the zoning administrator. Insufficient information has been submitted to determine compliance.
  4. Section 3316 provides regulations pertaining to exterior lighting. Insufficient information has been submitted to determine compliance.
  5. Section 3325 requires one off-street parking space to be provided for every three (3) seats. Insufficient information has been submitted to determine compliance.
- B. An inter-departmental email was sent to the Boone County Building Department, Boone County Public Works, Kentucky Department of Transportation and Point Pleasant Fire District requesting comments pertaining to the request.
1. Jerry Noran, Boone County Building Department replied that four accessible parking spaces need to be provided, closest to the nearest accessible route to the main entrance. One needs to be van accessible. All spaces need to be marked as required by code with pavement and pole signage.
  2. Rob Franxman, Boone County Public Works, replied that KYTC could require a Traffic Impact Study depending on the projected traffic of the church. He also replied that the Turfway Road expansion project is expected to be fully funded in the upcoming KYTC 6-year plan and that further coordination with KYTC is advisable.
  3. Eric Seibel, Point Pleasant Fire Protection District, replied that they do not have a concern with the proposed use. Their concern is the access to the property. The concrete drive into our station has been maintained solely by the Fire District even though the site located to the east of the fire station (3436 Turfway Road) has an easement and utilizes the access as well. The Fire District believes that the easement needs to be addressed before any additional construction and subsequent traffic occurs.
- C. Should the Board take action to approve the submitted request, the following conditions should be considered as part of that action:

1. Development shall be consistent with the plans and material submitted as part of the application.
2. The development shall meet the minimum requirements of the Boone County Zoning Regulations.
3. A Site Plan shall be submitted to, and approved by, the Boone County Planning Commission prior to any construction.
4. That the ingress/egress easement be recorded prior to the submittal of a Site Plan application.

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.

Respectfully Submitted,



Michael D. Schwartz  
Planner

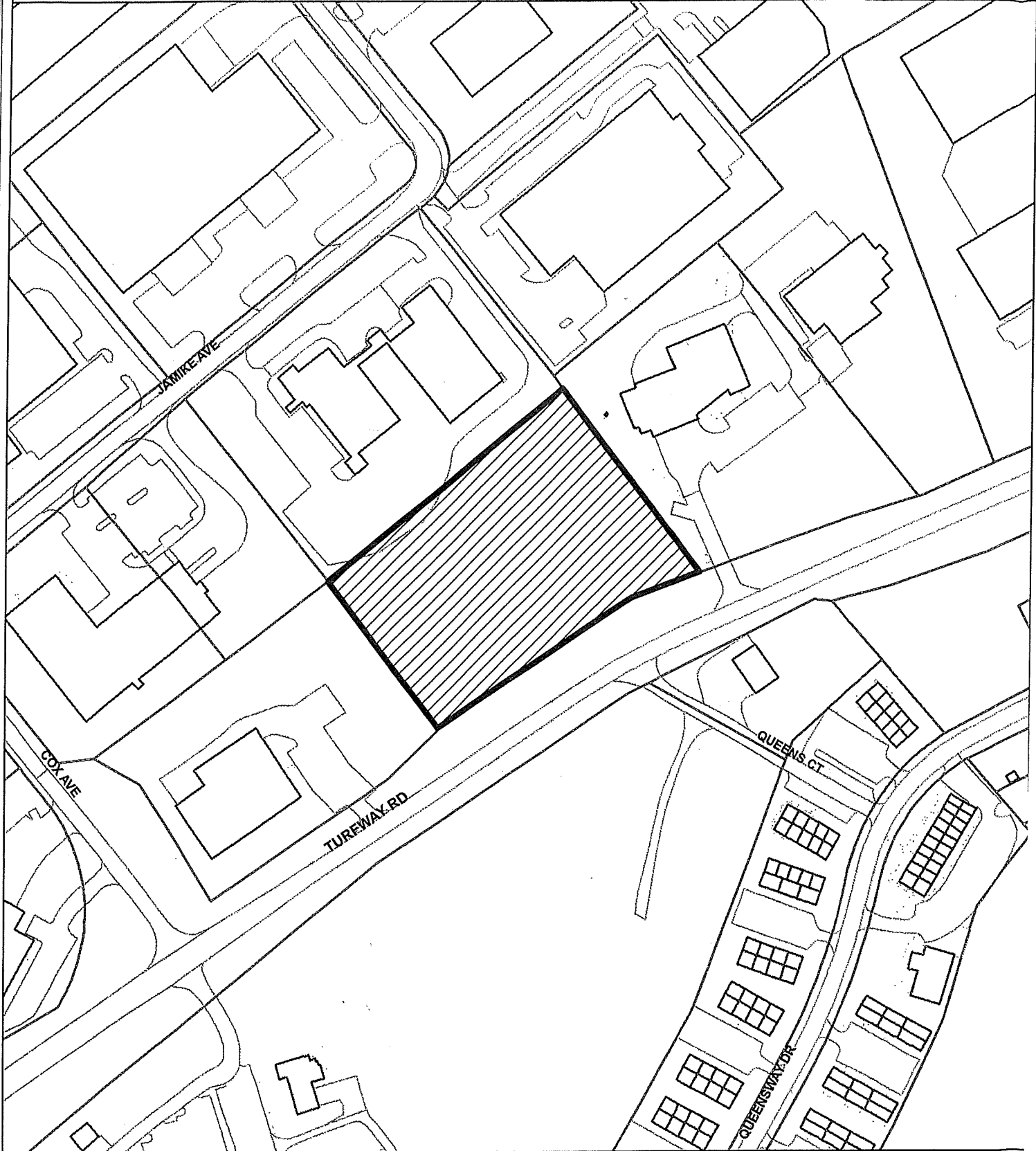
MDS/ss

Attachments

- \*Vicinity Map
- \*Aerial Map
- \*Topographical Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Application
- \*Concept Development Plan
- \*Email from Jerry Noran, Boone County Building Department, dated 7/27/21
- \*Email from Eric J. Seibel, Point Pleasant Fire Protection District, dated 8/4/21

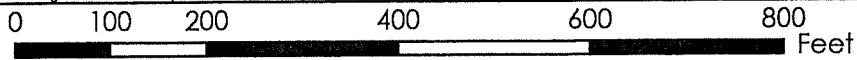
# Vicinity Map

www.boonecountygis.com



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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.



1 inch = 200 feet



**Boone County GIS**

Map Created: 01/01/2018



Boone County GIS  
ArcMap Document: \*.mxd

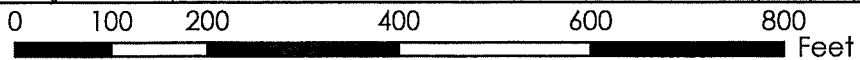
# Aerial Map

www.boonecountygis.com



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1 Inch = 200 feet



Map Created: 01/01/2018

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



Map Data & Content by Esri, 2018  
ArcMap Document: \*.mxd

# Topographical Map

www.boonecountygis.com



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0 100 200 400 600 800 Feet

1 inch = 200 feet

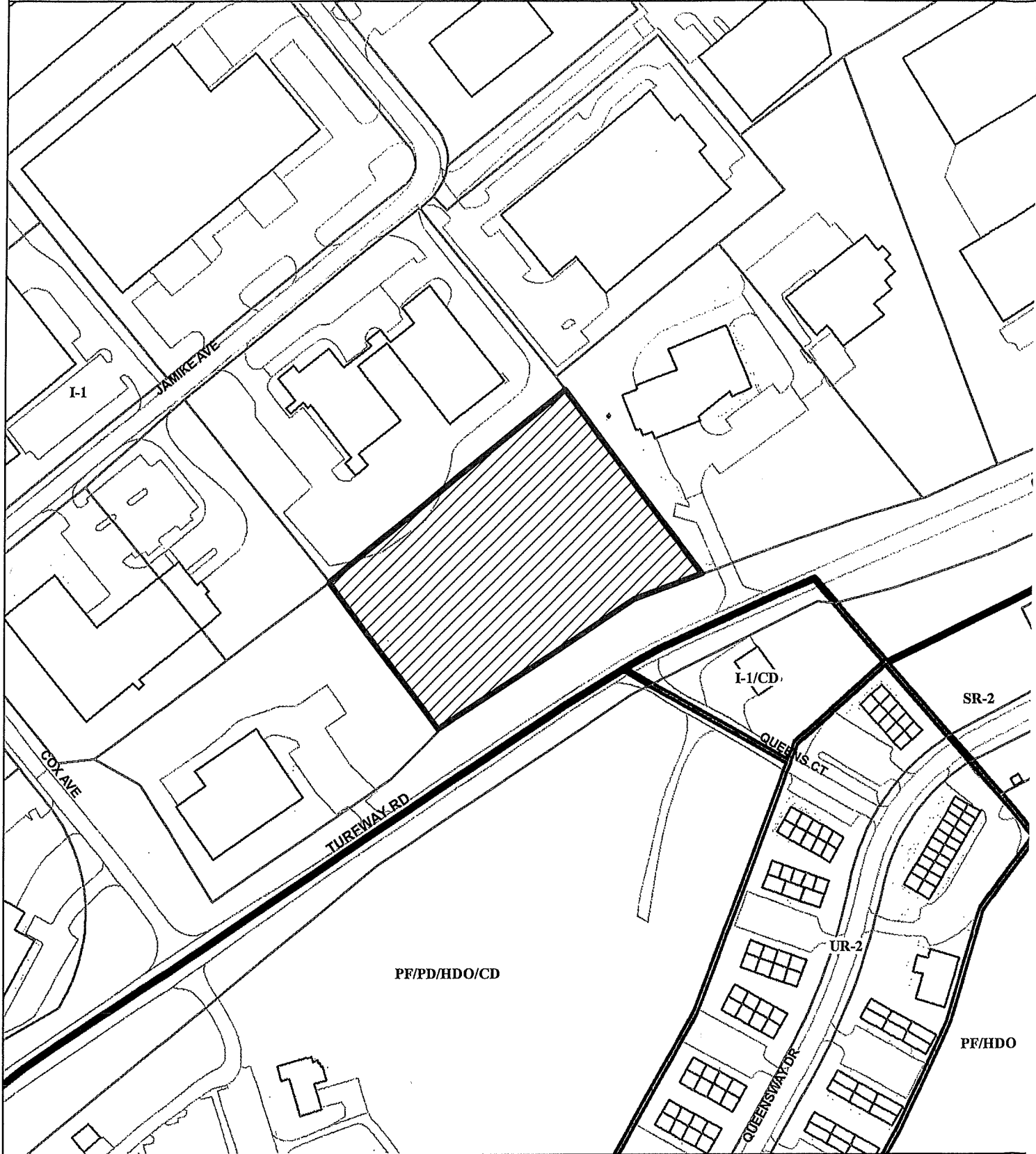


**Boone County GIS - Putting Northern Kentucky on the Map**



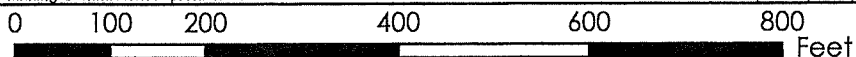
# Zoning Map

www.boonecountygis.com

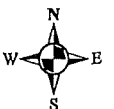


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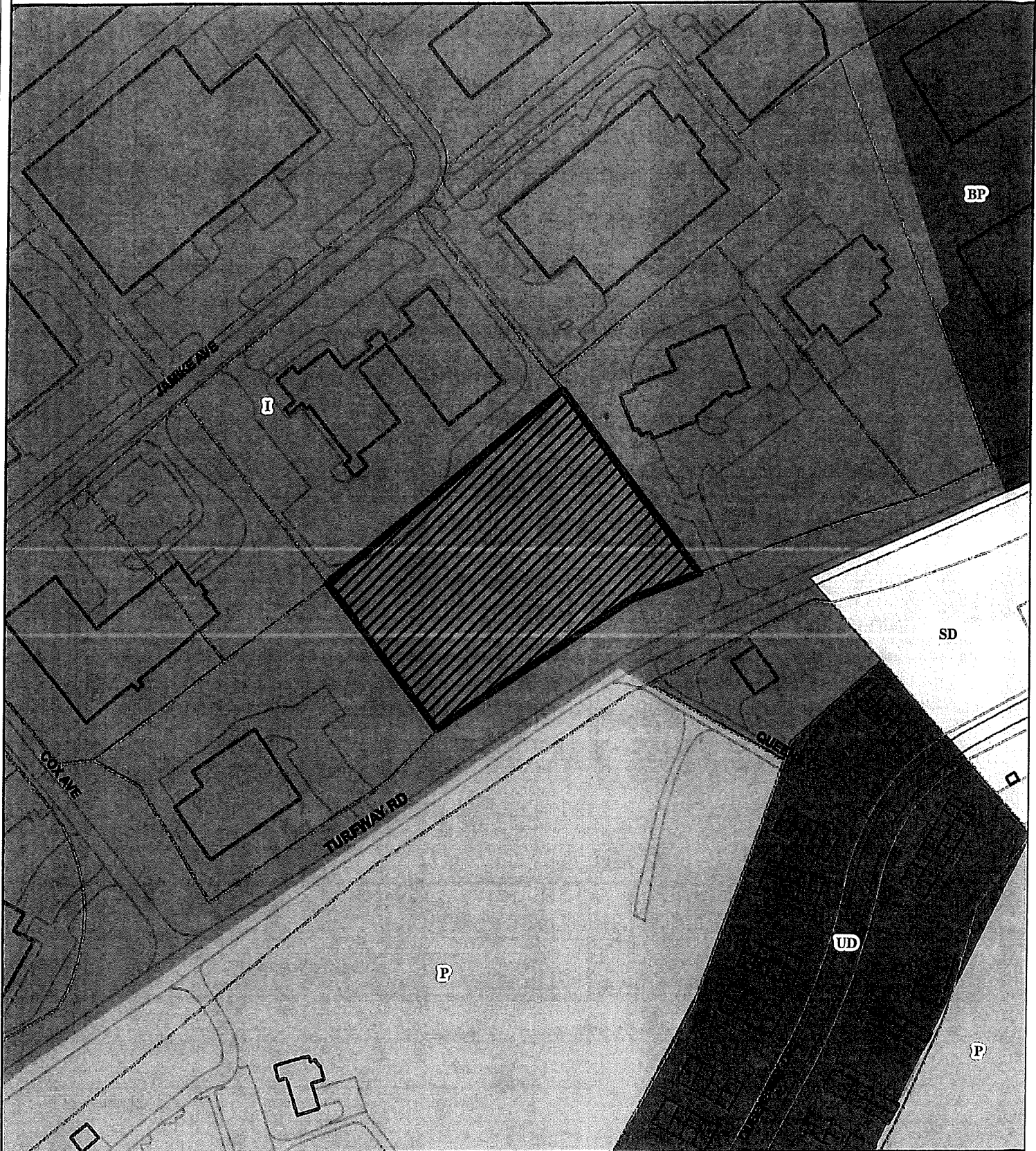
**Boone**

Map Created: 01/01/2018

Boone County GIS  
ArcMap Document: \*.mxd

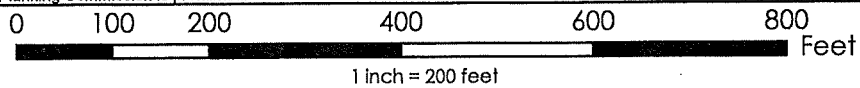
# 2040 Future Land Use Map

www.boonecountygis.com



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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.



**Boone**



**R E C E I V E**  
# 84495  
JUL 20 2021  
BOONE COUNTY  
PLANNING COMMISSION

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

Five (5) 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)**

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- 2. Check One  Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use

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Address: 8 GIRARD ST.  
FLORENCE KY 41042  
City State Zip Code

Phone Number: 859-992-2470 Fax Number: 859-781-7197  
Email: thermes@Hermes Construction Co. com

4. Description of Request: Conditional Use for a church on an industrial (I-1) parcel.

5. Name of Development: CALVARY CHIN BAPTIST CHURCH

6. Location of Development: LOT 23A TURFWAY RD. (NEXT TO POINT PLEASANT F.D.)  
SPRINGER KY 41018  
City State Zip Code

7. Acreage Under Review: 3.04

8. Lot Number and Name of Subdivision (if part of a subdivision):  
LOT 23A, SECTION 16

9. Current Owner: LEBANON HOUSE, INC  
Address: 4310 ROSSPLAIN RD.  
CINTI. OH 45236  
City State Zip Code

Phone Number: 513-543-5510 Fax Number: -  
Email: portmanwym@gmail.com

10. Proposed Use(s) on Site: RELIGIOUS ASSEMBLY
11. Total Square Footage of Existing and/or Proposed Buildings: 0 EXISTING / 11,500 S.F. PROPOSED
12. Current Zoning: I-1
13. 429 100 1990  
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)



## Michael Schwartz

---

**From:** Jerry Noran  
**Sent:** Tuesday, July 27, 2021 2:50 PM  
**To:** Michael Schwartz  
**Subject:** RE: Conditional Use Permit - Turfway Road

Four accessible parking spaces need to be provided, closest to the nearest accessible route to the main entrance. One needs to be van-accessible. All spaces need to be marked as required by code with pavement and pole signage.

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 1:10 PM  
**To:** Jerry Noran <jnoran@boonecountyky.org>; Robert Franxman <rfranxman@boonecountyky.org>; Daniel Menetrey <dmenetrey@boonecountyky.org>; m.giordano@pointpleasantfire.org; Tim.Hayes@ky.gov; James.Minckley@ky.gov  
**Subject:** Conditional Use Permit - Turfway Road

We are in receipt of a Conditional Use Permit 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**



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

## Michael Schwartz

---

**From:** Eric Seibel <e.seibel@pointpleasantfire.org>  
**Sent:** Wednesday, August 04, 2021 2:17 PM  
**To:** Michael Schwartz  
**Cc:** m.giordano@pointpleasantfire.org  
**Subject:** Conditional Use Permit

### **EXTERNAL MESSAGE**

Mr. Schwarz,

I am writing on behalf of the Point Pleasant Fire Protection District in regards to the Conditional Use Permit for the parcel adjacent to our station. We do not have a concern with the proposed parcel use. Our concern regards the access to this property. The concrete drive into our station has been maintained solely by the Point Pleasant Fire Protection District even though the neighboring commercial property at 3436 Turfway has an easement and utilizes this access as well. We believe this easement needs to be addressed before any additional construction and subsequent traffic upon this easement occurs

We appreciate your assistance in this matter.

Eric J. Seibel

Asst. Chief

Point Pleasant Fire Protection District

3444 Turfway Road

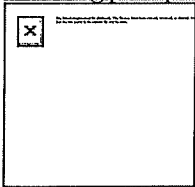
Erlanger, KY 41018

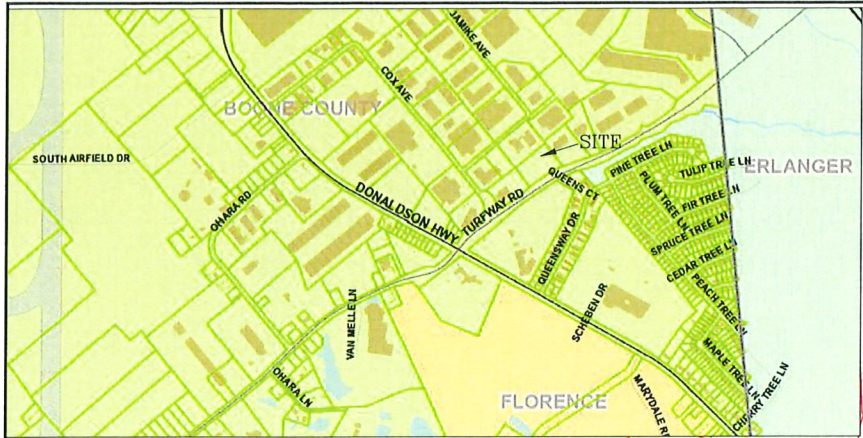
O: (859) 283-2798

F: (859) 283-2104

[www.pointpleasantfire.org](http://www.pointpleasantfire.org)

[e.seibel@pointpleasantfire.org](mailto:e.seibel@pointpleasantfire.org)





VICINITY MAP  
1" = 1000 FT.

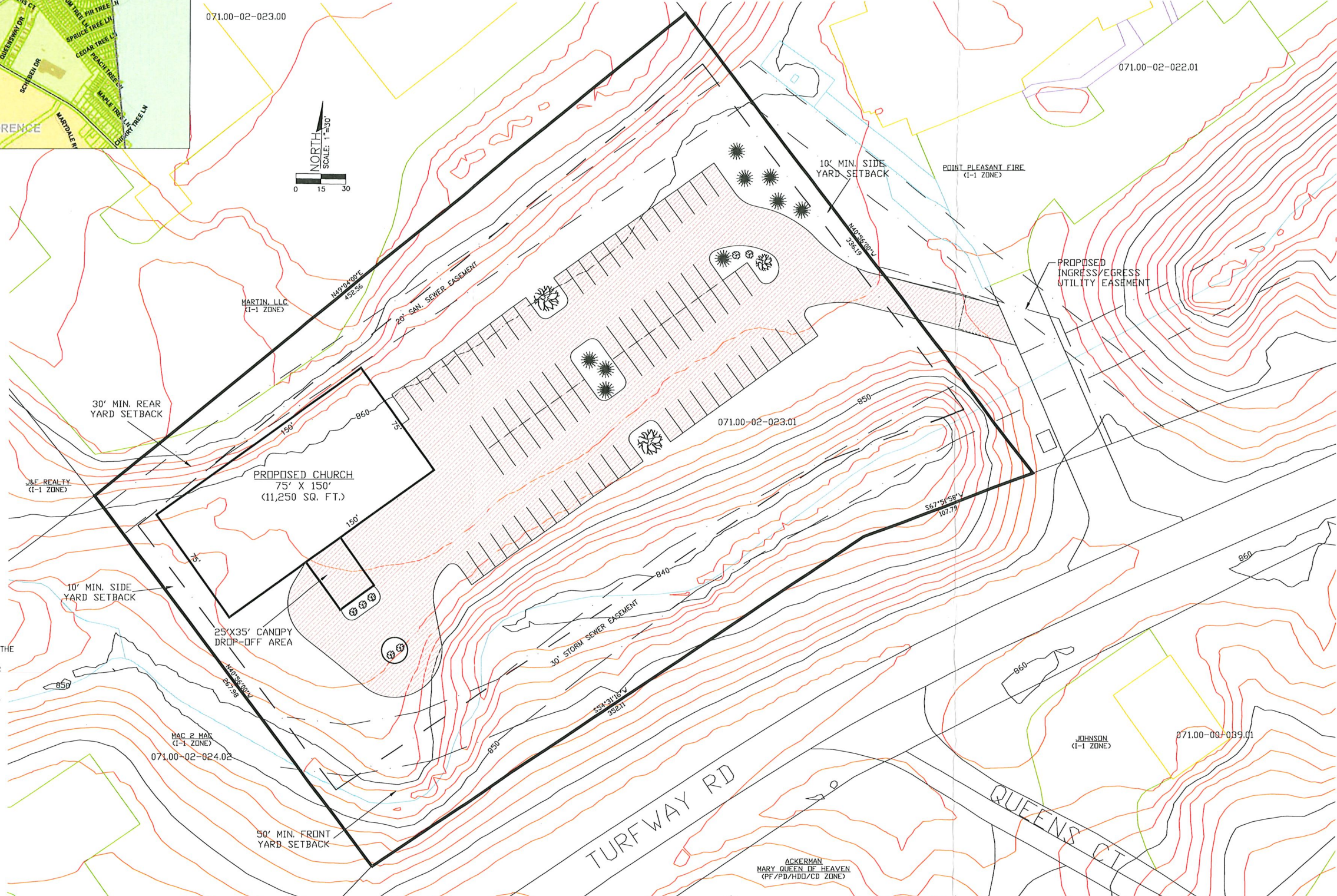


**R E C E I V E D**  
 JUL 20 2021  
 BOONE COUNTY  
 PLANNING COMMISSION

**NOTES**

- 1) ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE BOONE COUNTY PLANNING AND ZONING REGULATIONS.
- 2) THE BOUNDARY INFORMATION AND EXISTING EASEMENTS ARE SHOWN AS PER RECORD PLAT BY VIOX AND VIOX P.S.C., DATED APRIL, 1990.
- 3) THIS CONDITIONAL USE REQUEST IS FOR ALL OF LOT 23-A, MINEOLA INDUSTRIAL PARK, SECTION XVI, PLAT BOOK 127B, GROUP #1990.
- 4) THE EXISTING ZONING OF THE SITE IS "INDUSTRIAL ONE" (I-1). TOTAL LOT AREA = 3.04 AC.
- 5) THE PROJECT WILL MEET ALL APPLICABLE "BASAL" AND LANDSCAPE RULES AND REGULATIONS.
- 6) INDUSTRIAL ONE ZONE:  
 MIN. LOT AREA ----- 20,000 SQ. FT.  
 MIN. LOT WIDTH ----- 150 FT.  
 MIN. FRONT YARD ----- 60 FT.  
 MIN. SIDE YARD ----- 10 FT.  
 MIN. REAR YARD ----- 30 FT.  
 MAX. BUILDING HT. ----- 50 FT.
- 7) ANY SIGNAGE WILL BE BY SEPARATE PERMIT.
- 8) THE PROPOSED IMPROVEMENTS WILL BEGIN IN FALL 2021, UPON APPROVALS AND PERMITS.

REVIEW COPY  
 7/19/2021



CONCEPT PLAN  
SCALE: 1" = 30'

NO.	REVISION	DATE	BY	CHK.



**MASON CARR**  
*Civil Engineering, PLLC*  
 P.O. BOX 681 ALEXANDRIA, KY 41001  
 (513) 260-2982 FAX (505) 635-6841

**HERMES CONSTRUCTION**  
 8 GIRARD ST  
 FLORENCE, KENTUCKY 41042


**CONCEPTUAL PLAN**  
 CALVARY CHIN BAPTIST CHURCH  
 TURFWAY ROAD  
 ERLANGER, KY

DATE:	JULY, 2021
JOB NO.	202113
CHINTMP.DWG	SCALE: 1" = 30'
SHEET	1 OF 1

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Lebanon House, Inc.  
4310 Rossplain Rd  
Cincinnati, OH 45236
- 2. ADDRESS OF PROPERTY  
Turfway Rd, Lot 23A  
Erlanger, KY 41018
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Calvary Chin Baptist Church
- 4. DEED BOOK 429                      PAGE NO. 100                      GROUP NO. 1990
- 5. TYPE OF RESTRICTION(S) (Check all that apply)  
 Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_                       Conditional Use Permit  
 Development Plan                       Conditional Zoning  
 Subdivision Plat  
(Not Recorded)                       Other:  
 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 13<sup>th</sup> 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.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Boone County Board of Adjustment and in accordance with the current zoning in effect as of August 11, 2021 Certificate of Land Use Restriction (#21-BCBOA-030-A), for Lebanon House, Inc., Property Owner(s).

The following conditions will apply:

1. Development shall be consistent with the plans and material submitted as part of the application.
2. The development shall meet the minimum requirements of the Boone County Zoning Regulations.
3. A Site Plan shall be submitted to, and approved by, the Boone County Planning Commission prior to any construction.
4. That the ingress/egress easement be recorded prior to the submittal of a Site Plan application.

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

DEED BOOK 429

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GROUP NO. 1990