

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

R E C E I V E D
45597
FEB 15 2022
BOONE COUNTY
PLANNING COMMISSION

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

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

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

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant: Jim Thomas - The Harper Company
Address: 1648 Petersburg Road
Hebron Kentucky 41048
City State Zip Code
Phone Number: 859-586-8890 Fax Number: 859-586-8891
Email: JimThomas < Jim@harperco.com
4. Description of Request:
Variance on setback measurement of new addition to existing building..
5. Name of Development: The Harper Company
6. Location of Development: 1648 Petersburg Road
Hebron Kentucky 41048
City State Zip Code
7. Acreage Under Review: One
8. Lot Number and Name of Subdivision (if part of a subdivision:
Lot No. 8

9. Current Owner: Jim Thomas
Address: 1648 Petersburg Road
Hebron Kentucky 41048
City State Zip Code
Phone Number: 859-586-8890 Fax Number: 859-586-8891
Email: Jim Thomas < Jim@harperco.com

10. Proposed Use(s) on Site: Existing office addition.
11. Total Square Footage of Existing and/or Proposed Buildings: Proposed 2420 sq.ft.
12. Current Zoning: I-1
13. 1108 863 2010
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: J.D. Harper For THE HARPER Co
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: J.D. Harper For THE HARPER Co.
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

1. Date Received: 2/15/22 Fee Received: \$906 Receipt #: 85597
2. Is application complete:
3. Staff Reviewer: M. Schwartz
4. Scheduled Board Action Date: 3/9/2022
5. Board Action: 3/9/2022
 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@boonecountky.org
www.boonecountky.org

STAFF REPORT

#3

APPLICANT: The Harper Company, per Jim Thomas

LOCATION: 1648 Petersburg Road, Boone County, Kentucky

ZONING: Industrial One (I-1)

DATE: March 9, 2022

PROPOSAL

- A. The request is to reduce the minimum required front yard setback from fifty (50) feet to twenty-five (25) feet in order to construct a 2,420 square foot addition to an existing office building.

SITE HISTORY

- 1993 On March 3, 1993, the Boone County Planning Commission approved a Conveyance Plat creating the lot in question.
- 1993 On March 3, 1993, the Boone County Planning Commission approved a Site Plan for the construction of the existing 3,895 square foot office building.
- 1999-2002 Based on information contained in the Boone County GIS, the storage area was expanded.
- 2000 On September 19, 2000, the Boone County Fiscal Court adopted Ordinance Number 2000-24, approving a zoning map amendment from SR-1 to I-1, subject to 6 conditions (R-00-016-A).
- 2003 On April 2, 2003, the Boone County planning Commission approved a Conveyance Plat removing a 0.0576 acre area from the site in question for the re-alignment of Petersburg Road.
- 2002-2004 Based on information contained in the Boone County GIS, Petersburg Road was re-aligned, fronting the site in question.
- 2007-2009 Based on information contained in the Boone County GIS, the storage area was expanded.

- 2008 On December 16, 2008, the Boone County Fiscal Court adopted Ordinance Number 08-21, approving a zoning map amendment from SR-1 to I-1, subject to 8 conditions (R-08-020-A).
- 2020 On August 11, 2020, the Boone County Fiscal Court adopted Ordinance Number 2020-15, approving a change in concept development plan, subject to 8 conditions (R-20-005-A).
- 1993-
2021 The Boone County Planning Commission approved various Major and Minor Site Plans.

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 271 of the Boone County Zoning Regulations states that in such instances where the front yard setback requirements for a pre-existing development differ from the current regulations, and an extension or enlargement of a previously developed street or subdivision is approved, the front yard setback requirements shall be adjusted at a rate of at least five feet for each consecutive lot until the new minimum required setback is obtained, although all other requirements of this order must be met. When an addition is proposed for a pre-existing structure that does not meet the current setback requirements, the addition may be located along the nonconforming building line established by the existing structure, but may not encroach into such nonconforming setback unless a variance is granted by the Board of Adjustment and Zoning Appeals.

E. 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.”

- F. Section 1131.32 of the Boone County Zoning Regulations identifies building construction, general contractor, plumbing, heating, air conditioning, painting, paper handling, decorating, electrical, masonry, stonework, tile setting, plastering, carpentry, wood flooring, roofing and sheet metal, water-well drilling, septic and other special construction trade offices, supply, storage and related activities, as a principally permitted use within the I-1 district.
- G. Section 3110 of the Boone County Zoning Regulations requires developments within the I-1 district to have a minimum front yard setback of fifty (50) feet.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question for “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:
 - 1. 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).
 - 2. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 - 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).
 - 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).
 - 5. 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).

6. Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport, and where infrastructure exists or is planned (Economy Goal B, Objective 5).
- C. Petersburg Road is identified as a state maintained arterial street providing for two way traffic within two lanes. A westbound exclusive left turn lane is provided at Connor Road. There are no sidewalks along the roadway.

SURROUNDING LAND USES AND ZONING

- North: The Harper Company (I-1)
- South: Single-family residential (SR-1)
- East: The Harper Company (I-1)
- West: The Harper Company, Ruehl Electric, and Antique Auto Shop (I-1)

SITE CHARACTERISTICS

- A. The approximate 4.3 acre property is located along the north side of Petersburg Road, approximately 700 feet east of Ariens Road.
- B. The site is part of a larger 37 acre development for a building construction/general contractor with related offices, storage, and supply.
- C. The site is currently occupied by an office building, storage buildings, and outside storage.
- D. The location of the proposed building addition sits approximately two (2) feet above the pavement of Petersburg Road.
- E. The site is in the 55 day/night noise level of the Cincinnati/Northern Kentucky International Airport.

PROPOSED DEVELOPMENT

- A. The applicant is proposing to construct a 2,420 square foot addition onto the east side of the existing office building.
- B. The new addition will be set back twenty-five (25) feet from the right-of-way of Petersburg Road.

STAFF COMMENTS

- A. Based on the approved Site Plan, dated March 3, 1993, the existing office building originally met the required fifty (50) foot front yard setback.
- B. Based on the current re-alignment of Petersburg Road, the existing office building has a front yard setback of 37.08 feet.
- C. The applicant has provided a project narrative and a letter of endorsement from the Cincinnati/Northern Kentucky International Airport.

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
Director, Zoning Services

MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Noise Contour Map
- *Application
- *Project Narrative
- *Development Plan
- *Letter from the Cincinnati/Northern Kentucky International Airport.

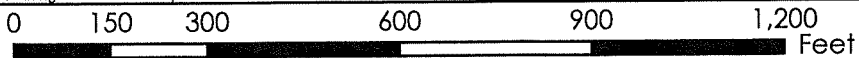
Vicinity Map

www.boonecountygis.com



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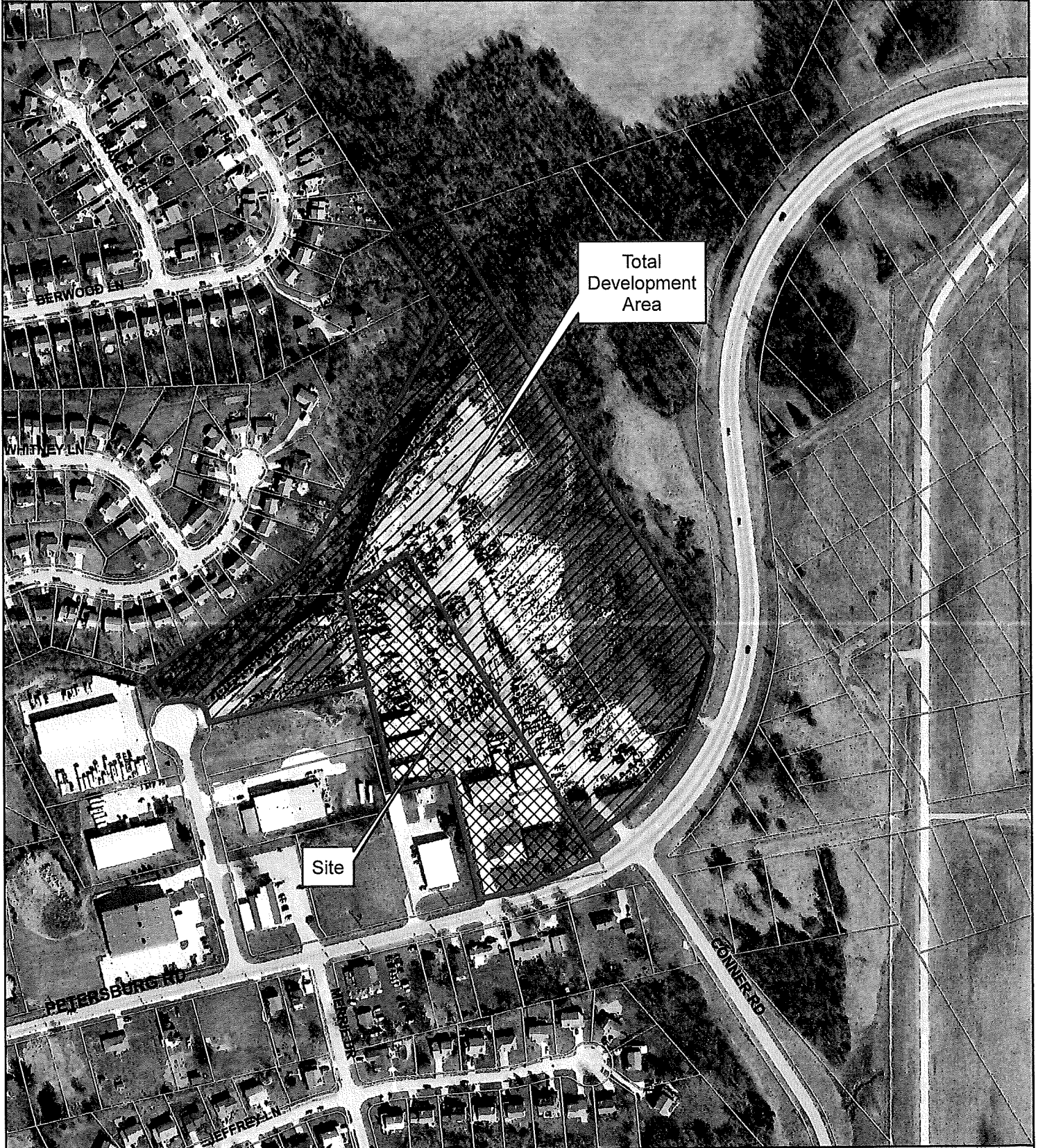
1 inch = 300 feet

Boone County GIS



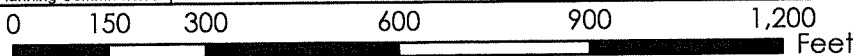
Aerial Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

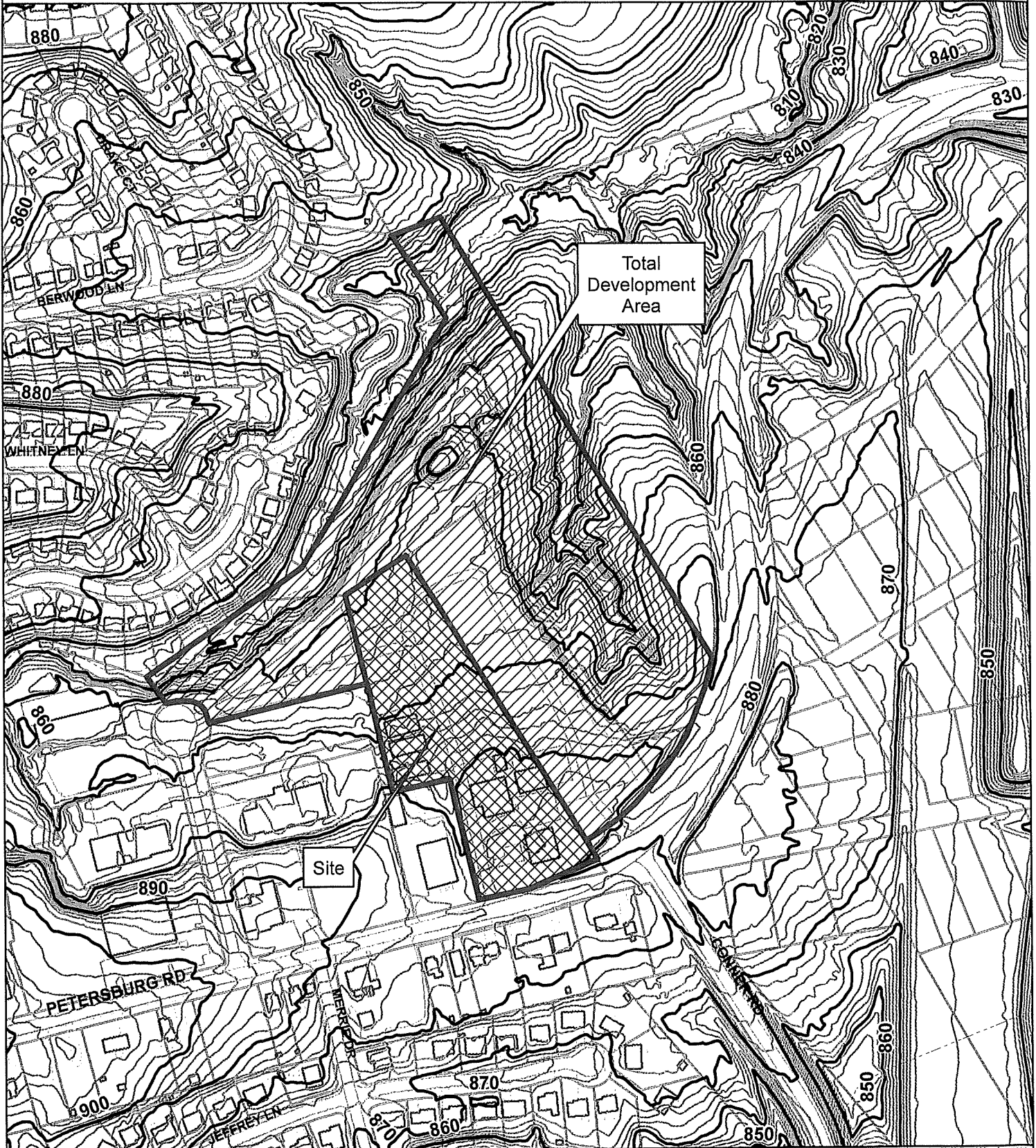


ArcMap Document: *.mxd

Map Created: xx/xx/2021

Topographical Map

www.boonecountygis.com

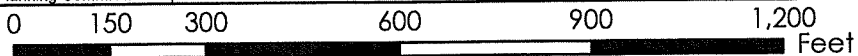


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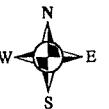
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Boone



1 inch = 300 feet



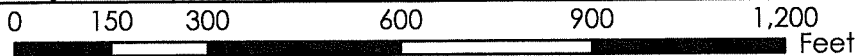
Zoning Map

www.boonecountygis.com



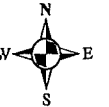
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Boone County GIS



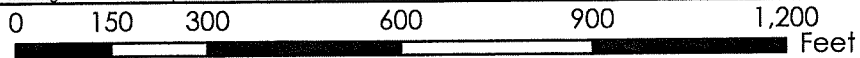
2040 Future Land Use Map

www.boonecountygis.com



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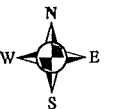


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Boone County GIS

Map Created: xx/xx/2021



Model File: C:\work\2040\2040.mxd
ArcMap Document: *.mxd

Noise Contour Map

www.boonecountygis.com

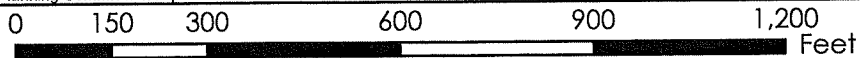


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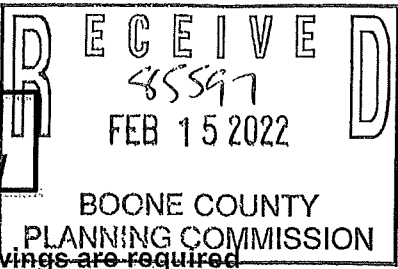
Boone



1 inch = 300 feet



**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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

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Existing office addition.

10. Proposed Use(s) on Site: _____

11. Total Square Footage of Existing and/or Proposed Buildings: Proposed 2420 sq.ft.

12. Current Zoning: I-1


13. 1108 863 2010
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

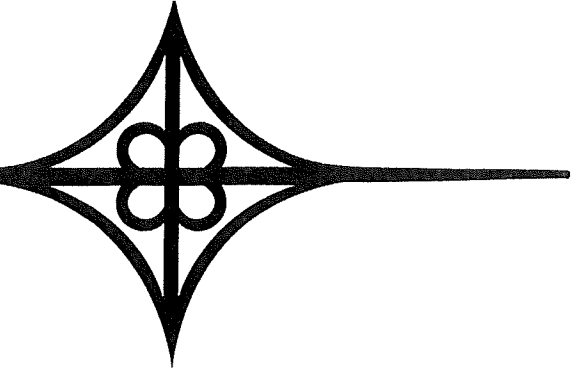
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature:  For THE HARPER Co.
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature:  For THE HARPER Co.
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

The Harper Company

CONTRACTORS



Boone County Planning Commission
2950 Washington Street, Room 317
PO Box 958
Burlington, KY 41005

RE: 1648 Petersburg Rd / The Harper Company Building Addition
Application for Variance

To Whom it May Concern:

The Harper Company purchased property described in Deed Book 1108, Page 863 in 2018. This property was previously owned by Shayeson-Huff Properties and Sparks Realty. The office building situated on the property was constructed in 1993, prior to the expansion of CVG airport. The office building has been used to conduct The Harper Company's business since its construction in 1993. At the time of construction, the office building had a setback distance of 52.5' from the right-of-way.

In 2003, Kenton County Airport Board purchased a portion of the subject property to facilitate the realignment of KY-20. This parcel is described in Deed Book 851, Page 964. Although The Harper Company was willing to sell this property to CVG airport, it had no say in the matter, as the property was being used to construct and re-align a public road (KY-20).

After this taking, the setback distance to the existing office building was reduced from 52.5' to 38.8'. This new setback distance was less than the 50' minimum setback distance for I-1 zoned properties abutting other I-1 properties. However, presumably because the benefit of the roadway realignment outweighed the burden of the setback violation, no issue ever arose with the setback reduction.

The Harper Company wishes to expand their office space by building an addition on the east side of the existing building. The proposed addition was designed by Jim Titus, Chairman of Boone County Board of Appeals, and will be constructed by Radius Construction, a reputable local contractor. Until the permitting process began, The Harper Company nor Titus & Dunn architects realized the setback distance violation with regards to the proposed addition.

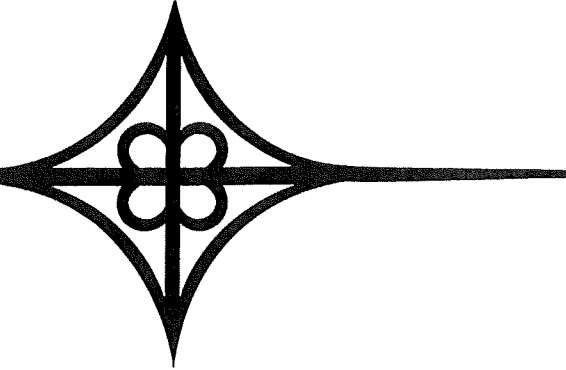
Prior to the realignment of KY-20 and, consequentially, the sale of the property described in DB851/963, to Kenton County Airport Board, both the existing building and proposed addition would be well within the setback requirements for I-1 zoned property. This is shown in the drawing titled "Exhibit A". Unfortunately, however, the proposed building addition is only 27.73' from the new right-of-way (see drawing titled "Exhibit B").

An Equal Opportunity Employer



The Harper Company

CONTRACTORS



Under Section 271 of the Boone County Zoning Regulations, *"When an addition is proposed for a pre-existing structure that does not meet the current setback requirements, the addition may be located along the nonconforming building line established by the existing structure, but may not encroach into such nonconforming setback unless a variance is granted by the Board of Adjustment and Zoning Appeals."* Due to the fact that our current building is in violation of Boone County's setback requirements, any building addition would also be in violation and would further encroach into the nonconforming setback.

When considering a variance, Section 251 requires the Board to consider many factors including: public health, safety, and welfare, whether the variance alters the essential character of the general vicinity, whether the variance causes a hazard or nuisance to the public, or whether the variance allows an unreasonable circumvention of the zoning regulations. The variance applied for by The Harper Company does not adversely affect the public in any way. Because the current setback violation caused by realignment of KY-20 was out of our control, the variance is not "unreasonable".

In addition to the above factors, Section 251 provides further considerations to be made by the Board when considering a variance. The Harper Company's reason for applying for a variance satisfies both 251(b) and (c) of these standards. Strict application of the provisions of the zoning regulations, namely Section 31.1 "setback" requirements, would deprive The Harper Company of the reasonable use of their land, and would create an unnecessary hardship on them. While several options were evaluated for building additions, it was determined that the only feasible location for the building addition was to expand in the eastern direction. Expanding in any other direction was found to be unduly burdensome and cost prohibitive. Not expanding at all would prohibit the Company from continuing to grow and flourish.

Furthermore, in accordance with Section 251(c), the circumstances surrounding the setback violation of the proposed addition stem from the original conveyance of property to KCAB in 2003. Had KY-20 not been realigned, the right-of-way would not have been relocated, and The Harper Company's existing and proposed office building would meet the 50' setback requirement. However, the circumstances were beyond our control at the time of the KY-20 realignment, and remain out of our control today.

For the reasons discussed above, we have enclosed our application for variance for your consideration.

Respectfully,

Samantha Kleem, P.E.
The Harper Company

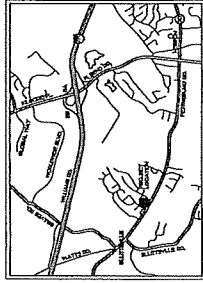
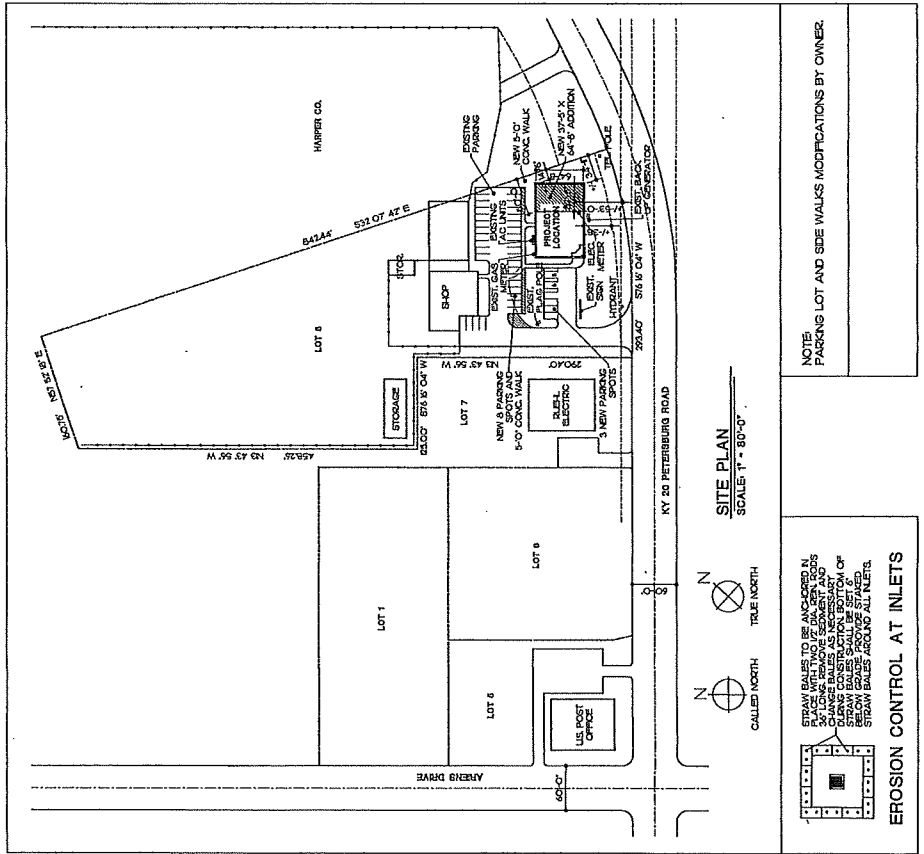
An Equal Opportunity Employer



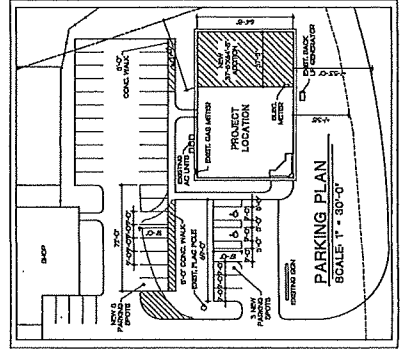
THE HARPER COMPANY ADDITION

1648 PETERSBURG ROAD

HEBRON, KENTUCKY 41048



- ARCHITECTURAL**
 - 00 COVER SHEET
 - A1 NEW FLOOR PLAN DETAILS
 - A2 EXISTING FLOOR PLAN SCHEDULES
 - A3 EXISTING FLOOR PLAN SCHEDULES
 - A4 WALL SECTIONS, DETAILS
 - A5 PARTITIONS, DETAILS
 - A6 BEARING CROSS SECTIONS
 - A7 BEARING CROSS SECTIONS
 - A8 ROOF PLAN
 - A9 ROOF PLAN
 - A10 EXTERIOR ELEVATIONS
 - ELECTRICAL**
 - E1 ELECTRICAL LIGHTING PLAN
 - E2 ELECTRICAL POWER PLAN
 - MECHANICAL**
 - M1 MECHANICAL PLAN
 - PLUMBING**
 - P1 PLUMBING PLAN
 - CODE REVIEW**
 - TYPE SB CONSTRUCTION
 - MASONRY EXTERIOR WALLS
 - AND METAL STUD FRAMING
 - TYPE 100 PLAN
 - OFFICES
- ADDITION - 2,420 SF.



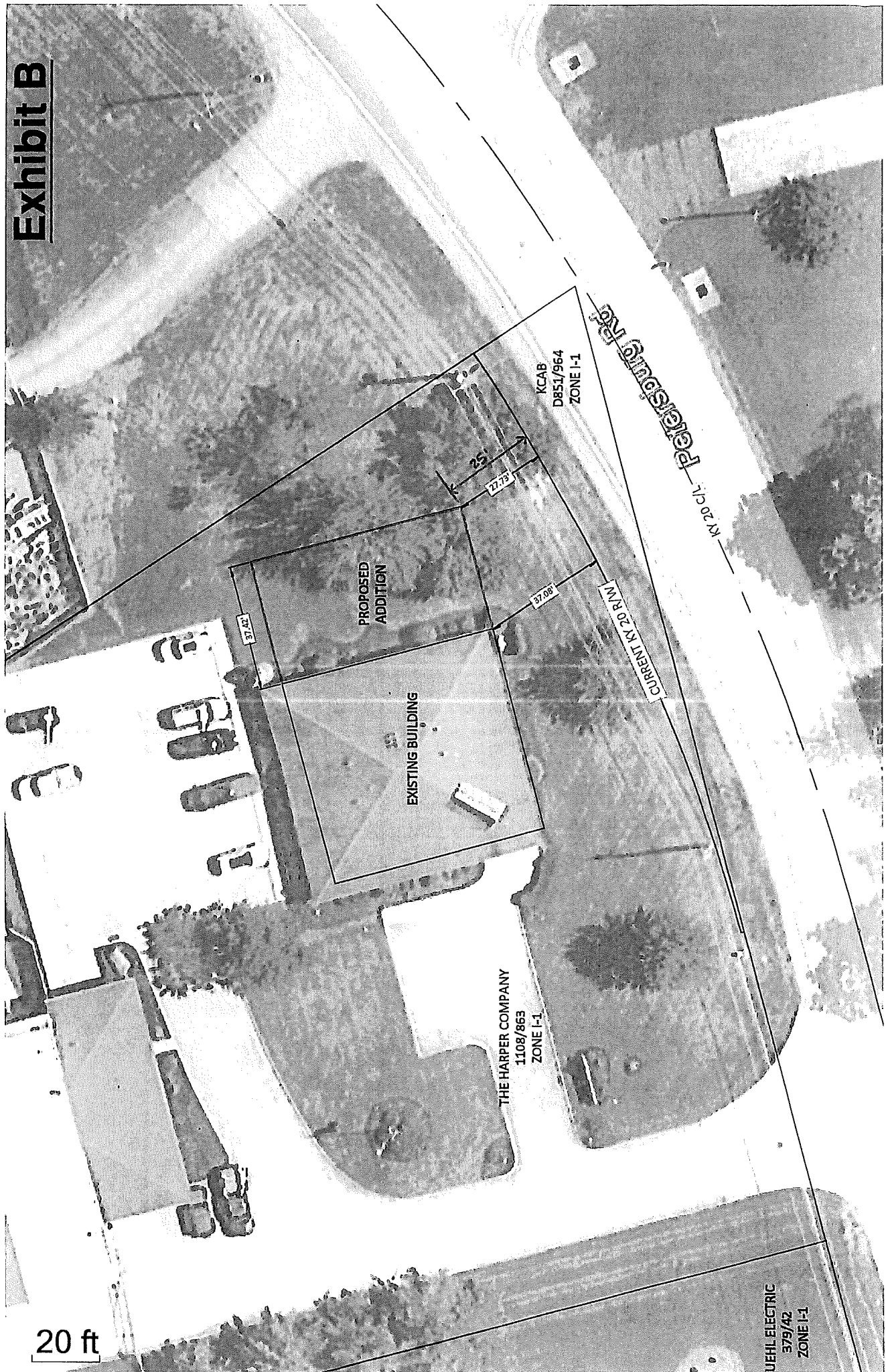
DRAWING REFERENCE SYMBOLS	
	SECTION NUMBER
	SHEET ON WHICH SECTION IS SHOWN
	DETAIL NUMBER
	SHEET ON WHICH DETAIL IS SHOWN
	ELEVATION NUMBER
	DETAIL ON WHICH ELEVATION IS SHOWN
	ROOM NUMBER
	DRAWING NOTE
	DOOR NUMBER
	WINDOW NUMBER
	CORE LINE LABEL
	REVISION NUMBER

DESIGN LOADS	
EXISTING STRUCTURE DESIGNER LOADS INDICATED AND APPLIED BY THE CONTRACTOR. DESIGNER BELIEVES THESE DESIGN LOADS.	
ALL FLOORS	100 PSF LIVE LOAD + 10 PSF DEAD LOAD
ROOF	20 PSF LIVE LOAD + 5 PSF DEAD LOAD
GROUND SNOW LOADS, PG	20 PSF
SNOW EXPOSURE FACTOR	0.7
SNOW DRIFT LOAD	0.5 PSF
THERMAL FACTOR, CT	1.0
BASIC WIND SPEED	90 MPH, EXPOSURE B
WIND LOAD IMPORTANCE FACTOR	1.0
COMPONENTS AND CLADDING WIND DESIGN PRESSURE	0 PSF

EXISTING SEISMIC DESIGN		
CATEGORY	DESIGNATION	NOTES
PARAMETER	VALUE	
SEISMIC DESIGN CATEGORY	I	ASSIGNED VALUE TO BE CONFIRMED BY THE OWNER. PER 2007 IBC AND 2007 IBC STRUCTURAL ENGINEER
SITE CLASS	C	PER 2007 IBC REPORT
S _{ms}	0.040 G	PER 2007 IBC REPORT
S _{1s}	0.040 G	PER 2007 IBC REPORT
SEISMIC USE GROUP	1.0	PER 2007 IBC REPORT
SEISMIC USE GROUP	1.0	PER 2007 IBC REPORT
ANALYSIS METHOD	V.7.1.1	EMPIRICAL ANALYSIS
SEISMIC DESIGN CATEGORY	A OR B	PER 2007 IBC TABLES 6.1 AND 6.2 TO BE DETERMINED BY THE PROJECT STRUCTURAL ENGINEER

DUNN & TITUS PSC
 THOMAS R. DUNN P.A. JAMES L. TITUS P.D. AIA
 ARCHITECTS ENGINEERS INTERIORS DESIGN
 100 WEST MAIN STREET, SUITE 200
 HEBRON, KY 41048
 TEL: 502.461.1111 FAX: 502.461.1112
 WWW.DUNNANDTITUS.COM

Exhibit B





P.O. Box 752000
Cincinnati, OH 45275
Phone: 859-767-3151
Fax: 859-767-3080
CVGairport.com

February 15, 2022

Boone County Planning Commission
2950 Washington Street, Room 317
PO Box 958
Burlington, KY 41005

RE: The Harper Company Building Addition
KCAB Property DB 851/964, Parcel ID No. 047.00-04-008.01

To Whom it May Concern:

Kenton County Airport Board has reviewed the variance application regarding Parcel ID No. 047.00-04-008.00 (DB 1108/863) as it pertains to KCAB's property described in DB851/964, Parcel ID No. 047.00-04-008.01.

We understand that the proposed building addition violates the required setback distance of 50' as prescribed for zone I-1 properties. KCAB takes no issue with this proposed addition or encroachment.

Should you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

KENTON COUNTY AIRPORT BOARD

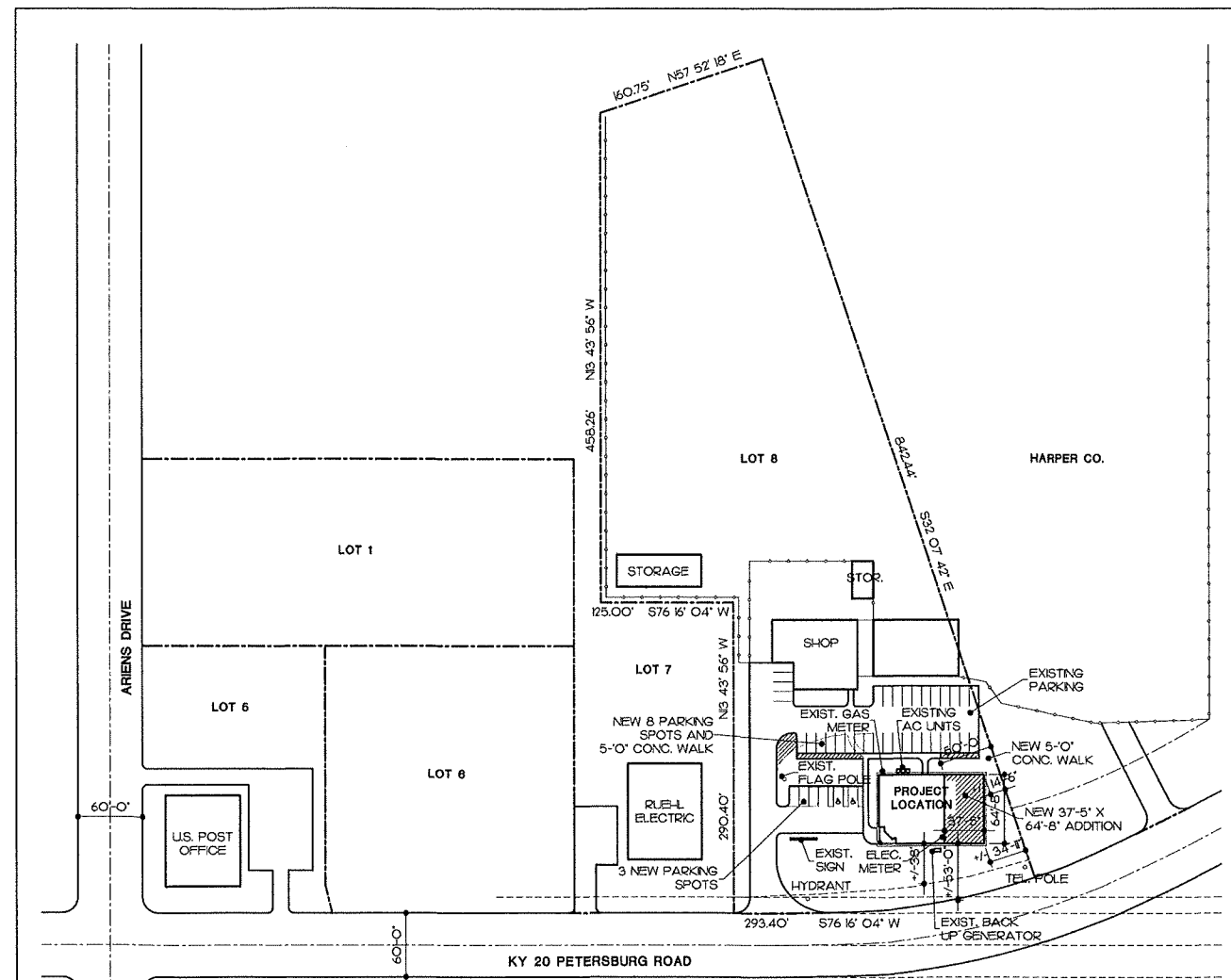
A handwritten signature in black ink, appearing to read "Paul L. Hegedus". The signature is written in a cursive style and is positioned over the printed name and title of the signatory.

Paul L. Hegedus
Vice President Commercial Management

THE HARPER COMPANY ADDITION

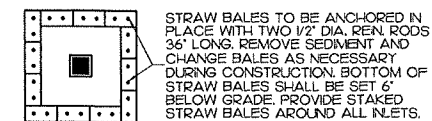
1648 PETERSBURG ROAD

HEBRON, KENTUCKY 41048



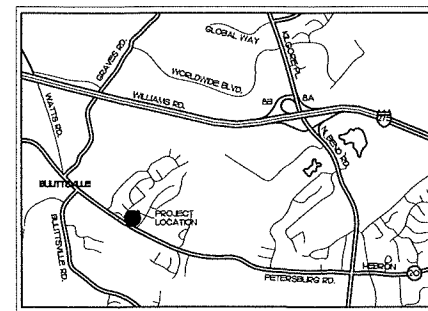
SITE PLAN

SCALE: 1" = 80'-0"



EROSION CONTROL AT INLETS

NOTE: PARKING LOT AND SIDE WALKS MODIFICATIONS BY OWNER.



VICINITY MAP

ARCHITECTURAL

- 00 COVER SHEET
- A-1 NEW FLOOR PLAN, DETAILS
- A-2 FOUNDATION PLAN, DETAILS
- A-3 EXISTING FLOOR PLAN, SCHEDULES
- A-4 WALL SECTIONS, DETAILS
- A-5 ELEVATIONS
- A-6 ELEVATIONS
- A-7 BUILDING CROSS SECTIONS
- A-8 ROOF PLAN
- A-9 ROOF FRAMING PLAN
- A-10 BATH-ROOM ELEVATIONS

ELECTRICAL

- E-1 ELECTRICAL LIGHTING PLAN
- E-2 ELECTRICAL POWER PLAN

MECHANICAL

- M-1 MECHANICAL PLAN

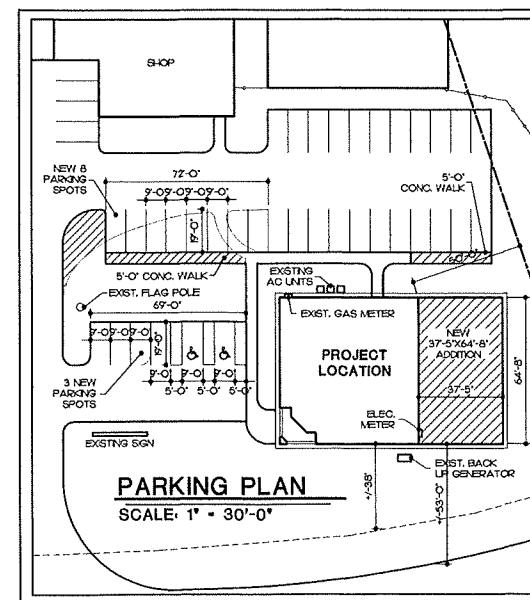
PLUMBING

- P-1 PLUMBING PLAN

CODE REVIEW

TYPE 5B CONSTRUCTION
MASONRY EXTERIOR WALLS
AND METAL STUD FRAMING
TYPE B OCCUPANCY
OFFICES

ADDITION - 2,420 SF.



PARKING PLAN

SCALE: 1" = 30'-0"

DRAWING REFERENCE SYMBOLS

	SECTION NUMBER		DRAWING NOTE
	SHEET ON WHICH SECTION IS SHOWN		DOOR NUMBER
	DETAIL NUMBER		WINDOW NUMBER
	ELEVATION NUMBER		GRID LINE LABEL
	ROOM NUMBER		REVISION NUMBER

DESIGN LOADS

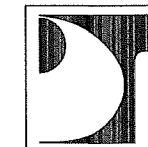
EXISTING STRUCTURE DESIGNED LOADS INDICATED AND APPLIED BY THE KENTUCKY BUILDING CODE 2007 EDITION

ALL FLOORS	100	PSF LIVE LOAD + 10 PSF DEAD LOAD
ROOF	20	PSF LIVE LOAD + 15 PSF DEAD LOAD
GROUND SNOW LOADS, PG	20	PSF
SNOW EXPOSURE FACTOR	0.7	
SNOW DRIFT LOAD	5.5	PSF
THERMAL FACTOR, CT	10	
BASIC WIND SPEED	90	MPH, EXPOSURE B
WIND LOAD IMPORTANCE FACTOR	1.0	
COMPONENTS AND CLADDING, WIND DESIGN PRESSURE	19	PSF

EXISTING SEISMIC DESIGN

CATEGORY PARAMETER	DESIGNATION VALUE	NOTES
OCCUPANCY CATEGORY	II	ASSUMED VALUE. TO BE CONFIRMED BY THE OWNER, ARCHITECT, AND STRUCTURAL ENGINEER (PER 2007 KY CODE)
SITE CLASS	C	PER GEO-TECH REPORT
S _{DS}	0.140 G	PER 2007 KY CODE
S _{D1}	0.082 G	PER 2007 KY CODE
SEISMIC USE GROUP	IO	
SEISMIC BASE SHEAR	50.4 CHIPS	
ANALYSIS PROCEDURE	V - 12 S _{DS} W / R	SIMPLIFIED ANALYSIS
SEISMIC DESIGN CATEGORY	A OR B*	PER 2007 KBC TABLES 1613.5.6 (1) AND 1613.5.6 (2) (TO BE DETERMINED BY THE PROJECT STRUCTURAL ENGINEER)

* WHEN ALL CRITERIA LISTED IN PER 2007 KY CODE (1) ARE MET, THE CODE ALLOWS THE SEISMIC DESIGN CATEGORY TO BE DETERMINED BASED UPON TABLE 1613.5.6 (1), WHICH REPRESENTS THE SHORT-PERIOD RESPONSE ACCELERATION & A MORE FAVORABLE CATEGORY.



DUNN & TITUS PSC

THOMAS R. DUNN R.A. JAMES L. TITUS Ph.D., AIA
ARCHITECTURE • PLANNING • INTERIOR DESIGN
800 COVINGTON ROAD • CINCINNATI, OHIO 45231 • TELEPHONE 513-522-8725 • FAX 513-522-7844
P.O. BOX 2157 • COVINGTON, KY 41012 • TELEPHONE 659-491-4440 • FAX 659-491-4440

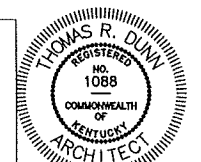
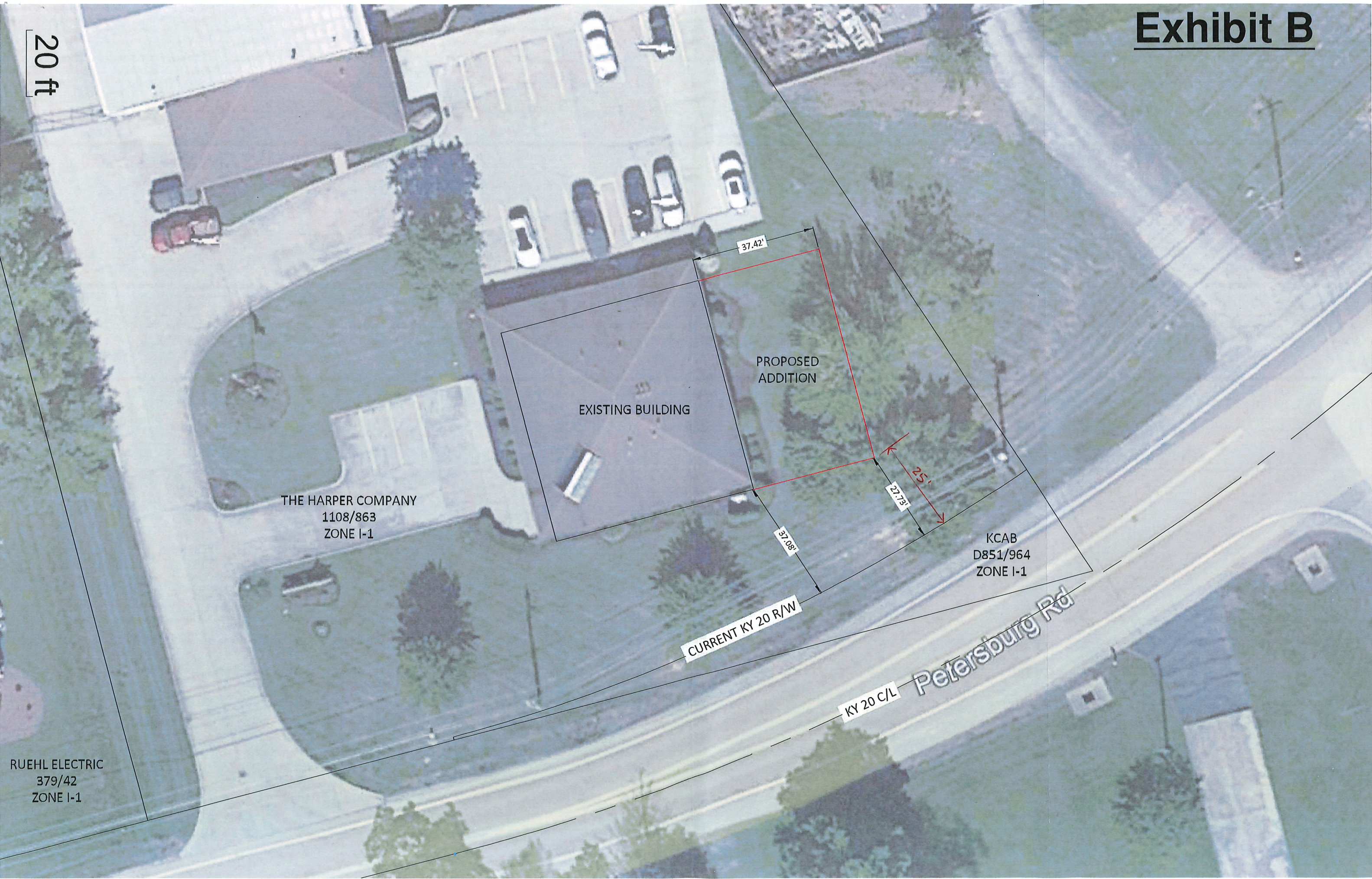


Exhibit B

20 ft



EXISTING BUILDING

PROPOSED ADDITION

THE HARPER COMPANY
1108/863
ZONE I-1

KCAB
D851/964
ZONE I-1

RUEHL ELECTRIC
379/42
ZONE I-1

CURRENT KY 20 R/W

KY 20 C/L

Petersburg Rd

37.42'

27.73'

25'

37.08'

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Jim Thomas
1648 Petersburg Rd
Hebron, KY 41048
2. ADDRESS OF PROPERTY
1648 Petersburg Rd
Hebron, KY 41048
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
The Harper Company
4. DEED BOOK 1108 PAGE NO. 863 GROUP NO. 2010
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, Director, Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

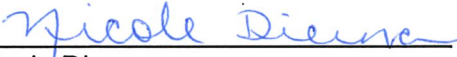
COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the
Boone County Planning Commission this 11th day of March, 2022.

Treva L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2025

This instrument was prepared for recording purposes only by:



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.)