

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**RECEIVED**  
87045  
SEP 20 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: Marion M. Woolum III  
Address: 2700 Sunchase Blvd.  
Burlington Ky 41005  
City State Zip Code  
Phone Number: 859-462-4663 Fax Number: \_\_\_\_\_  
Email: rustywoolum@gmail.com
4. Description of Request: Existing Barn ~~removal~~ <sup>Seasonal</sup> into Event venue, including restrooms and parking (in Grass areas).
5. Name of Development: Catalpa Manor
6. Location of Development: 3563 Petersburg Road  
Burlington Ky 41005  
City State Zip Code
7. Acreage Under Review: (13 acres total) Event venue will sit on approx. 2-3 acres
8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
9. Current Owner: Kathy J Woolum & Marion M. Woolum III  
Address: 2700 Sunchase Blvd.  
Burlington Ky 41005  
City State Zip Code  
Phone Number: 859-462-4663 / 859-462-4862 Fax Number: \_\_\_\_\_  
Email: Kathyjwoolum@gmail.com rustywoolum@gmail.com

10. Proposed Use(s) on Site: Event Venue, Restrooms + Parking

11. Total Square Footage of Existing and/or Proposed Buildings: 4,000 Sq. Ft. (Barn)  
100 Sq. Ft. (Restrooms)

12. Current Zoning: RSE

13. 1142 423 2013  
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:** Marion M. Worlum  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**ORIGINAL Applicant's Signature:** Marion M. Worlum  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

1. Date Received: 9/26/22 Fee Received: \$816 Receipt #: 87045

2. Is application complete:

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 10/12/2022

5. Board Action: 10/12/2022

Approved

Approved with Conditions (see #6)

Denial (See #7)

6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Reasons for Denial: See Minutes  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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)

## STAFF REPORT

#2

APPLICANT: Marion M. Woolum, III

LOCATION: 3563 Petersburg Road, Boone County, Kentucky

ZONING: Rural Suburban Estates (RSE)

DATE: October 12, 2022

### PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow an existing barn to be used as an event center.

### SITE HISTORY

- Pre 1949 Based on information contained in the Boone County GIS, the barn existed on the site.
- 2020 On March 2, 2020, the Boone County Planning Commission approved a Conveyance Plat resulting in the site's current configuration.

### 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 913 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 913 of the Boone County Zoning Regulations (A-2 District):
- a. The activity is an integral and subordinate function of a permitted agricultural, recreational, or residential use; or
  - b. The activity will not contradict the semi-suburban, open space character of the district;
  - c. Require or contribute to infrastructure need above that common of the district's permitted uses;
  - d. Is of direct relation to and in support of the purpose of the district; and
  - e. The arrangement of uses, buildings or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.
- C. Section 910 of the Boone County Zoning Regulations states that the "Rural Suburban Estates should be located where there may be a limited feasibility or desire or need for providing or requiring all infrastructure normal to support a suburban or urban neighborhood. The purpose of the Rural Suburban Estates district is to provide a residential environment whose dwelling types and densities are typical of a semi-suburban character. Such districts will be located on lands adjacent to established urban areas, but which are not suitable for larger scale or more densely developed suburban or urban residential use."
- D. Section 913.1 of the Boone County Zoning Regulations identifies: Country clubs, clubhouses, lodges and similar places of assembly or entertainment including the operation of eating and drinking establishments with alcoholic beverages as Conditional Uses within the RSE district.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for “Suburban Density Residential” uses, which is described 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:
1. Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).
  2. 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).
  3. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
  4. 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).
  5. Specific areas, innovative land use planning concepts, and design incentives shall be identified to encourage the preservation of agricultural lands (Natural and Cultural Resources Goal B, Objective 1).
  6. 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).
  7. 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).
  8. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
  9. 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).
  10. Inefficiencies in the transportation network, including road condition, intersection improvements, and signal enhancements shall be identified and addressed (Transportation Goal B, Objective 3).
- C. Petersburg Road is a state maintained arterial street providing for two way traffic within an approximate sixty (60) foot right-of-way. The pavement width of Petersburg Road is

approximately eighteen (18) feet. There are no sidewalks along the roadway.

#### SITE CHARACTERISTICS

- A. The approximate 13 acre site is located along the south side of Petersburg Road, across from Sunchase Boulevard.
- B. The site is currently occupied by:
  - 1. An approximate 3,300 square foot single-family residential dwelling.
  - 2. A 4,108 square foot barn having a 2,120 square foot first floor, a 181 square foot restroom, and an 1,807 square foot second floor loft.
- C. Access is currently provided by an approximate ten (10) foot wide gravel driveway onto Petersburg Road, generally opposite from Sunchase Boulevard Road.
- D. There are mature trees along the perimeter of the site as well as being within the eastern half of the site.
- E. Topographically, the site slopes upward from north to south, at an average grade of 6%. The existing single-family residential dwelling and barn sit on a plateau at the highest point of the site.

#### SURROUNDING LAND USES AND ZONING

- North: Single family (RSE)
- South: Single family (RSE)
- East: Single family (RSE)
- West: Single family (A-2 and RSE)

#### PROPOSED DEVELOPMENT

- A. renovation of the existing barn.
- B. Construction of a 30' x 40' concrete patio in front of the barn.
- C. Construction of concrete sidewalks adjacent to the barn.
- D. Provision for restrooms.
- E. Construction of a fourteen (14) foot wide gravel drive extending from the existing gravel drive, towards the barn.
- F. provision for parking in the existing grass area.

#### STAFF COMMENTS

- A. The applicant has already made the improvements to the property, including the erection of a sign along Petersburg Road (it should be noted that a Site Plan and Sign Permit have not been processed through the planning commission).

- B. The applicant's website (Catalpa Venue and Market: [catalpavenueandmarket.com](http://catalpavenueandmarket.com)), indicates that the venue can seat 175 guests and includes indoor and outdoor activities, including market weekends where candles, soap, handcraft décor and goods, homemade bakery items, jams, jellies, and food will be available for purchase.
- C. The proposed event center barn is located:
1. Approximately 53 feet to the adjacent property to the south.
  2. Approximately 515 feet to the adjacent property to the east.
  3. Approximately 134 feet to the adjacent property to the west.
  4. Approximately 1,190 feet to Petersburg Road.
- D. The submitted development plan meets the minimum requirements of the Boone County Zoning Regulations, except for the following (these can be submitted and reviewed as part of a Site Plan):
1. Section 3237 states that a copy of plans for all access points to be constructed along a state maintained roadway shall be submitted to the Kentucky transportation cabinet for review and approval.  
  
Insufficient information has been submitted to determine compliance with this requirement.
  2. Section 3314 requires off-street parking areas to be paved with a hard surface. Section 3310 requires parking spaces to be painted and/or striped. Section 3313 requires a certain number of off-street parking spaces to be handicap accessible.  
  
The applicant has indicated that parking will take place on the grass area adjacent to the event barn.
  3. Section 3323 requires all internal driveways that have no adjacent parking, to be a minimum of twenty (20) feet in width for two way traffic. Section 3314 requires driveways to be improved with either asphalt concrete or Portland cement concrete, unless a waiver is granted by the zoning administrator.  
  
The submitted plan indicates that the driveway will be gravel and have a width ranging from twelve (12) to fourteen (14) feet.
  4. Section 3325 requires one (1) off-street parking space to be provided for every four (4) seats based on maximum seating capacity.  
  
Insufficient information has been submitted to determine compliance with this requirement.
  5. The applicant's website (Catalpa Venue and Market: [catalpavenueandmarket.com](http://catalpavenueandmarket.com)), indicates that the venue will include market weekends where candles, soap, handcraft décor and goods, homemade bakery

items, jams, jellies, and food will be available for purchase.

Section 4000 defines a Farmer's Mart as an area or facility, which can be either open air, covered with a roof structure that is open at the sides, and/or partially enclosed, at which vendors gather to sell:

1. Fresh produce;
2. Meat and fish items;
3. Seasonal plants such as Christmas trees, flowers, and seeds;
4. Bakery goods, dairy products, delicatessen and grocery items; and
5. Related or complementary goods, such as condiments, seasonings, honey, wines, and other beverages, as determined by the Zoning Administrator.

Other goods, such as household and personal items, furniture and furnishings, clothing, crafts, auto parts and accessories, electronics, fireworks, media, novelties, collectibles, and landscape supply including items such as trees, shrubs, fertilizer, and mulch, and other similar items, shall not be offered for sale at a farmer's mart. Sales and display for a farmer's mart shall occur in designated areas only and shall not occur in parking spaces, any vehicular areas, or landscape areas.

Sections 911, 912, and 913 do not list 'Farmer's Mart' as a principally permitted, accessory, or conditional use within the RSE district.

E. Staff has the following concerns:

1. It is the understanding of staff that the barn has been renovated and a sign was installed without the approval of a Site Plan, building permits, or a sign permit.
2. The applicant should indicate if there will be any exterior lighting and if so, will it exceed the requirements of the zoning regulations.
3. The applicant should address whether there will be any amplified music or sound and if so, how will it affect adjacent properties.

F. Staff sent out an inter-agency memo to the Boone County Building Department, the Hebron Fire District, and the Kentucky Transportation Cabinet.

1. Jerry Noran, Boone County Building Department replied that a number of accessibility issues cannot address because of insufficient detail (parking, accessible routes, signage, etc.) and that unless the second floor is sprinklered, it cannot be used.
2. Linzy Brefeld, KYTC, replied that they have no concerns. However, if the existing driveway will be upgrade in the future, an encroachment permit from KYTC shall be required.

- G. Should the Board take action to approve the submitted request, the following conditions should be considered as part of that action:
1. A Site Plan shall be submitted to the Boone County Planning Commission for review and approval prior to the event center being utilized.
  2. That the Site Plan meet the minimum requirements of the zoning regulations, except for those that can be, and are, waived or modified by the zoning administrator.
  3. That the proposed 'market weekend' be prohibited.
  4. That a Sign Permit application be submitted to the Boone County Planning Commission for review and approval.
  5. That amplified music or sound be prohibited outside of the event barn.

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  
Director, Zoning Services

MDS/ss

Attachments

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

# Vicinity Map

www.boonecountygis.com



Copyright 2021 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.

0 150 300 600 900 1,200 Feet

1 Inch = 300 feet



**Boone County GIS**



# Aerial Map

www.boonecountygis.com



Copyright 2021 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.

0 150 300 600 900 1,200 Feet

1 inch = 300 feet

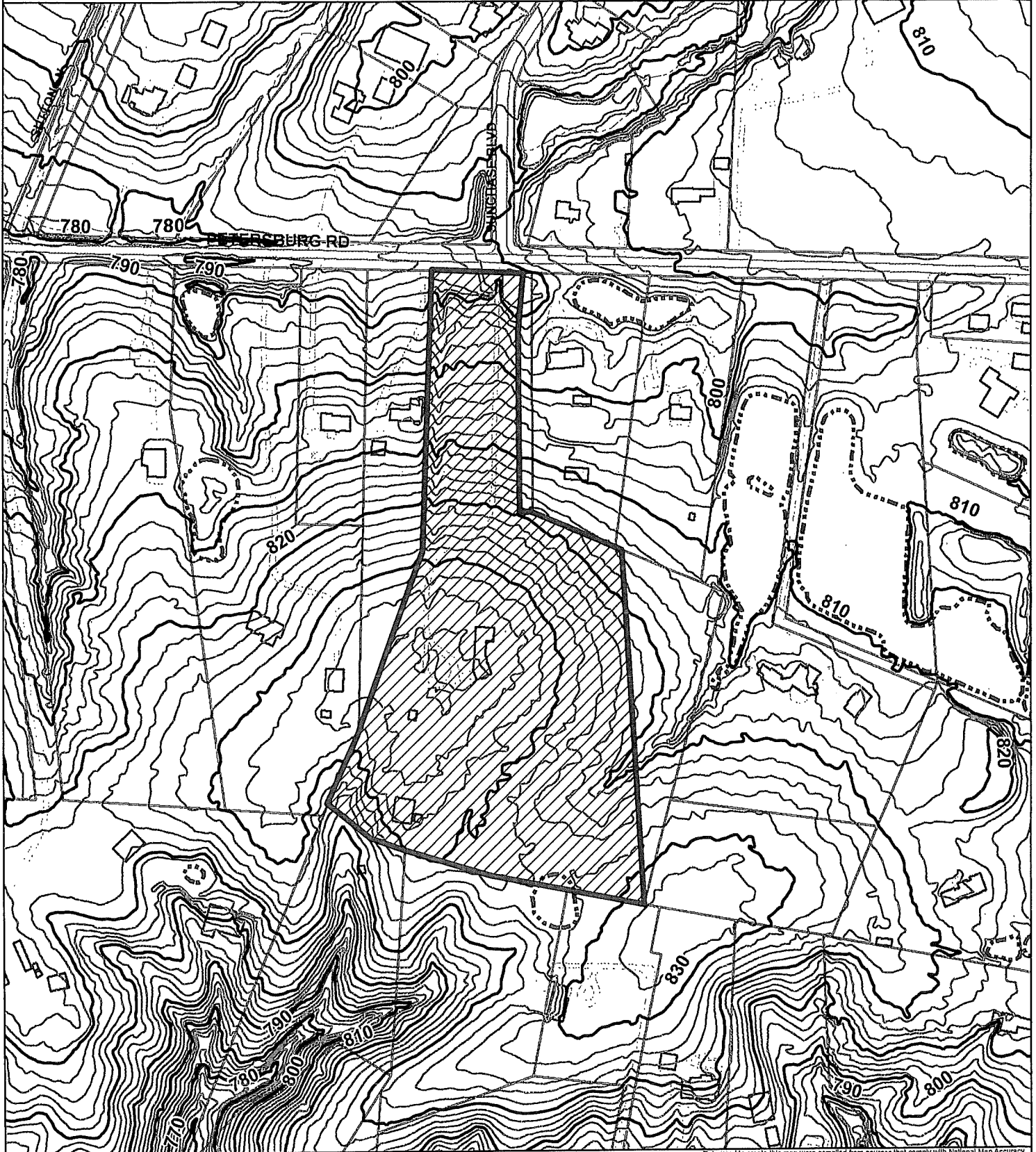


**Boone County GIS**



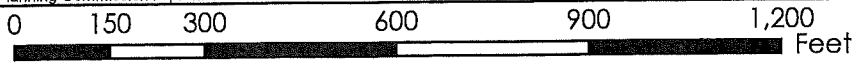
# Topographical Map

www.boonecountygis.com



Copyright 2021 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.



**Boone County GIS**



Map Created: xx/xx/2021

Map File: [unclear]  
ArcMap Document: \*.mxd

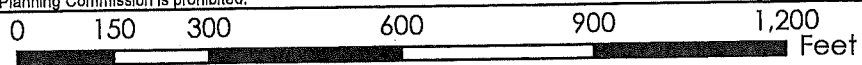
# Zoning Map

www.boonecountygis.com

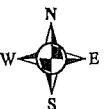


Copyright 2021 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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.



**Boone County GIS**

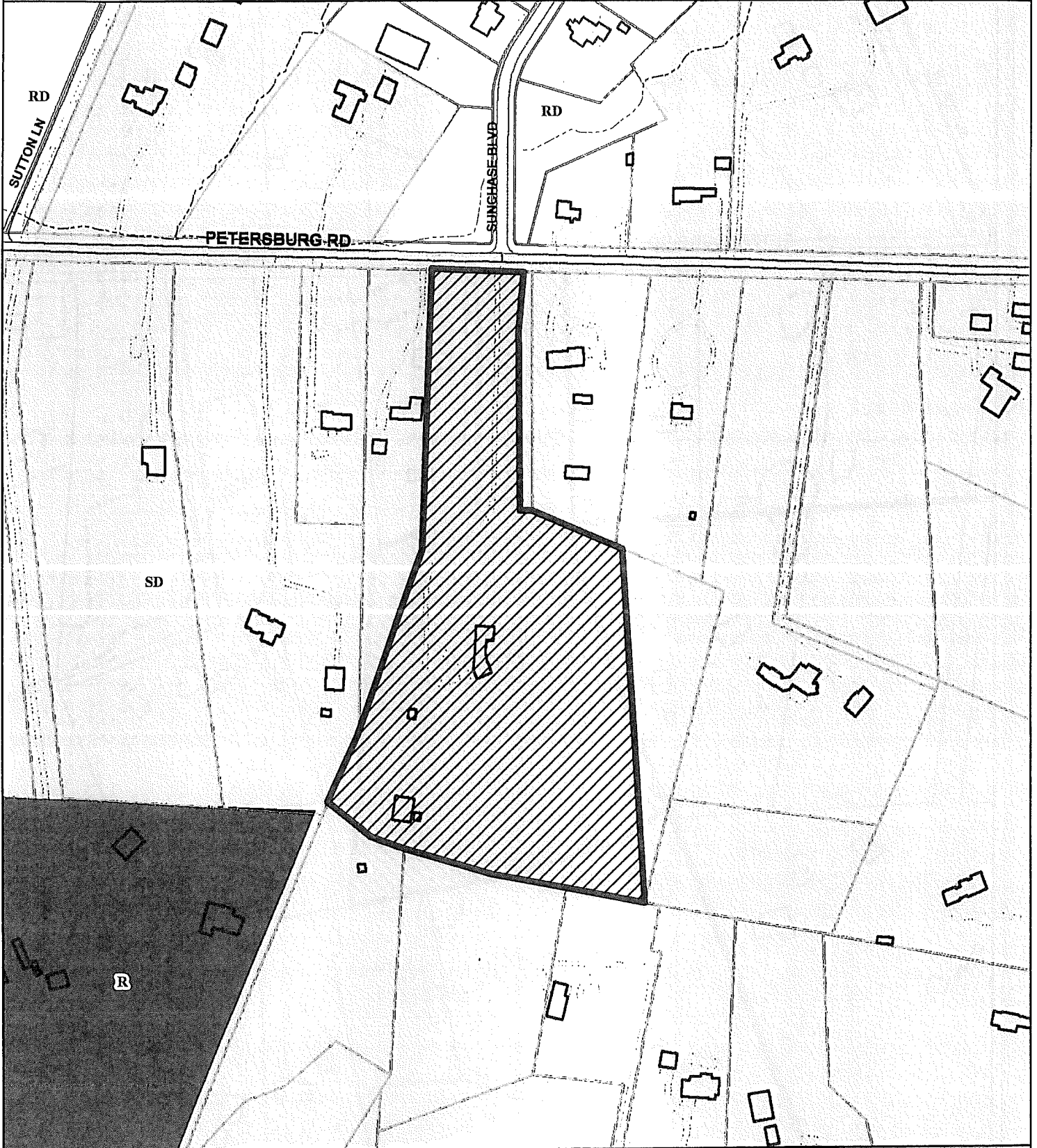


Map Created: xx/xx/2021

Map Document: \*.mxd

# 2040 Future Land Use Map

www.boonecountygis.com



Copyright 2021 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.

0 150 300 600 900 1,200 Feet

1 Inch = 300 feet



**Boone County GIS**



Map Created: 10/21/2021

Boone County GIS  
ArcMap Document (\*.mxd)

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**RECEIVED**  
87045  
SEP 20 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: Marion M. Woolum III  
Address: 2700 Sunchase Blvd.  
Burlington Ky 4005  
City State Zip Code  
Phone Number: 859-462-4663 Fax Number: \_\_\_\_\_  
Email: rustywoolum@gmail.com
4. Description of Request: Existing Barn ~~removal~~ <sup>Seasonal</sup> into Event venue, including restrooms and parking (in Grass areas).
5. Name of Development: Catalpa Manor
6. Location of Development: 3563 Petersburg Road  
Burlington Ky 41005  
City State Zip Code
7. Acreage Under Review: (13 acres total) Event venue will sit on approx. 2-3 acres
8. Lot Number and Name of Subdivision (if part of a subdivision): \_\_\_\_\_
9. Current Owner: Kathy J Woolum & Marion M. Woolum III  
Address: 2700 Sunchase Blvd.  
Burlington Ky 41005  
City State Zip Code  
Phone Number: 859-462-4663 / 859-462-4862 Fax Number: \_\_\_\_\_  
Email: Kathyjwoolum@gmail.com rustywoolum@gmail.com

10. Proposed Use(s) on Site: Event Venue, Restrooms + Parking
11. Total Square Footage of Existing and/or Proposed Buildings: 4,000 Sq. Ft. (Barn)  
100 Sq. Ft. (Restrooms)
12. Current Zoning: RSE
13. 1142 423 2013  
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:** Marion M. Worlum  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**ORIGINAL Applicant's Signature:** Marion M. Worlum  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

1. Date Received: 9/26/22 Fee Received: \$816 Receipt #: 87045

2. Is application complete:

3. Staff Reviewer: \_\_\_\_\_

4. Scheduled Board Action Date: \_\_\_\_\_

5. Board Action: \_\_\_\_\_

- \_\_\_\_\_ Approved
- \_\_\_\_\_ Approved with Conditions (see #6)
- \_\_\_\_\_ Denial (See #7)

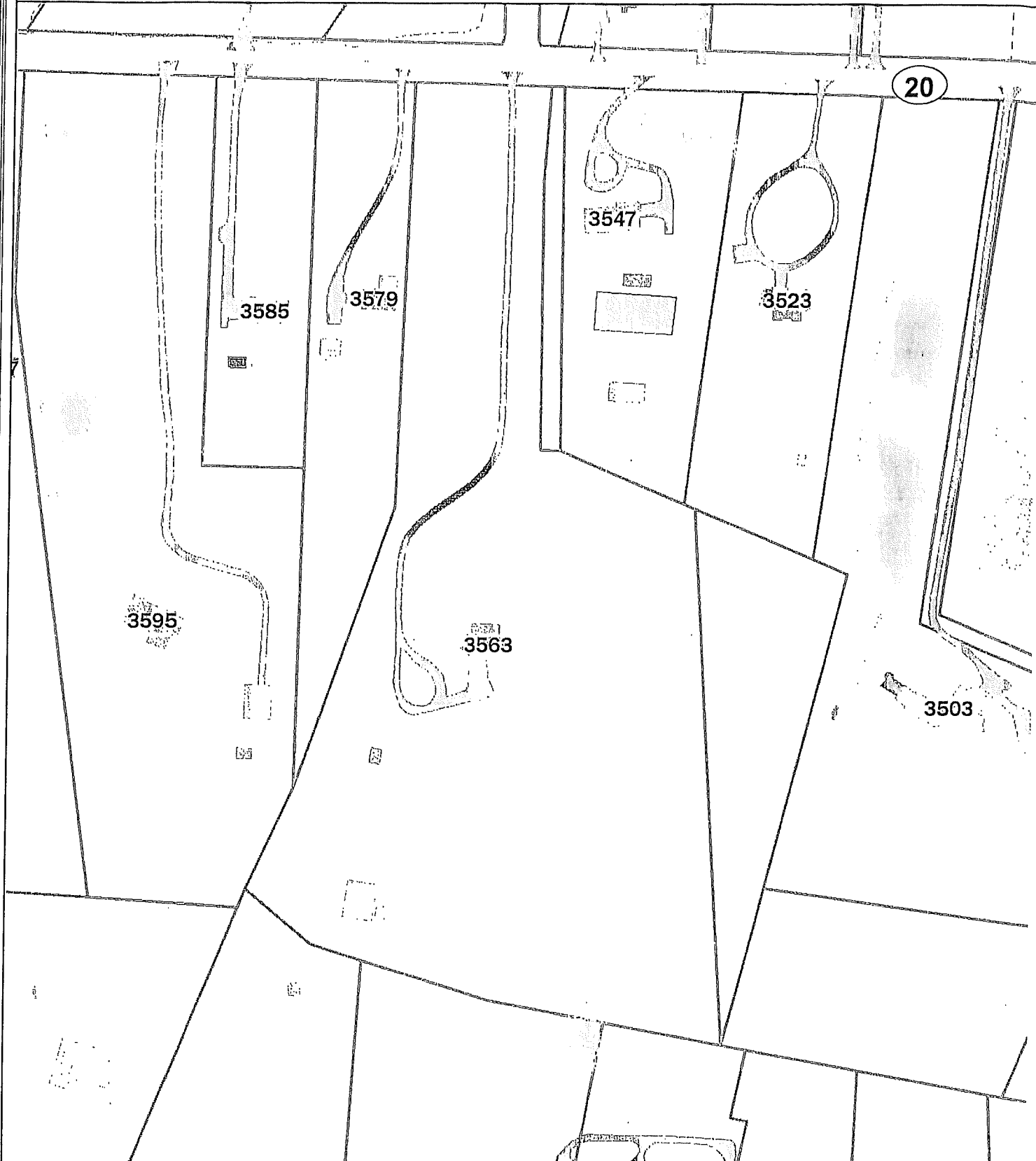
6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: 859-334-2196 Fax: 859-334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

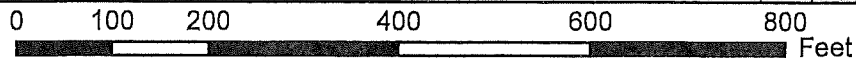
# Boone County GIS Map

www.boonecountygis.com



Copyright 2022 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.



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



Map Created: 10/24/2022

Map File Name: Boone GIS 1011  
ArcMap Document: \*.mxd

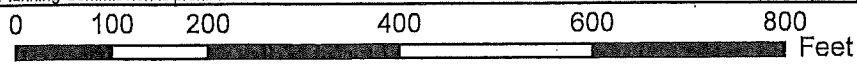
# Boone County GIS Map

www.boonecountygis.com



Copyright 2022 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

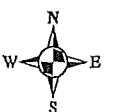
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 200 feet



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



Map Created: 12/17/2022

Boone County GIS  
ArcMap Document: \*.mxd

# Boone County GIS Map

www.boonecountygis.com

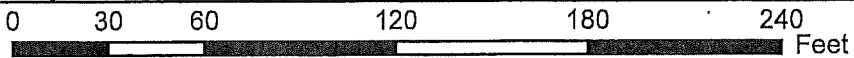
3563

14' Wide  
Grave Drive

30' x 40'  
Concrete  
Patio

Copyright 2022 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

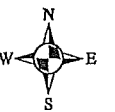
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 Inch = 60 feet



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



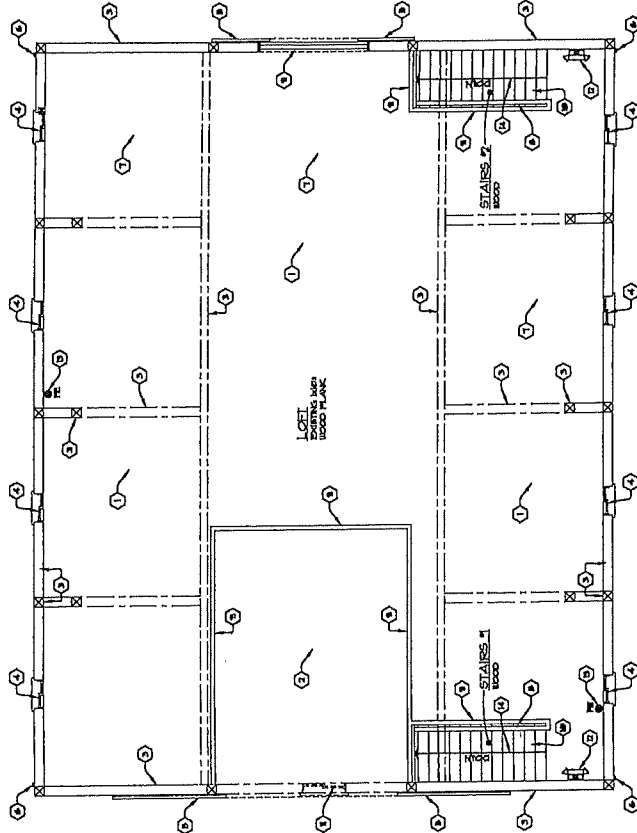


**SECOND FLOOR PLAN**  
**GENERAL NOTES**

1. SECOND FLOOR AREA IS NOT TO BE LINED - STAIRS TO BE LINED OFF TO PREVENT ACCESS TO SECOND FLOOR

**SECOND FLOOR PLAN NOTES**

- 1) NO WORK IN THIS AREA UNLESS NOTED OTHERWISE
- 2) EXISTING AREA OPEN TO BELOW
- 3) EXISTING PORT-AND-BEAM EXISTING TRIMMING AND EXTERIOR CLADDING TO REMAIN
- 4) EXISTING (TYPICAL)
- 5) EXISTING SUEDE COVER ASSEMBLY TO REMAIN
- 6) 3/4" x 3/4" PREPARED ALUMINUM DOWNROCK
- 7) EXISTING EXPOSED WOOD JOISTING AND METAL JOIST ABOVE TO REMAIN
- 8) 2" x 4" WOOD GULLERNAVAL ASSEMBLY
- 9) 31" x 31" WOOD GULLERNAVAL ASSEMBLY
- 10) WOOD STAIR ASSEMBLY - STAIRS TO BE LINED OFF TO PREVENT ACCESS TO SECOND FLOOR AREA IS NOT TO BE LINED - SEE SHEET AT FOR FLOOR INFORMATION
- 11) WOOD ABOVE
- 12) NEW COMBINATION EMERGENCY EXIT LIGHT AND EXIT SIGN W/ DIRECTIONAL ARROW AND 90 MINUTE BATTERY BACKUP
- 13) NEW CLAM ASS. & 1/2" ZALUSCO WIRE EXTINGUISHER
- 14) DOWN LO EXISTING WIREMS & 6-2700V 18001 EACH - 8'-0" x 8'-0" FLOORLOOR W/ 2" TRUCKS AND 2" COILS



**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**MARK DIERKERS ARCHITECTURE**  
 10000 S. 10th St.  
 Suite 100  
 Phoenix, AZ 85042  
 (602) 998-1000  
 www.mardierkers.com

THE SPORTS FACILITY ON  
**THE CATALPA  
 EVENT CENTER**  
 2500 W. WILSON ROAD  
 GLENDALE, ARIZONA 85304  
 CONTACT: MARK DIERKERS  
 PHONE: 602-998-1000  
 FAX: 602-998-1001

**SHEET INDEX**

- A1 INTERIOR ARCHITECTURE
- A2 SECOND FLOOR PLAN

DATE: AUGUST 24, 2022

REVISIONS:

SCALE: 1/4" = 1'-0"

DRAWN BY: AFD  
 CHECKED BY: HED

**SECOND FLOOR PLAN**

MARK DIERKERS ARCHITECTURE  
 10000 S. 10th St.  
 Suite 100  
 Phoenix, AZ 85042

**A2**

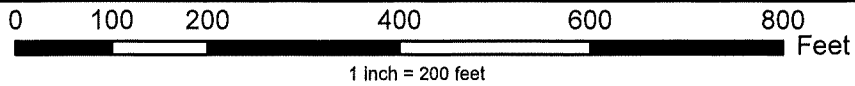
# Boone County GIS Map

www.boonecountygis.com



Copyright 2022 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.



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

Map Created: xx/xx/2022

Boone County GIS  
ArcMap Document: \*.mxd

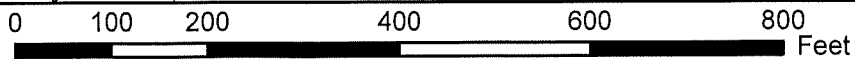
# Boone County GIS Map

www.boonecountygis.com



Copyright 2022 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.



1 inch = 200 feet



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



# Boone County GIS Map

www.boonecountygis.com

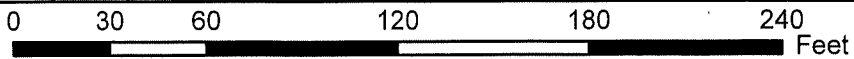
3563

14' Wide  
Gravel Drive

30' x 40'  
Concrete  
Patio

Copyright 2022 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 information provided by this map. This map should be used for general planning purposes only.



1 inch = 60 feet



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

Map Created: xx/xx/2022

Boone County GIS  
ArcMap Document: \*.mxd



**SECOND FLOOR PLAN  
GENERAL NOTES**

1. NO WORK IN THIS AREA UNLESS NOTED OTHERWISE
2. EXISTING AREA OPEN TO BELOW
3. EXISTING PORT-AND-BEAM BARN RAFTERS AND EXTERIOR CLADDING TO REMAIN (TYPICAL)
4. BRIDGE (TYPICAL)
5. EXISTING BARN DOOR ASSEMBLY TO REMAIN
6. 2-1/4" x 3-1/4" PREPARED ALUMINUM DOWNPOUT
7. EXISTING EXPOSED WOOD RAFTERS AND METAL ROOF ABOVE TO REMAIN
8. 3/4" HIGH WOOD HANDRAIL ASSEMBLY
9. 2-1/2" HIGH WOOD GUARDRAIL ASSEMBLY
10. WOOD STAIR ASSEMBLY - STAIRS TO BE BLOCKED OFF TO PREVENT ACCESS TO SECOND FLOOR - SECOND FLOOR AREA IS NOT TO BE USED - SEE SHEET A1 FOR FURTHER INFORMATION
11. BRIDGE ABOVE
12. EXISTING METAL LIGHT AND BOLT SIGN UP DIRECTIONAL AREAS AND SIGNAGE TO REMAIN
13. NEW GLASS AND ALUMINUM FRAME EXTENSION
14. SIGN CLIPPING, HERE # 1-100" HIGH EACH - # 6" FLOOR-TO-CEILING 2" TALL AND 8" DIA

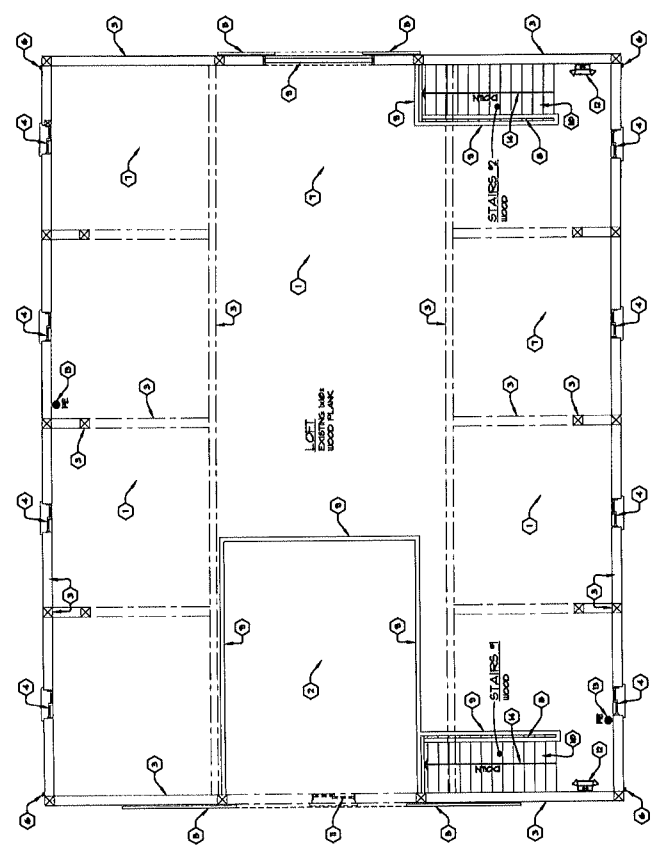
1. NO WORK IN THIS AREA UNLESS NOTED OTHERWISE - STAIRS TO BE BLOCKED OFF TO PREVENT ACCESS TO SECOND FLOOR

**SECOND FLOOR PLAN  
GENERAL NOTES**

**MARK DIERKERS ARCHITECTURE**  
 10000 Main Street  
 Columbus, Ohio 43240  
 614.291.1111  
 www.markdierkers.com

THE EXISTING FACILITY ON  
**THE CATALPA  
 EVENT CENTER**  
 3845 VETERANS ROAD  
 COLUMBUS, OHIO 43232  
 CONTACT: MARY BOGUE  
 PROJECT # 2022-001-001  
 DATE: 08/26/2022

**SHEET INDEX**  
 A1 FIRST FLOOR PLAN  
 A2 SECOND FLOOR PLAN



**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

DATE: AUGUST 26, 2022	REVISIONS:	SCALE: 1/4" = 1'-0"	<b>SECOND FLOOR PLAN</b> <b>A2</b>
DRAWN BY: APTU CHECKED BY: MJD			