

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
89820
JAN 23 2024
BOONE COUNTY
PLANNING COMMISSION

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

007

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: Terry Frank, Clarisey-Frank Architecture
Address: P.O. Box 36145
Cincinnati Ohio 45236
City State Zip Code
Phone Number: 513-891-4556 Fax Number: na
Email: tfrank@clariseyfrank.com
4. Description of Request:
To install new asphalt paving and retaining wall within the required landscape buffer yard "A" along a portion of the north property line.
The adjacent I-2 property has an existing wide area of natural vegetation (trees and shrubs) and berm which provides screening at north property line.
5. Name of Development: Corken Steel Products Company
6. Location of Development: 7920 Kentucky Drive
Florence Kentucky 41042
City State Zip Code
7. Acreage Under Review: 13.104
8. Lot Number and Name of Subdivision (if part of a subdivision):
073-00-00-048
9. Current Owner: Corken Steel Products Company
Address: 7910 Kentucky Drive
Florence Kentucky 41042
City State Zip Code
Phone Number: 859-815-1826 Fax Number: _____
Email: knavin@corkensteel.com

10. Proposed Use(s) on Site: warehouse & offices for wholesaler of HVAC equipment & supplies

11. Total Square Footage of Existing and/or Proposed Buildings: 132,874

12. Current Zoning: I-2 Industrial

13. 1000 767 2049A
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.

Property Owner's Signature: 

Applicant's Signature: 

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

- 1. Date Received: 1/23/24 Fee Received: \$966 Receipt #: 89820
- 2. Is application complete:
- 3. Staff Reviewer: M. Schwartz
- 4. Scheduled Board Action Date: 2/26/2024
- 5. Board Action: 2/26/2024
 Approved
 Approved with Conditions (see #6)
 Denial (See #7)
- 6. Conditions of Approval: _____

- 7. Reasons for Denial: _____

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

STAFF REPORT

#4

APPLICANT: Clarisey-Frank Architecture, per Terry Frank, on behalf of Corken Steel Products Company, per Kevin Navin

LOCATION: 7910-7920 Kentucky Drive, Boone County, Kentucky

ZONING: Industrial Two (I-2)

DATE: February 14, 2024

PROPOSAL

- A. The applicant is requesting a Variance reducing the Buffer Yard A width from ten (10) feet to zero (0) feet along a portion of the north property line.

SITE HISTORY

- 1974-1981 Based on information contained in the Boone County GIS, the site was developed.
- 1993 On November 17, 1993, the Boone County Planning Commission approved a Site Plan for a parking addition.

APPLICABLE REGULATIONS

- A. Section 202.C 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 4000 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 204.D and 204.E of the Boone County Zoning Regulations.
1. Findings listed in Section 204.D and 204.E:
 - 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 1103.A of the Boone County Zoning Regulations states that the purpose of the Industrial Two district is to provide for those types of heavy industrial uses, which are of a warehouse and manufacturing type and such uses are significant in size, which cannot be accommodated in an Industrial One district since they involve heavy equipment, machinery, or other products which require sufficient infrastructure and results in a substantial economic impact. Such districts will be organized to provide employment opportunities for regional and extra regional labor markets. Districts will be located on lands with direct access to expressways and/or arterials.
- E. Section 3645.B.8 of the Boone County Zoning Regulations states that a Buffer Yard A is required between properties that are both zoned I-2.
- F. Section 3645.B.8 of the Boone County Zoning Regulations states that a Buffer Yard A shall have a minimum width of ten (10) feet.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question as "Industrial", which are 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:
- 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. Employment opportunities for a highly skilled and educated workforce shall be

- encouraged and promoted for the residents and businesses of Boone County (Economy Goal A, Objective 1).
5. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 6. 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).
 7. Effective site placement, architectural design, and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Smoke, dust, noise, and odor impacts shall be kept at a minimum and site development and enforcement shall be carefully coordinated with regulatory agencies (Economy Goal B, Objective 7).
- C. Kentucky Drive is identified as a County maintained subcollector street providing for two-way traffic within an approximate twenty-five (25) foot pavement width. There are no sidewalks along the roadway. Kentucky Drive terminates with a cul-de-sac at the site.

SURROUNDING LAND USES AND ZONING

North: Industrial uses (I-2)
South: Industrial uses (I-2)
East: Industrial uses (I-2)
West: Industrial uses (I-2)

SITE CHARACTERISTICS

- A. The approximate 13.1 acre property is located along the east side of Kentucky Drive, at the terminus of the street.
- B. The site has approximately two hundred eighty (180) feet of frontage along Kentucky Drive.
- C. The site is currently occupied by two industrial buildings and associated off-street parking areas.
- D. Access to the site is from a single curb cut onto Kentucky Drive.
- E. Within the area of the proposed Variance, there exists a mature stand of trees that extends to both sides of the common property line.
- F. Topographically, the site has been graded for the existing development.

STAFF COMMENTS

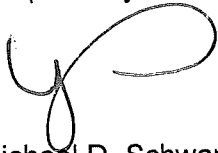
- A. The proposal is to construct a building addition onto the northernmost building and provide off-street parking along a portion of the north property line.

- B. The proposed development will result in having a zero (0) foot wide buffer yard along a portion of the north property line.
- C. The adjacent building to the north of site is set back between one hundred sixteen (116) and two hundred seven (207) feet from the common property line in question.

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. Sections 204.D and 204.E 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

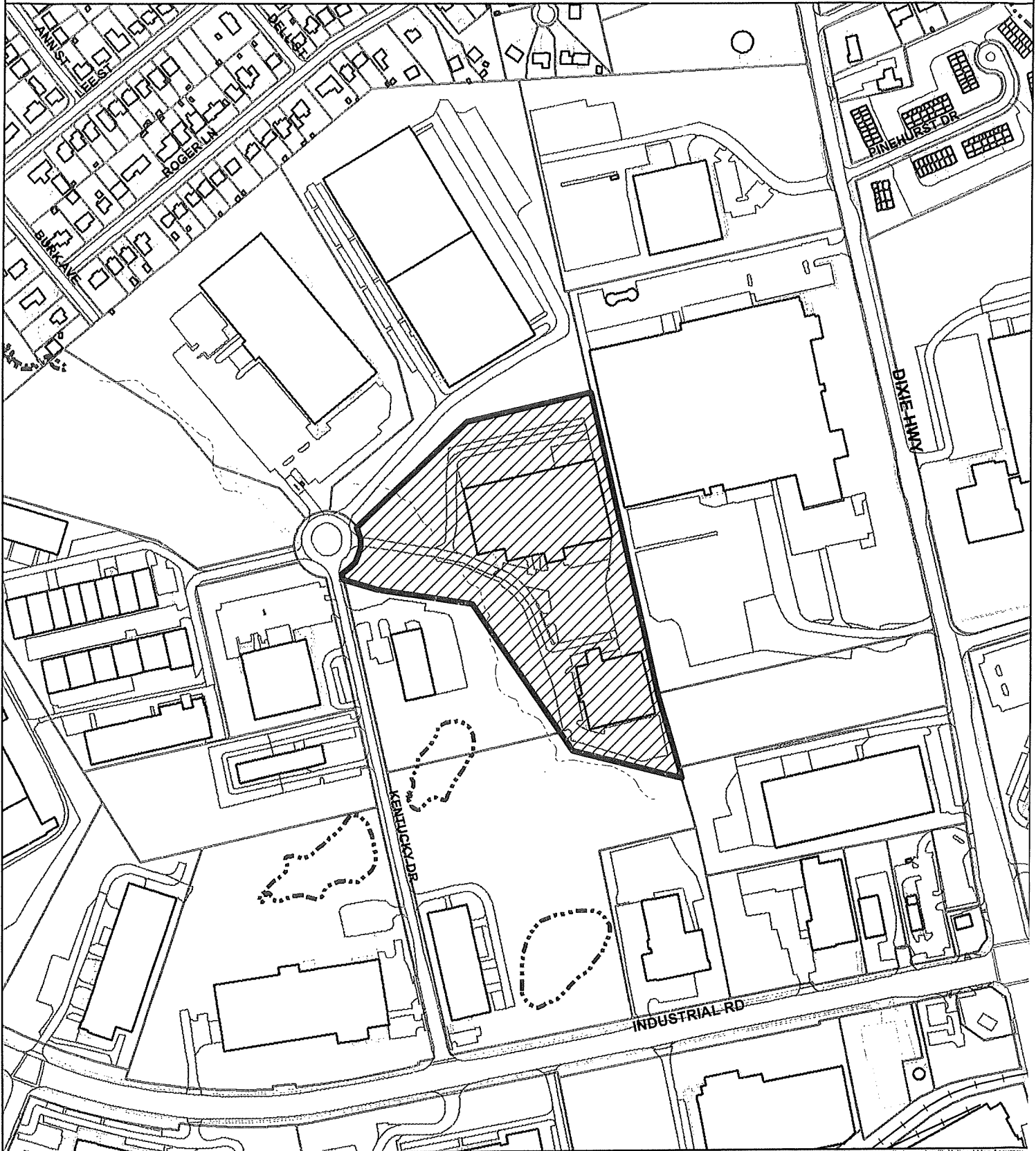
MDS/ss

Attachments

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

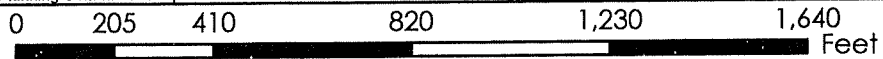
Vicinity Map

www.boonecountygis.com

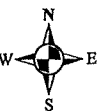


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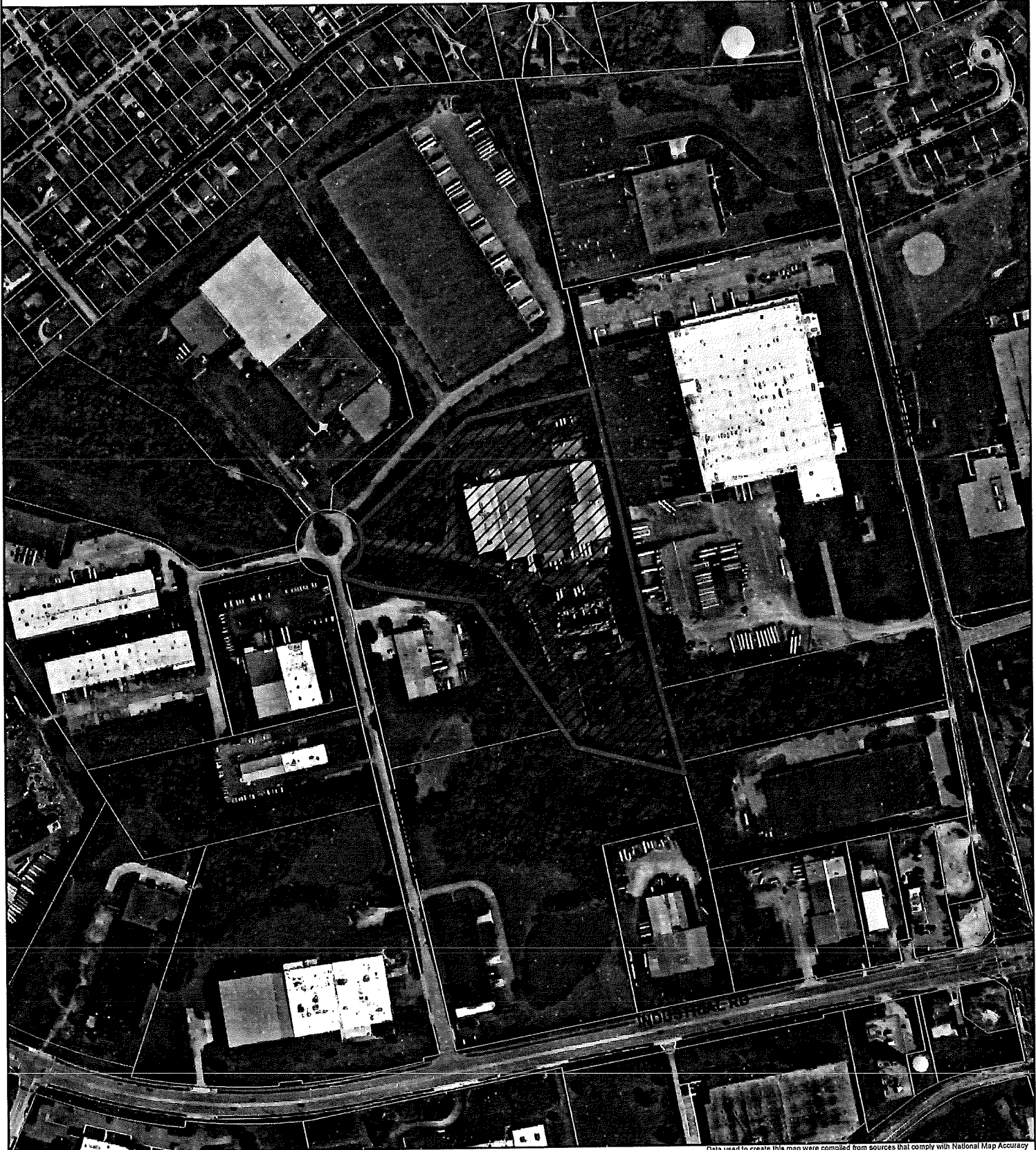


Boone County GIS - Putting Northern Kentucky on the Map



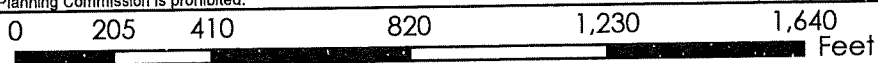
Aerial Map

www.boonecountygis.com



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Map Created: xv/xv/2022

Boone County GIS - Putting Northern Kentucky on the Map



Map File: 1.1.mxd by Earth 3D 11/19
ArcMap Document (*.mxd)

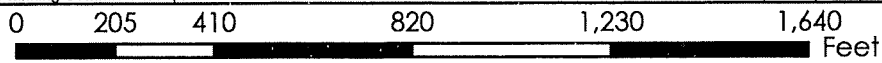
Topographic Map

www.boonecountygis.com



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1 inch = 400 feet



Boone

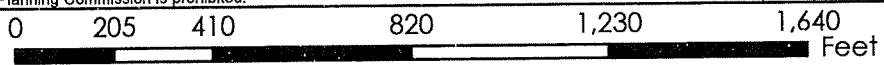
2040 Future Land Use Map

www.boonecountygis.com



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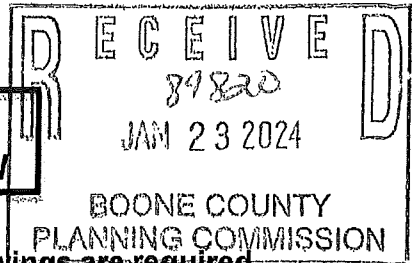
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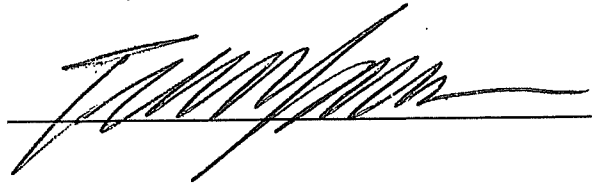
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_____ Approved with Conditions (see #6)
_____ Denial (See #7)
6. Conditions of Approval: _____

7. Reasons for Denial: _____

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

NO.	REVISIONS AND/OR ISSUES	BY	DATE
1	ISSUE FOR PERMITS		



7230 KENTUCKY DR. FLORENCE KY 41022
LEESMAN ENGINEERING & ASSOC.
 ENGINEERS, SURVEYORS, PLANNERS
 814-747-0400

engineers
T S

DRAWING TITLE
 GRADING PLAN

PROJECT NO.	12-14-20
DATE	12-14-20
SCALE	AS SHOWN

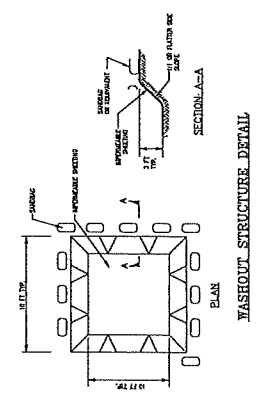
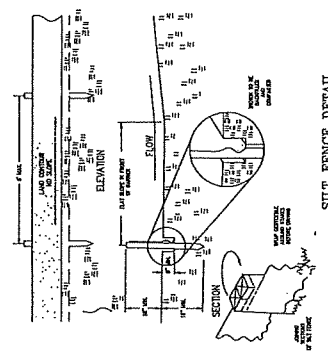
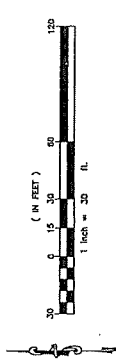
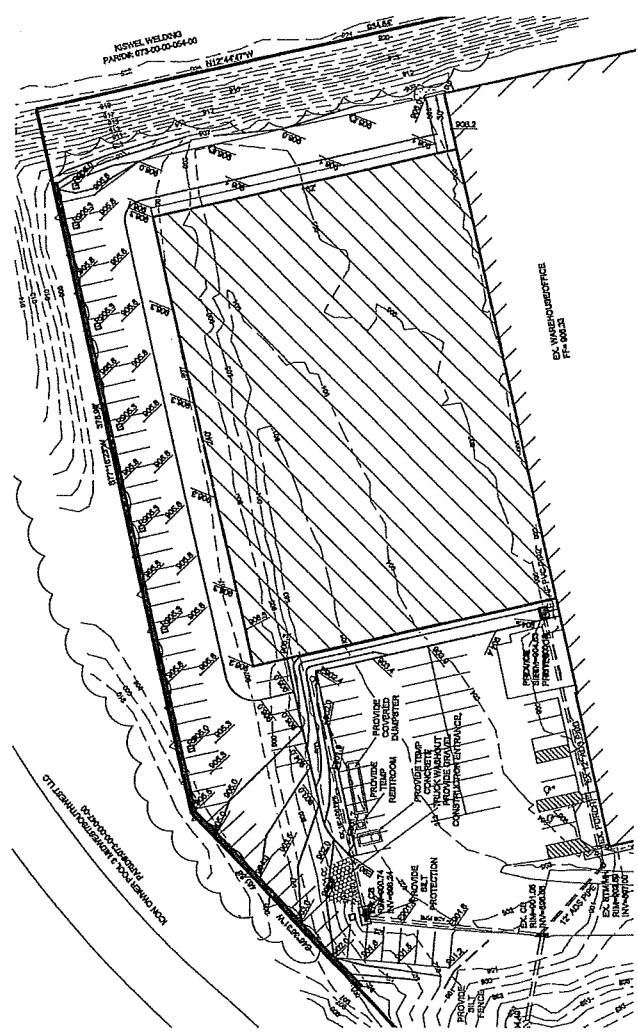
DRAWING NO.
C3

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
2. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN FOR THIS PROJECT ARE BASED ON RECORD DRAWINGS AND FIELD SURVEYS. THE CONTRACTOR MUST VERIFY EXACT LOCATIONS, DEPTHS, AND SPACINGS OF ALL UTILITIES PRIOR TO ANY EXCAVATION. AT LEAST TWO (2) HORIZONTAL AND ONE (1) VERTICAL RECORD DRAWING SHALL BE PROVIDED TO THE CONTRACTOR IN ADVANCE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHIELDING OR PROTECTING EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REPLACING ALL UTILITIES DAMAGED BY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND RECORDS FOR ALL UTILITIES DAMAGED OR REPAIRED. THE CONTRACTOR SHALL MAINTAIN ACCESS AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
4. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE STATE OF KENTUCKY CONSTRUCTION AND MATERIAL SPECIFICATIONS.
5. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, TEMPORARY OR PERMANENT SEDIMENTATION BASINS, AND OTHER NECESSARY EROSION CONTROL MEASURES TO PREVENT EROSION AND SILTATION OF EXISTING ROADS, OR ANY EXISTING SERVICES OR UTILITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE STATE OF KENTUCKY CONSTRUCTION AND MATERIAL SPECIFICATIONS.
7. ALL CONSTRUCTION SHALL BE IN ACCORD WITH ARCHITECTURAL PLAN AND SPECIFICATIONS.
8. ALL CONSTRUCTION SHALL BE IN ACCORD WITH ARCHITECTURAL PLAN AND SPECIFICATIONS.
9. ALL CONSTRUCTION SHALL BE IN ACCORD WITH ARCHITECTURAL PLAN AND SPECIFICATIONS.
10. SET ARCHITECTURAL DIMENSIONS FOR BUILDING FOUNDATIONS.
11. LOCATIONS TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLAN AND SPECIFICATIONS.
12. ALL CONSTRUCTION SHALL BE IN ACCORD WITH ARCHITECTURAL PLAN AND SPECIFICATIONS.
13. ALL CONSTRUCTION SHALL BE IN ACCORD WITH ARCHITECTURAL PLAN AND SPECIFICATIONS.
14. ALL CONSTRUCTION SHALL BE IN ACCORD WITH ARCHITECTURAL PLAN AND SPECIFICATIONS.
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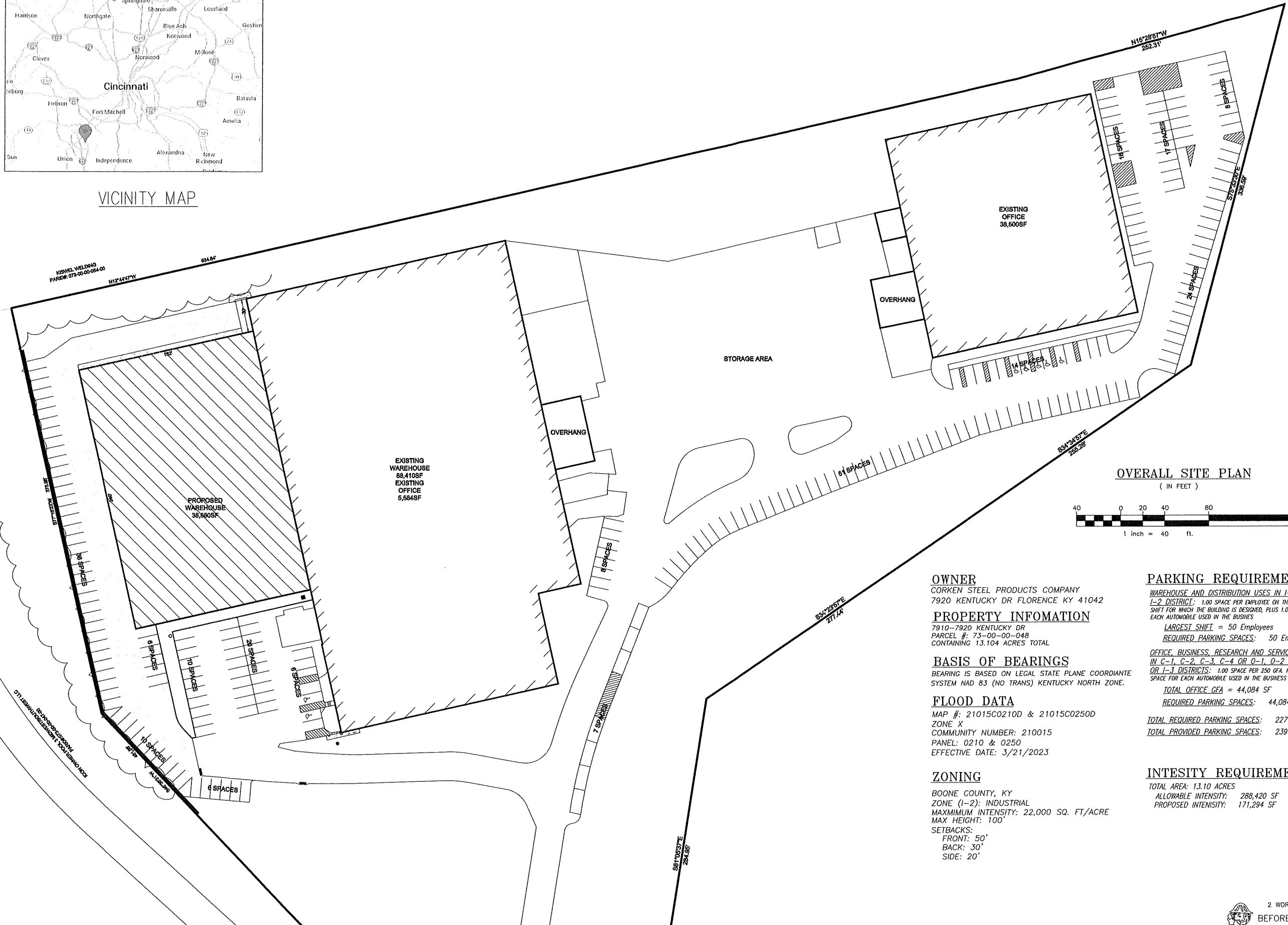
UTILITY NOTES

- A. VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
- B. EACH UTILITY CONTRACTOR IS TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHIELDING OR PROTECTING EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- C. PROVIDE THE FOLLOWING MINIMUM COVERAGES OVER THE TOP OF PROPOSED UTILITIES:
 1) WATER MAINS - 4'-0"
 2) STORM WATER MAINS - 2'-0"
 3) GAS MAINS - 2'-0"

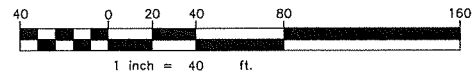




VICINITY MAP



OVERALL SITE PLAN
(IN FEET)



OWNER

CORKEN STEEL PRODUCTS COMPANY
7920 KENTUCKY DR FLORENCE KY 41042

PROPERTY INFORMATION

7910-7920 KENTUCKY DR
PARCEL #: 73-00-00-048
CONTAINING 13.104 ACRES TOTAL

BASIS OF BEARINGS

BEARING IS BASED ON LEGAL STATE PLANE COORDINATE SYSTEM NAD 83 (NO TRANS) KENTUCKY NORTH ZONE.

FLOOD DATA

MAP #: 21015C0210D & 21015C0250D
ZONE X
COMMUNITY NUMBER: 210015
PANEL: 0210 & 0250
EFFECTIVE DATE: 3/21/2023

ZONING

BOONE COUNTY, KY
ZONE (I-2): INDUSTRIAL
MAXIMUM INTENSITY: 22,000 SQ. FT./ACRE
MAX HEIGHT: 100'
SETBACKS:
FRONT: 50'
BACK: 30'
SIDE: 20'

PARKING REQUIREMENTS

WAREHOUSE AND DISTRIBUTION USES IN I-1 OR I-2 DISTRICT: 1.00 SPACE PER EMPLOYEE ON THE LARGEST SHIFT FOR WHICH THE BUILDING IS DESIGNED, PLUS 1.00 SPACE FOR EACH AUTOMOBILE USED IN THE BUSINESS
LARGEST SHIFT = 50 Employees
REQUIRED PARKING SPACES: 50 Employees = 50 Spaces
OFFICE, BUSINESS, RESEARCH AND SERVICE USES IN C-1, C-2, C-3, C-4 OR O-1, O-2 I-1, I-2 OR I-3 DISTRICTS: 1.00 SPACE PER 250 GFA, PLUS 1.00 SPACE FOR EACH AUTOMOBILE USED IN THE BUSINESS
TOTAL OFFICE GFA = 44,084 SF
REQUIRED PARKING SPACES: 44,084 sf/250 = 177 spaces

TOTAL REQUIRED PARKING SPACES: 227 spaces (7 HANDICAP)
TOTAL PROVIDED PARKING SPACES: 239 Spaces (7 HANDICAP)

INTENSITY REQUIREMENTS

TOTAL AREA: 13.10 ACRES
ALLOWABLE INTENSITY: 288,420 SF
PROPOSED INTENSITY: 171,294 SF

NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		

CORKEN STEEL
7920 KENTUCKY DR, FLORENCE KY 41042
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420



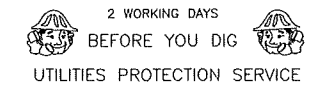
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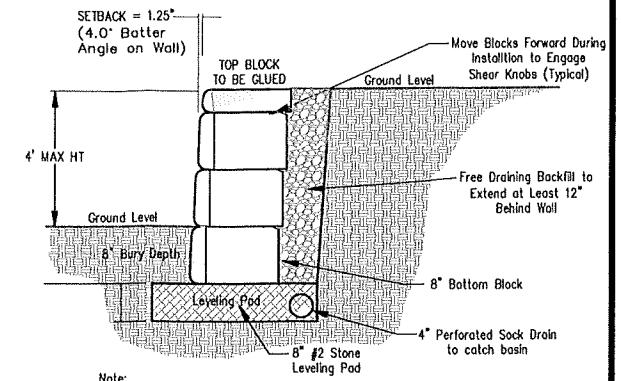
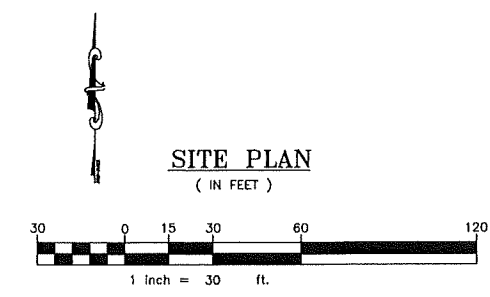
SITE PLAN DEMOLITION PLAN

PROJ. NO. CORKEN	DATE 12-14-23
DRAWN JER	CHECKED S.J.L.

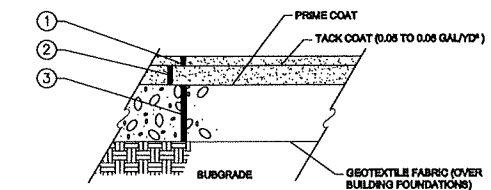
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C1



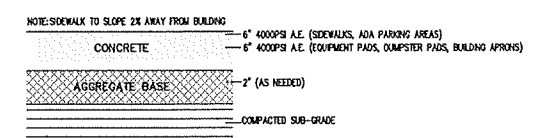


TYPICAL WALL DETAIL
N.T.S.

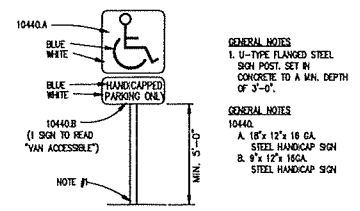


ROAD SURFACE MATERIALS		
TYPE	DESCRIPTION	THICKNESS
1	ASPHALT CONCRETE SURFACE COURSE	2"
2	ASPHALT CONCRETE BINDER COURSE	2"
3	AGGREGATE BASE	6"

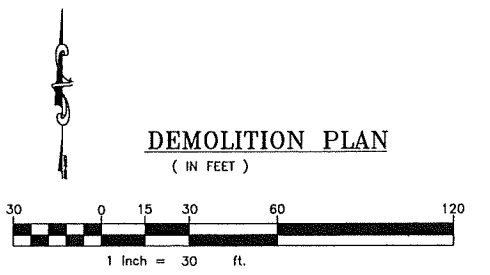
ASPHALT PAVING DETAIL



CONCRETE PAVEMENT



HANDICAP SIGN DETAIL



NO.	DESCRIPTION	BY	DATE
1	REVISIONS AND/OR ISSUES		

CORKEN STEEL
7820 KENTUCKY DR., FLORENCE, KY 41042

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45246 612/417-0483

S J L
engineers

DRAWING TITLE	
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PROJ. NO. CORKEN	DATE 12-14-23
DRAWN JER	CHECKED S.J.L.

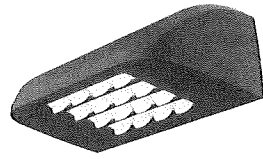
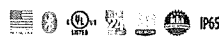
DRAWING NO.
C2

2 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE



Mirada Small Wall Sconce Silicone (XWS SIL)

Outdoor LED Wall Light



OVERVIEW	
Lumen Package (lm)	2,000 - 8,000
Wattage Range (W)	13 - 61
Efficacy Range (LPW)	126 - 162
Weight lbs (kg)	10 (4.5)

QUICK LINKS

- Ordering Guide
- Performance
- Photometrics
- Dimensions

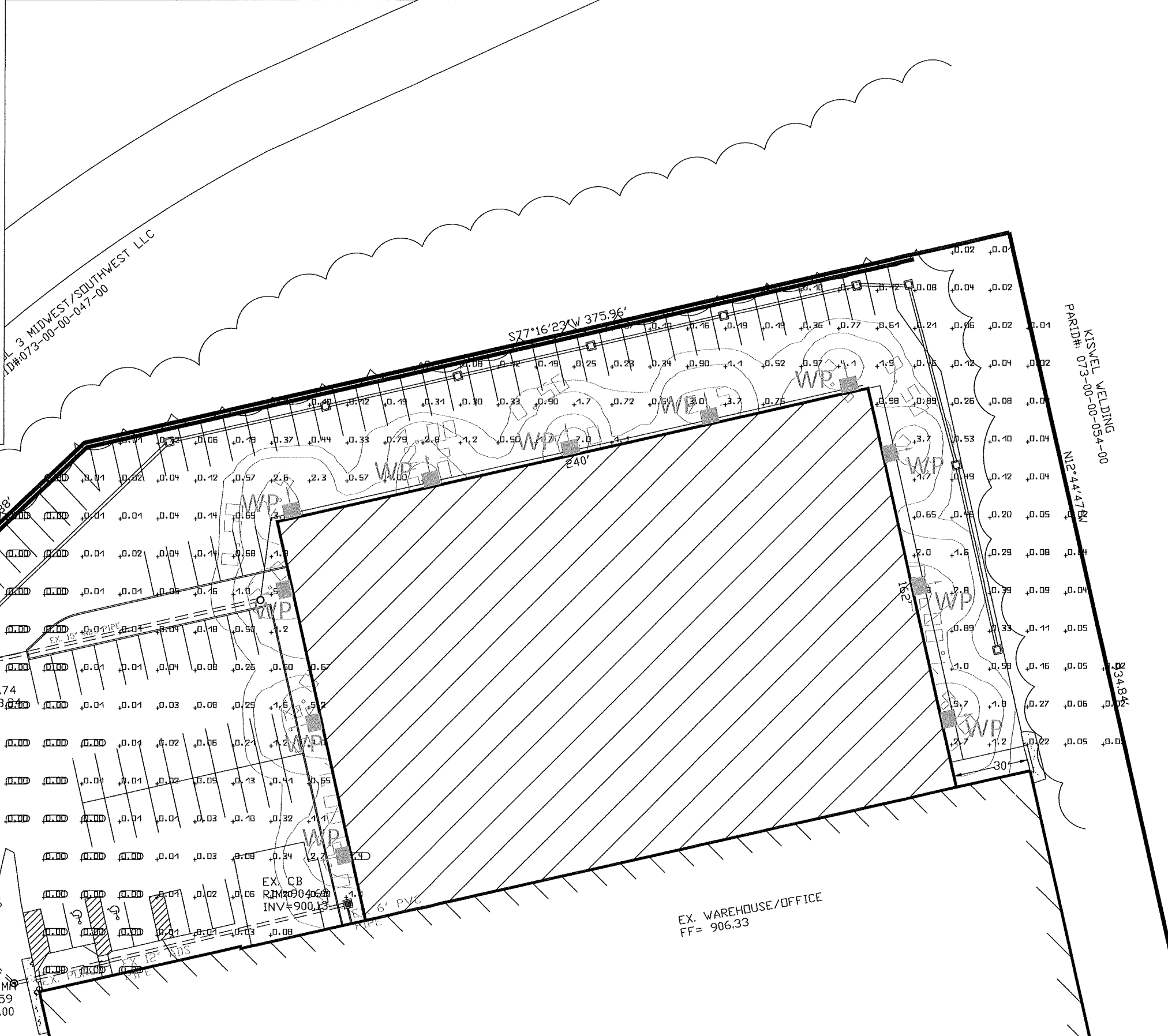
FEATURES & SPECIFICATIONS

- Construction**
- Rugged die-cast aluminum housing
 - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
 - Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
 - Standard luminaire shipping weight: TBD lbs in carton.
 - Max luminaire shipping weight: 12 lbs in carton (20 lbs w/EH option)
- Optical System**
- State-of-the-art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
 - Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, and FT.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
 - Zero uplight.
 - Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
 - Minimum CRI of 70
- Electrical**
- High-performance driver features over-voltage, under-voltage, short-circuit, and over temperature protection.
 - 0-10V dimming (10% - 100%) standard.
 - Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
 - L70 Calculated Life: >60K Hours
 - Total harmonic distortion (THD): <20%
 - Operating temperature: -40°C to +50°C (-40°F to +122°F).
 - Power factor (PF): >90
 - Input power stays constant over life
 - Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
 - High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
 - Driver is fully encased in potting material for moisture resistance. Driver complies with FCC standards. Accessible driver and electrical components.
 - Optional battery backup provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. Standard battery rated for 0°C to 50°C with cold weather battery rated for -20°C to 50°C (40°C max for 8L) 120-277V Only.
- Controls**
- Optional integral passive infrared Bluetooth™ motion fixtures operate independently and can be commissioned via IOS or Android configuration app.
 - Optional button photocell turns fixtures on and off based on ambient light levels for dusk to dawn lighting.
- Installation**
- Universal wall mounting plate mounts directly to vertical surface or 4" junction box (octagonal or square).
 - Luminaire hinges to the top of the mounting plate and is secured via two flush mount screws that help to conceal the hardware and prevent over tightening during installation.
- Warranty**
- LSI luminaires carry a 5-year limited warranty. Refer to [https://www.leesman.com/warranty/](https://www.leesman.com/warranty) for more information.
- Listings**
- Listed to UL 1599 and UL 8750.
 - Meets Buy American Act requirements.
 - IDA compliant with 3000K color temperature selection.
 - Title 24 Compliant: see local ordinance for qualification information.
 - Suitable for wet locations.
 - IP65 rated luminaire per IEC 60598-1.
 - IP68 rated luminaire per IEC 60526 mechanical impact code.
 - Designs Lights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.dlc.com/qualified-products/ to confirm which versions are qualified.

LSI Industries Inc. 12009 Alameda Blvd. Cincinnati, OH 45242 • (513) 322-3200 • sales@leesman.com
 130 W. Ross Ave. Cincinnati, OH 45217 • (513) 693-4060 • www.leesman.com

Luminaire list (Site 1)

Index	Manufacturer	Article name	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
WP 12' MH	LSI	Mirada Wall Sconce	XWS-LED-03L-FTW-40-80CRI	1x	3758 lm	0.91	26 W	11
#	Name	Parameter	Min	Max	Average	Min/average	Min/max	
1	Calculation surface	Perpendicular Illuminance	0.001 fc	8.41 fc	0.62 fc	0.002	0.000	



Corken Steel KY

Photometric Study

SCALE: N/A
 DATE: 01/19/2024

130 W. Ross Ave
 Cincinnati, Ohio 45217
 P. 513-693-4060
www.leesman.com

Photometrics shown are intended for diagrammatic purposes only. Actual foot candles may vary depending on final selection of materials, fixtures, mounting heights, etc.

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Corken Steel Products Company
7920 Kentucky Dr
Florence, KY 41042

- 2. ADDRESS OF PROPERTY
7920 Kentucky Dr
Florence, KY 41042
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Corken Steel Products Co.

- 4. DEED BOOK 1000 PAGE NO. 767 GROUP NO. 2049A

- 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, 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 27th day of February, 2024.

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.)