

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

R E C E I V E D
90541
MAY 21 2024
BOONE COUNTY
PLANNING COMMISSION

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

022

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: Lakeside Christian Church, Inc.
Address: 1980 N. Bend Road
Hebron KY 41048
City State Zip Code
Phone Number: 859-391-0991 Fax Number: 1-800-425-4902
Email: jcarnzen@woodlamping.com
4. Description of Request:
See attached list of four (4) requested variances
5. Name of Development: Lakeside Christian Church
6. Location of Development: 1980 N. Bend Road
Hebron KY 41048
City State Zip Code
7. Acreage Under Review: 7.96 ac
8. Lot Number and Name of Subdivision (if part of a subdivision):
propered division of acreage into three lots - Lot 2, 1.89 ac, Lot 3, 0.81 acres and Lot 1 5.26 acres
9. Current Owner: Lakeside Christian Church, Inc.
Address: 1980 N. Bend Road
Hebron KY 41048
City State Zip Code
Phone Number: 859-391-0991 Fax Number: 1-800-425-4902
Email: jcarnzen@woodlamping.com

10. Proposed Use(s) on Site: subdiviion into three (3) lot - Church (existing) and retail strip center (existing) and third vacant lot

11. Total Square Footage of Existing and/or Proposed Buildings: retail center - 10,000 sq ft, church 34,400 sq ft

12. Current Zoning: C-2 / CD, SR-1

13. ✓ 1132 ✓ 142 ✓ 2008
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: LAKESIDE CHRISTIAN CHURCH, INC
JACJ

pplicant's Signature: JACJ
JEFFREY C. ARNZEN
859-341-6991
jcarnzen@woodlamping.com

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

1. Date Received: 5/21/24 Fee Received: \$ 2916⁰⁰ Receipt #: 90541
2. Is application complete: _____
3. Staff Reviewer: M. Schwartz
4. Scheduled Board Action Date: 6/12/2024
5. Board Action: 6/12/2024
- 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
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STAFF REPORT

#5

APPLICANT: Lakeside Christian Church

LOCATION: 1980 and 1990 North Bend Road, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1) and Commercial Two (C-2)

DATE: June 12, 2024

PROPOSAL

- A. The applicant is requesting the following Variances:
1. Reduce the side yard setback from ten (10) feet to zero (0) feet.
 2. Reduce the Buffer Yard A width from ten (10) feet to zero (0) feet along an interior side property line.
 3. Reduce the Buffer Yard A width from ten (10) feet to zero (0) feet along an interior front property line.
 4. Reduce the Buffer Yard A width from ten (10) feet to zero (0) feet along an interior rear property line.

SITE HISTORY

- 1995 On November 28, 1995, Boone Fiscal Court adopted Ordinance Number 920.324, changing a portion of the site in question from RSE and SR-1 to C-2, subject to ten (10) conditions (R-95-038-A).
- 2003 On November 18, 2003, Boone Fiscal Court adopted Ordinance Number 03-26, changing a portion of the site in question from RSE to C-2 and approving a Change of Concept Development Plan, subject to nine (9) conditions (R-03-017-A).
- 2005 On October 12, 2005, the Boone Board of Adjustment approved a Variance to allow more than five hundred twenty-two (522) square feet of building mounted signage (BCBOA-05-020).
- 2013 On March 26, 2013, Boone Fiscal Court adopted Ordinance Number 13-08, approving a Change of Concept Development Plan, subject to three (3) conditions (R-13-002-A).
- 2004-2020 Several site plans were approved by the Boone County Planning Commission staff.

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 1002.A of the Boone County Zoning Regulations states that purpose of the Commercial Two district is to provide comparable shopping goods, personal and professional services, and some convenience goods required for normal living needs as well as major purchase opportunities. Districts will be located on suitable lands primarily central to regional trade areas and to some extent the community as a whole and such districts have access from expressways or arterial roads. District facilities and plans will be organized to provide central and convenient collection of vehicles, pedestrians and multi-modal forms of transportation within the district's facilities and major shopping spaces.

- E. Section 3111 of the Boone County Zoning Regulations states that the side yard setback for buildings within the C-2 district shall be ten (10) feet.
- F. Section 3645 of the Boone County Zoning Regulations states that a Buffer Yard A, having a minimum width of ten (10) feet shall be provided between properties that are zoned C-2.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question as “Urban Density Residential” and Commercial”, which are described as follows:
 - 1. Urban Density Residential – Attached housing, generally condominiums or apartments, of over 8 dwelling units per acre.
 - 2. Commercial - Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- 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. 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).
 - 4. 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).
 - 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. 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).
 - 8. Public facilities and services shall be in locations that are accessible to the population being served (Public Facilities Goal A, Objective 7).
- C. North Bend Road is identified as a state maintained arterial street providing for two way traffic. Sidewalks are provided along both sides of the roadway. Tanner Road is identified as a state maintained collector street providing for two way traffic. There are no sidewalks along the roadway.

SURROUNDING LAND USES AND ZONING

North: Commercial uses (C-2) and detached single-family residential dwellings (RSE)
South: Commercial uses (C-2) and multi-family residential dwellings (UR-1)
East: Detached single-family residential dwellings (RSE) and multi-family residential dwellings (UR-1)
West: Industrial uses (I-1)

SITE CHARACTERISTICS

- A. The approximate 7.9 acre property is located at the southeast corner of the intersection of North Bend Road with Tanner Road.
- B. The site has approximately six hundred (600) feet of frontage along North Bend Road and approximately four hundred sixty (460) feet of frontage along Tanner Road.
- C. That portion of the site that fronts North Bend Road and Tanner Road is currently zoned C-2 and the remainder of the site is currently zoned SR-1.
- D. The site is currently occupied by a church, a multi-tenant strip building, and a vacant outlot, which is currently zoned C-2. The remainder of the site, which is currently zoned SR-1, is vacant and heavily wooded.
- E. Access to the site is from one (1) curb cut onto North Bend Road and two (2) curb cuts onto Tanner Road.
- F. Topographically, the portion of the site that is zoned C-2 is relatively flat and the portion of the site that is zoned SR-1 slopes downward to a drainage swale.

STAFF COMMENTS

- A. Currently, the site is comprised of a single lot. It is the intent of the applicant to subdivide the property and create three (3) lots.
- B. The creation of the three (3) proposed lots creates internal setback and perimeter landscape requirements.
- C. If approved, nothing on the site will change.
- D. The applicant has provided documentation indicating that a firewall will not be necessary along the proposed new common property line.

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

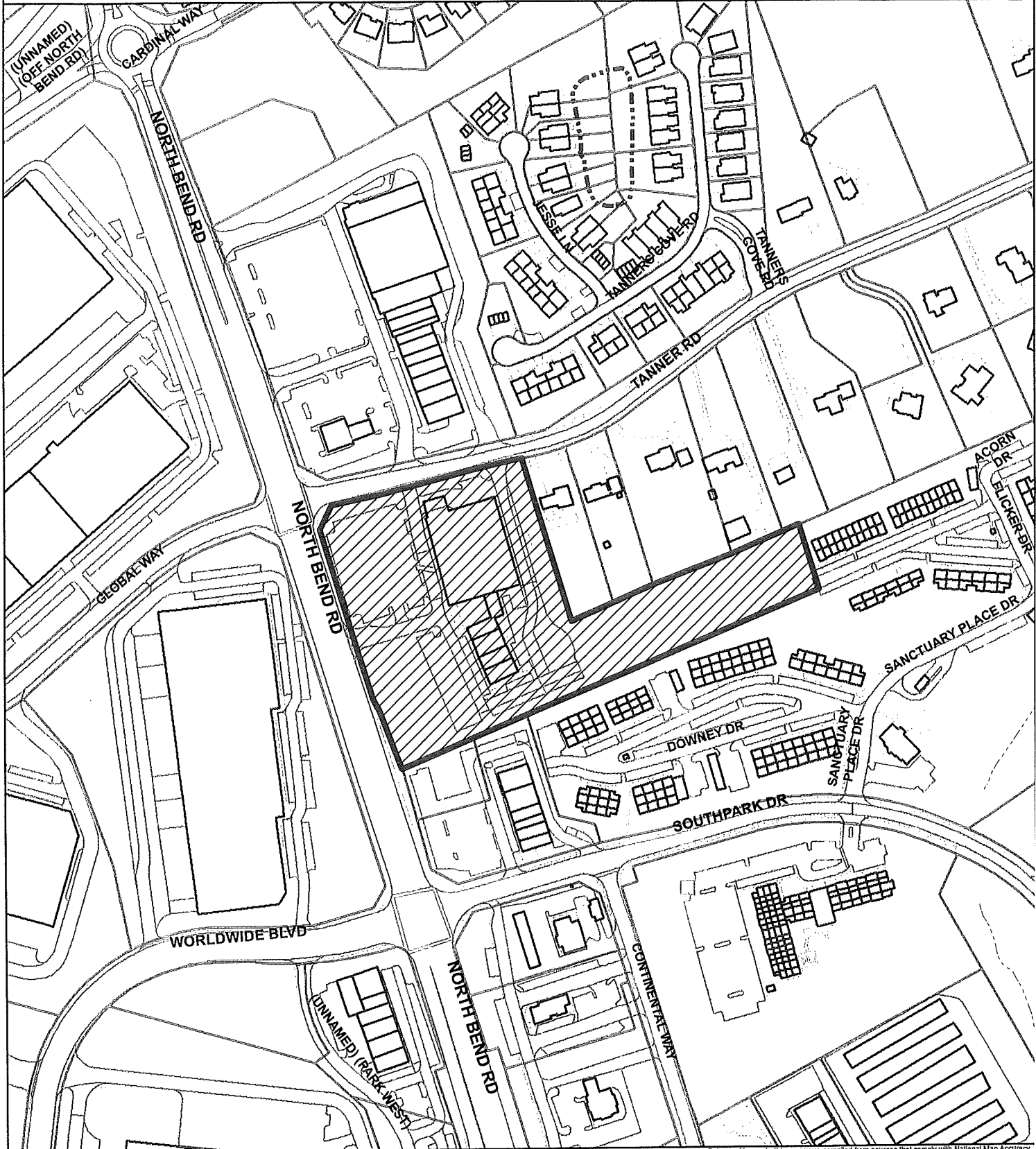
MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Fire Wall Analysis
- *Development Plan

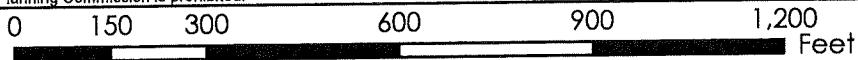
Vicinity Map

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1 inch = 300 feet



Map Created: 01/01/2022

Boone County GIS - Putting Northern Kentucky on the Map



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ArcMap Document: *.mxd

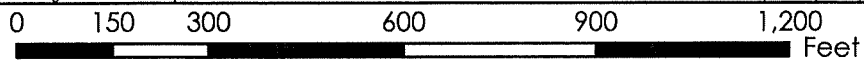
Aerial Map

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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 10/30/2022

Map File: Boone GIS 10/30/2022
ArcMap Document: *.mxd

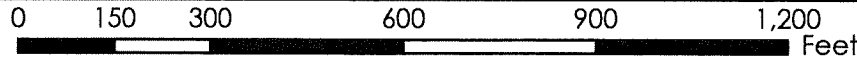
Topographic Map

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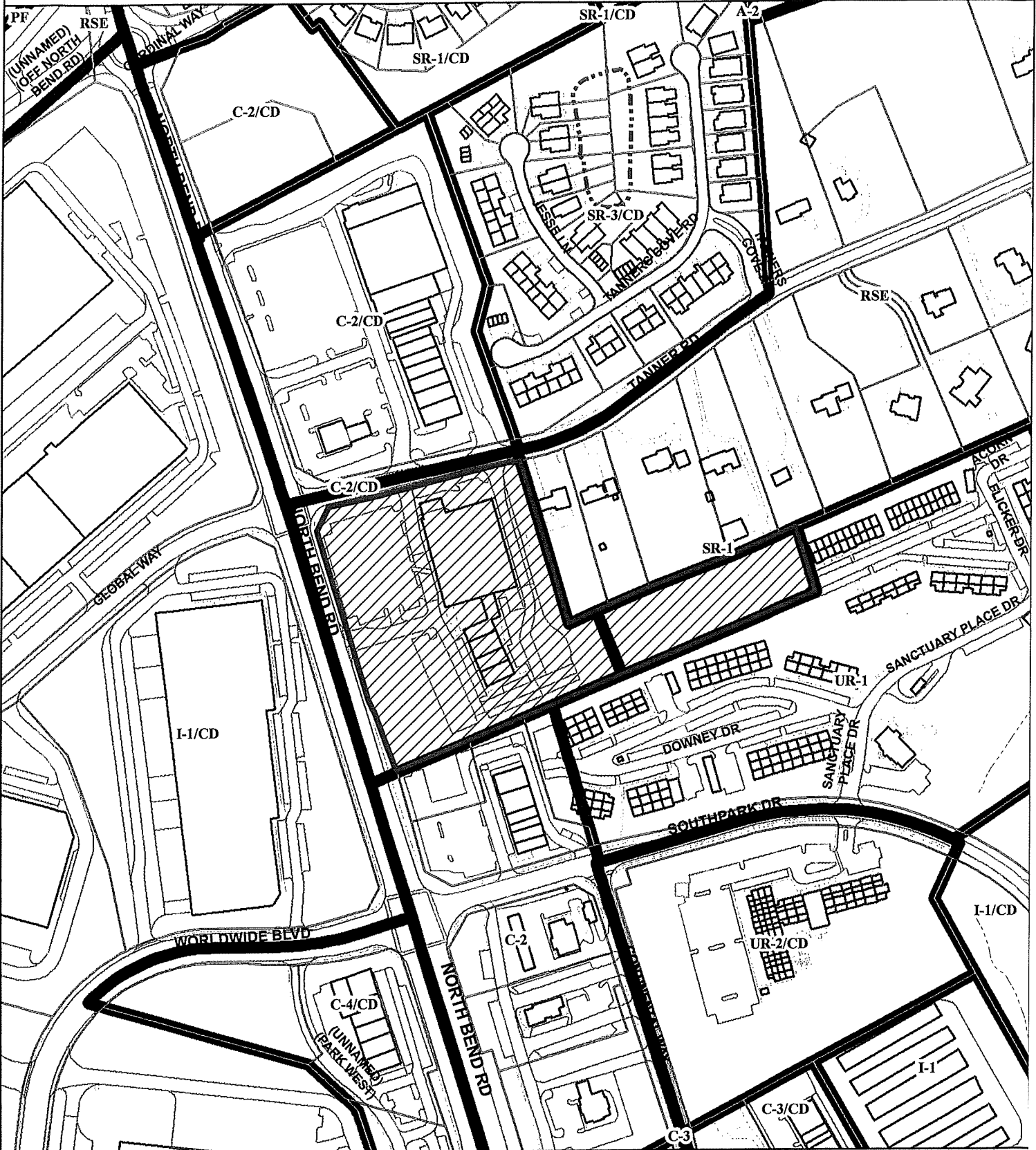
Boone County GIS - Putting Northern Kentucky on the Map

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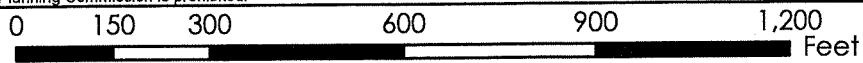
Zoning Map

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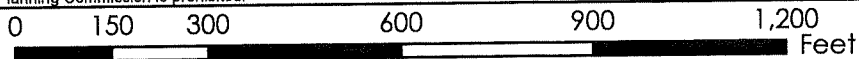
2040 Future Land Use Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
90541
MAY 21 2024
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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

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- 1. Check One Boone Florence Walton Union
- 2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
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Email: jcarnzen@woodlamping.com
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See attached list of four (4) requested variances
- 5. Name of Development: Lakeside Christian Church
- 6. Location of Development: 1980 N. Bend Road
Hebron KY 41048
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- 8. Lot Number and Name of Subdivision (if part of a subdivision):
propered divison of acreage into three lots - Lot 2, 1.89 ac, Lot 3, 0.81 acres and Lot 1 5.26 acres
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Phone Number: 859-391-0991 Fax Number: 1-800-425-4902
Email: jcarnzen@woodlamping.com

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11. Total Square Footage of Existing and/or Proposed Buildings: retail center - 10,000 sq ft, church 34,400 sq ft
12. Current Zoning: C-2 / CD, SR-1
13. ✓ 1132 ✓ 142 ✓ 2008
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:

LAKESIDE CHRISTIAN CHURCH, INC
JACF

Applicant's Signature:

JACF
JEFFREY C. FARNZEN
859-341-8491
jcfarnzen@wordlamping.com

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

1. Date Received: 5/21/24 Fee Received: \$ 2916⁰⁰ Receipt #: 90541

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
www.boonecountyky.org

Limited Opinion on Property Owned by Lakeside Christian Church
 1980 N Bend Rd, Hebron, KY 41048

The following is an opinion on the compliance of the “3 Hour Fire Separation Wall” shown on Sheet A202 Floor Plan – South at the intersection of Column Lines 11 and L, See Figure 1. The design documents were developed by GBBN, Cincinnati, OH dated 05/26/04. A hard copy was provided for review by Robin Poland, Lakeside Christian Church, on February 09, 2024. It is not known if an “As Built” or “Record” set of drawings has ever existed for this development. There were no shop drawings available for review. This opinion was performed utilizing the design document provided by Lakeside Christian Church, available online documents, and visual inspection. No destructive inspection or laboratory testing was performed.

The “Summary of Code Information 04/23/04” is presented on Sheet AS, Architect Standards. For this limited opinion the critical data is:

PROJECT DESCRIPTION:

A 1-story 37,072 square foot grocery store and a 9,782 square foot food retail space. Consisting of non-combustible non-protected Type II-B construction, masonry exterior wall and structural steel framing.

BUILDING DEPARTMENT:

Boone County, Kentucky, Building Department

APPLICABLE BUILDING CODE:

Kentucky Building Code 2002 (effective 1/1/2002)

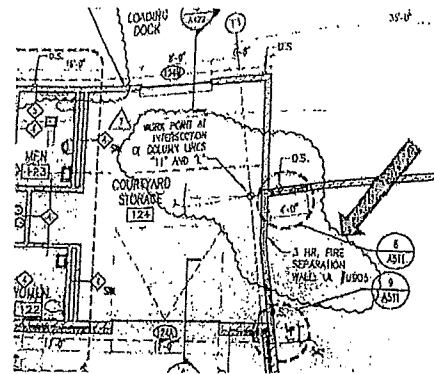


Figure 1. Portion of Sheet A202

503.0 GENERAL HEIGHT AND AREA LIMITATIONS

[Table 503] ALLOWABLE HEIGHT AND BUILDING AREAS (Type II B construction)

<u>Use Group M</u>	<u>Allowable</u>	<u>Design</u>
Height	55'	49' (Peak)
Stories	4 st	1 st
Area	12,500 sf	37,672 sf
Modified Area	Sprinklers throughout and partial open perimeter	
12,500 x 3.5 = 43,750		
<u>Use Group M</u>	<u>Allowable</u>	<u>Design</u>
Height	55'	22' (Peak)
Stories	4 st	1 st
Area	12,500 sf	9,782 sf
Modified Area	Sprinklers throughout and partial open perimeter	
12,500 x 3.5 = 43,750		

Limited Opinion on Property Owned by Lakeside Christian Church
1980 N Bend Rd, Hebron, KY 41048

601.0 TYPE OF CONSTRUCTION

[Table 601] FIRE RESISTANCE RATING FOR BUILDING ELEMENTS

Building Element	II-B
Structural Frame	
Columns, girders, trusses	0-Hours
Bearing Walls	
Exterior (f)	0-Hours
Interior	0-Hours
Nonbearing walls and partitions	
Exterior	See Table 602
Interior	See Section 602

Floor Construction

Including supporting beams and joists 0-Hours

Roof construction

Including supporting beams and joists 0-Hours

Note c.3 In Type I and Type II construction, fire retardant treated wood shall be allowed in buildings not over two stories including girders and trusses as part of the roof construction.

The following was not included on Sheet AS but the design documents inferred the following was incorporated into the final design.

SECTION 705 FIRE WALLS

Section 705.1 General. Each portion of a building separated by one or more fire wall that comply with the provision of this section shall be considered a separate building. The extent and location of such fire walls shall provide a complete separation.

Section 705.2 Structural Stability. Fire walls shall have sufficient structural stability under fire conditions to allow collapse of the construction on either side without collapse of the wall for the duration of time indicated by the required fire-resistance rating.

Section 705.3 Materials. Fire walls shall be constructed of approved masonry or concrete materials that provide the strength and fire-resistive rating as specified by this code.

[Table 705.4] Fire Wall Fire-Resistance Rating

<u>Group</u>	<u>Fire Wall Fire-Resistance Rating</u>
M	3-Hours

The term "Fire Separation Wall" found in Figure 1 above is not defined in the 2002 Kentucky Building Code. It was an inappropriate term used, at that time, to identify walls that separated building areas that exceeded the area limitations. Based on the Code data provided and Table 705.4 the 3-Hour Rated Fire Wall shown is required.

Limited Opinion on Property Owned by Lakeside Christian Church
 1980 N Bend Rd, Hebron, KY 41048

Section 705.2 requires structural stability if the structure on either side of the FIRE WALL collapses.

Figure 3 Sheet S202 South Framing Plan shows that the roof structure is not supported by the FIRE WALL in question.

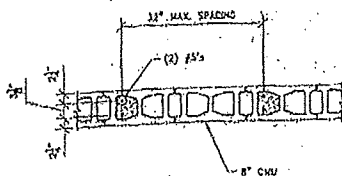
Figure 4 Section Cut 7H, the note "DO NOT ATTACH TO WALL" is indicative that the design team was aware of the requirements of Section 705.2.

The design documents indicate that the Fire Wall is designed as a cantilever wall meant to be self-supporting. The vertical reinforcement as noted on Sheets S502 and S601 and details on Sheet S503 appear to be sufficient for a Fire Wall. See Figures 5, 6, and 7.

MASONRY

1. MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATION FOR MASONRY STRUCTURES (AS) 330.1-98/ASCE 6-99/TMS 602-99" EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
2. MINIMUM REINFORCEMENT REQUIREMENTS FOR ALL MASONRY WALLS.
 - A. AS A MINIMUM, ALL MASONRY SHALL BE REINFORCED PER SECTION 2306.4.2.3.1.
 1. #4 VERTICAL BARS SHALL BE PLACED AT ALL CORNERS WITH 16 INCHES OF EACH WALL OPENING, WITHIN 8 INCHES OF EACH WALL MOVEMENT JOINT AND WITHIN 8 INCHES OF THE END OF THE WALL.
 2. HORIZONTAL JOINT REINFORCEMENT SHALL BE REINFORCED AT 16" MAX. WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 24 INCHES BEYOND PAST THE ROUGH OPENING.
 - B. SPACING OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 4'-0"
3. COMPRESSIVE STRENGTH SHALL BE DETERMINED FOR EACH TYPE OF MASONRY BY THE UNIT STRENGTH METHOD.

Figure 5. Sheet S204 North Framing Plan



PLAN DETAIL
 3/4" = 1'-0"
 TYPICAL EXT. WALL

Figure 6. Sheet S503

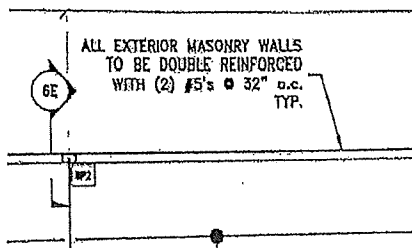


Figure 7. Sheet S204

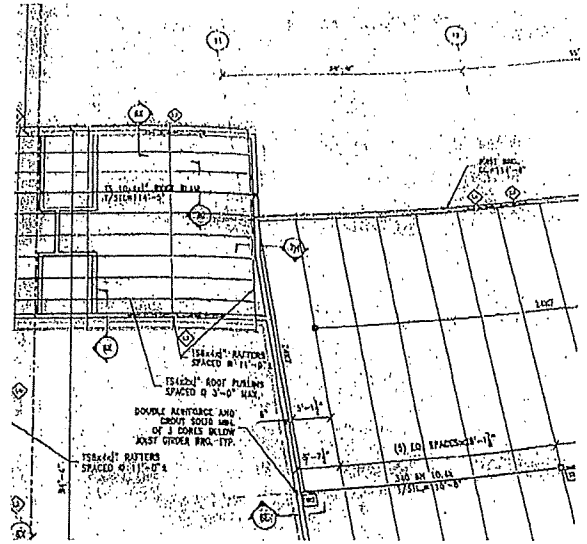
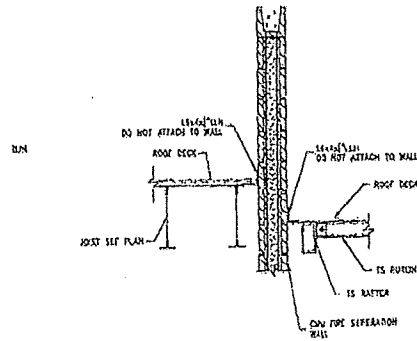


Figure 3. Sheet A202 South Framing Plan

SECTION 7C
 3/4" = 1'-0"



SECTION 7H
 3/4" = 1'-0"

Figure 4. Sheet S503

Limited Opinion on Property Owned by Lakeside Christian Church
1980 N Bend Rd, Hebron, KY 41048

SUMMARY

Review of the identified materials leads to the following opinion.

The design team properly identified the wall in question is required to be a 3-Hr FIRE WALL as defined in the **2002 Kentucky Building Code, Section 705.1 General**

The structural engineer was aware of the requirements of **Section 705.2 Structural Stability**. The wall is self-supporting without the roof or other structures attached to the wall.

The architect met the requirements of **Section 705.3 Materials**. The selection of a UL U905 wall for the FIRE WALL is reasonable. We do not know for certain the classification of the CMUs without laboratory testing. It is reasonable to assume either a C-3 block was installed or another method was used to meet or exceed the 3-Hr fire rating. No destructive inspection or laboratory testing of materials was performed.

In addition, it's typical for the Contractor to verify the CMU classification needed to meet UL Assembly requirements prior to the creating of shop drawings.

Based on the existing design documents, the notes in the UL FIRE RESISTANCE DIRECTORY, and compliance with the 2002 Kentucky Building Code, the designers followed a rational path to meet the UL U905 specifications for a 3-Hr Fire Resistance Rating for the wall in question.

Submitted by



Robert A. Draper Jr, AIA, NCARB
KY 2606

13 Feb 2024

Exception: Opening protectives are not required where the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 and the exterior openings are protected by a water curtain using automatic sprinklers *approved* for that use.

705.8.3 Unprotected Openings

Diagram

Where unprotected openings are permitted, windows and doors shall be constructed of any *approved* materials. Glazing shall conform to the requirements of Chapters 24 and 26.

From: Robin Poland <robin.poland@lakeside.org>

Sent: Friday, May 03, 2024 11:57 AM

To: Mark Martin <mmartin@boonecountyky.org>

Subject: Re: Firewall

EXTERNAL MESSAGE

Hi Mark,

I just left you a voicemail. I wanted to follow up on your email from February. You mentioned ton openings that need to be addressed. We are not sure what you are referring to. Could you give me a call or reply back to this email. We are very close to finalizing everything and I want to make sure we haven't missed something. Thanks so much for your help.

Robin G Poland

Operations Minister

Mobile: [\(859\) 250-4770](tel:(859)250-4770)

Office: [\(859\) 341-1160](tel:(859)341-1160)



On Feb 29, 2024, at 3:45 PM, Mark Martin <mmartin@boonecountyky.org> wrote:

Robin,

If the construction is consistent with the original design, I agree that the wall between the two sections of the structure would meet the requirements for a firewall and that a property line could be created along the firewall.

The remainder of the property line if created a minimum of 10 feet from existing exterior walls should not require any changes to the

required fire-resistance rating of the exterior wall, see 2018 Kentucky Building Code table 602. In addition, section 705.8 will need to be reviewed regarding openings within the exterior wall and how they are to be addressed. In addition, section 705.1 will need to be reviewed to decide how horizontal projections (canopies) need to be addressed.

Please keep me updated on your preliminary assessments.

Thanks,

Mark E Martin, CBO
Assistant Chief Building Official

Boone County Building Department
2950 Washington St.
Burlington, KY 41005
TEL (859) 334-2218
<http://www.boonecountky.org>

From: Robin Poland <robin.poland@lakeside.org>
Sent: Tuesday, February 27, 2024 3:16 PM
To: Mark Martin <mmartin@boonecountky.org>
Cc: Andrew Ifcic <Alfcic@hebronfire.org>; Jeffrey Arnzen <jcarnzen@woodlamping.com>; David Zint <zint.dr@gmail.com>; jkramer@cardinalengineering.net
Subject: Firewall

EXTERNAL MESSAGE

Hi Mark,

I hope this email finds you well. I am following up on our recent discussions regarding the firewall matter at the Hebron site.

Attached to this email is a comprehensive report prepared by Kentucky Licensed Architect, Robert Draper. Mr. Draper has thoroughly examined the site at Hebron and meticulously reviewed the original blueprints pertaining to the firewall in question.

In his report, Mr. Draper offers his professional opinion and analysis concerning the firewall, addressing the questions and concerns raised during our previous communications. Mr. Draper's expertise and thorough assessment will provide valuable insights into the situation.

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Lakeside Christian Church Inc.
1980 North Bend Rd
Hebron, KY 41048

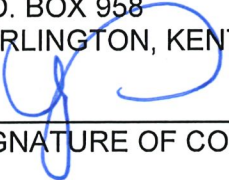
- 2. ADDRESS OF PROPERTY
1980 North Bend Rd
Hebron, KY 41048
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Lakeside Christian Church

- 4. DEED BOOK 1132 PAGE NO. 142 GROUP NO. 2008

- 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 Variances (4)

- 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 12th day of June, 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.)