

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**R E C E I V E D**  
90933  
JUL 19 2024  
BOONE COUNTY  
PLANNING COMMISSION  
026

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: Dave Kenniv  
Address: 5641 Santa Fe Trail  
Mason Ohio 45040  
City State Zip Code  
Phone Number: 513-252-8275 Fax Number: —  
Email: olivetreecb@gmail.com
4. Description of Request:  
We would like the front setback changed from 60' to 40' +/-  
To allow for a 23' x 33' Room addition (approximate)
5. Name of Development: \_\_\_\_\_
6. Location of Development: 8151 Kara Lane  
Hebron Ky 41048  
City State Zip Code
7. Acreage Under Review: 3.08
8. Lot Number and Name of Subdivision (if part of a subdivision):  
Lot #3 Taylor Ridge
9. Current Owner: Todd and Julie Ignersky  
Address: 8151 Kara Lane  
Hebron Ky 41048  
City State Zip Code  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

10. Proposed Use(s) on Site: Building Addition for single family house

11. Total Square Footage of Existing and/or Proposed Buildings: 2990

12. Current Zoning: A-2

13. 1219 Deed Book      409 Page      2001 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:

Todd Franki      Julie Ignorowski

Applicant's Signature:

[Signature]

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

1. Date Received: 7/19/24 Fee Received: \$666 Receipt #: 90933
2. Is application complete:
3. Staff Reviewer: M. Schwartz
4. Scheduled Board Action Date: 8/14/2024
5. Board Action: 8/14/2024
- 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](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## STAFF REPORT

#3

APPLICANT: Dave Kennir on behalf of Todd and Julie Ignarski

LOCATION: 8151 Kara Lane, Boone County, Kentucky

ZONING: Agricultural Estate (A-2)

DATE: August 14, 2024

### PROPOSAL

- A. The applicant is requesting a Variance decreasing the minimum front yard setback from sixty (60) feet to forty-two (42) feet in order to construct a building addition.

### SITE HISTORY

- 1995 On December 6, 1995, the Boone County Planning Commission approved a Final Plat for Taylor Ridge Estates, creating the lot in question.
- 2004 On May 19, 2004, the Boone County Planning Commission approved a zoning permit for a detached single-family residence on the site in question.
- 2006 On May 2, 2006, the Boone County Planning Commission approved a zoning permit for a pool on the site in question.

### 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 602.A of the Boone County Zoning Regulations states that the purpose of the Agricultural Estate district is to provide for low density residential development and on a limited basis agricultural uses or agricultural related uses in the context of a rural environment.
- E. Section 3111 of the Boone County Zoning Regulations states that the minimum front yard setback within the A-2 district is sixty (60) feet.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question as “Rural Density Residential” and “Developmentally Sensitive”, which are described as follows:
  1. Rural Density Residential – Low density residential uses of up to one dwelling unit per acre.
  2. Developmentally Sensitive - Areas that have an existing slope of twenty percent or greater for a height of 20 meters (67.6 feet), or have unique soil or flooding characteristics which limit the ability of an area to support urban development, or contain significant wooded areas, creeks, wildlife habitat, or other natural features that are important to a site's stability and visual character.
- 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 1).
  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

4. (Demographics Goal A, Objective 4).  
A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs (Demographics Goal B, Objective 1).
  5. Home ownership shall be encouraged and incentivized as well as redevelopment and renovation of deteriorating housing stock (Demographics Goal B, Objective 3).
  6. Residential developments shall be encouraged to plan and build in a manner compatible with the general housing density and design planned for the area, with the existing conditions of the site, and significant site features (Demographics Goal B, Objective 8).
  7. Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical (Environment Goal A, Objective 7).
- C. Kara Lane is identified as a County maintained local street providing for two-way traffic within an approximate nineteen (19) foot wide pavement width. There are no sidewalks along the roadway.

#### SURROUNDING LAND USES AND ZONING

North: Single family residential/vacant/agricultural (A-2)  
South: Single family residential/vacant/agricultural (RPD)  
East: Single family residential/vacant/agricultural (A-2)  
West: Single family residential/vacant/agricultural (A-2)

#### SITE CHARACTERISTICS

- A. The approximate 3 acre property is located along the south side of Kara Lane, approximately 1,100 feet west of North Bend Road.
- B. The site has approximately three hundred five (305) feet of frontage along Kara Lane.
- C. The site is currently occupied by a detached single-family residential dwelling.
- D. The site is accessed via a single curb cut onto Kara Lane.
- E. Other than the location of the existing house, the site is heavily wooded.
- F. Topographically, the house sits approximately ten (10) feet higher than Kara Lane and there are extreme slopes throughout the site.

#### STAFF COMMENTS

- A. The existing house currently has a front yard setback of approximately sixty (60) feet.
- B. The property located at 8150 Kara Lane has a front yard setback of approximately fifty

(50) feet.

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

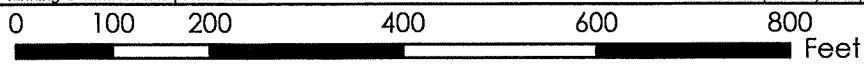
# Vicinity Map

www.boonecountygis.com



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**



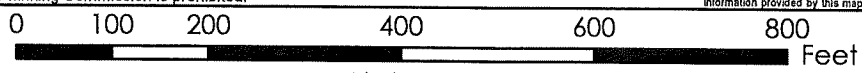
# Aerial Map

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



Map Created: xx/xx/2022

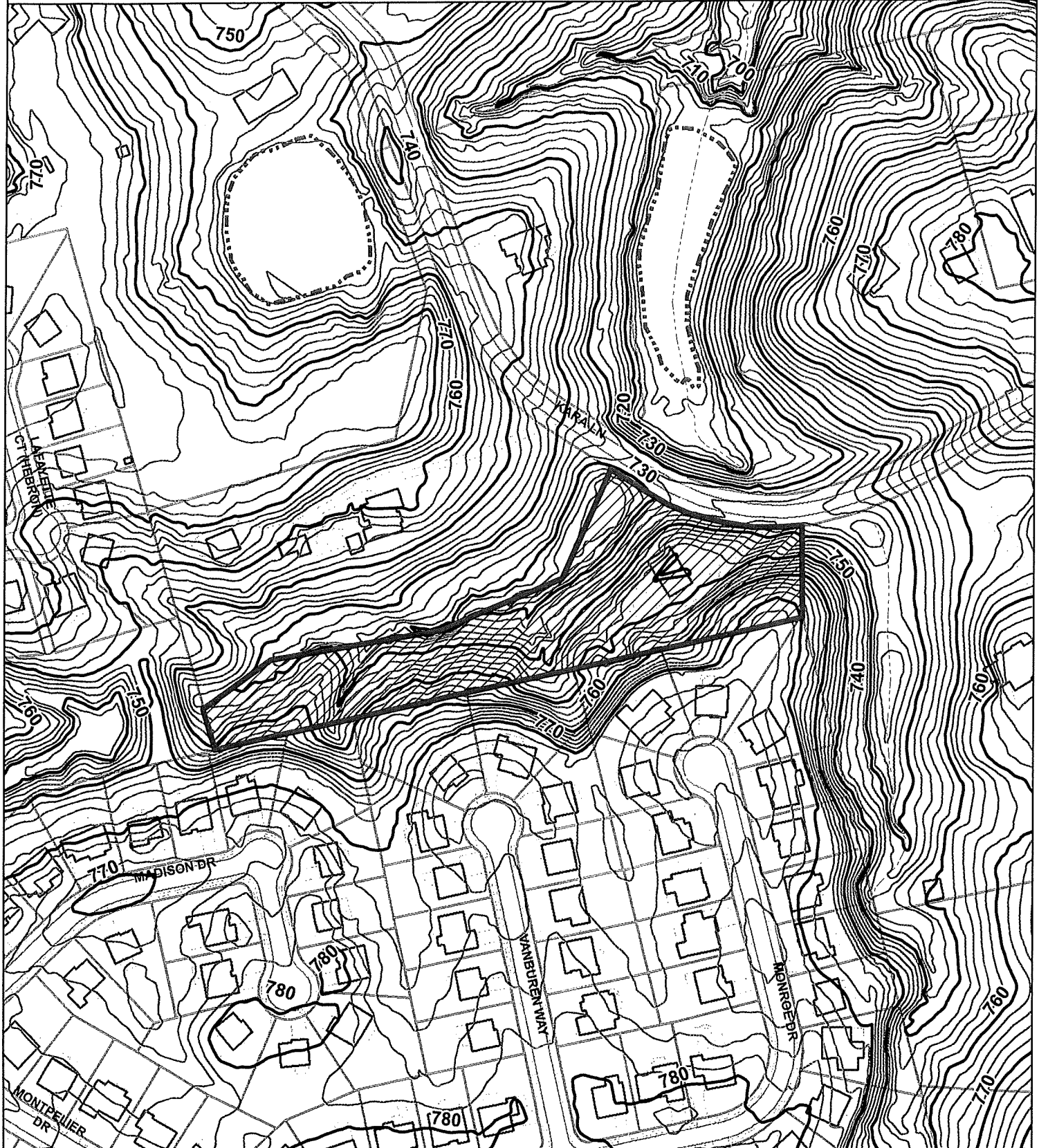
**Boone County GIS - Putting Northern Kentucky on the Map**



North Arrow & Grid by North 2018 1104  
ArcMap Document: \*.mxd

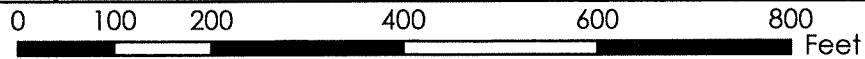
# Topographic Map

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**

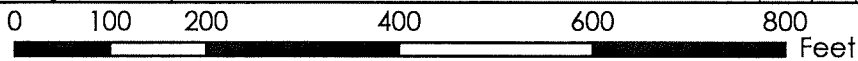
# Zoning Map

www.boonecountygis.com



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

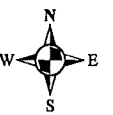
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 200 feet



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



Map Created: xx/xx/2022

ArcMap Document: \*.mxd

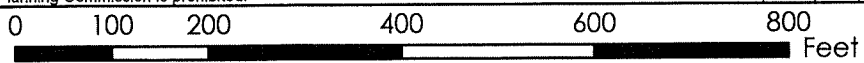
# 2040 Future Land Use Map

www.boonecountygis.com



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

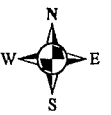
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 200 feet



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



**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**R E C E I V E D**  
90933  
JUL 19 2024

**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: Dave Kenniv

Address: 5641 Santa Fe Trail

Mason Ohio 45040  
City State Zip Code

Phone Number: 513-252-8275 Fax Number: —

Email: olivetreecb@gmail.com

4. Description of Request:  
We would like the front setback changed from 60' to 40' +/-  
To allow for a 23' x 37' Room addition (approximate)

5. Name of Development: \_\_\_\_\_

6. Location of Development: 8151 Kara Lane

Hebron KY 41048  
City State Zip Code

7. Acreage Under Review: 3.08

8. Lot Number and Name of Subdivision (if part of a subdivision):  
Lot #3 Taylor Ridge

9. Current Owner: Todd and Julie Ignersky

Address: 8151 Kara Lane

Hebron KY 41048  
City State Zip Code

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_

10. Proposed Use(s) on Site: Building Addition for Single Family house

11. Total Square Footage of Existing and/or Proposed Buildings: 2990

12. Current Zoning: A-2

13. ✓ 1219 ✓ 409 ✓ 2001  
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:

Todd Janki Kate Ignarshi

Applicant's Signature:

[Signature]

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

1. Date Received: 7/19/24 Fee Received: \$1000 Receipt #: 90933

2. Is application complete:

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

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

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

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

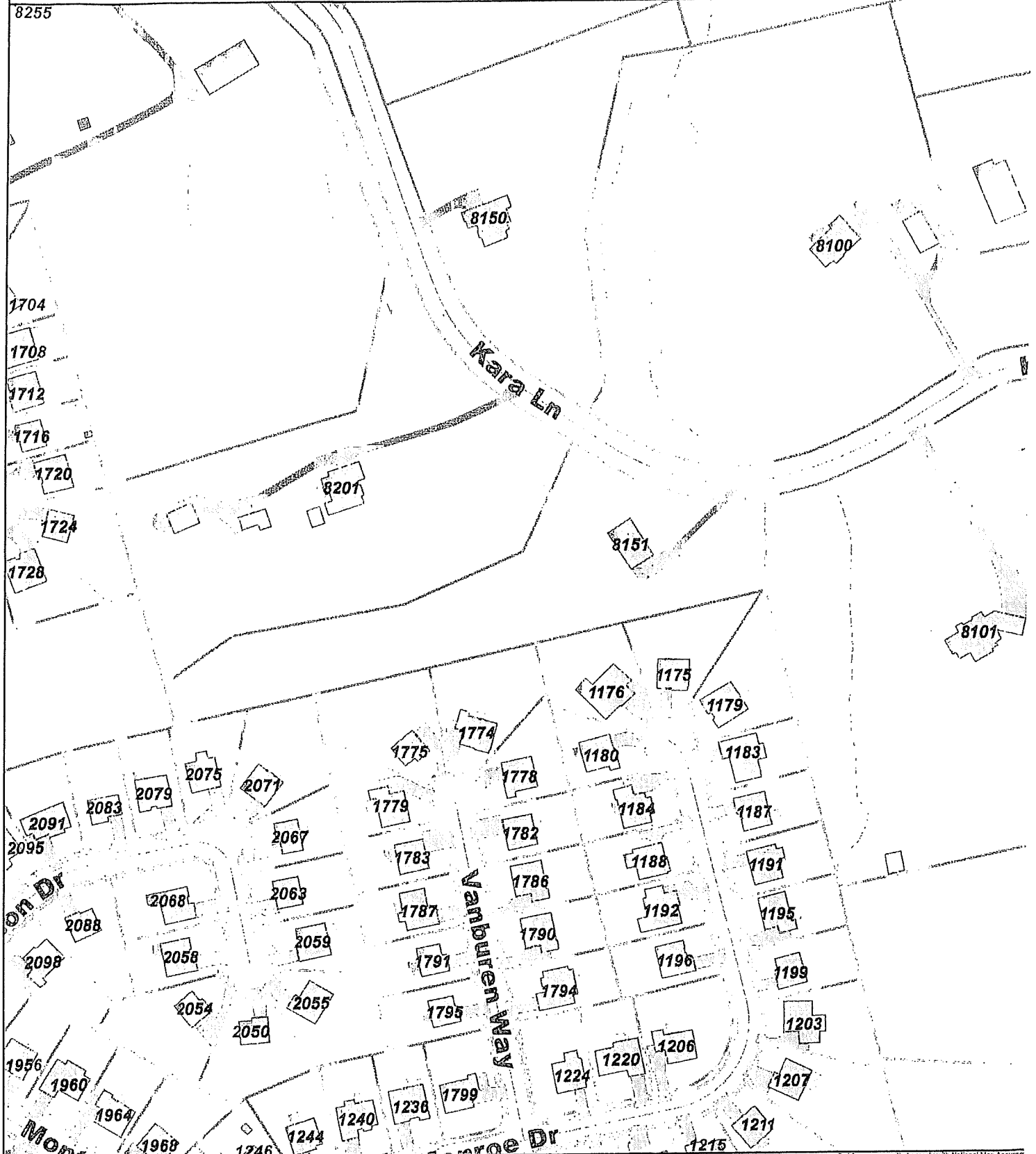
6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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@boonecountky.org](mailto:plancom@boonecountky.org)  
[www.boonecountky.org](http://www.boonecountky.org)

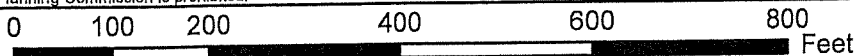
# Boone County GIS Map

www.boonecountygis.com



Copyright 2024 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

Kara Ln

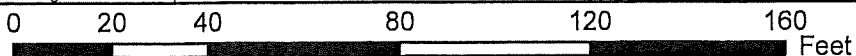
42'

Proposed Addition

8151

Copyright 2024 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 = 40 feet



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



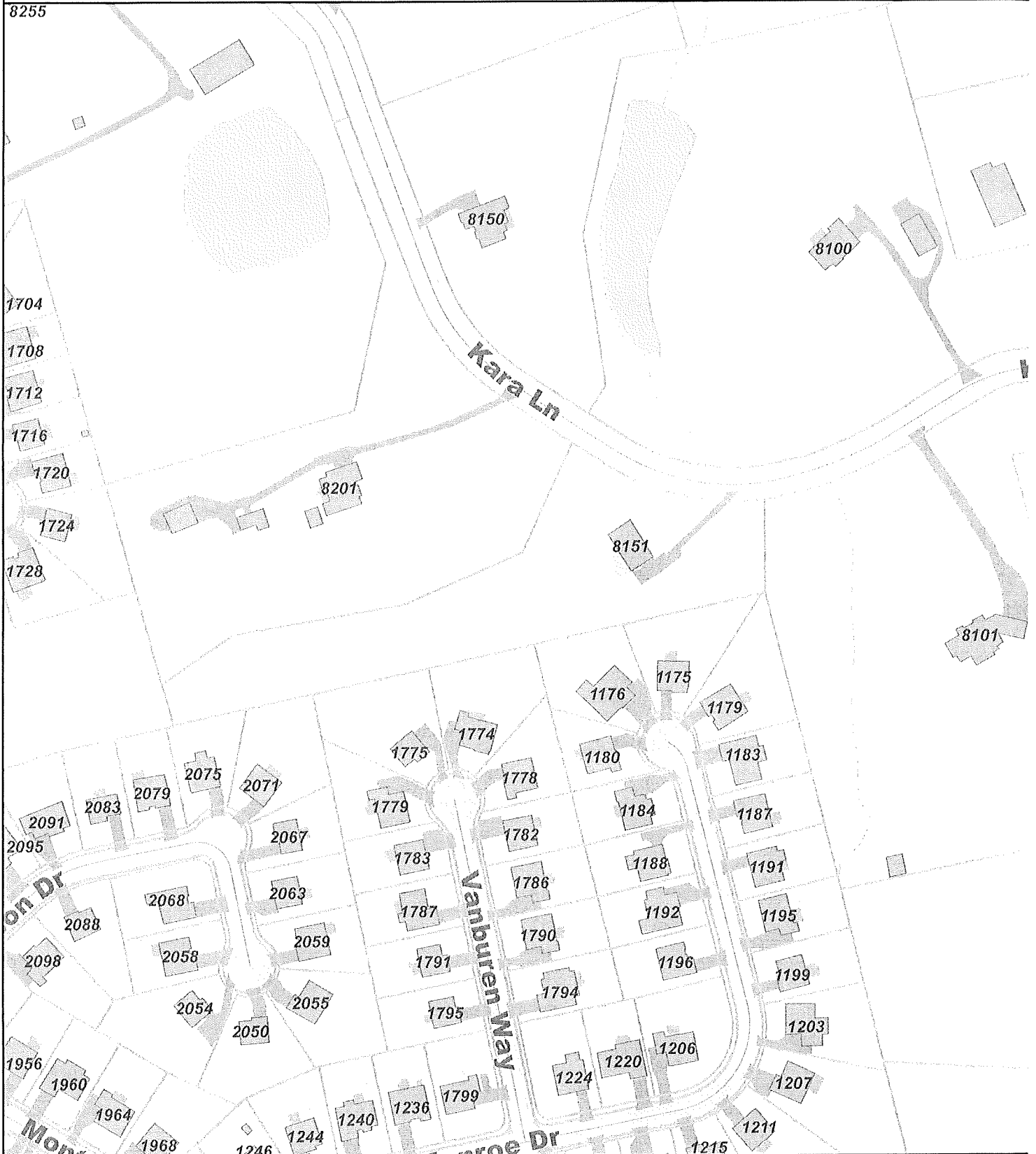
Map Created: xx/xx/2024

Boone County GIS  
ArcMap Document: 1.mxd

# Boone County GIS Map

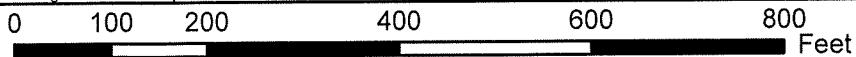
www.boonecountygis.com

8255



Copyright 2024 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



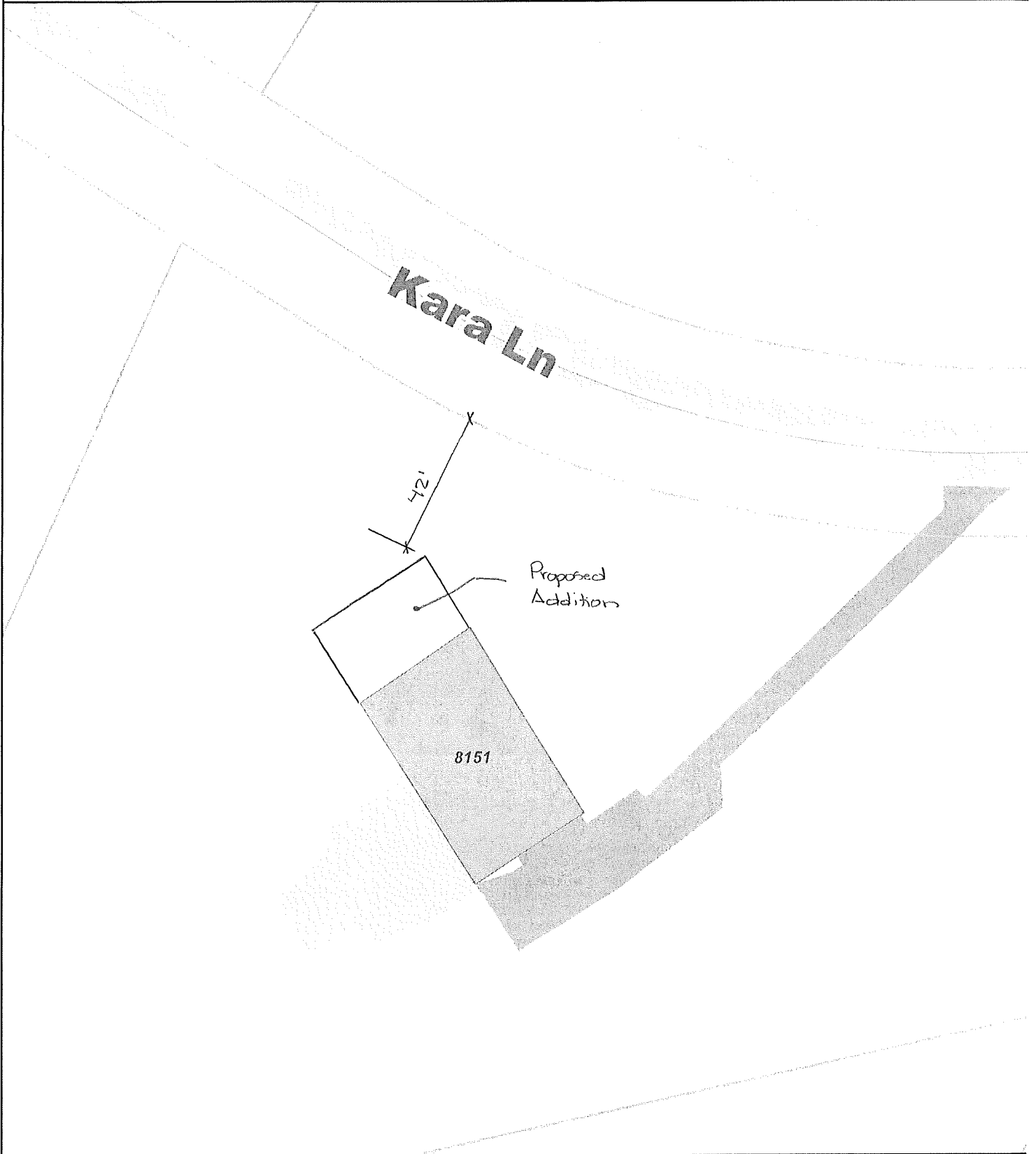
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: xx/xx/2024

Web Page File Path: \\SRV1\GIS\1111  
ArcMap Document: \*.mxd

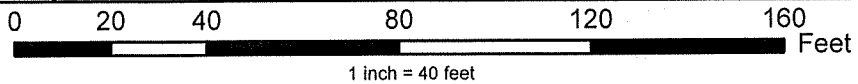
# Boone County GIS Map

www.boonecountygis.com



Copyright 2024 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/2024

Boone County GIS  
ArcMap Document: \*.mxd

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Todd and Julie Ignorsky  
8151 Kara Ln  
Hebron, KY 41048
  
- 2. ADDRESS OF PROPERTY  
8151 Kara Ln  
Hebron, KY 41048
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Ignorsky Variance
  
- 4. DEED BOOK 1219                      PAGE NO. 409                      GROUP NO. 2001
  
- 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)
  - 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 15<sup>th</sup> day of August, 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.)