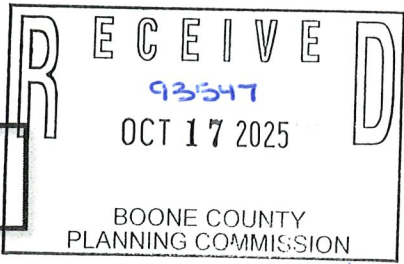


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

024

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: Oliver Lawal  
Address: 11941 Oxford Hills Drive  
Walton KY 41094  
City State Zip Code  
Phone Number: 859.409.9073 Fax Number: \_\_\_\_\_  
Email: oliver.lawal@gmail.com
4. Description of Request:  
Variance for smaller frontage setback than current minimum due to sloping property, existing septic and propane tanks, and 2 grandfathered properties on same road with close setbacks
5. Name of Development: \_\_\_\_\_
6. Location of Development: 11941 Oxford Hills Drive  
Walton KY 41094  
City State Zip Code
7. Acreage Under Review: Parcel# 065.00-00-018.07
8. Lot Number and Name of Subdivision (if part of a subdivision):  
TRACT 1 4.3183 AC ON OXFORD HILLS DR (65-18D2) Oxford Terrace Subdivision
9. Current Owner: Oliver Lawal  
Address: 11941 Oxford Hills Drive  
Walton KY 41094  
City State Zip Code  
Phone Number: 859.409.9073 Fax Number: \_\_\_\_\_  
Email: oliver.lawal@gmail.com

10. Proposed Use(s) on Site: Garage addition and sport court/recreational building
11. Total Square Footage of Existing and/or Proposed Buildings: 2760
12. Current Zoning: A-2
13. 1154 908 2071  
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: 10/17/2025 Fee Received: \$ 666.00 Receipt #: 93547

2. Is application complete: \_\_\_\_\_

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 11/12/2025

5. Board Action: 11/12/2025

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

## STAFF REPORT

#3

APPLICANT: Oliver Lawal

LOCATION: 11941 Oxford Hills Drive, Boone County, Kentucky

ZONING: Agricultural Estate (A-2)

DATE: November 12, 2025

### PROPOSAL

- A. The applicant is requesting a Variance reducing the minimum front yard setback from sixty (60) feet to thirty-two (32) feet for a garage/recreation building.

### SITE HISTORY

- 2011 On February 16, 2011, the Boone County Planning Commission approved a Conveyance Plat creating the lot in question.
- 2011 On March 4, 2011, the Boone County Planning Commission approved a Zoning Permit to allow the construction of a single-family residence.
- 2018 On August 17, 2018, the Boone County Planning Commission approved a Zoning Permit for a building addition.
- 2019 On September 24, 2019, the Boone County Planning Commission approved a Zoning Permit for a deck expansion.

### 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 “Suburban Density Residential”, which are described as single family housing of up to four units per acre.

B. Oxford Hills Drive is identified as private street providing for two-way traffic within an approximate twenty-one (21) foot pavement width. There are no sidewalks along the roadway.

### SURROUNDING LAND USES AND ZONING

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

### SITE CHARACTERISTICS

- A. The approximate 4.3 acre property is located on the west side of Oxford Hills Drive, approximately 550 feet north of Chambers Road.
- B. The site has approximately three hundred eighty-seven (387) feet of frontage along Oxford Hills Drive.
- C. The site is currently occupied by a detached single-family residential dwelling.
- D. Access to the site is from a single curb cut onto Oxford Hills Drive.
- E. A pond is located in the central portion of the site
- F. Topographically, the site slopes downward from the front of the site to pond at an average grade of fifteen (15) percent and then slopes upward to the rear of the site at an average grade of eleven (11) percent.

### STAFF COMMENTS

- A. The applicant is proposing to build an addition onto the house for a garage/recreation building, approximately thirty-two (32) feet from the front property lines.
- B. On January 9, 2008, the Boone Board of Adjustment approved a Variance reducing the front yard setback from sixty (60) feet to forty-seven (47) feet for the property located at 11916 Oxford Hills Drive (BCBOA-08-001).
- C. The property located at 11900 Oxford Hills Drive has an accessory structure that is set back approximately eleven (11) feet from the front 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

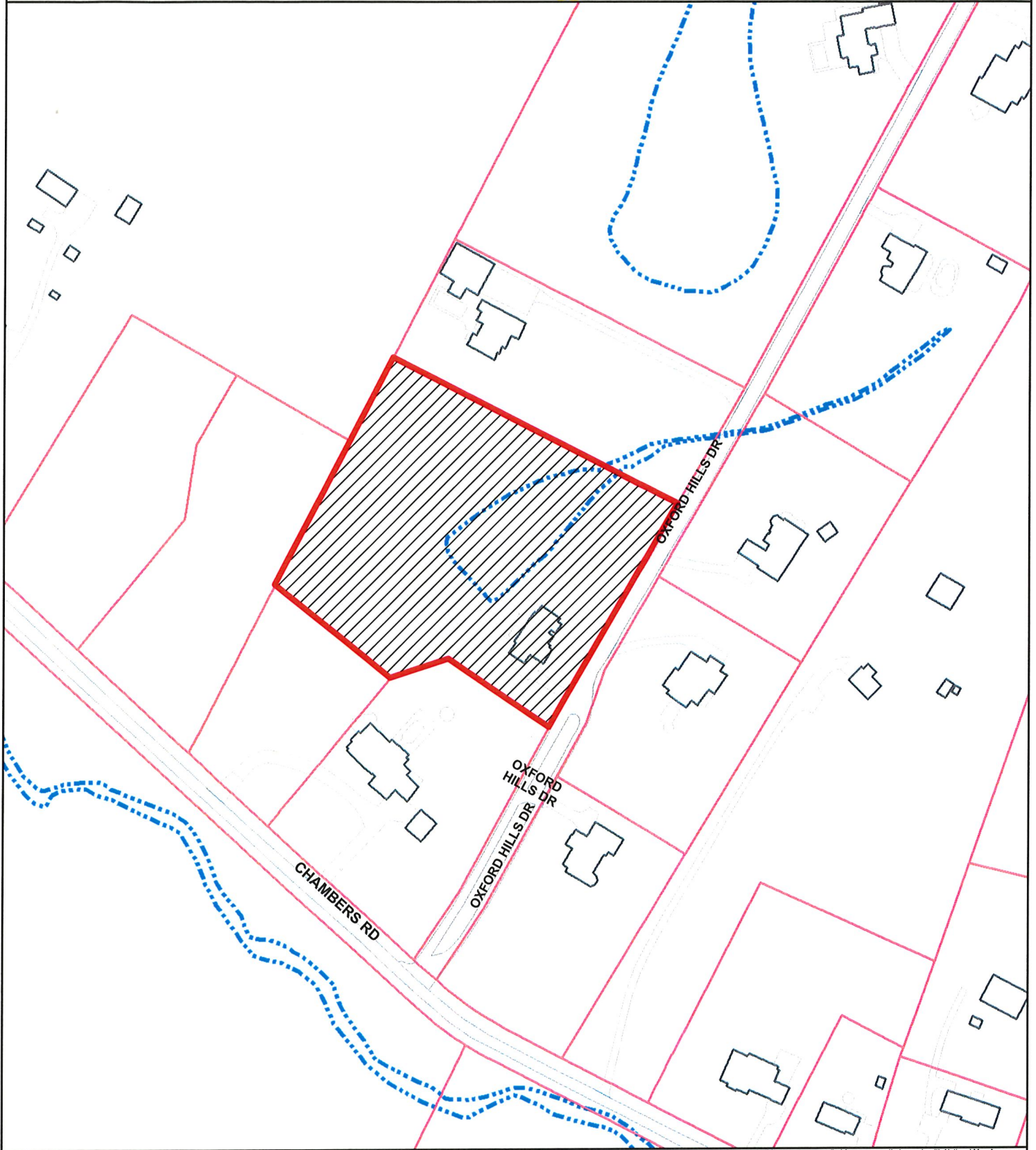
MDS/ss

Attachments

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

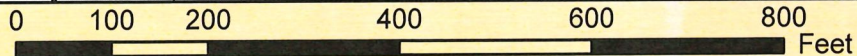
# Vicinity Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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1 inch = 200 feet



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



Boone County GIS  
ArcMap Document: \*.mxd

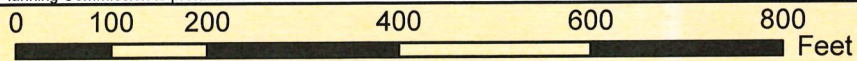
# Aerial Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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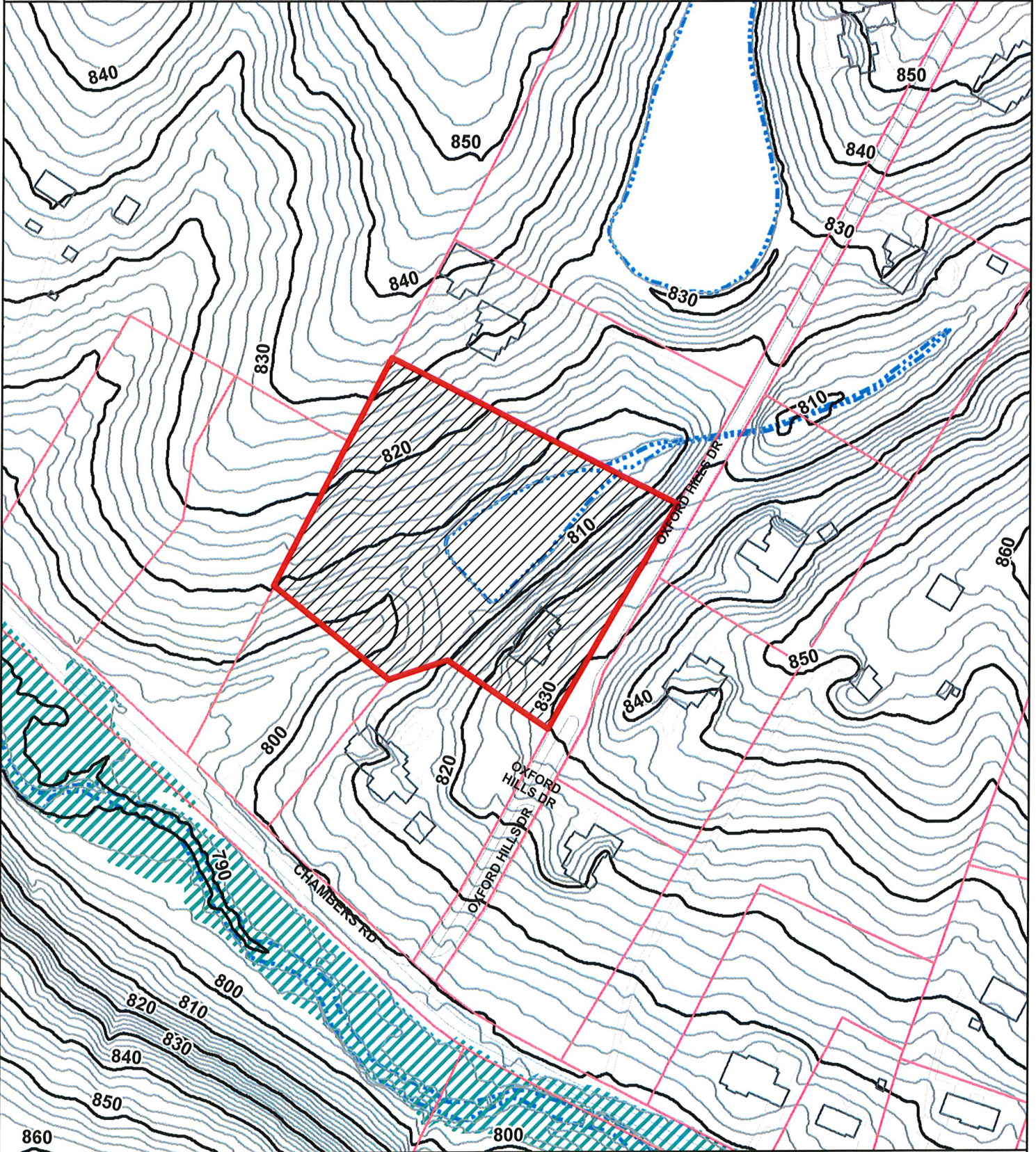
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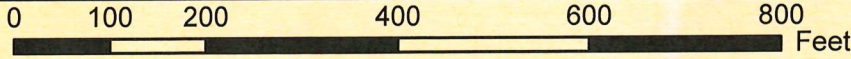
# Topographic and Floodplain Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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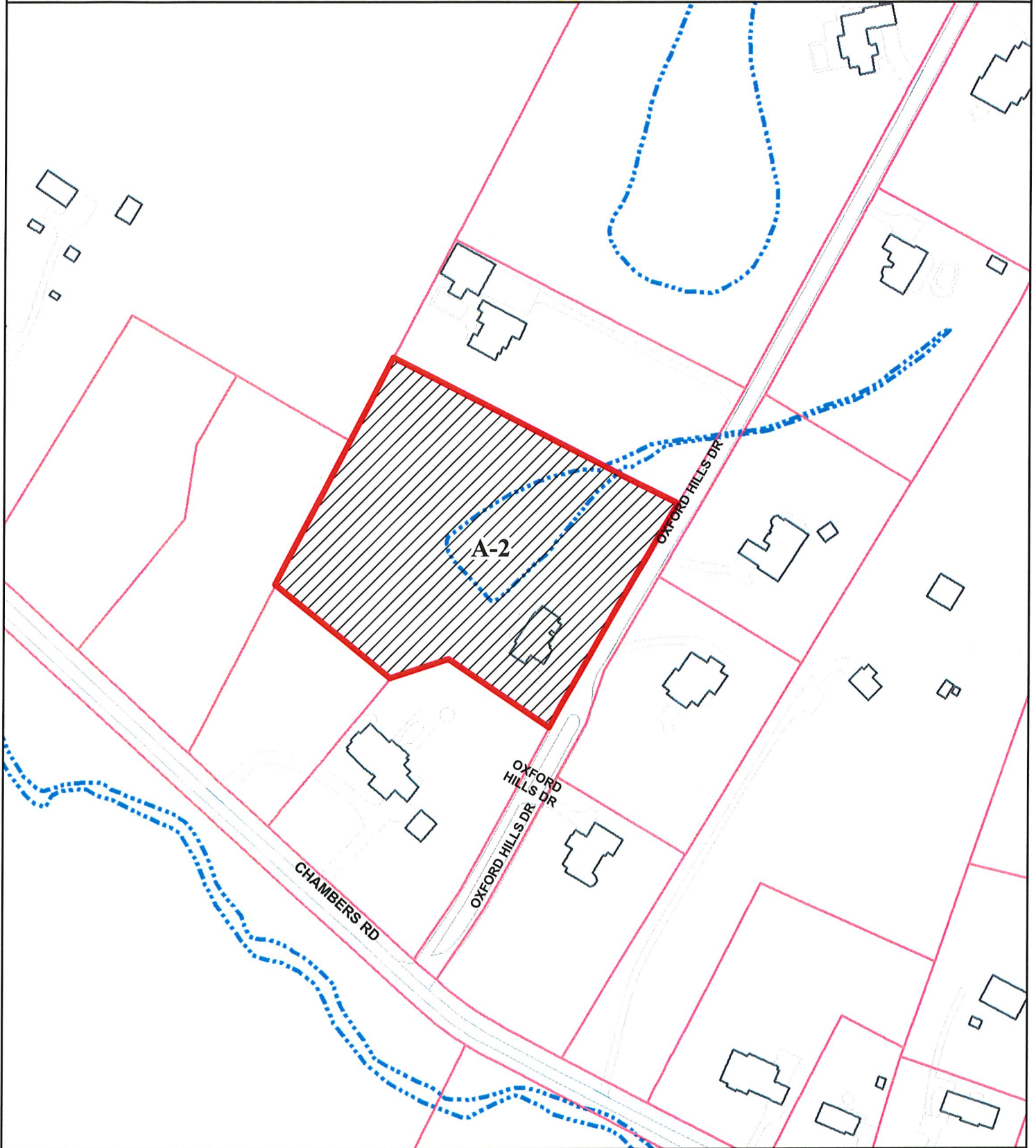


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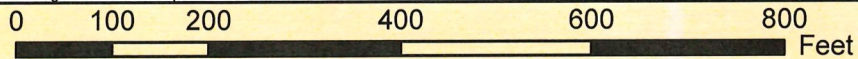
# Zoning Map

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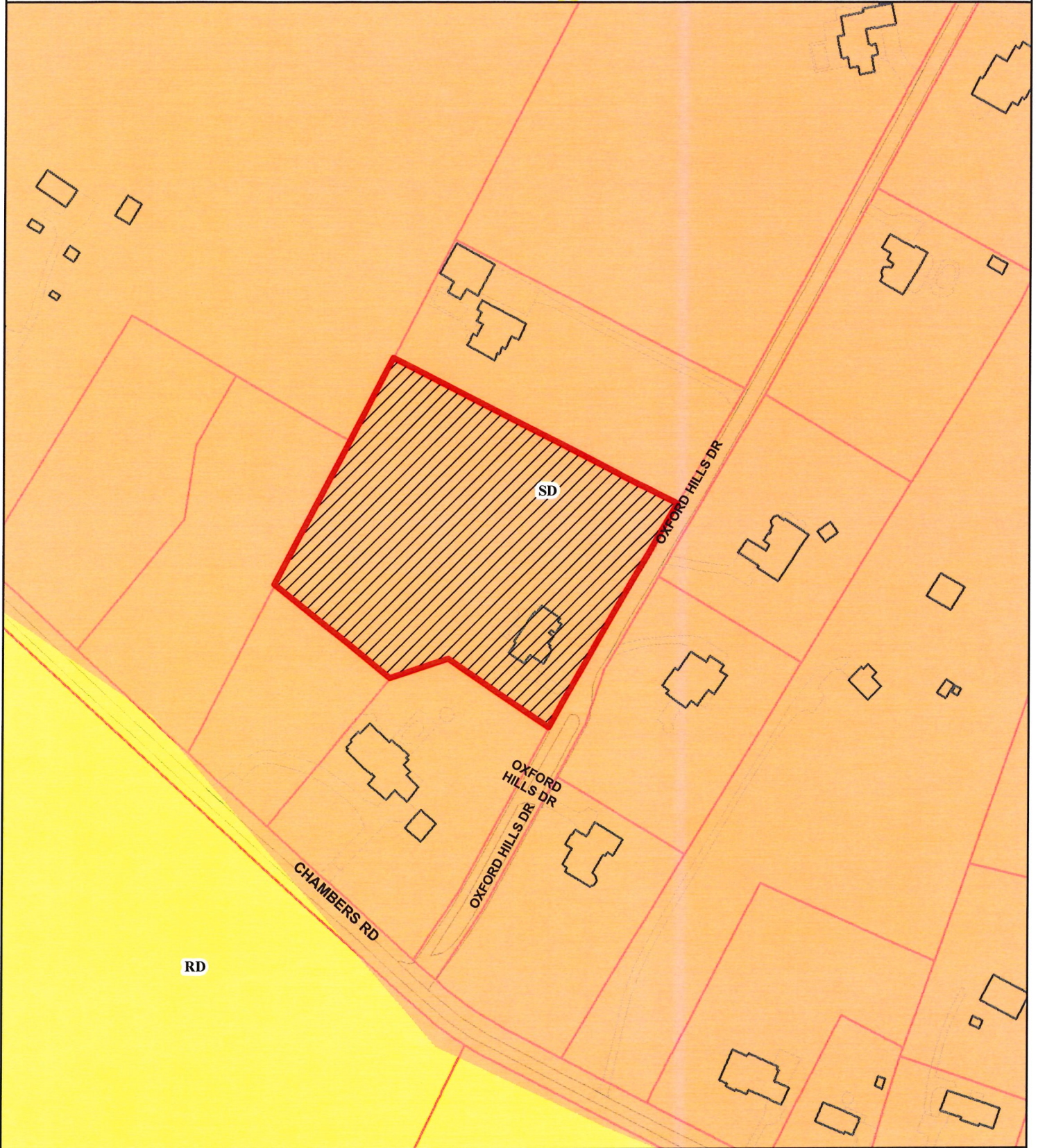


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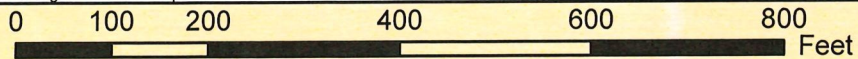
# 2040 Future Land Use Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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

Boone County GIS  
ArcMap Document: \*.mxd

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**R E C E I V E D**  
93547  
OCT 17 2025  
BOONE COUNTY  
PLANNING COMMISSION

**One (1) scaled copy 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: \_\_\_\_\_ Oliver Lawal

Address: \_\_\_\_\_ 11941 Oxford Hills Drive

\_\_\_\_\_ Walton \_\_\_\_\_ KY \_\_\_\_\_ 41094  
City State Zip Code

Phone Number: \_\_\_\_\_ 859.409.9073 \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_ oliver.lawal@gmail.com \_\_\_\_\_

4. Description of Request:  
Variance for smaller frontage setback than current minimum due to sloping property, existing septic and propane tanks, and 2 grandfathered properties on same road with close setbacks

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

6. Location of Development: \_\_\_\_\_ 11941 Oxford Hills Drive

\_\_\_\_\_ Walton \_\_\_\_\_ KY \_\_\_\_\_ 41094  
City State Zip Code

7. Acreage Under Review: \_\_\_\_\_ Parcel# 065.00-00-018.07

8. Lot Number and Name of Subdivision (if part of a subdivision):  
TRACT 1 4.3183 AC ON OXFORD HILLS DR (65-18D2) Oxford Terrace Subdivision

9. Current Owner: \_\_\_\_\_ Oliver Lawal

Address: \_\_\_\_\_ 11941 Oxford Hills Drive

\_\_\_\_\_ Walton \_\_\_\_\_ KY \_\_\_\_\_ 41094  
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11. Total Square Footage of Existing and/or Proposed Buildings: 2760
12. Current Zoning: A-2
13. 1154 908 2071  
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: 10/17/2025 Fee Received: \$ 666.00 Receipt #: 93547

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

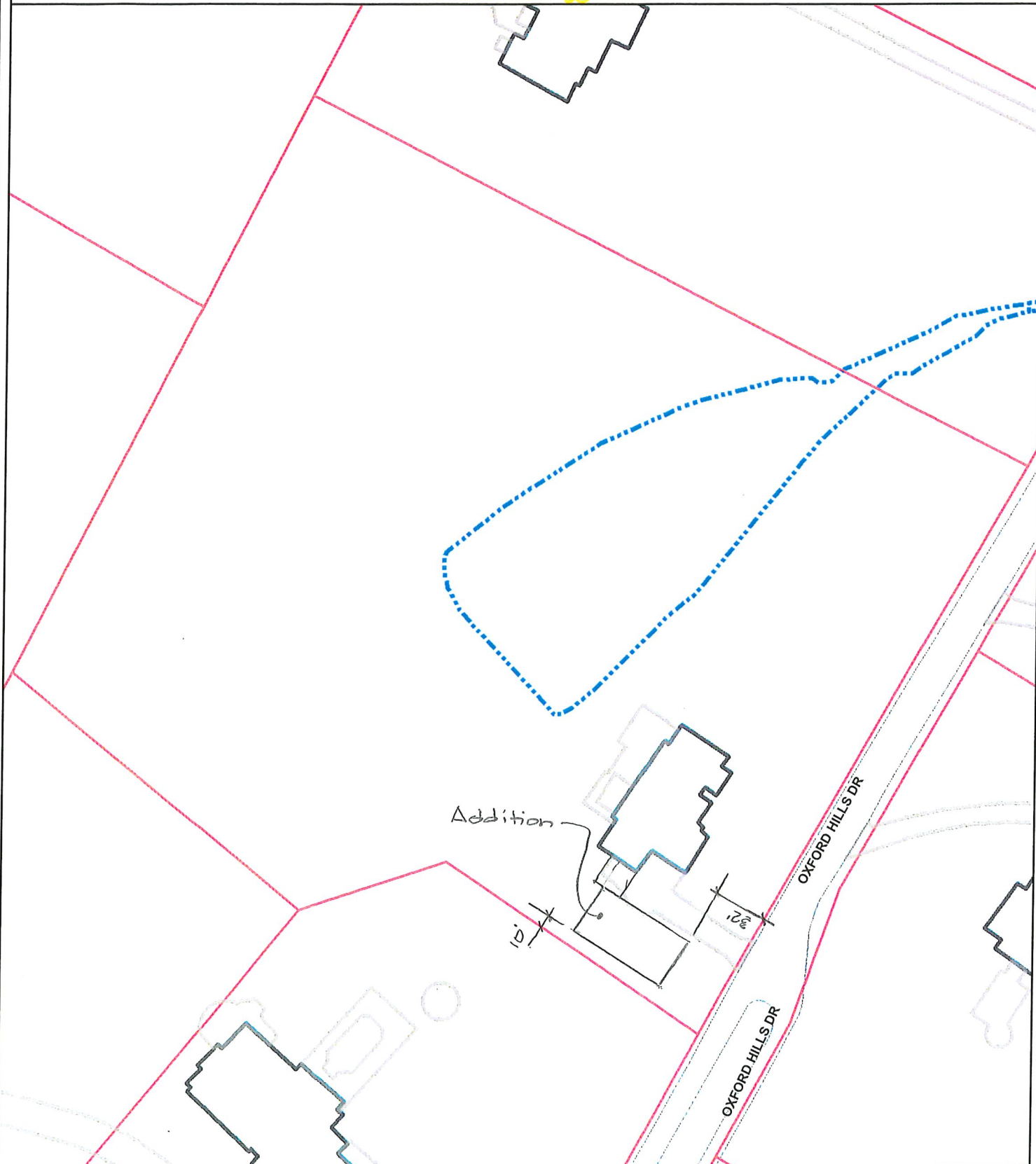
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Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: 859-334-2196  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

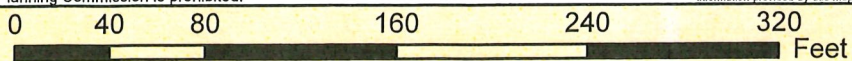
# Boone County GIS Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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1 inch = 80 feet



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Boone County GIS  
ArcMap Document: \*.mxd



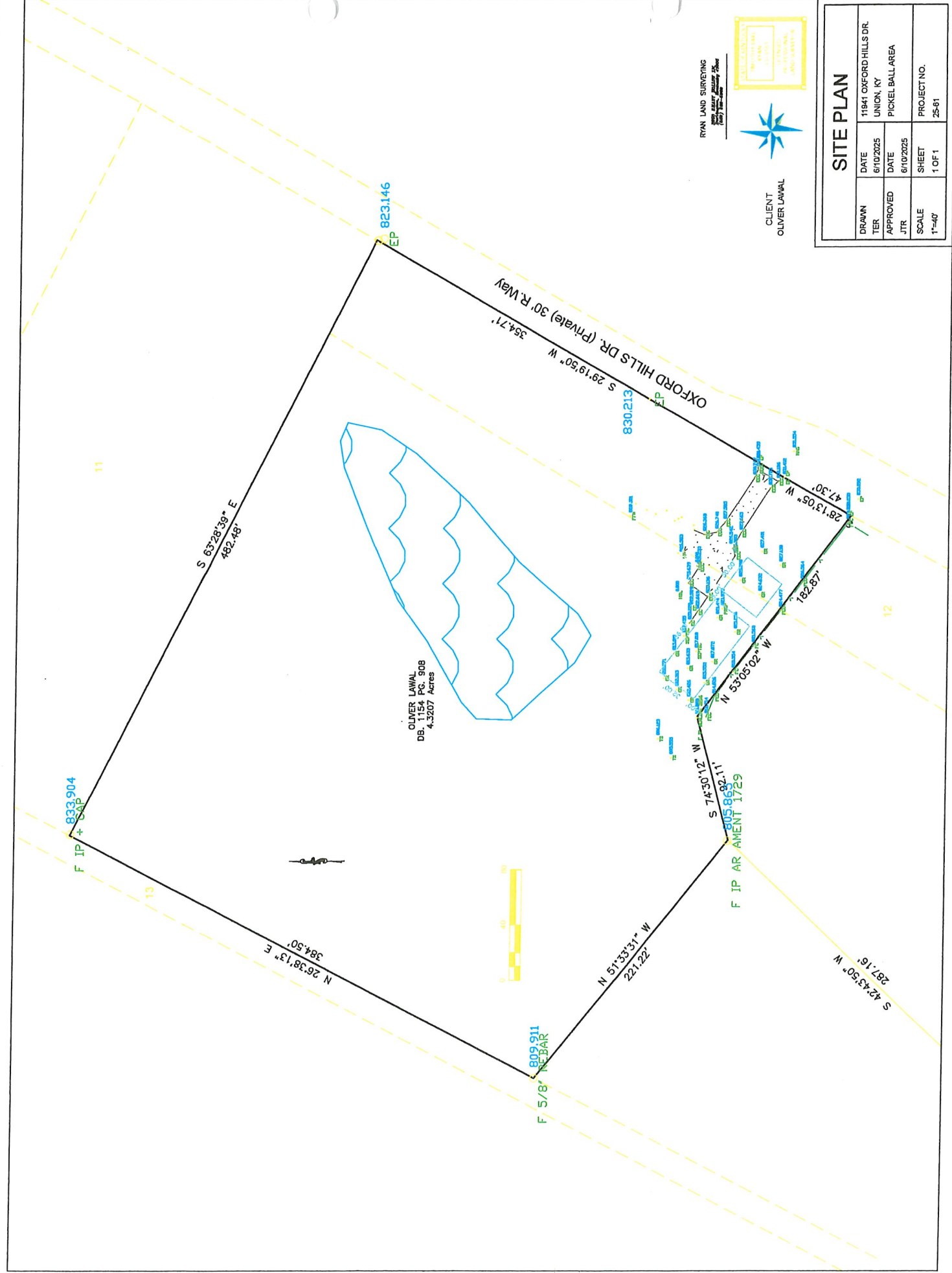
RYAN LAND SURVEYING  
11941 OXFORD HILLS DR.  
UNION, KY 40380  
(502) 738-1100



CLIENT  
OLIVER LAVAL

# SITE PLAN

DRAWN	DATE	11941 OXFORD HILLS DR.
TER	6/10/2025	UNION, KY
APPROVED	DATE	PICKEL BALL AREA
JTR	6/10/2025	
SCALE	SHEET	PROJECT NO.
1"=40'	1 OF 1	25-81



828.501  
FF\*

806.123  
TS

805.555  
TS

12" N  
1' W

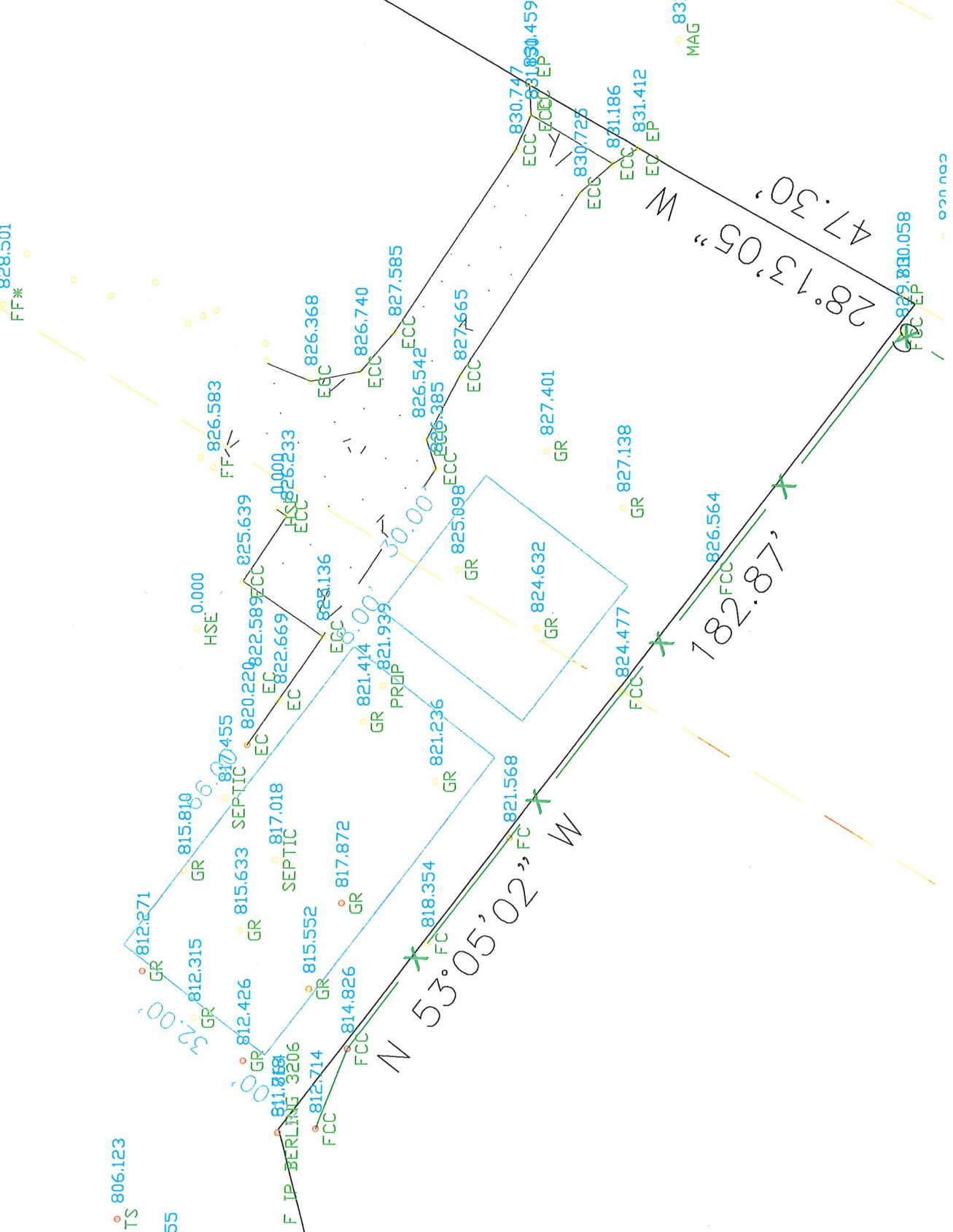
53°05'02" W

28°13'05" W  
47'30"

182.87'

829.830.058  
FCC EP

831.554  
MAG



CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Oliver Lawal  
11941 Oxford Hills Dr  
Walton, KY 41094

2. ADDRESS OF PROPERTY  
11941 Oxford Hills Dr  
Walton, KY 41094

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Lawal Garage Variance

4. DEED BOOK 1154                      PAGE NO. 908                      GROUP NO. 2071

5. TYPE OF RESTRICTION(S) (Check all that apply)

Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_

Conditional Use Permit

Development Plan

Conditional Zoning

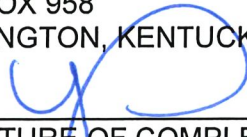
Subdivision Plat  
(Not Recorded)

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 14<sup>th</sup> day of November, 2025.

---

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

My commission Expires:  
November 12, 2029

This instrument was prepared for recording purposes only by:

Nicole Dierna

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.)