

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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

026

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: Jeff Oslin (Bright Covers Representative)
Address: 3453 West 140th Street
Cleveland OH 44111
City State Zip Code
Phone Number: 216-469-7331 Fax Number: _____
Email: permits@brightcovers.com
4. Description of Request: 2 variances
Requesting 6' variance into 15' side yard setback.
Requesting 10' variance into 30' rear yard setback.
5. Name of Development: _____
6. Location of Development: 1907 Robins Run
Hebron KY 41048
City State Zip Code
7. Acreage Under Review: <1
8. Lot Number and Name of Subdivision (if part of a subdivision): _____
9. Current Owner: Robert Lang
Address: 1907 Robins Run
Hebron KY 41048
City State Zip Code
Phone Number: 859-250-4119 Fax Number: _____
Email: r.lang@vsavingsbank.com

10. Proposed Use(s) on Site: Patio Cover
11. Total Square Footage of Existing and/or Proposed Buildings: 1,716 sq. Ft.
12. Current Zoning: SR-1
13. HD 20 492 2002
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:

Rd

Applicant's Signature:

[Signature]

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

1. Date Received: 10/28/25 Fee Received: \$1016 Receipt #: 93622

2. Is application complete: _____

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 12/10/2025

5. Board Action: 12/10/2025

- 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
www.boonecountyky.org

STAFF REPORT

#1

APPLICANT: Bright Covers, per Jeff Oslin, on behalf of Robert Lang

LOCATION: 1907 Robins Run, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: December 10, 2025

PROPOSAL

- A. The first part of the submitted request is a Variance reducing the rear yard setback from thirty (30) feet to nineteen (19) feet.
- B. The second part of the submitted request is a Variance reducing the corner side yard setback from fifteen (15) feet to nine (9) feet.

SITE HISTORY

- 1992 On May 19, 1992, Boone Fiscal Court adopted Ordinance Number 920.233, changing the zoning of the site in question from A-2 and RSE to SR-1 (R-92-002-A).
- 1992 On October 21, 1992, the Boone County Planning Commission approved a Final Plat for Cardinal Cove Subdivision, Section 1, creating the lot in question.
- 1996 On September 13, 1996, the Boone County Planning Commission approved a zoning permit to allow the construction of a single-family residence on the site in question.
- 2009-2010 Based on information contained in the Boone County GIS, North Bend Road was improved and widened, which included the construction of a roundabout at the intersection of North Bend Road with Cardinal Way.

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 903.A of the Boone County Zoning Regulations states that the purpose of the Suburban Residential One district is to provide a low density, residential environment whose dwelling types and densities are typical of a suburban character. It is also to provide limited or passive and active recreational uses that are appropriate to the permitted uses in the district. Suburban Residential One districts will be located on lands within established urban areas where adequate infrastructure facilities and services are available or proposed.
- E. Section 3123.A of the Boone County Zoning Regulations states that open structures such as porches, decks, canopies, balconies, platforms, carports, covered patios, and similar architectural projections which occupy space three (3) or more feet above the general ground level of the yard shall be considered parts of the building to which attached and shall not project into the required minimum front yard.
- F. Section 3111 of the Boone County Zoning Regulations states that the minimum rear yard setback within the SR-1 district is thirty (30) feet.
- G. Section 3121.A of the Boone County Zoning Regulations states that the corner side yard setback from the side yard right-of-way shall be a minimum of one-half (1/2) the required front yard setback.

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 is described as single-family housing of up to four units per acre.
- B. Robins Run is a county maintained local cul-de-sac street providing for two-way traffic within an approximate twenty-one (21) foot pavement width. There is a sidewalk along the west side of the roadway.
- C. Cardinal Way is a county maintained local street providing for two-way traffic within two driving lanes. West of Robins Run, Cardinal Way transitions to two, one-way lanes providing for an entrance to/exit from the North Bend Road roundabout. There is a sidewalk along the north side of the roadway.

SURROUNDING LAND USES AND ZONING

- North: Single-family residential dwellings (SR-1)
- South: Vacant/undeveloped land – approved for a retail center (C-2)
- East: Single-family residential dwellings (SR-1)
- West: Tank Park-N-Ride (RSE)

SITE CHARACTERISTICS

- A. The approximate 0.2 acre property is located at the northwest corner of the intersection of Robins Run with Cardinal Way.
- B. The site has approximately ninety-five (95) feet of frontage along Robins Way and approximately one hundred six (106) feet of frontage along Cardinal Way.
- C. The site is currently occupied by a two-story, detached single-family residential dwelling.
- D. Access to the site is from a single curb cut onto Robins Way.
- E. Topographically, the site is relatively flat, with a grade change of six (6) feet.

STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the construction of a covered porch onto the back of the existing house.
- B. At its closest point, the proposed covered porch will be set back nineteen (19) feet from the rear property line and nine (9) feet from the side property line, being the north right-of-way line of Cardinal Way.

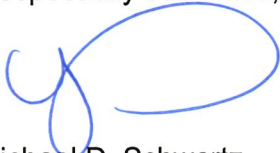
C. As part of the North Bend Road widening project:

1. The intersection of North Bend Road with Cardinal Way was transformed from a standard T-Type intersection to a roundabout intersection.
2. To provide for the proper design of the roundabout, a triangular portion in the southwest corner of the applicant's property was acquired, resulting in a narrower corner side yard.

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

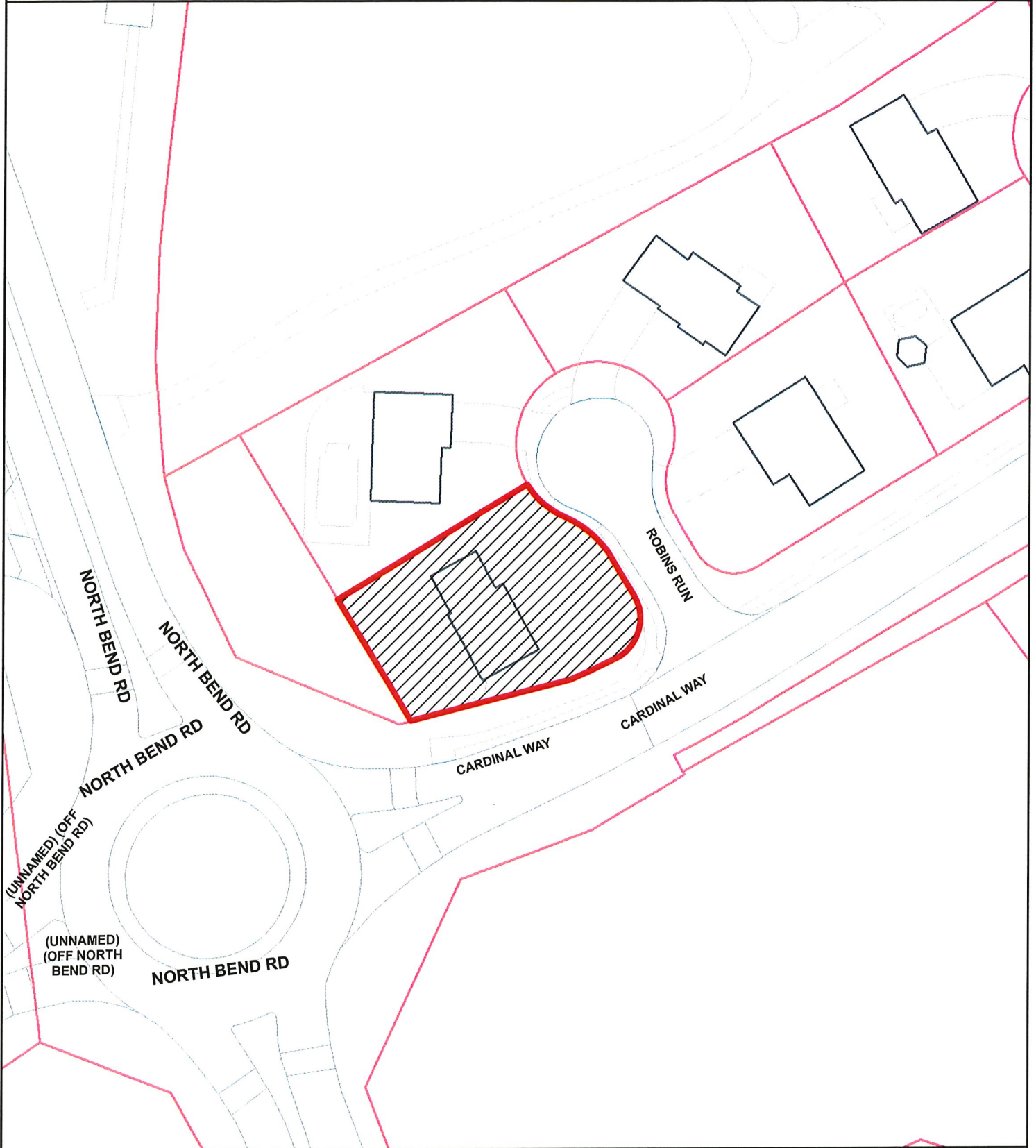
MDS/ss

Attachments

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

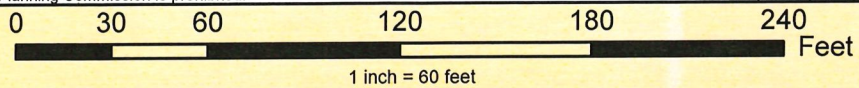
Vicinity Map

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.

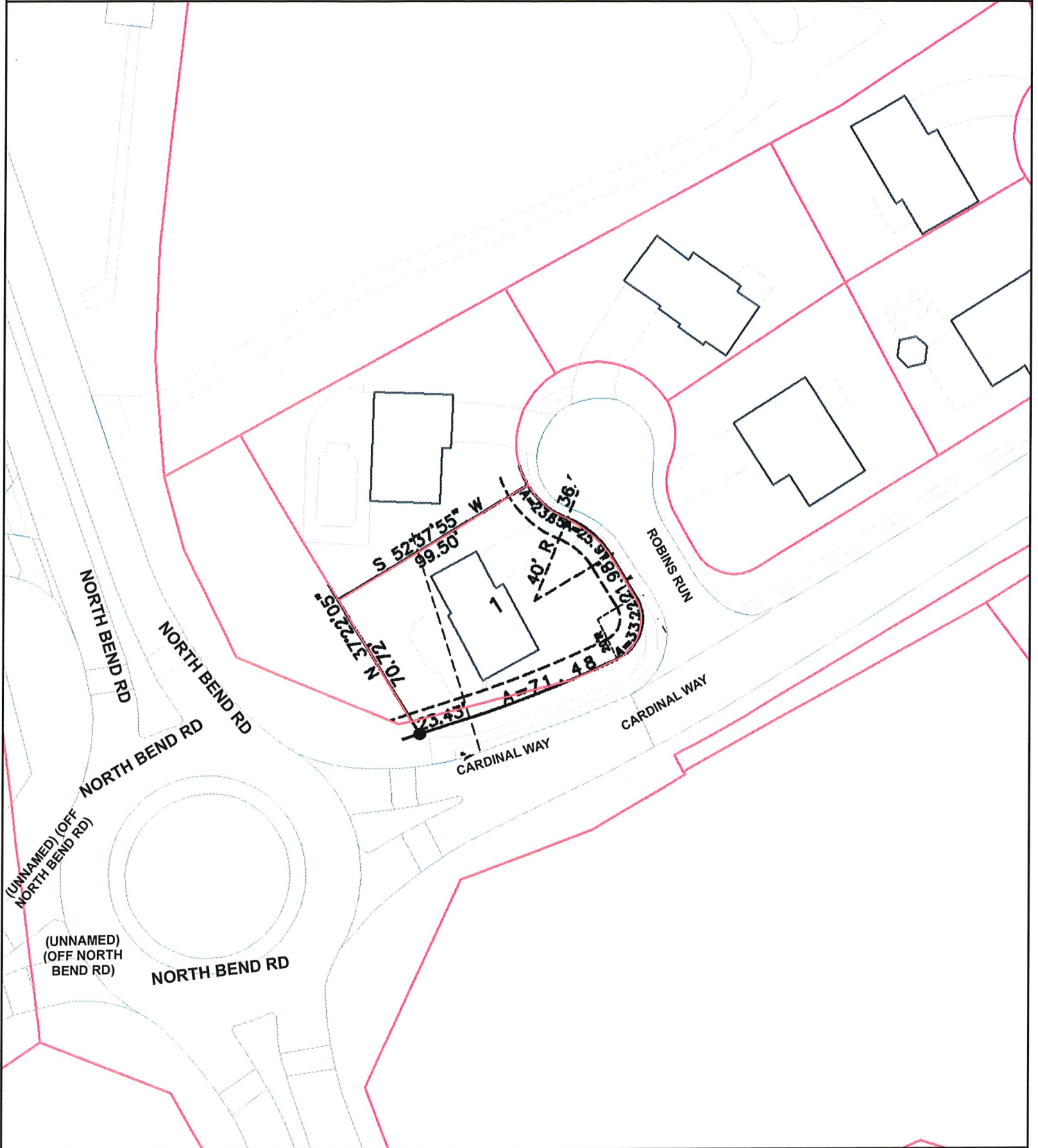


Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS
ArcMap Document - *.mxd

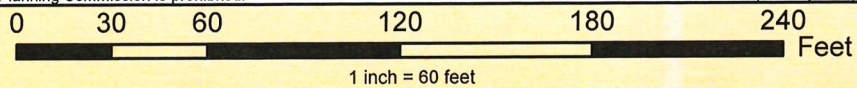
Original Final Plat Map

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.

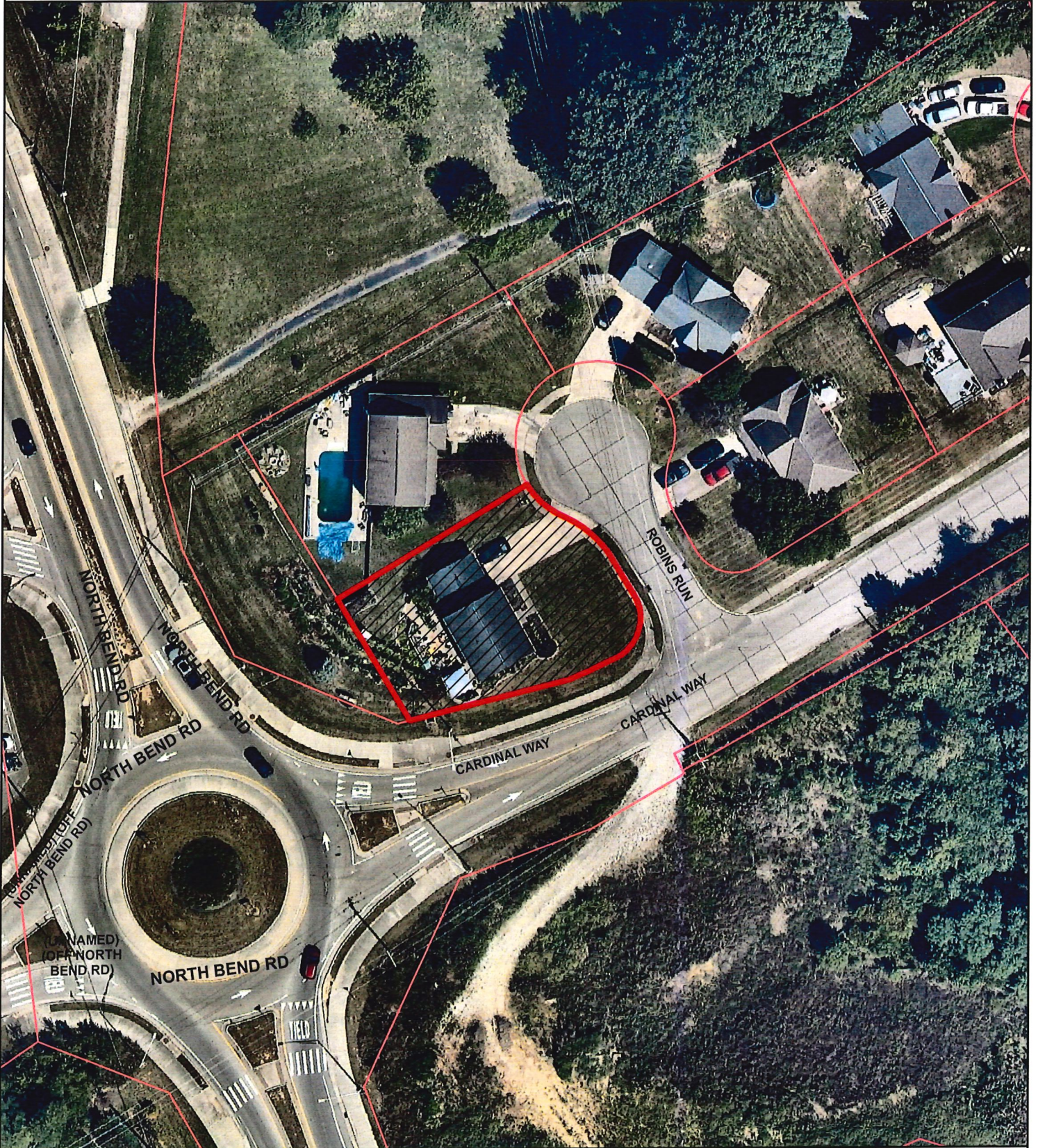


Boone County GIS - Putting Northern Kentucky on the Map

Map File Path: \\s01\GIS\1113
ArcMap Document: *.mxd

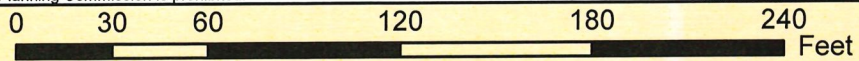
Aerial Map

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 = 60 feet

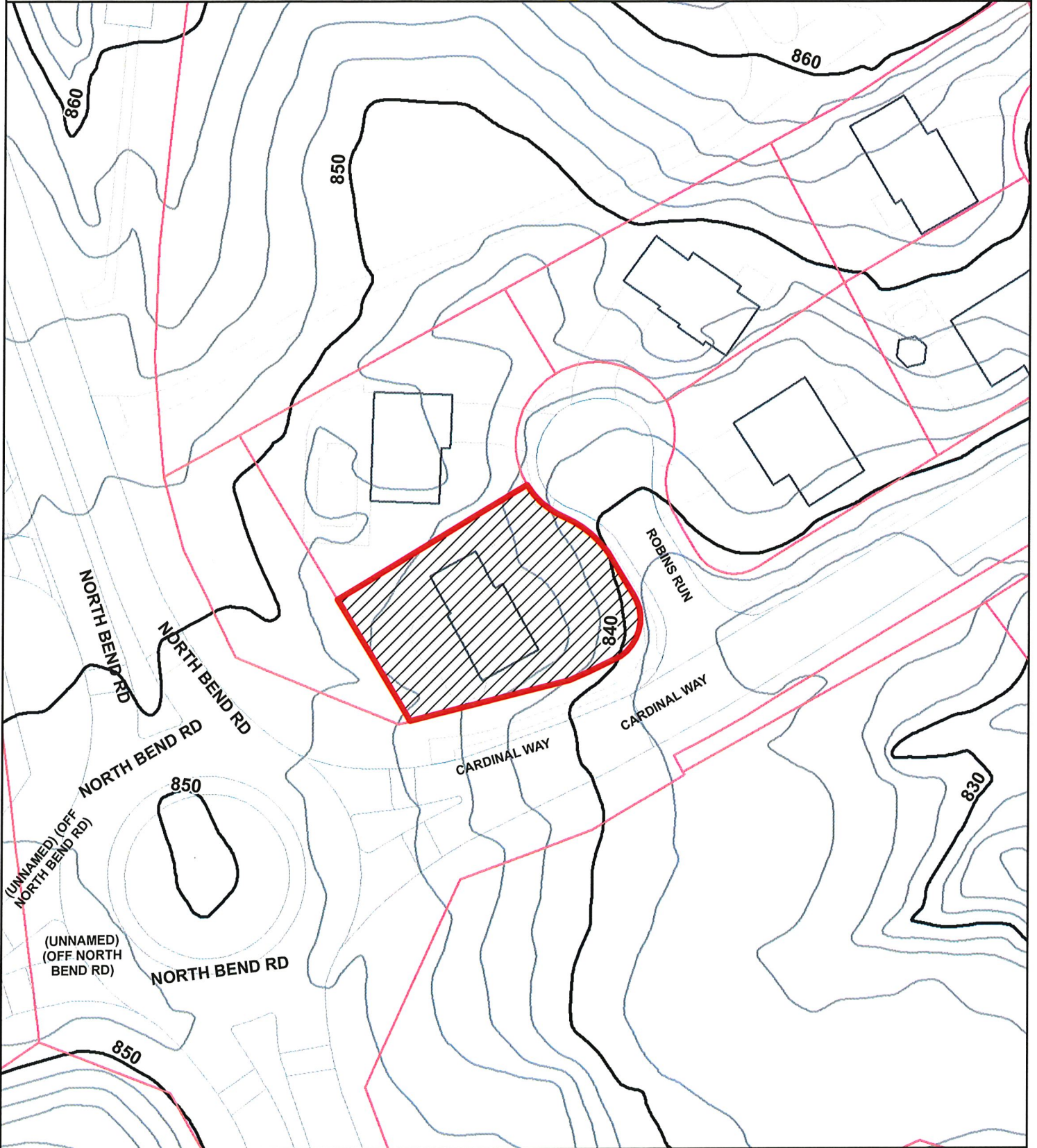


Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS
ArcMap Document: *.mxd

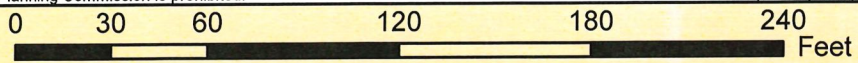
Topographic Map

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 = 60 feet



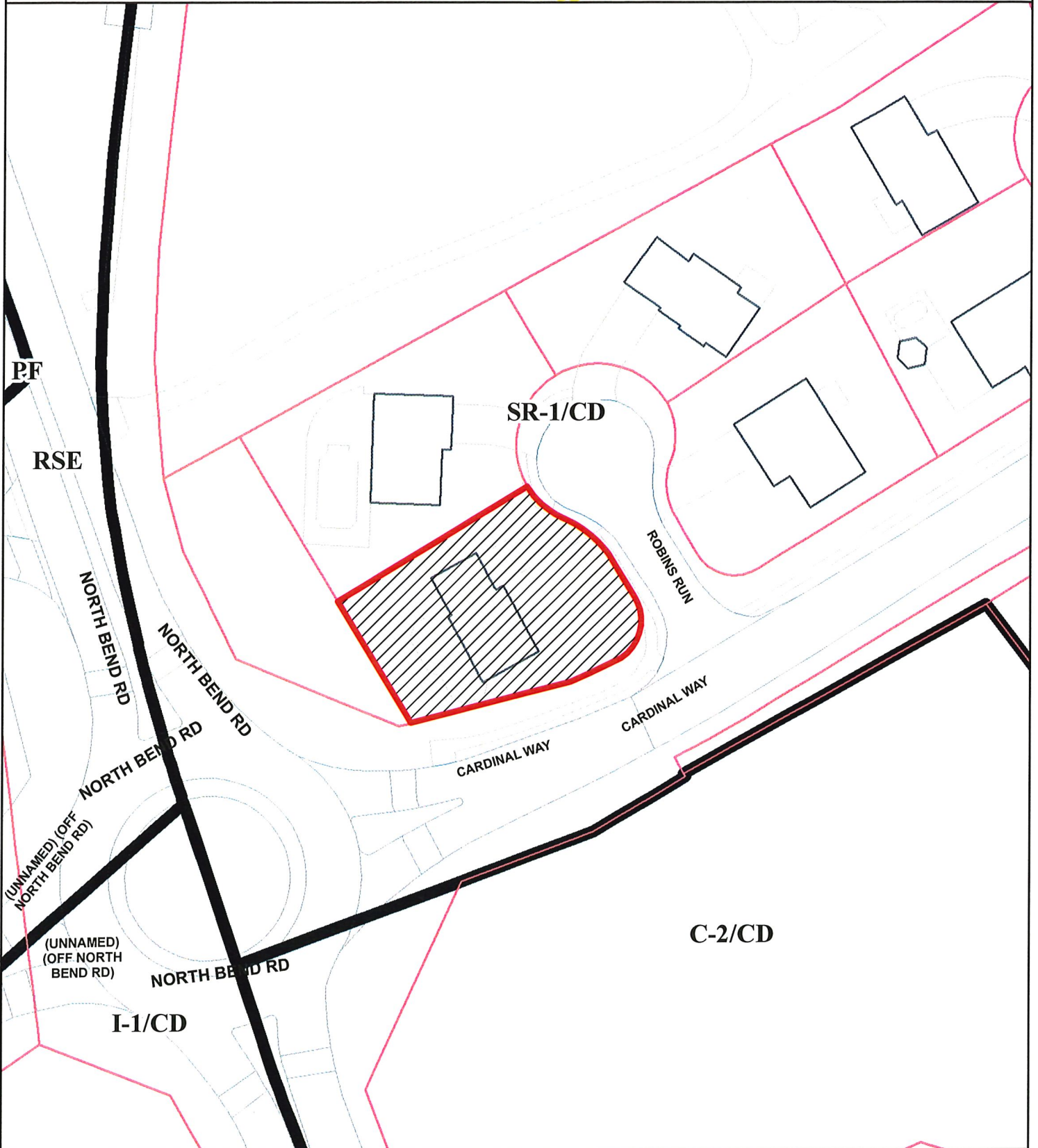
Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS
ArcMap Document: *.mxd

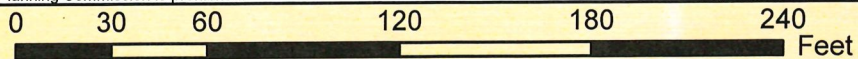
Zoning Map

www.boonecountygis.com

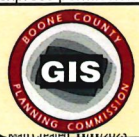


Copyright 2024 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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 = 60 feet



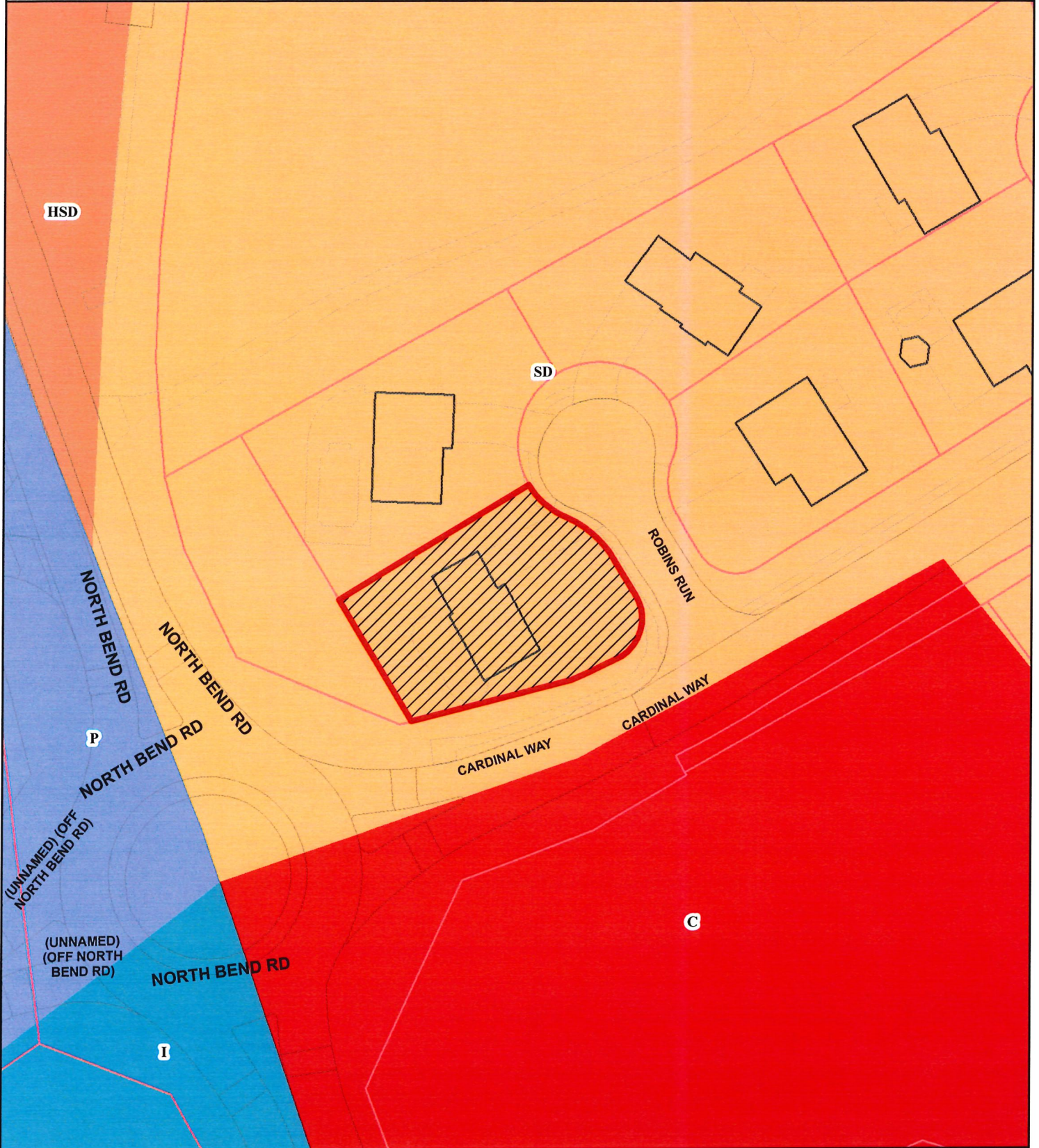
Boone County GIS - Putting Northern Kentucky on the Map



Map File Path: \\gis\mxd\2024\GIS_2024_01_23_1131
ArcMap Document: *.mxd

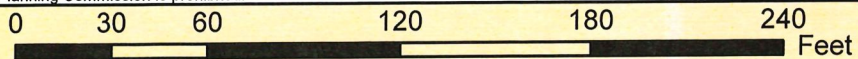
2040 Future Land Use Map

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 = 60 feet



Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS
ArcMap Document: *.mxd

10. Proposed Use(s) on Site: Patio Cover

11. Total Square Footage of Existing and/or Proposed Buildings: 1,716 sq. Ft.

12. Current Zoning: SR-1

13. HD 20 492 2002
Deed Book Page Group Number

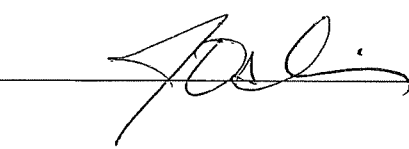
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____

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: 10/28/25 Fee Received: \$1016 Receipt #: 93622

2. Is application complete: _____

3. Staff Reviewer: _____

4. Scheduled Board Action Date: _____

5. Board Action: _____

_____ Approved

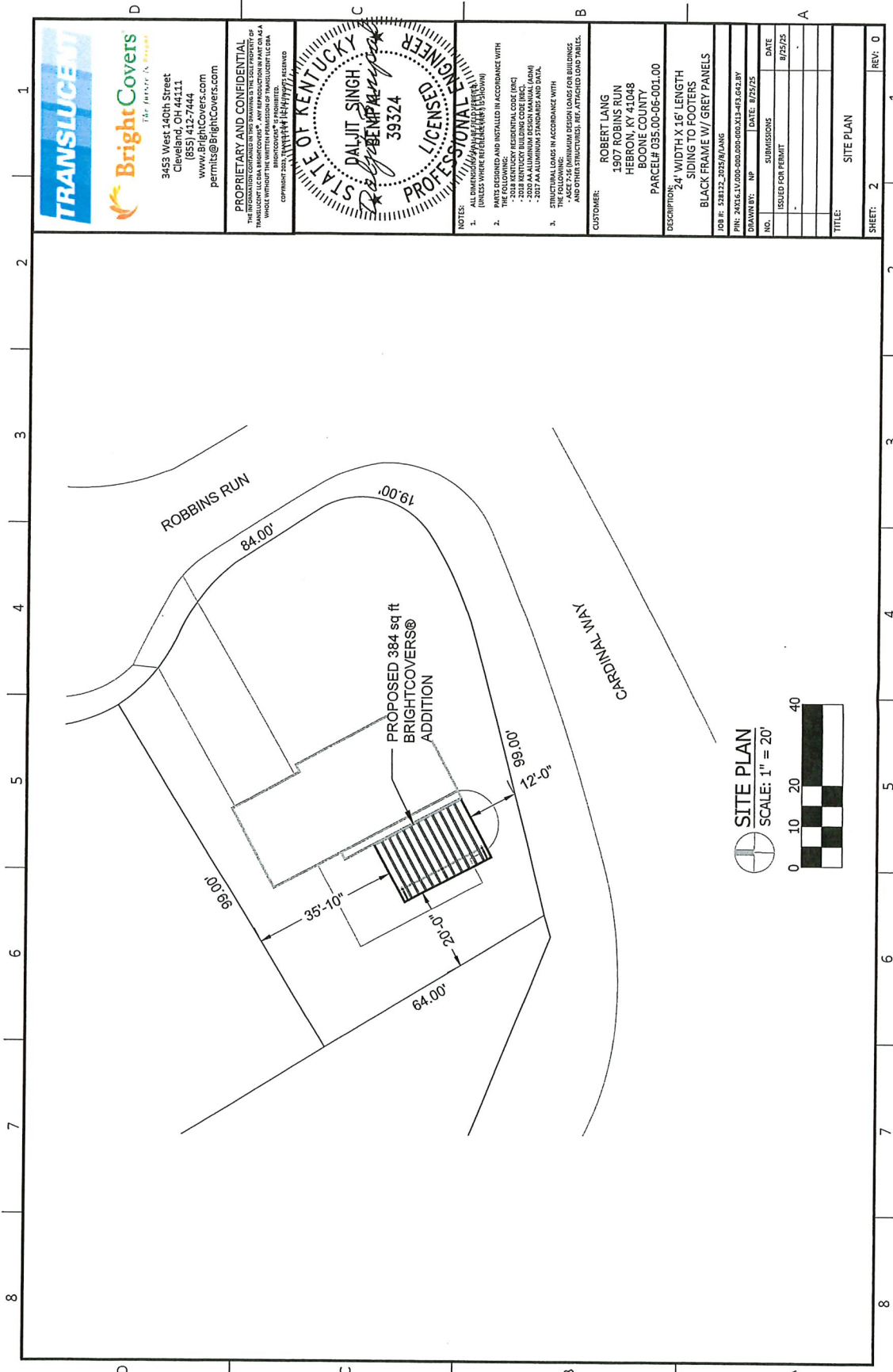
_____ Approved with Conditions (see #6)

_____ Denial (See #7)

6. Conditions of Approval: _____

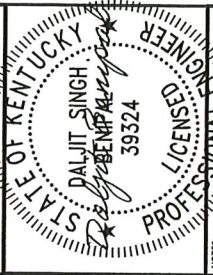
7. Reasons for Denial: _____

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



TRANSLUCENT
BrightCovers
The Future is Bright
 3453 West 140th Street
 Cleveland, OH 44111
 (855) 412-7444
 www.BrightCovers.com
 permits@BrightCovers.com

PROPRIETARY AND CONFIDENTIAL
 THIS DOCUMENT IS THE PROPERTY OF TRANSLUCENT LLC AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF TRANSLUCENT LLC. A
 COPYRIGHT 2021, TRANSLUCENT LLC. ALL RIGHTS RESERVED



- NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES (UNLESS WHERE NOTED OTHERWISE).
 2. PARTS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
 - 2018 KENTUCKY RESIDENTIAL CODE (IRC)
 - 2018 KENTUCKY BUILDING CODE (BEC)
 - 2018 KENTUCKY PLUMBING CODE (KPC)
 - 2017 AS ALUMINUM STANDARD AND DATA
 3. STRUCTURAL LOADS IN ACCORDANCE WITH THE FOLLOWING:
 - ASCE 7-16 (MINIMUM DESIGN LOADS FOR BUILDINGS)
 - AND STRUCTURAL DESIGN, UNIFORMATED LOAD TABLES.

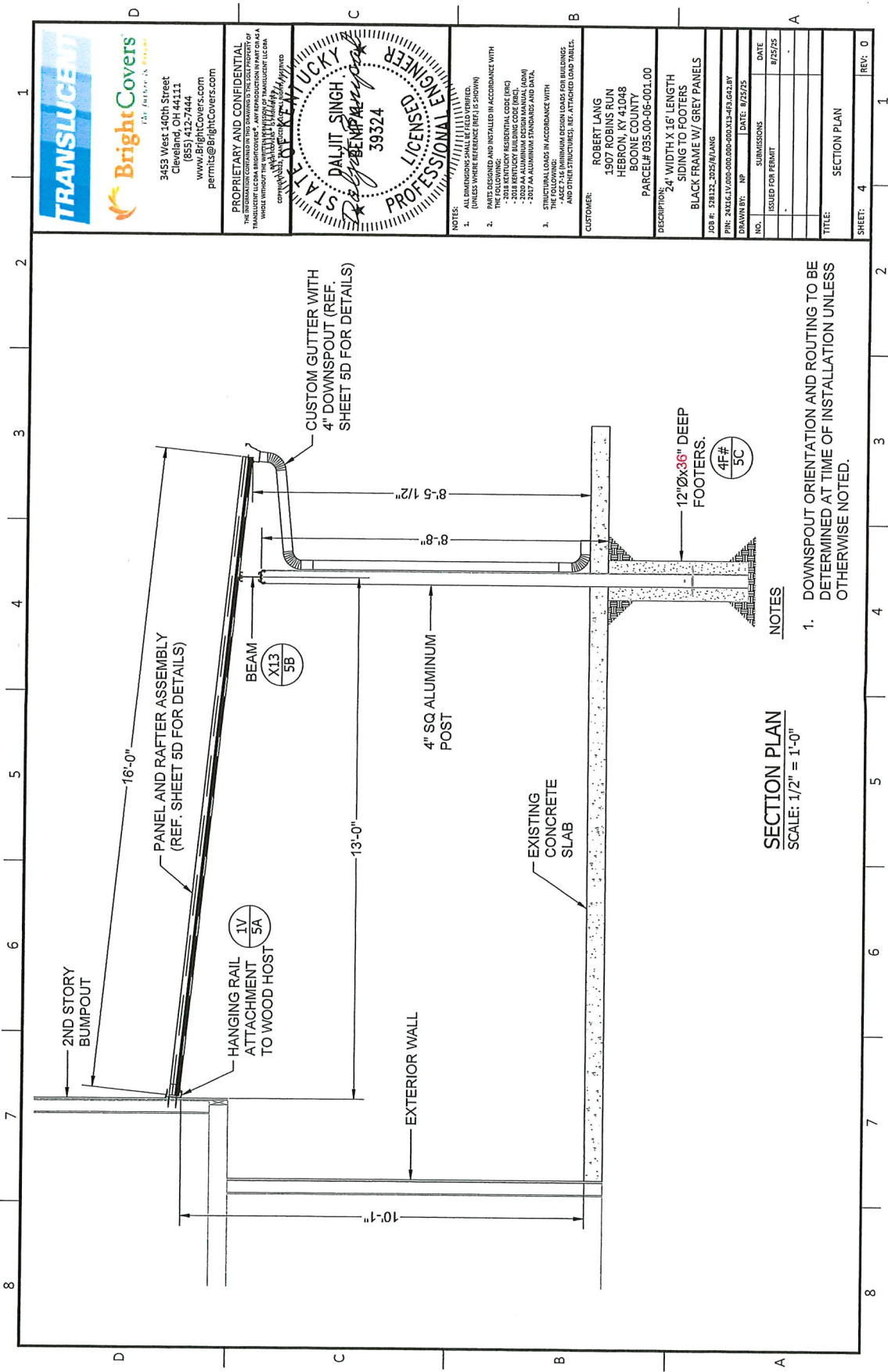
CUSTOMER:
 ROBERT LANG
 1507 ROBINS RUN
 HEBRON, KY 41048
 BOONE COUNTY
 PARCEL# 035:00-06-001.00

DESCRIPTION:
 2'-4" WIDTH X 16' LENGTH
 SIDING TO FOOTERS
 BLACK FRAME W/ GREY PANELS

JOB #: 528232_2025/MLANG
 PIN: 247516-1V-000-000-000-000-113-43-642.BY
 DRAWN BY: NP DATE: 8/27/25

NO.	SUBMISSIONS	DATE
-	ISSUED FOR PERMIT	8/27/25
-		
-		
-		

TITLE: SITE PLAN
 SHEET: 2 REV: 0



SECTION PLAN
SCALE: 1/2" = 1'-0"

NOTES

1. DOWNSPOUT ORIENTATION AND ROUTING TO BE DETERMINED AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

TRANSLUCENT
BrightCovers
Est. 1987
3453 West 140th Street
Cleveland, OH 44111
(855) 412-7444
www.BrightCovers.com
permits@BrightCovers.com

PROPRIETARY AND CONFIDENTIAL
THIS DOCUMENT IS THE SOLE PROPERTY OF TRANSLUCENT LLC AND BRIGHTCOVERS. ANY REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF TRANSLUCENT LLC OR BRIGHTCOVERS IS STRICTLY PROHIBITED.



- NOTES:**
1. ALL DIMENSIONS SHALL BE FIELD VERIFIED. (UNLESS WHERE REFERENCE (REF.) IS SHOWN)
 2. PARTS DESIGNED AND INSTALLED IN ACCORDANCE WITH:
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 KENTUCKY RESIDENTIAL CODE (KRC)
- 2018 KENTUCKY BUILDING CODE (KBC)
- 2018 KENTUCKY ELECTRICAL CODE (KEC)
- 2017 ASCE 7-16 MINIMUM DESIGN LOADS AND CRITICAL SURFACE WIND SPEEDS AND PRESSURES
- 2017 AA ALUMINUM STANDARDS AND DATA
 3. STRUCTURAL LOADS IN ACCORDANCE WITH ASCE 7-16 (MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES), INCLUDING UPPROVED LOADS.

CUSTOMER:
ROBERT LANG
1806 ROBINS RUN
HERON, KY 41048
BOONE COUNTY
PARCEL# 035-00-06-001.00

DESCRIPTION: 4' WIDTH X 16' LENGTH SIDING TO FOOTERS
BLACK FRAME W/ GREY PANELS

JOB #: 230122_2025/LANG
PKT #: 2024.01.000-000-000-X13-4F3-6R2-BY
DATE: 8/23/25

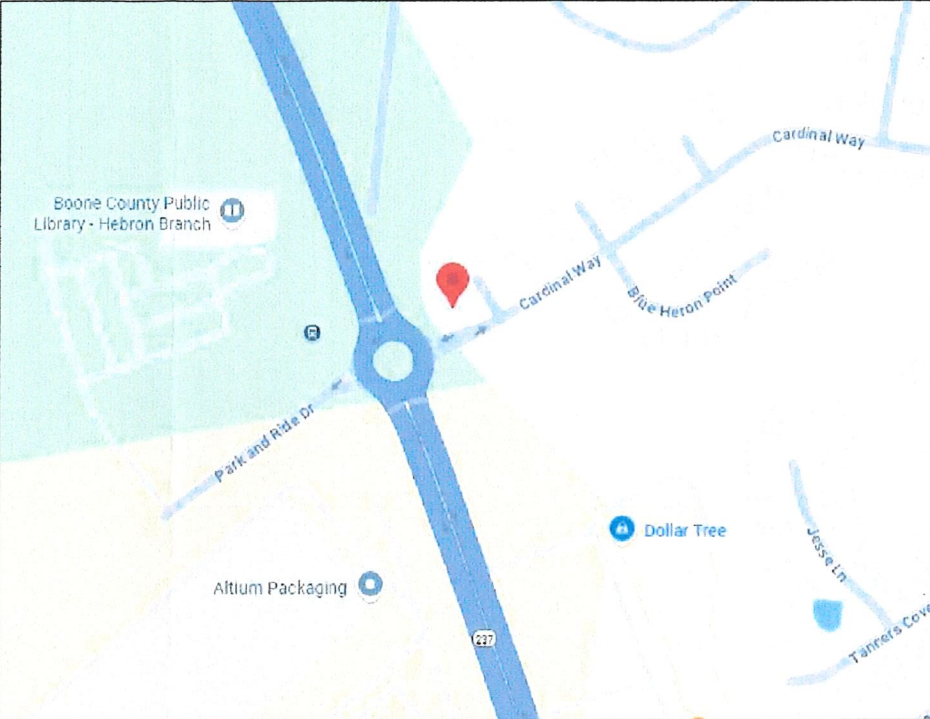
NO.	SUBMISSIONS	DATE
1	ISSUED FOR PERMIT	8/25/25

TITLE:	SECTION PLAN
SHEET: 4	REV: 0

8 7 6 5 4 3 2 1



PROPOSED LOCATION



VICINITY MAP



EXAMPLE ONLY

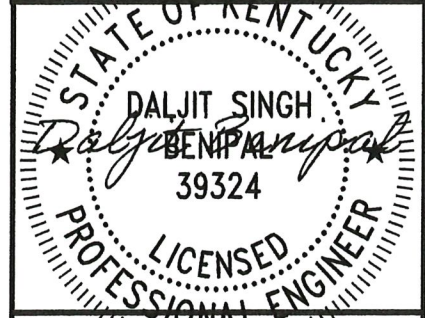
DRAWING INDEX	
SHEET #	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	CONSTRUCTION PLAN
4	SECTION PLAN
5A	WALL & ROOF ATTACHMENT DETAILS
5B	BEAM ATTACHMENT DETAILS
5C	POST TO GROUND ATTACHMENT DETAILS
5D	PANEL, RAFTERS & GUTTER DETAILS
6	SNOW LOAD TABLES

LANG RESIDENCE
BRIGHTCOVERS ADDITION



3453 West 140th Street
Cleveland, OH 44111
(855) 412-7444
www.BrightCovers.com
permits@BrightCovers.com

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TRANSLUCENT LLC DBA BRIGHTCOVERS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF TRANSLUCENT LLC DBA BRIGHTCOVERS IS PROHIBITED.
COPYRIGHT 2024 TRANSLUCENT LLC. ALL RIGHTS RESERVED.



- NOTES:
- ALL DIMENSIONS SHALL BE VERIFIED. (UNLESS WHERE REFERENCE (REF.) IS SHOWN)
 - PARTS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
 - 2018 KENTUCKY RESIDENTIAL CODE (KRC)
 - 2018 KENTUCKY BUILDING CODE (KBC)
 - 2020 AA ALUMINUM DESIGN MANUAL (ADM)
 - 2017 AA ALUMINUM STANDARDS AND DATA.
 - STRUCTURAL LOADS IN ACCORDANCE WITH THE FOLLOWING:
 - ASCE 7-16 (MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES). REF. ATTACHED LOAD TABLES.

CUSTOMER: ROBERT LANG
1907 ROBINS RUN
HEBRON, KY 41048
BOONE COUNTY
PARCEL# 035.00-06-001.00

DESCRIPTION: 24' WIDTH X 16' LENGTH
SIDING TO FOOTERS
BLACK FRAME W/ GREY PANELS

JOB #: 528122_2025/8/LANG

PIN: 24X16.1V.000-000-000-X13-4F3.G42.BY

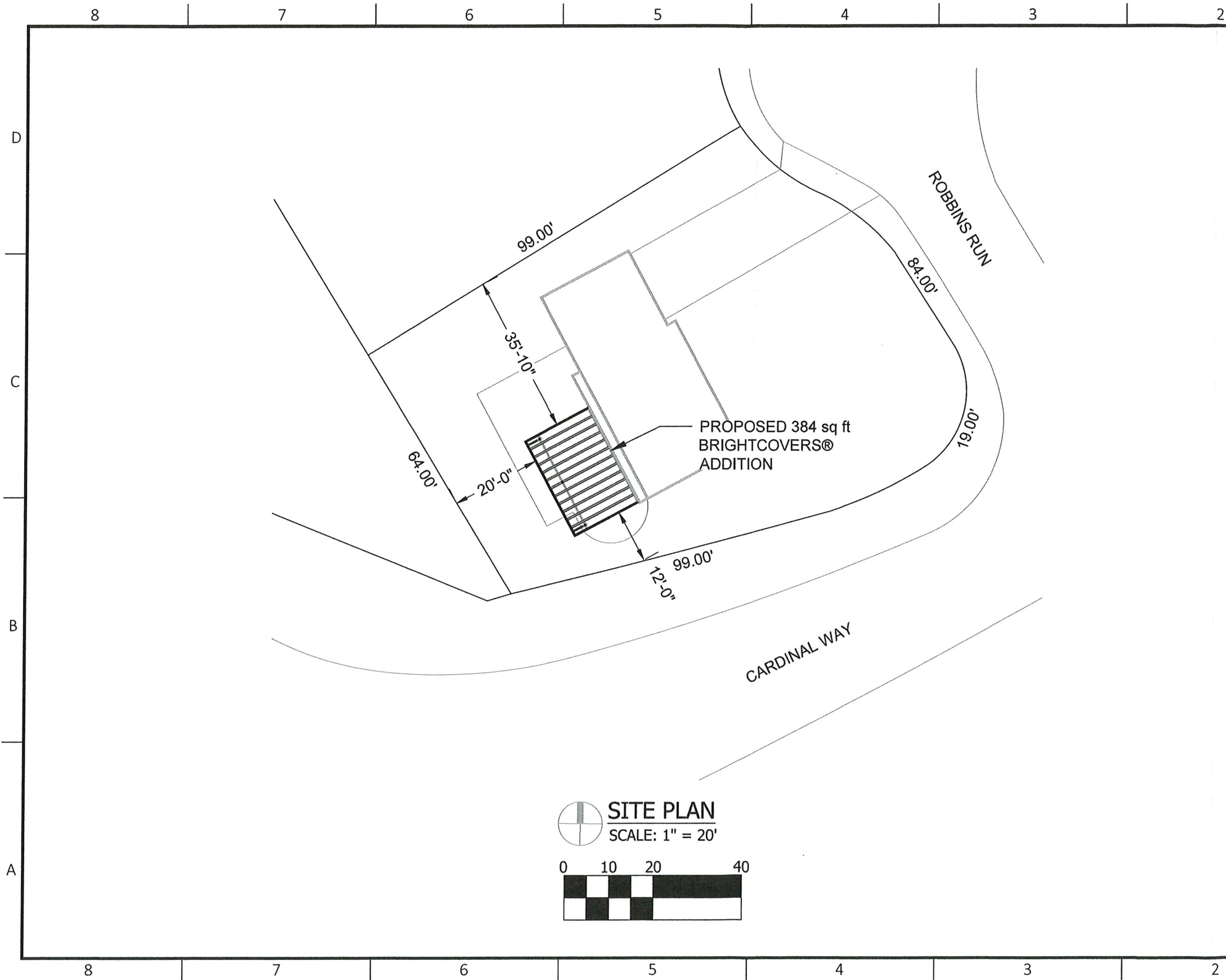
DRAWN BY: NP DATE: 8/25/25

NO.	SUBMISSIONS	DATE
	ISSUED FOR PERMIT	8/25/25

TITLE: COVER SHEET

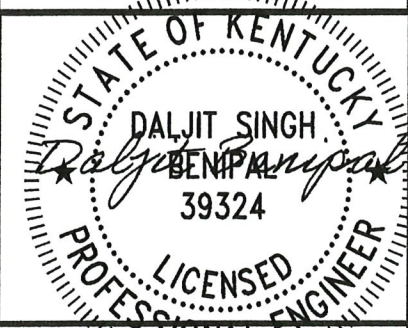
SHEET: 1 REV: 0

8 7 6 5 4 3 2 1



3453 West 140th Street
Cleveland, OH 44111
(855) 412-7444
www.BrightCovers.com
permits@BrightCovers.com

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TRANSLUCENT LLC DBA BRIGHTCOVERS®. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF TRANSLUCENT LLC DBA BRIGHTCOVERS® IS PROHIBITED.
COPYRIGHT 2023, TRANSLUCENT LLC. ALL RIGHTS RESERVED.



- NOTES:**
- ALL DIMENSIONS SHALL BE FIELD VERIFIED (UNLESS WHERE REFERENCE (REF.) IS SHOWN)
 - PARTS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
 - 2018 KENTUCKY RESIDENTIAL CODE (KRC)
 - 2018 KENTUCKY BUILDING CODE (KBC)
 - 2020 AA ALUMINUM DESIGN MANUAL (ADM)
 - 2017 AA ALUMINUM STANDARDS AND DATA.
 - STRUCTURAL LOADS IN ACCORDANCE WITH THE FOLLOWING:
 - ASCE 7-16 (MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES). REF. ATTACHED LOAD TABLES.

CUSTOMER: ROBERT LANG
1907 ROBINS RUN
HEBRON, KY 41048
BOONE COUNTY
PARCEL# 035.00-06-001.00

DESCRIPTION: 24' WIDTH X 16' LENGTH
SIDING TO FOOTERS
BLACK FRAME W/ GREY PANELS

JOB #: 528122_2025/B/LANG

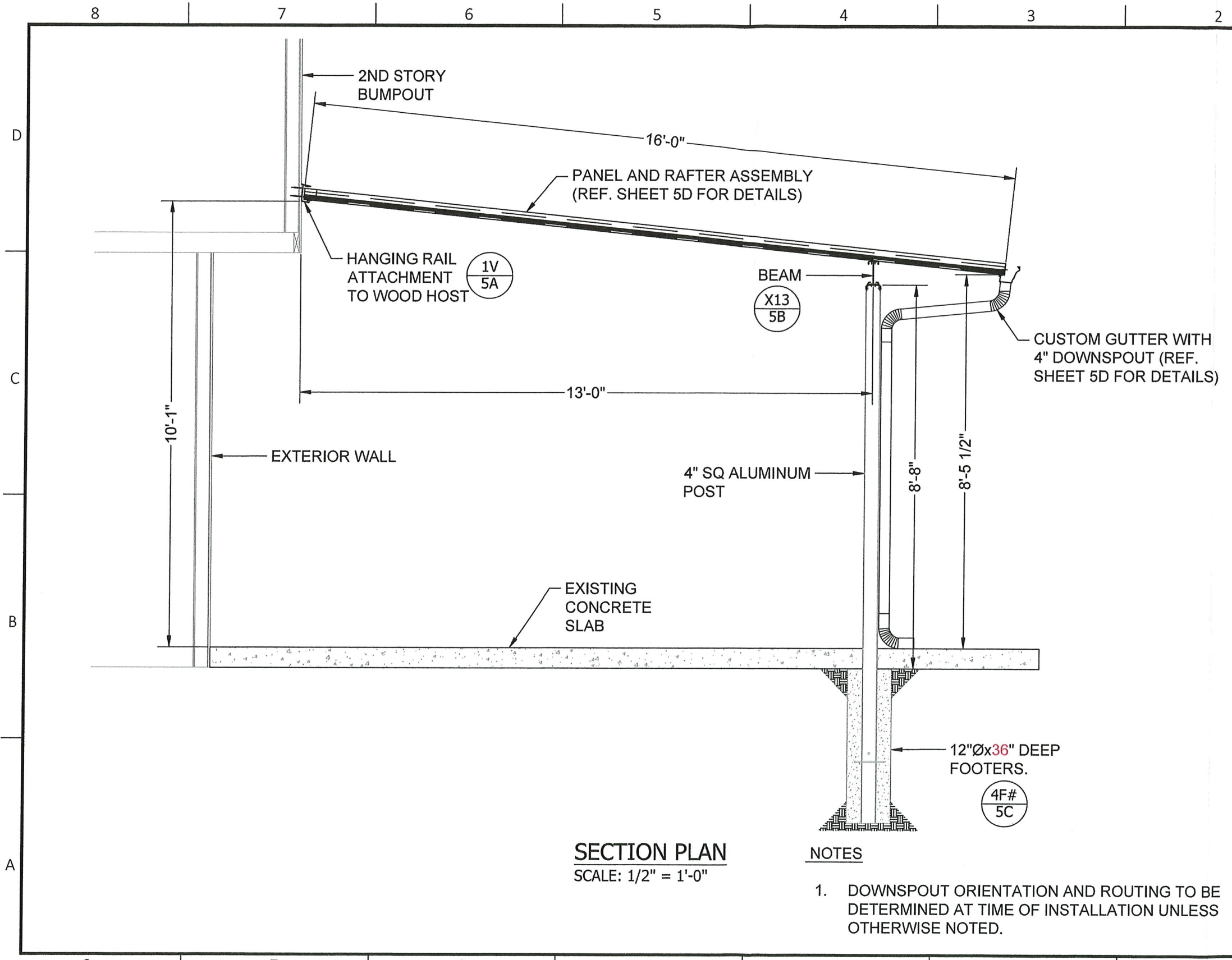
PIN: 24X16.1V.000-000.000-000.X13-4F3.G42.BY

DRAWN BY: NP DATE: 8/25/25

NO.	SUBMISSIONS	DATE
	ISSUED FOR PERMIT	8/25/25

TITLE: SITE PLAN

SHEET: 2 REV: 0



SECTION PLAN
SCALE: 1/2" = 1'-0"

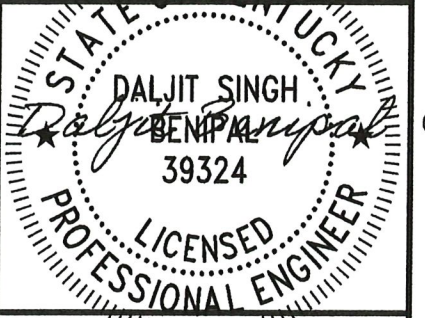
NOTES

1. DOWNSPOUT ORIENTATION AND ROUTING TO BE DETERMINED AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

TRANSLUCENT
BrightCovers®
The future is Bright

3453 West 140th Street
Cleveland, OH 44111
(855) 412-7444
www.BrightCovers.com
permits@BrightCovers.com

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF TRANSLUCENT LLC DBA BRIGHTCOVERS®. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF TRANSLUCENT LLC DBA BRIGHTCOVERS® IS STRICTLY PROHIBITED.
COPYRIGHT 2023, TRANSLUCENT LLC. ALL RIGHTS RESERVED.



- NOTES:**
1. ALL DIMENSIONS SHALL BE FIELD VERIFIED. (UNLESS WHERE REFERENCE (REF.) IS SHOWN)
 2. PARTS DESIGNED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
- 2018 KENTUCKY RESIDENTIAL CODE (KRC)
- 2018 KENTUCKY BUILDING CODE (KBC)
- 2020 AA ALUMINUM DESIGN MANUAL (ADM)
- 2017 AA ALUMINUM STANDARDS AND DATA.
 3. STRUCTURAL LOADS IN ACCORDANCE WITH THE FOLLOWING:
- ASCE 7-16 (MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES). REF. ATTACHED LOAD TABLES.

CUSTOMER: ROBERT LANG
1907 ROBINS RUN
HEBRON, KY 41048
BOONE COUNTY
PARCEL# 035.00-06-001.00

DESCRIPTION: 24' WIDTH X 16' LENGTH
SIDING TO FOOTERS
BLACK FRAME W/ GREY PANELS

JOB #: 528122_2025/8/LANG

PIN: 24X16.1V.000-000.000-000.X13-4F3.G42.BY

DRAWN BY: NP **DATE:** 8/25/25

NO.	SUBMISSIONS	DATE
	ISSUED FOR PERMIT	8/25/25

TITLE: SECTION PLAN

SHEET: 4 **REV:** 0

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Robert C. Lang
1907 Robbins Run
Hebron, KY 41048

2. ADDRESS OF PROPERTY
1907 Robbins Run
Hebron, KY 41048
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Lang Porch Variance

4. DEED BOOK HD20 PAGE NO. 492 GROUP NO. 2002

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 11th day of December, 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
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)