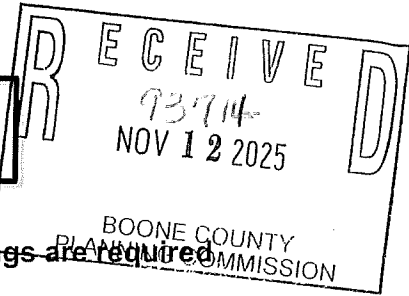


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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

028

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: PAT Flickinger
Address: 1279 Farmcrest Dr
Union Ky 41091
City State Zip Code
Phone Number: 859 468 0165 Fax Number: _____
Email: PATF0907@GMail
- 4. Description of Request: Front Porch Front yard setback
- 5. Name of Development: _____
- 6. Location of Development: 1279 Farmcrest Dr
Union Ky 41091
City State Zip Code
- 7. Acreage Under Review: _____
- 8. Lot Number and Name of Subdivision (if part of a subdivision): _____
- 9. Current Owner: Same
Address: _____

City State Zip Code
Phone Number: _____ Fax Number: _____
Email: _____

10. Proposed Use(s) on Site: Front Porch
11. Total Square Footage of Existing and/or Proposed Buildings: 170
12. Current Zoning: SR1
13. 877 ✓ 901 ✓ 2056 ✓
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:

Pat Hickings

Applicant's Signature:

Pat Hickings

SECTION B: (To be completed by Planning Commission staff) *6666.00*

1. Date Received: 11/12/25 Fee Received: \$966.00 Receipt #: 93714

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

#3

APPLICANT: Pat Flickinger

LOCATION: 1279 Farmcrest Drive, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: December 10, 2025

PROPOSAL

- A. The applicant is requesting a Variance reducing the minimum front yard setback from thirty (30) feet to twenty-two (22) feet for a covered porch.

SITE HISTORY

- 1996 On January 9, 1996, the Boone County Planning Commission approved a Final Plat for the Village of Brigadoon Subdivision, Phase C, creating the lot in question.
- 1998 On February 25, 1998, the Boone County Planning Commission approved a Zoning Permit to allow the construction of a single-family residence.

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 front yard setback within the SR-1 district is thirty (30) 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. Farmcrest Drive is identified as a county maintained local street providing for two-way traffic within an approximate twenty-four (24) foot pavement width. There are sidewalks along both sides of the roadway.

SURROUNDING LAND USES AND ZONING

North: Single family residential (SR-1)
South: Single family residential (SR-1)
East: Single family residential (SR-1)

West: Single family residential (SR-1)

SITE CHARACTERISTICS

- A. The approximate 0.2 acre property is located on the south side of Farmcrest Drive, approximately 550 feet east of Bayswater Drive.
- B. The site has sixty-five (65) feet of frontage along Farmcrest 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 Farmcrest Drive.
- E. Topographically, the site is relatively flat.

STAFF COMMENTS

- A. The applicant wants to build a covered porch onto the front of the existing house.
- B. The proposed porch will be set back twenty-two (22) 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

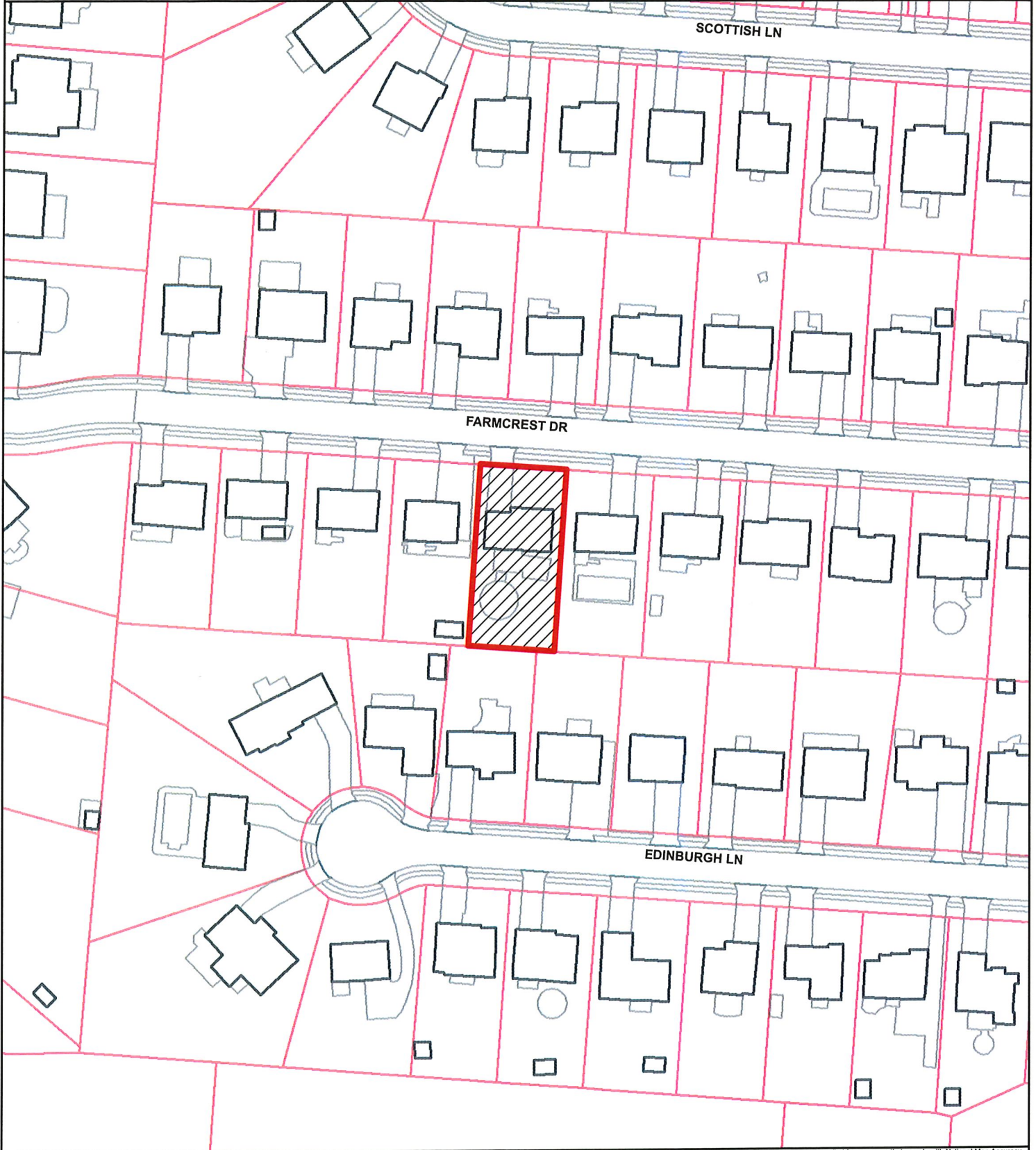
MDS/ss

Attachments

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

Vicinity Map

www.boonecountygis.com

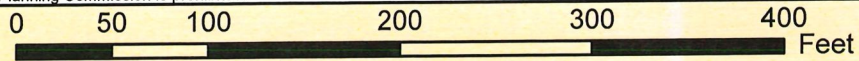


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Boone



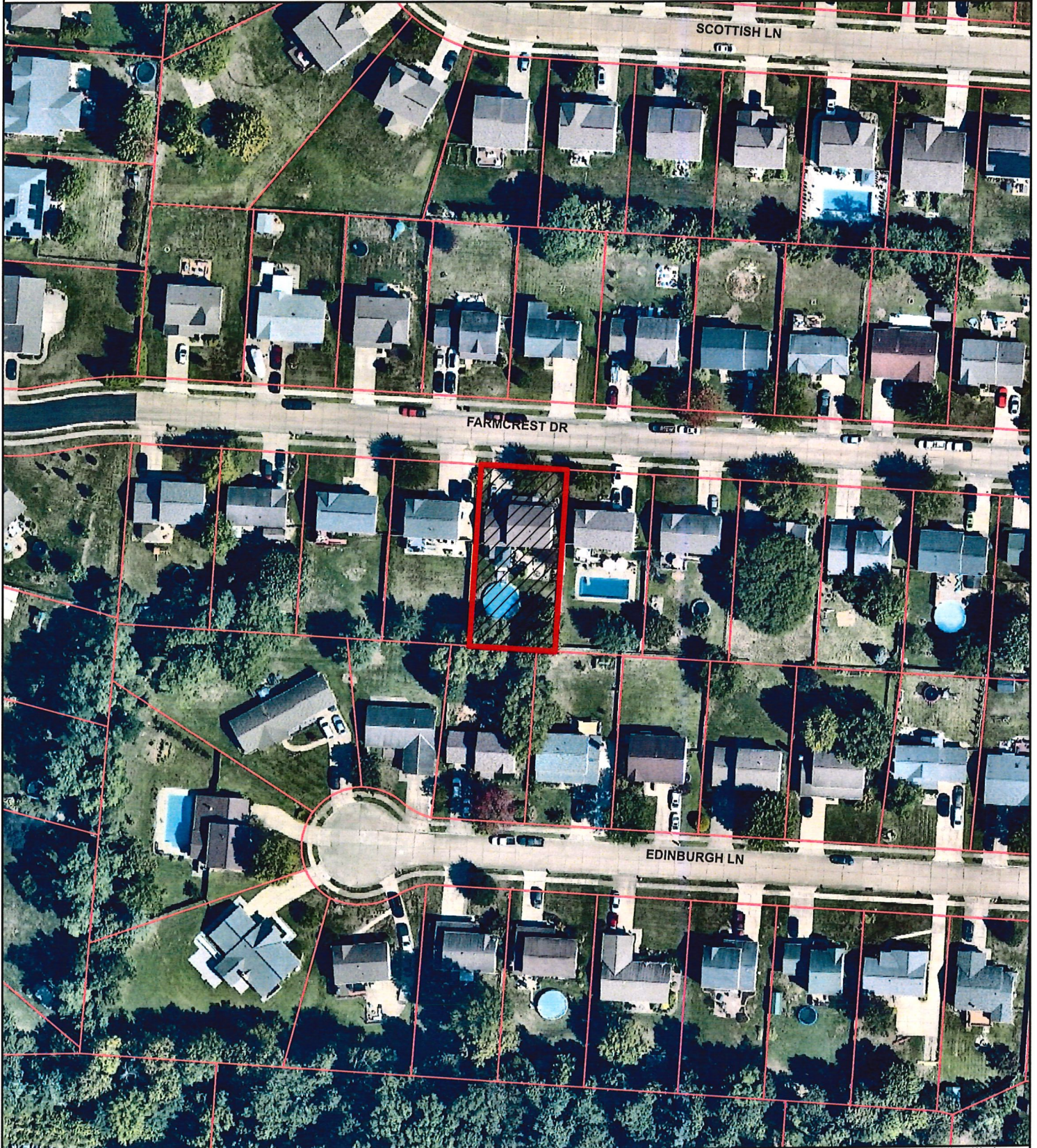
1 inch = 100 feet



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Aerial Map

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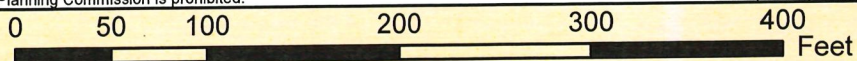


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Boone



1 inch = 100 feet



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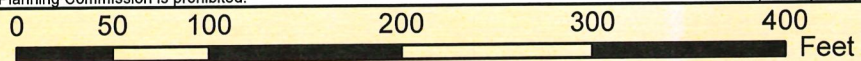
Topographic Map

www.boonecountygis.com

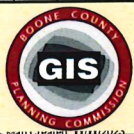


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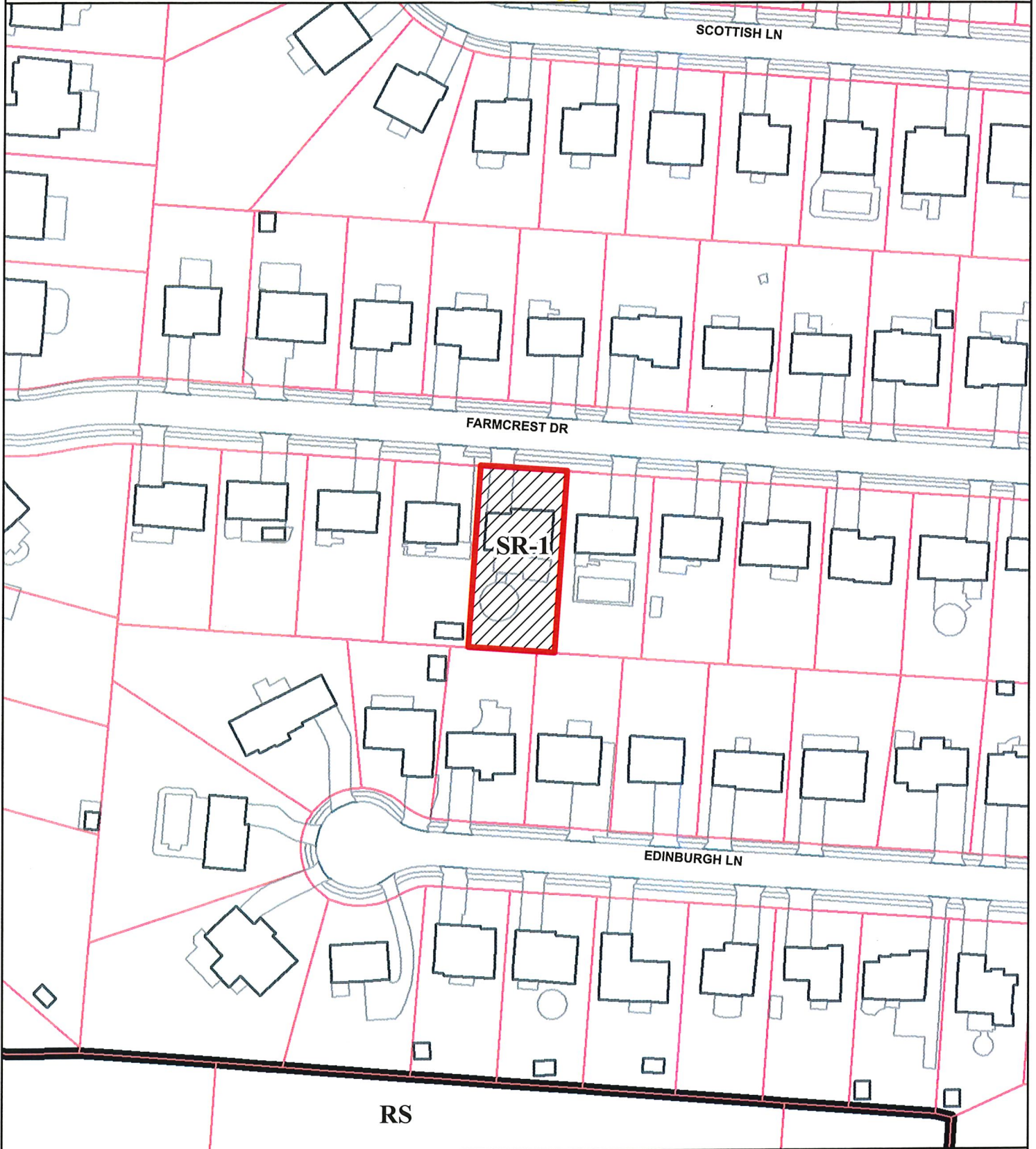
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Zoning Map

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0 50 100 200 300 400 Feet

1 inch = 100 feet

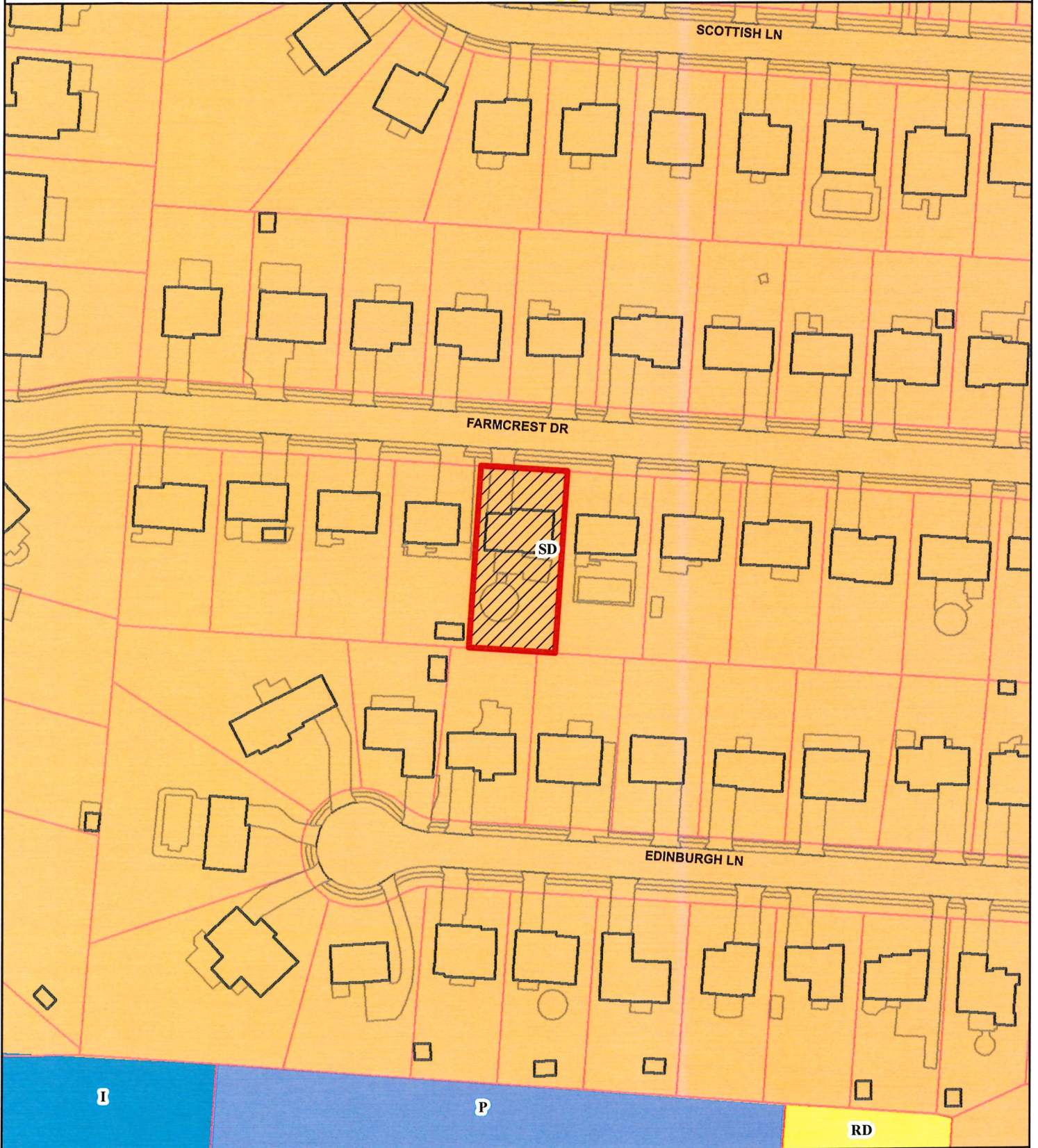


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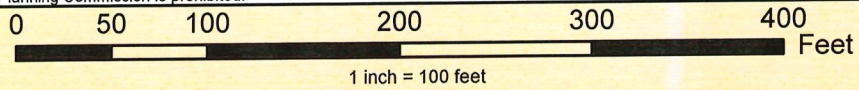
2040 Future Land Use Map

www.boonecountygis.com



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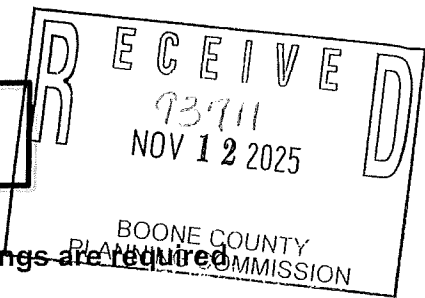


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**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use

3. Applicant: Pat Flickinger

Address: 1279 Farmcrest Dr

Union City Ky State 41091 Zip Code

Phone Number: 859 468 0165 Fax Number: _____

Email: PATF0907@Gmail

4. Description of Request: Front Porch Front yard setback

5. Name of Development: _____

6. Location of Development: 1279 Farmcrest Dr

Union City Ky State 41091 Zip Code

7. Acreage Under Review: _____

8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: Same

Address: _____

_____ City _____ State _____ Zip Code

Phone Number: _____ Fax Number: _____

Email: _____

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

1. Date Received: 11/12/25 Fee Received: \$966.⁰⁰ Receipt #: 93711

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

10. Proposed Use(s) on Site: Front Porch
11. Total Square Footage of Existing and/or Proposed Buildings: 170
12. Current Zoning: SR1
13. 877 ✓ 901 ✓ 2056 ✓
Deed Book Page Group Number
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If yes, date of approval: _____
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16. Have you submitted a list of adjoining property owners with this request: Yes No
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Property Owner's Signature:

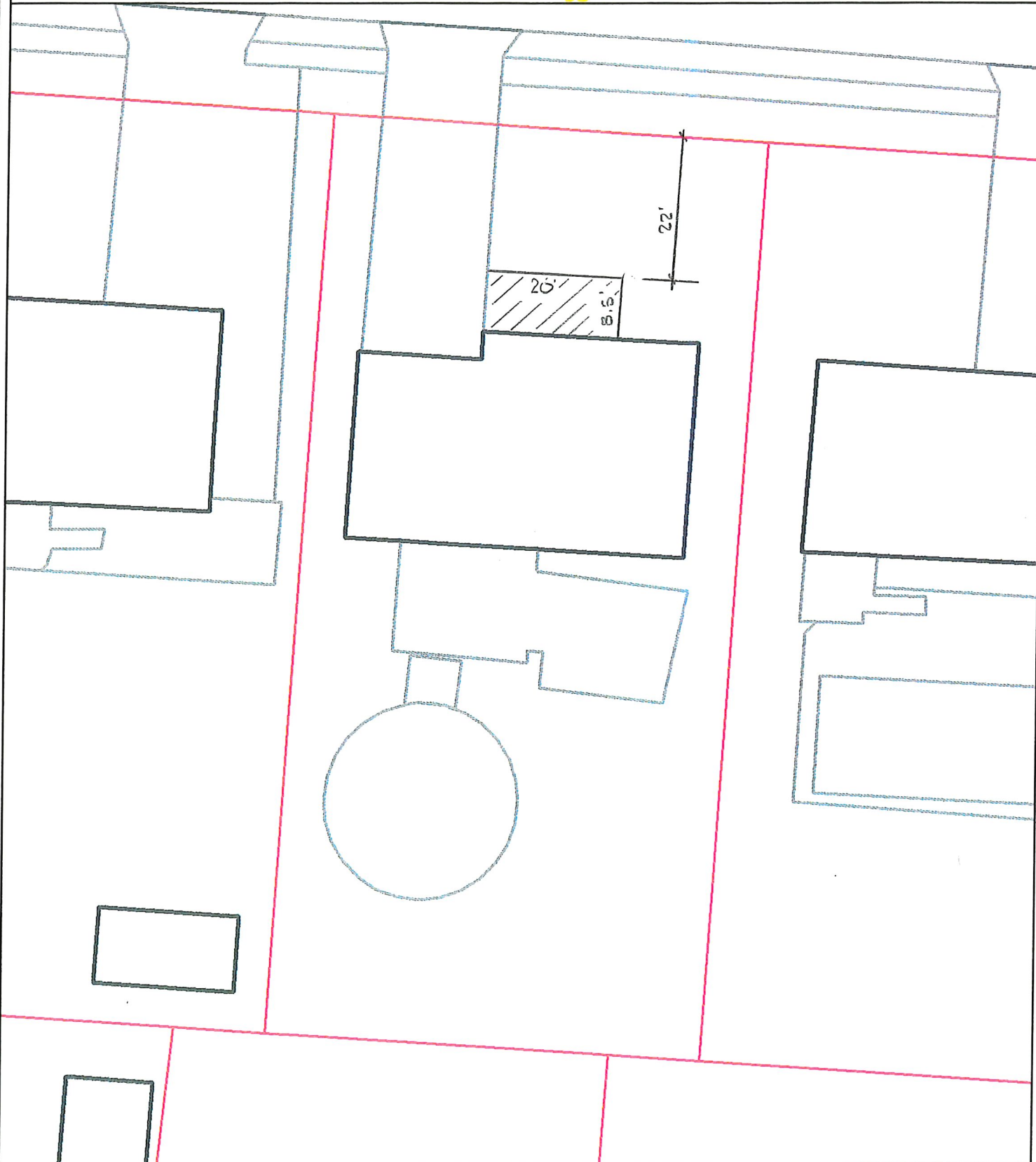
Pat Hickings

Applicant's Signature:

Pat Hickings

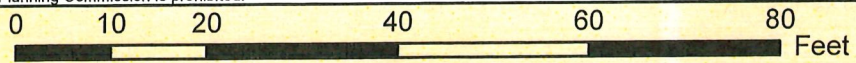
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1 inch = 20 feet



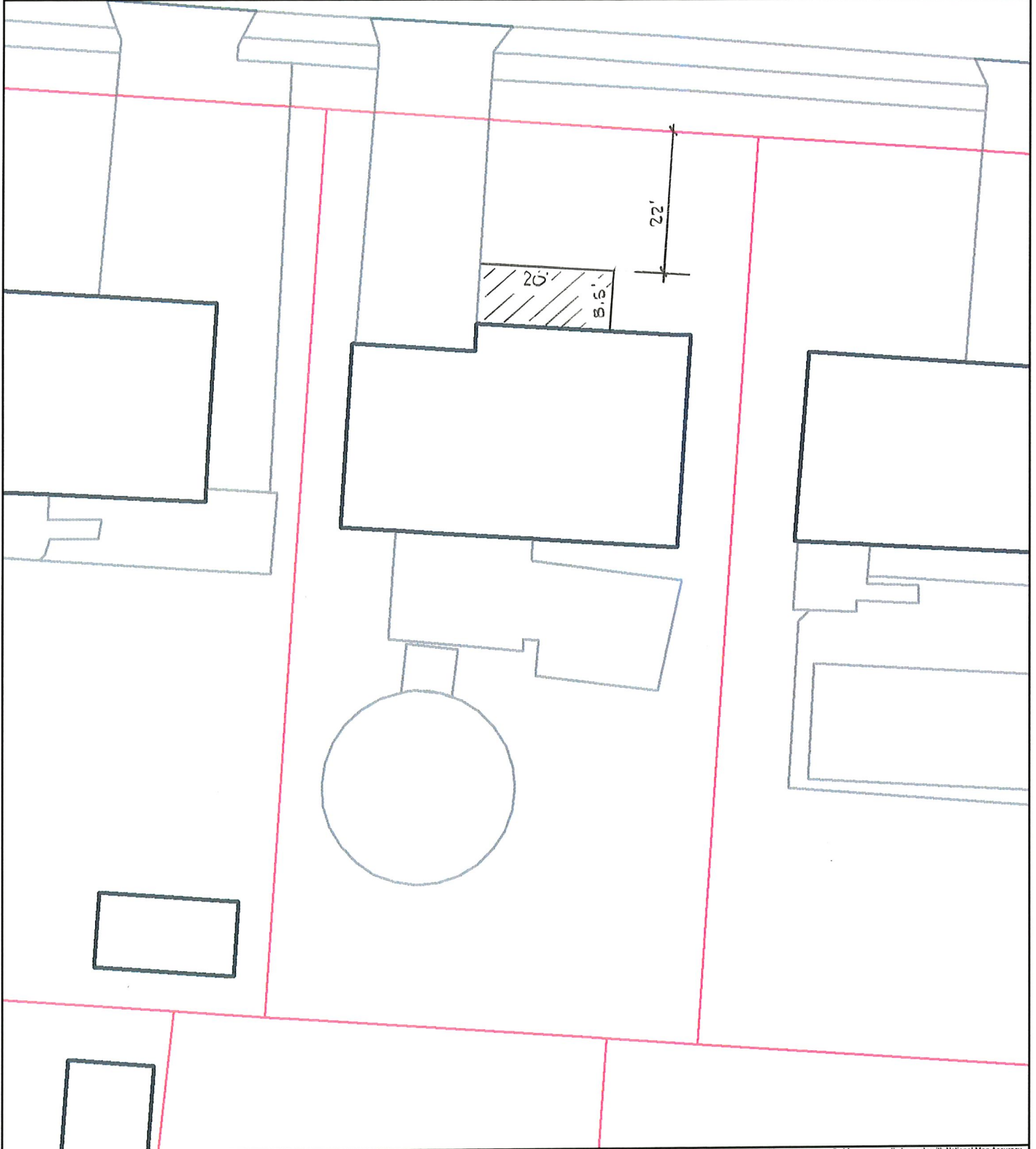
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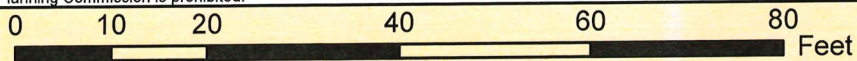
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1 inch = 20 feet



Boone County GIS - Putting Northern Kentucky on the Map



Boone County GIS
ArcMap Document: *.mxd

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Patrick & Melissa Flickinger
1279 Farmcrest Dr
Union, KY 41091

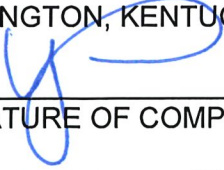
- 2. ADDRESS OF PROPERTY
1279 Farmcrest Dr
Union, KY 41091
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Flickinger Porch Variance

- 4. DEED BOOK 877 PAGE NO. 901 GROUP NO. 2056

- 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)