

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**R E C E I V E D**  
93760  
NOV 18 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

031

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 <sup>x2</sup>  Appeal  
 Change in Non-Conforming Use
3. Applicant: TAP AND TURF 237, LLC (Brad Trauth, manager)  
Address: 2529 Ritchie Ave  
Crescent Springs KY 41017  
City State Zip Code  
Phone Number: 859-466-4912 Fax Number: \_\_\_\_\_  
Email: brad@trauthhomes.com
4. Description of Request:  
Variance request for front yard setback encroachment along North Bend Rd for field, fencing, & netting, and rear buffer yard encroachment. Variance request for fence height.
5. Name of Development: 1920 Conrad Lane
6. Location of Development: Conrad Lane & North Bend Road (NE quadrant)  
Burlington KY 41005  
City State Zip Code
7. Acreage Under Review: 5.2868 acres
8. Lot Number and Name of Subdivision (if part of a subdivision):  
Pt of Lot 1 & Lot 2 of Schott Subdivision
9. Current Owner: Tap and Turf 237, LLC ~~Trauth Homes Inc~~  
Address: 2529 Ritchie Ave  
Crescent Springs KY 41017  
City State Zip Code  
Phone Number: 859-466-4912 Fax Number: \_\_\_\_\_  
Email: brad@trauthhomes.com

10. Proposed Use(s) on Site: Active Recreation

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

12. Current Zoning: I-1 (Industrial One)

13. 1244 / 838 / 2019  
Deed Book Page Group Number


14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: January 7, 2025

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: 11/18/25 Fee Received: \$1,616 Receipt #: 93760

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

## STAFF REPORT

#6

APPLICANT: Tap and Turf 237 LLC, per Brad Trauth

LOCATION: 1930 Conrad Lane, Boone County, Kentucky

ZONING: Industrial One (I-1)

DATE: December 10, 2025

### PROPOSAL

- A. The first part of the submitted request is a Variance reducing the corner side yard setback from fifty (50) feet to ten (10) feet.
- B. The second part of the submitted request is a Variance reducing the Buffer Yard D width along the north property line from forty (40) feet to nineteen (19) feet.
- C. The third part of the submitted request is to increase the height of a fence from four (4) feet and twelve (12) feet to thirty (30) feet.

### SITE HISTORY

- 1969-1974 Based on information contained in the Boone County GIS, a house was built on the site in question.
- 1986 As part of the 1986 Zoning Update process, the site in question was zoned RS.
- 1997-1999 Based on information contained in the Boone County GIS, the house on the site in question was demolished.
- 1998 On February 18, 1998, the Boone County Planning Commission approved a Conveyance Plat creating a 0.96 acre lot, which is part of the site in question.
- 2025 On January 21, 2025, Boone Fiscal Court adopted Ordinance Number 2025-02, changing the zoning of the site in question from RS to I-1 (R-24-033-A).

### 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 1102.A of the Boone County Zoning Regulations states that the purpose of the Industrial One district is to allow different types of small to large scale light manufacturing, warehouse, distribution and related service uses, which require direct accessibility to a regional transportation system. Manufacturing operations in this district will generally not utilize unrefined raw materials, whose processing may potentially create undesirable noise, odors, dust, smoke, hazardous materials or waste or be delivered in large bulk transportation forms. Such districts are located in areas which provide employment opportunities for community and regional labor markets. Districts will be located on suitable lands accessible from expressways and/or arterials. In addition, this zoning district allows for integrated office campus and/or industrial/warehouse developments with a business park setting, characterized by landscaped entrances, boulevard streets, large amounts of green space and low building coverage ratio, multi-level buildings, constant architectural and signage theme, parking structures, and integrated pedestrian and recreation facilities. This district is also to provide for appropriate public facilities and/or services to the permitted uses identified in the district. This zoning classification can range from a compact, multi-level office development on several acres to an extensive mixed office/warehouse/distribution development that is located on many acres. This zoning classification often includes some limited commercial wholesale and retail uses intended to serve the district and constructed to blend in visually with the character of

the area.

- E. Section 3122.A of the Boone County Zoning Regulations states that the setback for a rear yard or corner side yard which adjoins a freeway, expressway, arterial, or collector road, as classified in ARTICLE 32, shall be a minimum of fifty (50) feet for principal structures and twenty (20) feet for accessory structures.
- F. Section 3645 of the Boone County Zoning Regulations requires a Buffer Yard D, having a minimum width of eight (80) feet, with a forty (40) foot option, to be provided where property in the I-1 district abuts property that is zoned RS.
- G. Section 3655.B of the Boone County Zoning Regulations states that the maximum height for fences within industrial districts is twelve (12) feet and fences shall be required to be located within the side or rear yards.
- H. Section 3655.D of the Boone County Zoning Regulations states that fences shall be permitted within the front yard and corner side yard (Unincorporated Boone County, City of Union, and City of Walton only) according to the following standards:
  - 1. The maximum fence height is four (4) feet.
  - 2. Fences shall be of a decorative design, such as wrought iron, architectural steel, picket, wood or vinyl picket, or post and rail, and shall be designed to have an opacity of fifty percent (50%) or less. Utilitarian style fences, such as chain link with or without vinyl coating, barbed wire, stock wire, chicken wire, chains on posts, and similar styles, are not permitted.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for “Industrial” uses, which is described as manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses.
- B. Conrad Lane is a state maintained arterial street providing for two way traffic within four driving lanes with a median. A multi-use path is located along the east side of the roadway. Conrad Lane is a county maintained collector street providing for two way traffic within two driving lanes. A sidewalk is located along the south side of the roadway. The intersection of Conrad Lane with North Bend Road is signalized.

#### SURROUNDING LAND USES AND ZONING

North: A detached single-family dwelling, agricultural, and vacant land (RS)

South: Detached single-family residential dwellings (SR-1)

East: A detached single-family dwelling and vacant land (RS)

West: A detached single-family dwelling, industrial uses, and vacant lane (I-1/PD)

### SITE CHARACTERISTICS

- A. The approximate 5.3 acre area is located at the northeast corner of the intersection of North Bend Road with Conrad Lane
- B. The site has approximately four hundred ninety (490) feet of frontage along North Bend Road and approximately four hundred seventy (470) feet of frontage along Conrad Lane.
- C. The site is comprised of two lots, one having an area of approximately 4.3 acres and the other having an area of approximately 1 acre.
- D. The site is currently vacant.
- E. Access to the site is from an old driveway onto Conrad Lane, approximately four hundred fifty (450) feet east of North Bend Road.
- F. Topographically, the site slopes downward from the southeastern portion of the site to the northwestern portion of the site, having a twenty (20) foot drop in elevation.
- G. A heavy tree stand is located along the north property line.
- H. The site is located within the 65 day/night noise level of the airport.

### STAFF COMMENTS

- A. The submitted Concept Development Plan indicates that the proposed field will be set back between ten (10) feet from the west property line, at its closest point.
- B. The submitted Concept Development Plan indicates that the proposed detention vault will be set back approximately nineteen (19) feet from the north property line, at its closest point.
- C. The submitted Concept Development Plan indicates that:
  - (1) The proposed fence will be black, chain link, having a height of four (4) feet.
  - (2) The proposed net (i.e., fence) will be black mesh, having a maximum height of thirty (30) feet.
- D. The distance between the west property line of the site and the pavement of North Bend Road varies between seventy-five (75) feet and one hundred twenty-five (125) 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

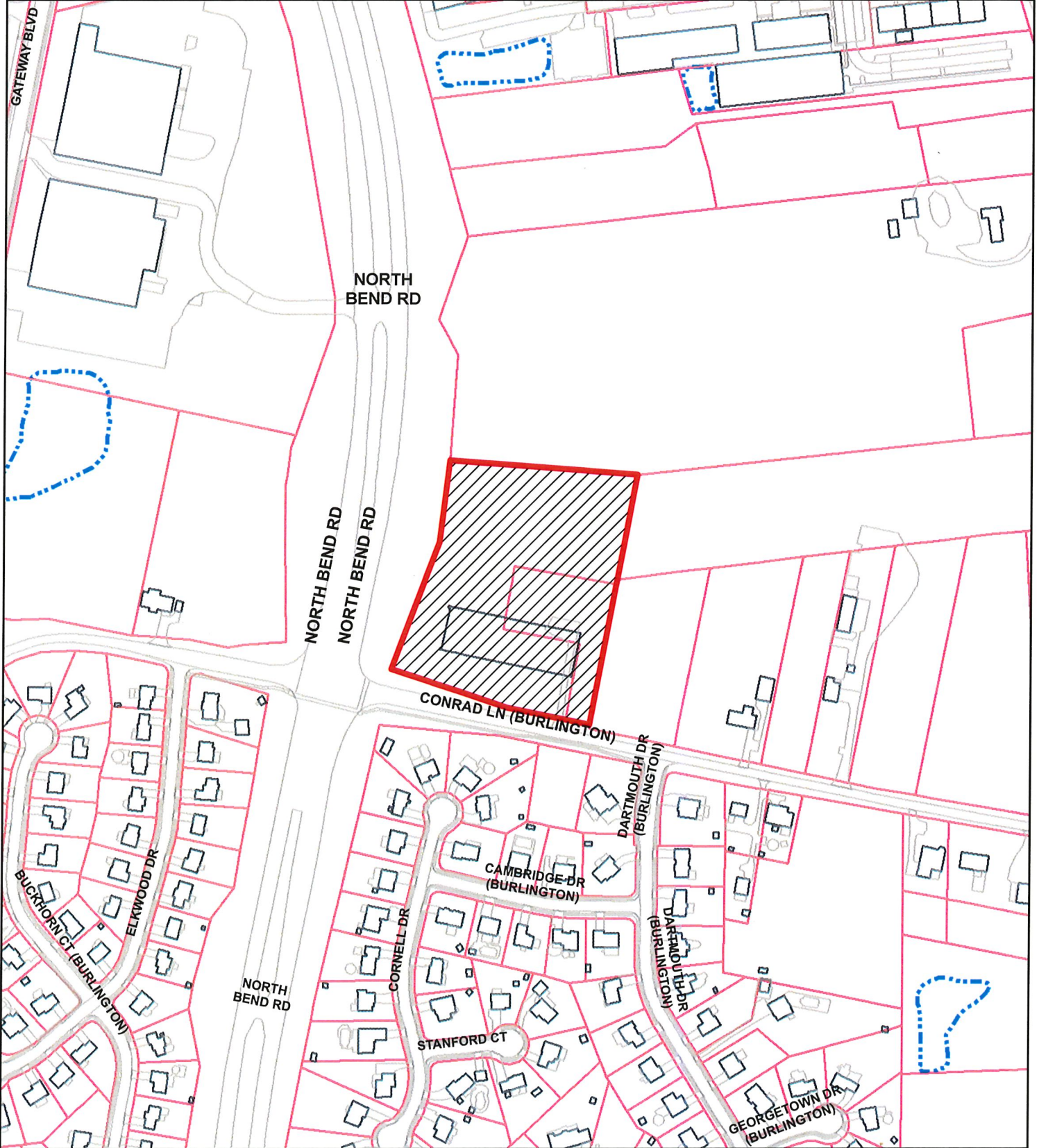
MDS/ss

Attachments

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

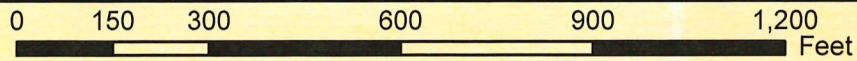
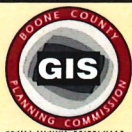
# Vicinity Map

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



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1 inch = 300 feet



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

Boone County GIS  
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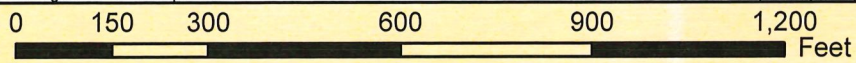
# Aerial Map

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



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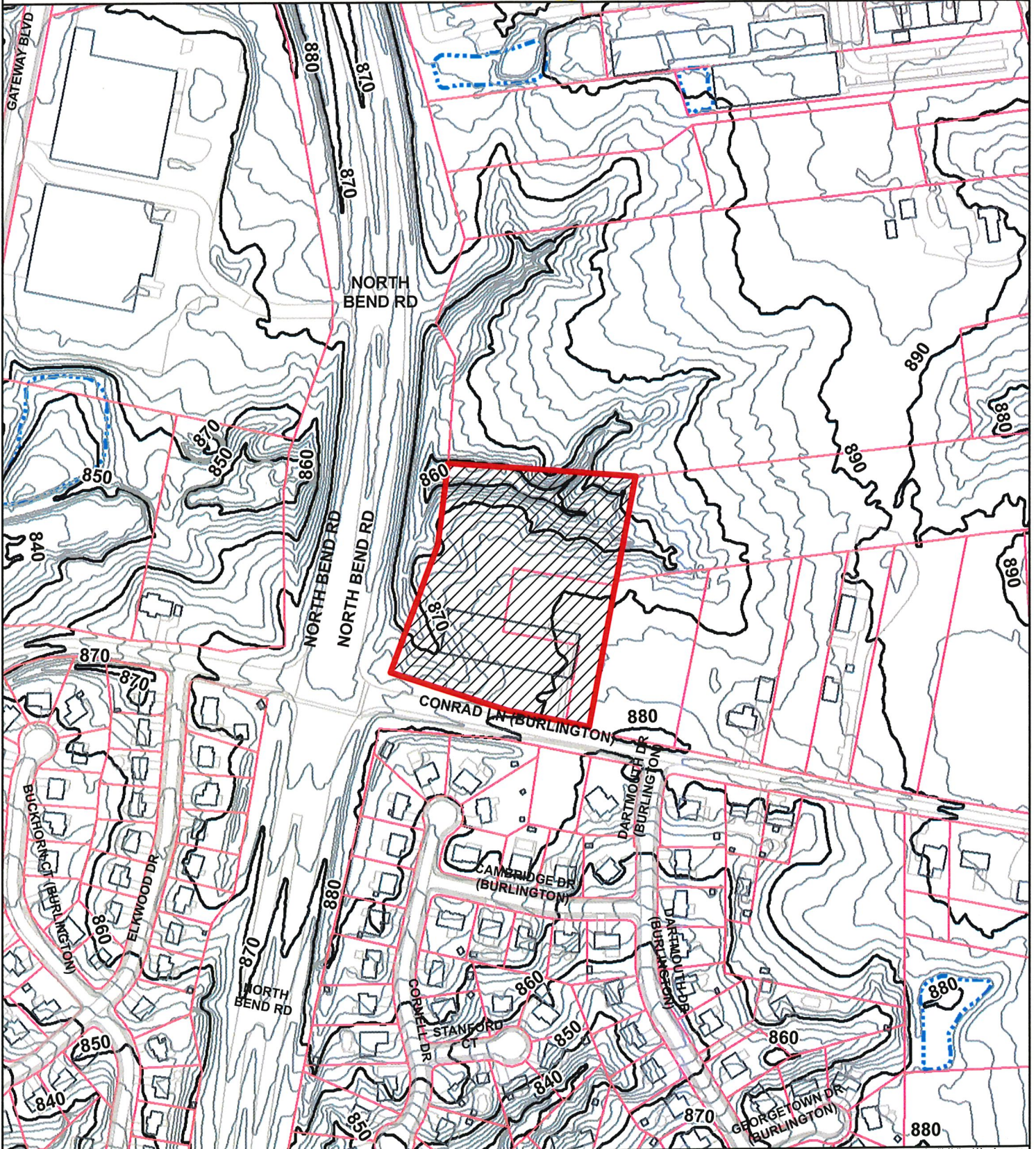
**Boone County**



State Plane 8 datum by North NAD 1983  
ArcMap Document: \*.mxd

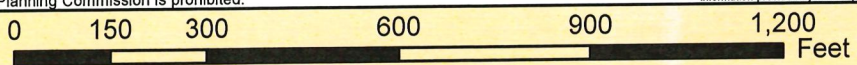
# Topographic Map

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



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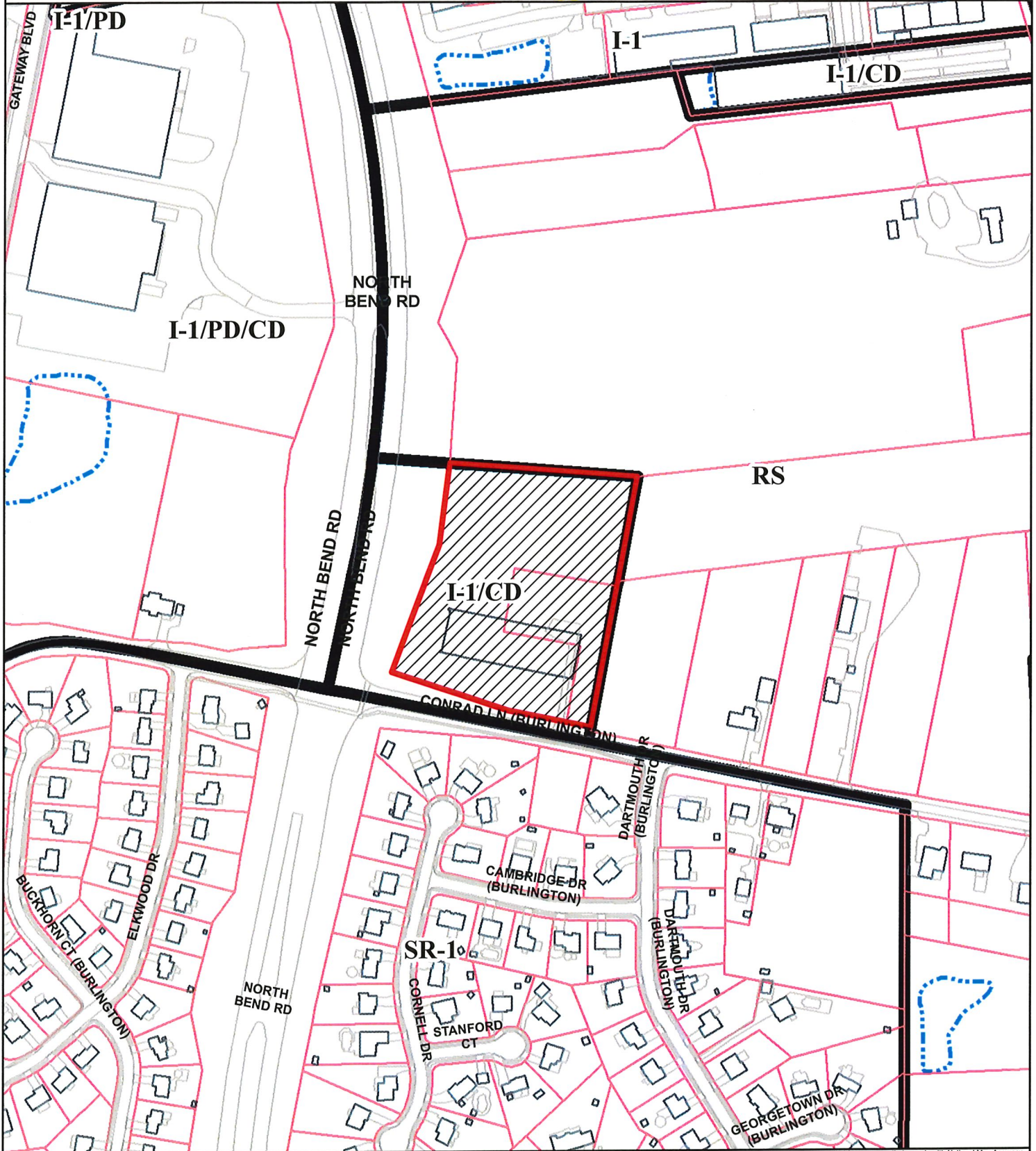


**Boone County GIS - Putting Northern Kentucky on the Map**

2024 Project File: 2024-03-15  
ArcMap Document: \*.mxd

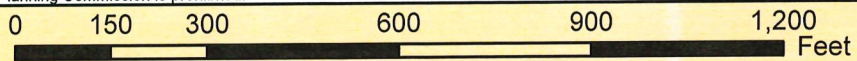
# Zoning Map

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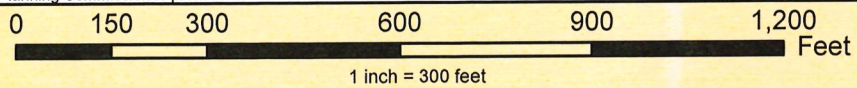
# Noise Contour Map

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



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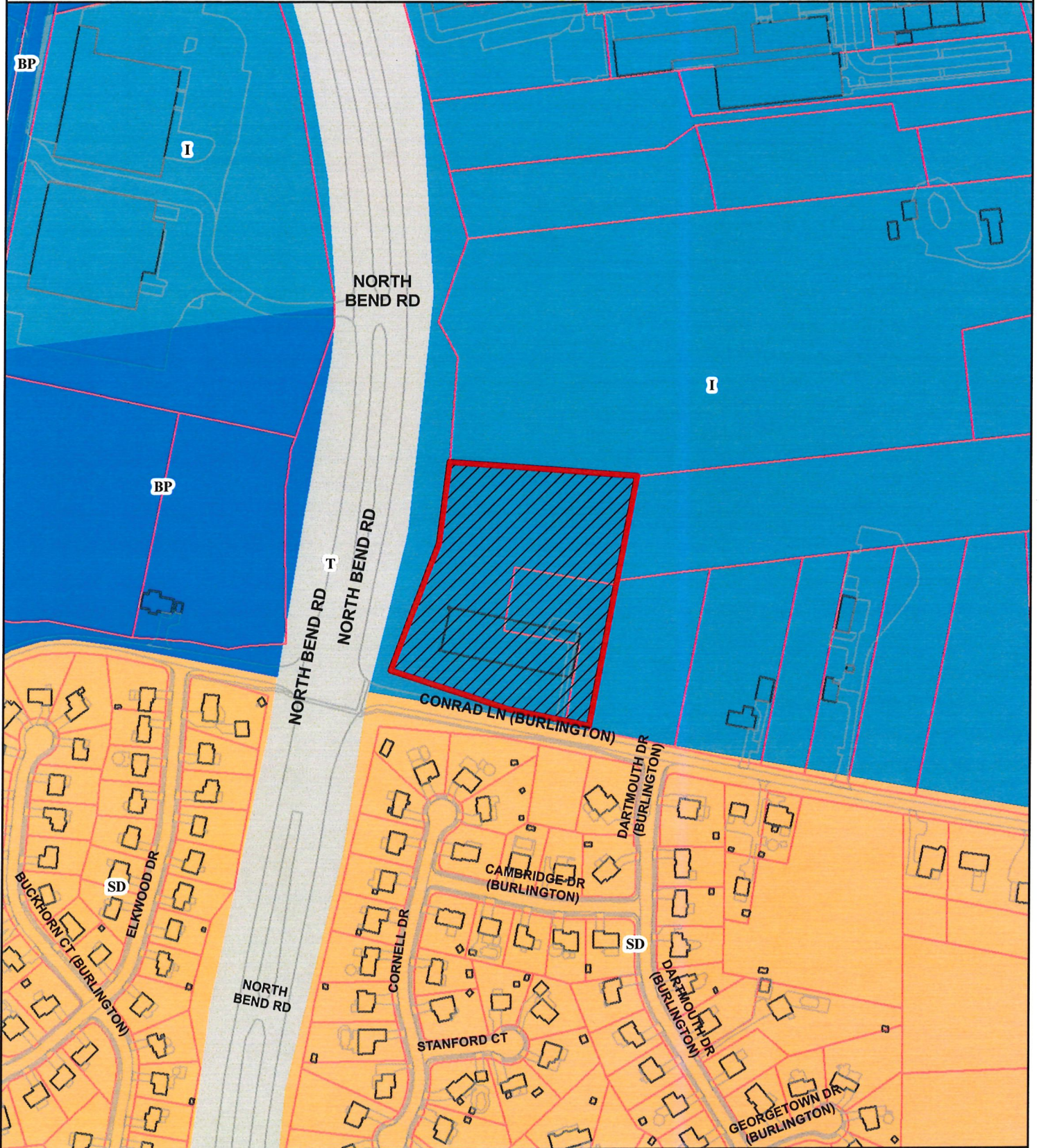


**Boone County GIS - Putting Northern Kentucky on the Map**

Boone County GIS  
ArcMap Document: \*.mxd

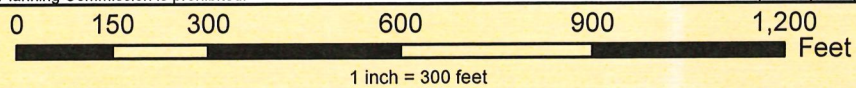
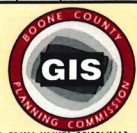
# 2040 Future Land Use Map

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



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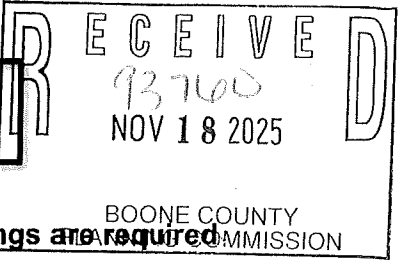
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**Boone County GIS - Putting Northern Kentucky on the Map**

Map File: 8.10.2024\Map\_2040\_1101  
ArcMap Document: \*.mxd

**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**

**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  
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Phone Number: 859-466-4912 Fax Number: \_\_\_\_\_  
Email: brad@trauthhomes.com
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Variance request for front yard setback encroachment along North Bend Rd for field, fencing, & netting, and rear buffer yard encroachment. Variance request for fence height.
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11. Total Square Footage of Existing and/or Proposed Buildings: \_\_\_\_\_

12. Current Zoning: I-1 (Industrial One)

13. 1244 / 838 / 2019  
Deed Book Page Group Number


14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: January 7, 2025

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: 11/18/25 Fee Received: \$1,000 Receipt #: 93760

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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

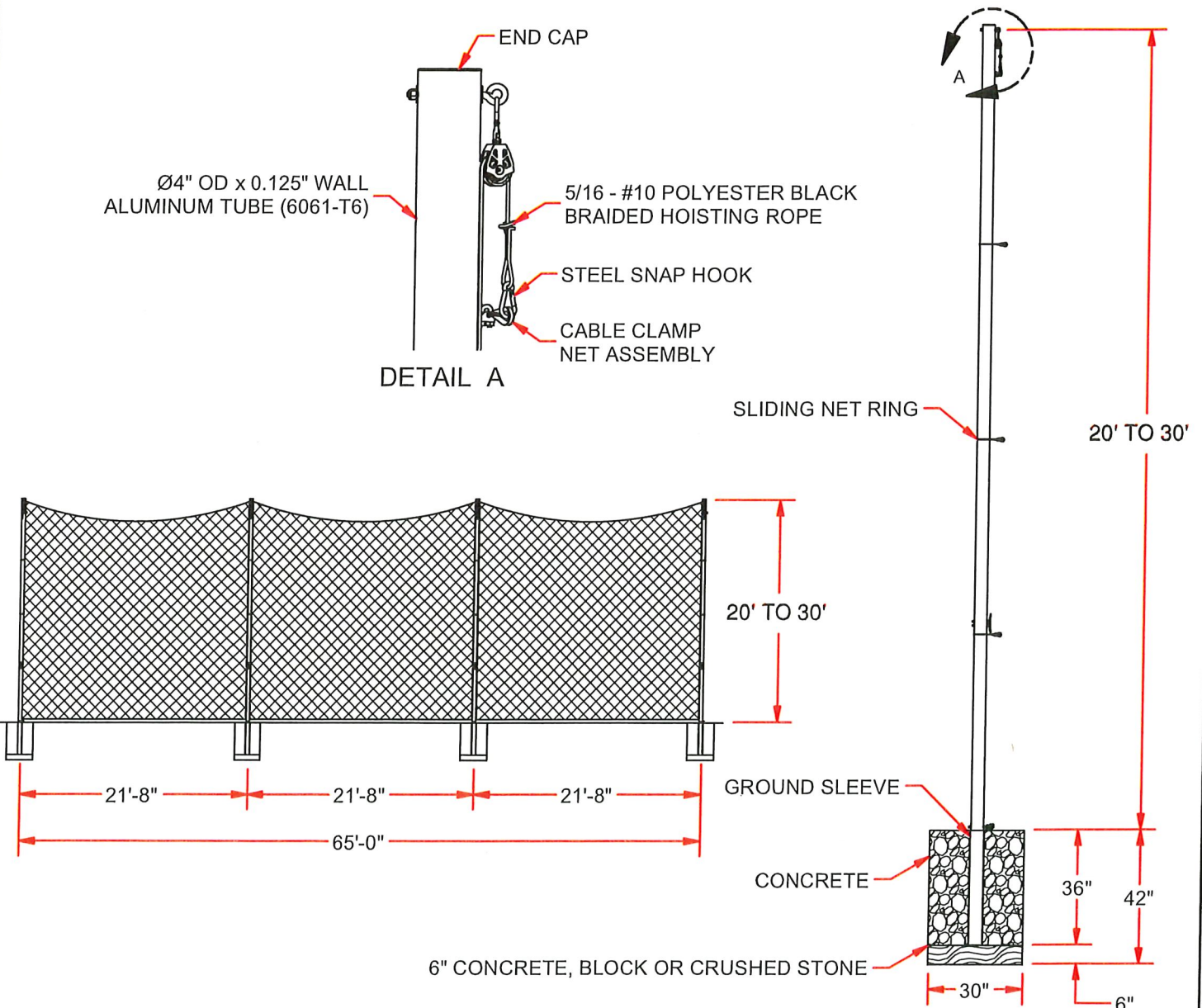
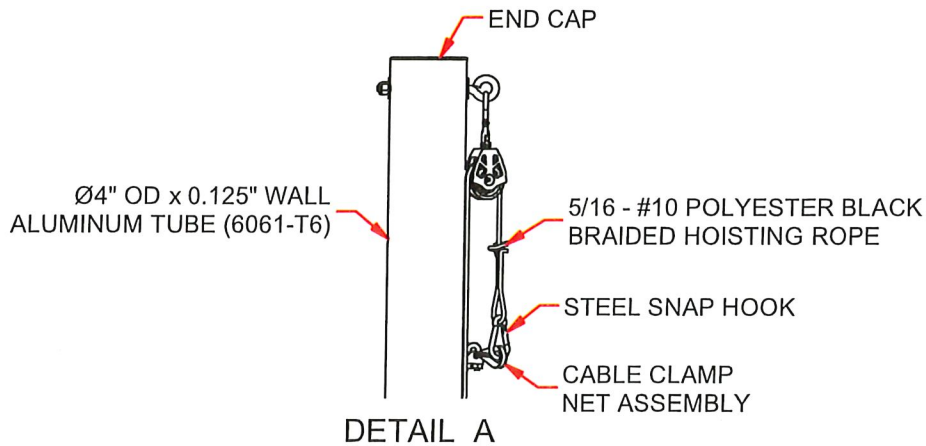
7. Reasons for Denial: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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







**FEATURES:**

- \* Ø4" O.D. x 0.125" WALL ALUMINUM TUBE (6061-T6)
- \* POLES TO BE POWDER COAT BLACK
- \* CORROSION RESISTANT HARDWARE
- \* COMES WITH GROUND SLEEVE
- \* GROUND SLEEVE COVER - OPTIONAL (P/N: FN-20-C)
- \* 3-1/2", #36 KNOTTED BLACK NYLON SQ. MESH, UV TREATED, WITH 1/4" ROPE BORDER (STANDARD)

NOTE: THESE ARE SUGGESTED DIMENSIONS FOR AVERAGE SOIL CONDITIONS, CONSULT LOCAL BUILDING CODES.



**FNSB-65**

20 FT x 65 FT SOCCER BACKSTOP SYSTEM

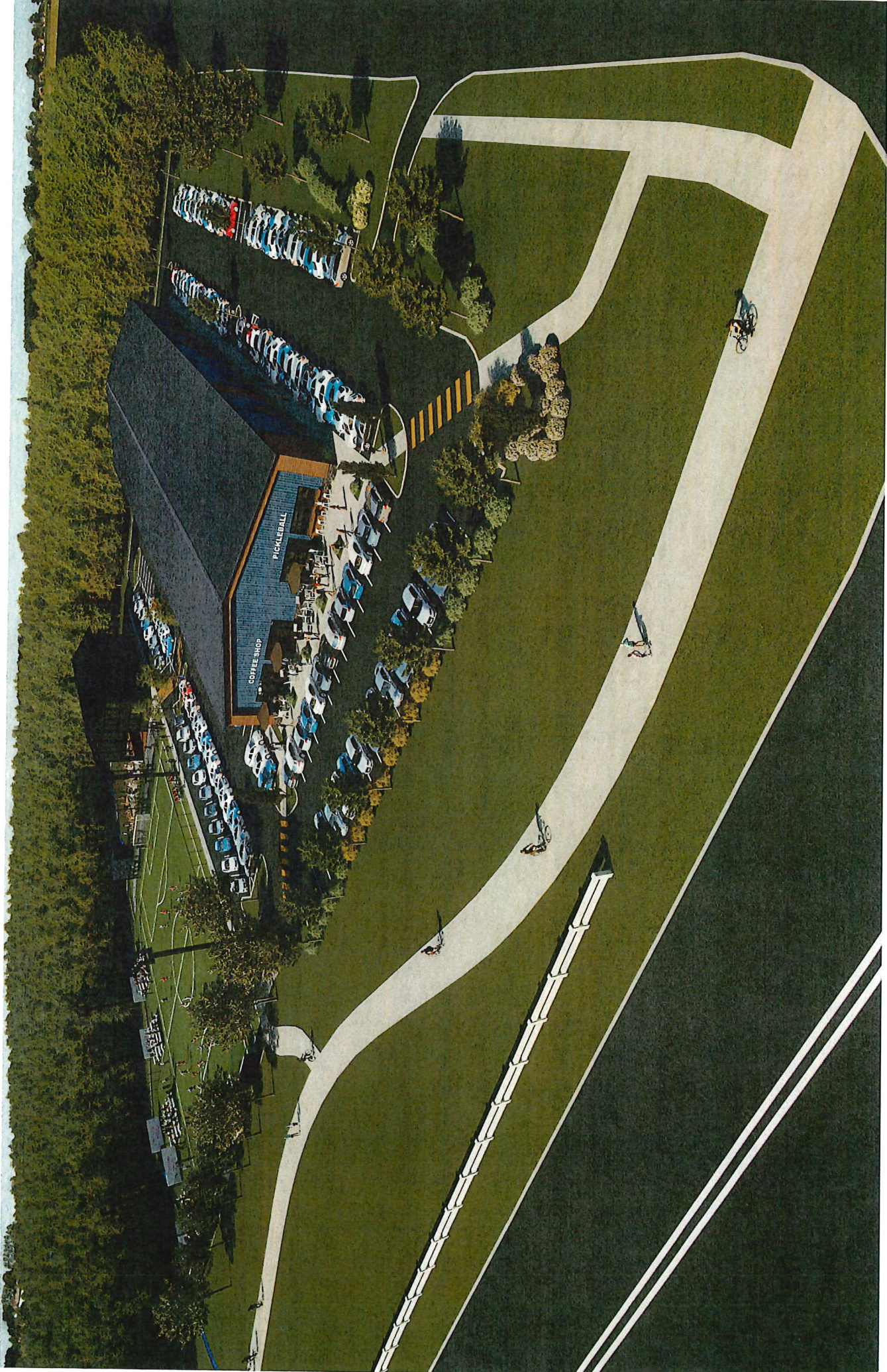
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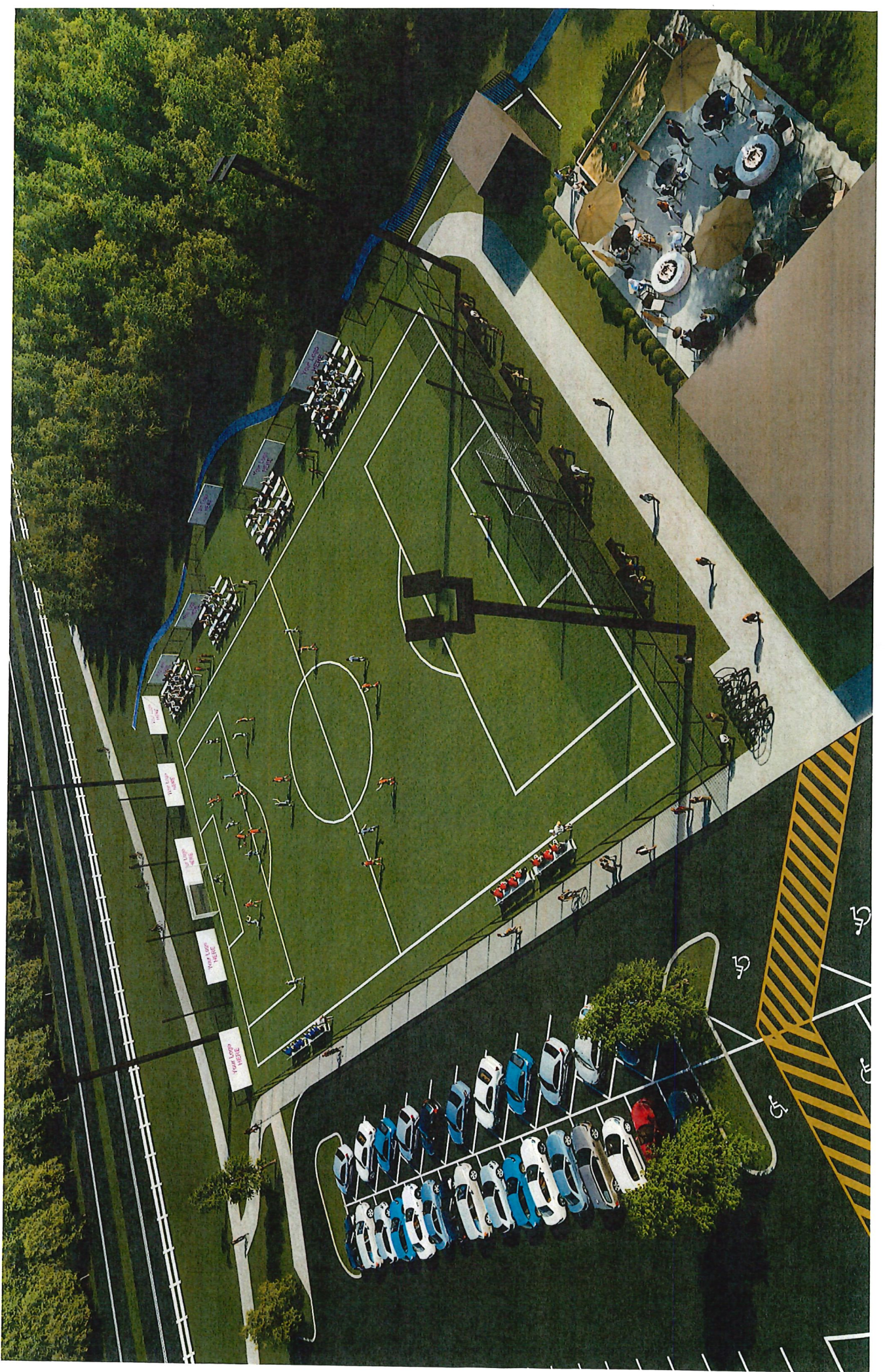
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976 Hartford Turnpike  
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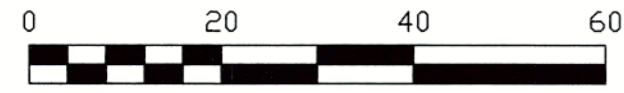
Rev: A

SHEET 1 OF 1









VARIANCE REQUESTS			
ORIGINATION OF COMMENT FROM BOONE COUNTY PLANNING COMMISSION	ZONING REQUIREMENT	RESULTING VARIANCE REQUEST	BASIS FOR VARIANCE REQUEST
COMMENT #7 FROM REVIEW LETTER DATED NOVEMBER 6, 2025: TO COMPLY WITH CONDITION NUMBER 3 OF ORDINANCE NUMBER 2025-02, REVISE THE PLANS TO PROVIDE FOR A MINIMUM FIFTY (50) FOOT SETBACK FROM THE WEST PROPERTY LINE, ALONG NORTH BEND ROAD.	50' YARD SETBACK (SECTION 3122)	VARIANCE REQUEST #1A: SETBACK PER PLAN = 10' (AT MAX ENCROACHMENT) VARIANCE REQUEST = 40'	SEE "PHASE 2 CONCEPT PLAN NOTE" THIS SHEET
COMMENT #9 FROM REVIEW LETTER DATED NOVEMBER 6, 2025: PROVIDE DETAILS OF THE PROPOSED DETENTION VAULT AS TO HOW IT SHOULD BE ALLOWED TO ENCRACH INTO THE BUFFER YARD "D" AREA ALONG THE NORTH PROPERTY LINE.	40' BUFFER YARD "D" (INCLUDES 50% REDUCTION) (SECTION 3645)	VARIANCE REQUEST #1B: BUFFER YARD PER PLAN = 19.4' (AT MAX ENCROACHMENT) VARIANCE REQUEST = 20.6'	THE VAULT'S DISTANCE OF 19.4' FROM THE PROPERTY LINE WOULD ALIGN WITH THE AREA'S FUTURE "INDUSTRIAL" DESIGNATION AND BE OUTSIDE OF THE INDUSTRIAL DISTRICT'S BUFFER REQUIREMENTS. THE REAR YARD'S CURRENT DENSELY WOODED AREA PROVIDES SUFFICIENT SCREENING. THE TOP OF THE VAULT SITS WELL BELOW THE NEIGHBORING PROPERTY AT AN ELEVATION DIFFERENCE OF APPROX 21'.
PER TELEPHONE CONVERSATION WITH MICHAEL SCHWARTZ ON 11/10/2025	12' (MAX HEIGHT) (SECTION 3655.B)	VARIANCE REQUEST #2: FIELD NETTING HEIGHT OF 30' VARIANCE REQUEST = 18'	INSTALLATION OF FIELD NETTING ADDRESSES THE PRIMARY CONCERN OF PREVENTING SOCCER BALLS FROM ENTERING THE ADJACENT ROADWAY, PARKING AREA, OR THE CREEK. DEMONSTRATES A PROACTIVE AND REASONABLE STANDARD OF CARE BY THE FACILITY OWNER AND MUNICIPALITY AND SIGNIFICANTLY REDUCES EXPOSURE TO LIABILITY AND POTENTIAL LAWSUITS ARISING FROM VEHICLE DAMAGE OR PERSONAL INJURY CAUSED BY BALLS IN THE ROADWAY.

SECTION 204: VARIANCES (PARTS D & E)

- D. 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 district.
  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 regulations from which relief is sought.
- E. 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.

REVISIONS	DATE #	ITEM

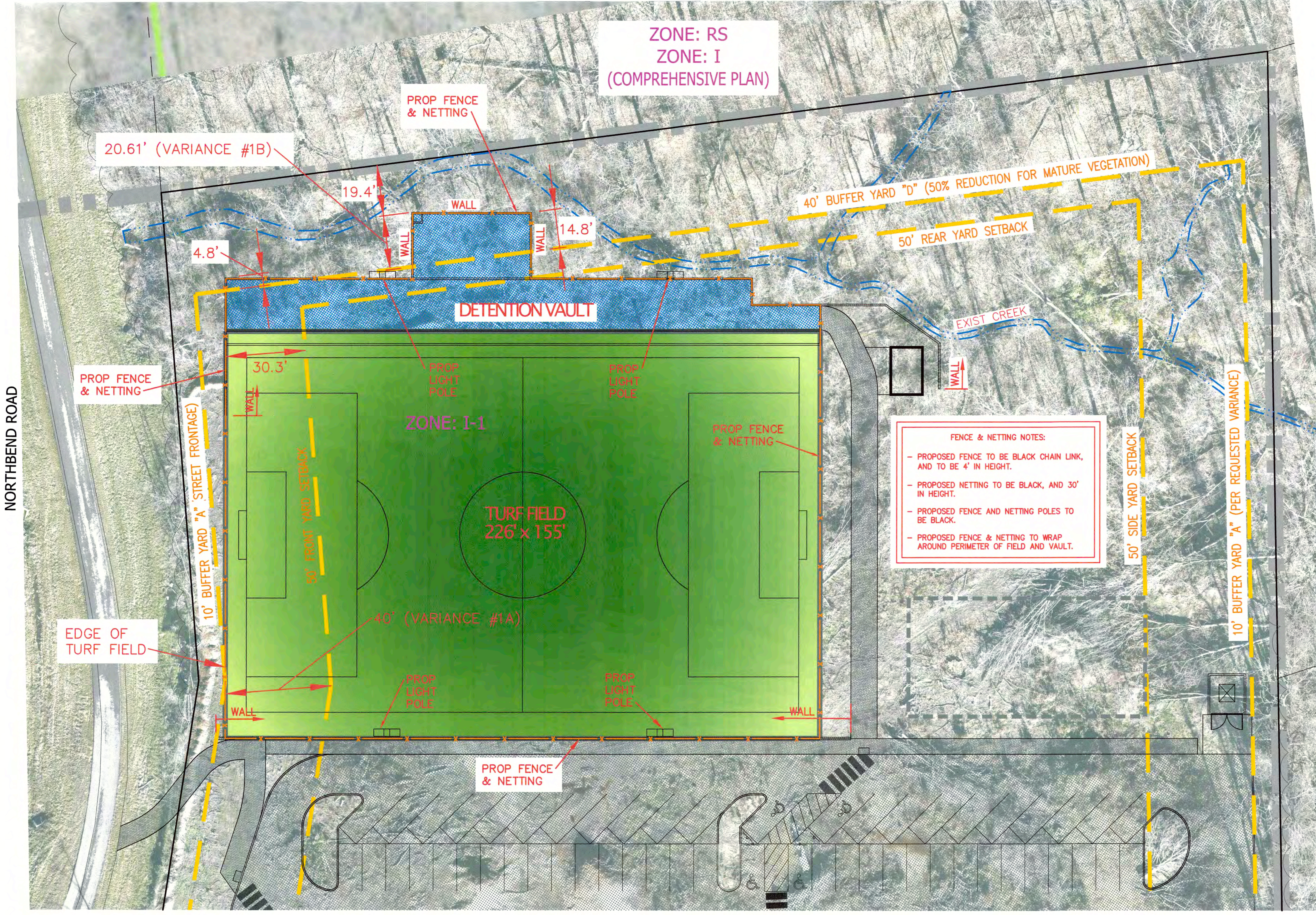
**CARDINAL**  
ENGINEERING  
LAND SURVEYING  
ONE MOOCK ROAD  
WILDER, KENTUCKY 41071  
PHONE: (859) 581-9600  
FAX: (859) 581-9636

WEBSITE: <http://www.cardinalengineering.net>

**PHASE 2 CONCEPT PLAN NOTE:**

THE INITIALLY APPROVED CONCEPT DEVELOPMENT PLAN SHOWED THE PHASE 2 BREW PUB AND TURF FIELD MIRRORRED, POSITIONING THE BREW PUB AGAINST THE WEST BUFFER YARD LINE (REFER TO CONCEPT DEVELOPMENT PLAN).

THE REQUIRED SETBACK VARIANCE FOR THE BREW PUB (AS ORIGINALLY SHOWN ON CONCEPT PLAN) IS CONSISTENT WITH THE SETBACK REQUESTED FOR THE TURF FIELD, AS SHOWN ON SHEET C-2.



**ZONE: RS  
ZONE: I  
(COMPREHENSIVE PLAN)**

**PROPOSED BUFFER INFORMATION**

PER TABLE 36-1 BUFFER YARDS BCPC ZONING ORDINANCE	
DEVELOPING USE ZONE:	I-1
ADJOINING ZONES:	RESIDENTIAL
BUFFER YARD REQUIRED:	D = 80' (40)**
** PER 3645.3 THE ELIMINATION OR REDUCTION OF BUFFER YARD REQUIREMENTS CAN BE MADE IF A DEVELOPING SITE CONTAINS HEALTHY MATURE VEGETATION. THE AMOUNT OF REDUCTION PERMITTED WILL DEPEND ON THE SIZE, TYPE AND DENSITY OF THE TREES AND VEGETATION WHICH EXISTS ON THE SITE. HOWEVER, THE MAXIMUM REDUCTION WHICH CAN BE MADE IN THE BUFFER YARD WIDTH IS FIFTY PERCENT (50%).	
** THE SAME NUMBER OF TREES ARE REQUIRED AS FOR THE 80' WIDTH BUFFER YARD, BUT THE WIDTH MAY BE REDUCED TO 40 FEET IF A 6 FOOT HIGH BERM, FENCE OR MASONRY WALL IS USED AND THE NUMBER OF SHRUBS MAY BE REDUCED TO 20 FROM PLANT LIST C. THE MAXIMUM SLOPE FOR THE BERM IS 2.5 TO 1.	

**ZONE INFORMATION**

I-1, INDUSTRIAL ONE	
MINIMUM FRONTAGE:	ONE HUNDRED & FIFTY (150) FEET
MINIMUM FRONT SETBACK:	FIFTY (50) FEET**
MINIMUM REAR SETBACK:	THIRTY (30) FEET/FIFTY (50) FEET**
MINIMUM SIDE SETBACK:	TEN (10) FEET/FIFTY (50) FEET**
MAXIMUM BUILDING HEIGHT:	FIFTY (50) FEET
* WHEN ADJOINING ANY OF THE FOLLOWING ZONING DISTRICTS: A-1, A-2, R, CONS, RSE, RS, SR-1, SR-2, SR-3, UR-1, UR-2, UR-3, MHP AND R1F	

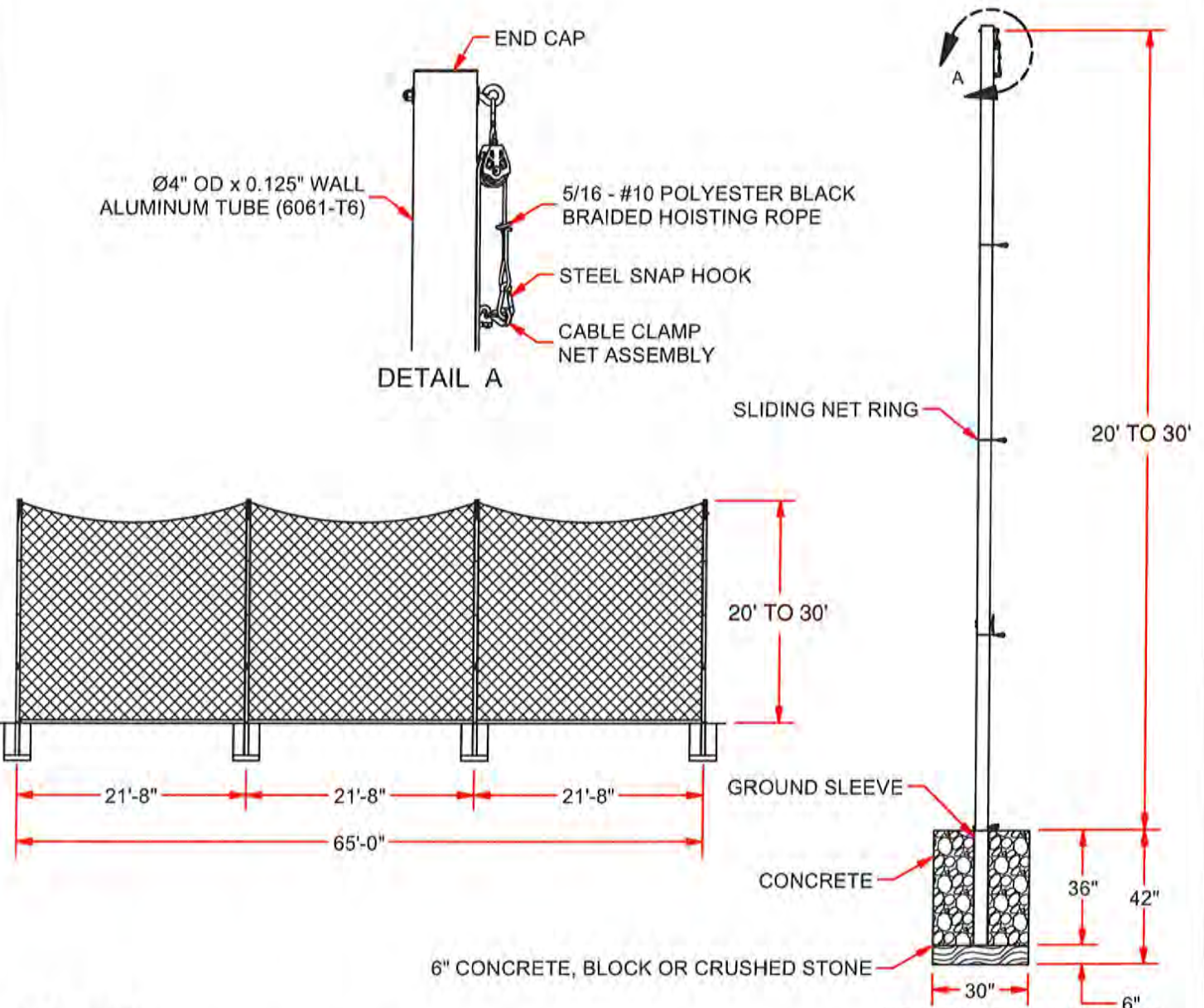
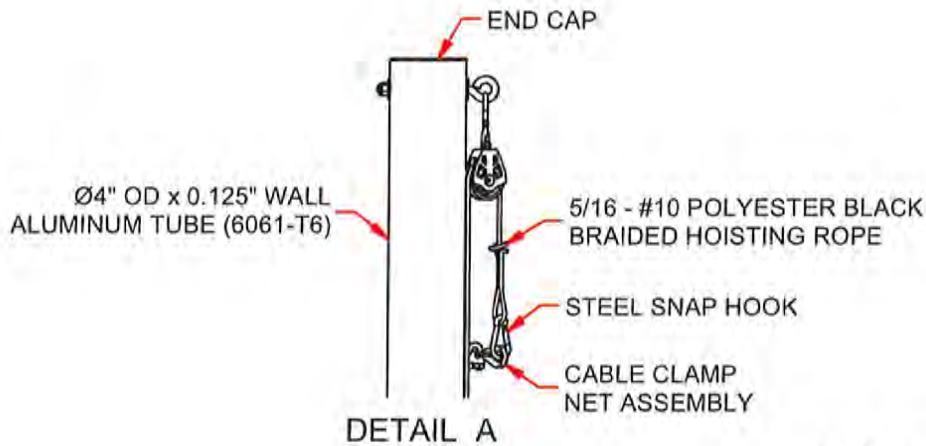
**VARIANCE REQUEST EXHIBIT**  
1920 CONRAD LANE - PHASE 2  
BOONE COUNTY, KY 41005

**CLIENT:**  
TRAUTH PROPERTY GROUP  
2529 RITCHIE AVENUE  
CRESCENT SPRINGS, KY 41017

**DRAWN BY:** MMR  
**CHECKED BY:** DES  
**PROJECT MANAGER:** DES

**PROJECT NO. 22-190**  
**SCALE** 1"=20'  
**DATE** 11-18-2025

**VARIANCE REQUEST EXHIBIT**  
**SHEET** C-2



NOTE: THESE ARE SUGGESTED DIMENSIONS FOR AVERAGE SOIL CONDITIONS, CONSULT LOCAL BUILDING CODES.

**FEATURES:**

- \* Ø4" O.D. x 0.125" WALL ALUMINUM TUBE (6061-T6)
- \* POLES TO BE POWDER COAT BLACK
- \* CORROSION RESISTANT HARDWARE
- \* COMES WITH GROUND SLEEVE
- \* GROUND SLEEVE COVER - OPTIONAL (P/N: FN-20-C)
- \* 3-1/2", #36 KNOTTED BLACK NYLON SQ. MESH, UV TREATED, WITH 1/4" ROPE BORDER (STANDARD)



**FNSB-65**

20 FT x 65 FT SOCCER BACKSTOP SYSTEM

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[www.jayprosports.com](http://www.jayprosports.com)  
 (800) 243-0533  
 976 Hartford Turnpike  
 Waterford, CT 06385 USA

Rev: A

SHEET 1 OF 1





CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Tap and Turf 237 LLC  
2529 Ritchie Ave  
Crescent Springs, KY 41017
2. ADDRESS OF PROPERTY  
1930 Conrad Ln  
Hebron, KY 41048
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
1920 Conrad Lane
4. DEED BOOK 1244                      PAGE NO. 838                      GROUP NO. 2019
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:
- X Variances (2)
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 11<sup>th</sup> 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)