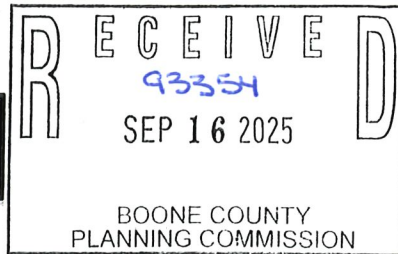


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



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  
 Change in Non-Conforming Use
3. Applicant: MYLES GREENWOOD L  
Address: 525 PAINT LICK RD  
WARSAW KY 41095  
City State Zip Code  
Phone Number: 859-823-9262 Fax Number: \_\_\_\_\_  
Email: greenwoodmyles@yahoo.com
4. Description of Request:  
Reduce Front Yard Setback From 80' to 20' to allow the installation of a mobile home
5. Name of Development: \_\_\_\_\_
6. Location of Development: 029.00-00-003.00  
Burlington KY 41005  
City State Zip Code
7. Acreage Under Review: 0.356 acres
8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
9. Current Owner: Brenda Long  
Address: 10049 HAVEN HILL  
Florence KY 41042  
City State Zip Code  
Phone Number: 859.250.4502 Fax Number: \_\_\_\_\_  
Email: dahlleen555@yahoo.com

10. Proposed Use(s) on Site: Mobile Home

11. Total Square Footage of Existing and/or Proposed Buildings: Proposed 900<sup>sq</sup> - 1800<sup>sq</sup>

12. Current Zoning: A-1

13. 1469 552 2045  
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: Brenda Long

Applicant's Signature: Myla McCreary

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

1. Date Received: 9/16/2025 Fee Received: \$666.00 Receipt #: 93354

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

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 10/18/2025

5. Board Action: 10/18/2025

\_\_\_\_\_ Approved

\_\_\_\_\_ Approved with Conditions (see #6)

\_\_\_\_\_ Denial (See #7)

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

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

7. Reasons for Denial: It will alter the character of the area having a dwelling unit  
in close proximity to the roadway.

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

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

#2

APPLICANT: Myles Greenwood, on behalf of Brenda Long

LOCATION: Along the east side of Locust Grove Drive, approximately 3,200 feet south of East Bend Road, having a Parcel Identification Number (PIDN) of 029.00-00.003.00, Boone County, Kentucky

ZONING: Agriculture (A-1)

DATE: October 8, 2025

### PROPOSAL

- A. The applicant is requesting a Variance decreasing the minimum front yard setback from eighty (80) feet to twenty (20) feet in order to install a mobile home.

### SITE HISTORY

1969 On May 21, 1969, a Conveyance Plat was approved creating the lot in question.

1969 –  
1974 Based on information contained in the Boone County GIS, a house was built on the site in question.

1994 –  
1999 Based on information contained in the Boone County GIS, the house on the site was demolished.

### 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 601.A of the Boone County Zoning Regulations states that the purpose of the Agriculture district is to preserve and protect the supply of productive agricultural lands and other open space, primarily for non-urban uses.
- E. Section 3111 of the Boone County Zoning Regulations states that the minimum front yard setback within the A-1 district is eighty (80) feet.
- F. Section 206.B.1 of the Boone County Zoning Regulations states that if any lot of record does not meet the minimum square footage requirements that are generally applicable in the district wherein said lot is located, and that lot existed at the effective date of adoption or amendment of these regulations, the owner may develop that lot in conformance with the dimensional (square footage) regulations, including front yard setback requirements, previously in effect. The lot must be developed in conformance with all other requirements of these regulations. Variances of any requirements other than the square footage of a lot or lot size shall be obtained only through action of the Board of Adjustment as provided in Section 204. Subdivisions which had been granted preliminary plat approval prior to the adoption of these regulations may be developed in conformance with dimensional regulations under which preliminary plat approval was given.
- G. Section 4000 of the Boone County Zoning Regulations contains the following definitions:
1. **Manufactured Housing:** A dwelling unit composed of one or more components substantially assembled in a manufacturing plant and transported to a building site. See Mobile Home and Modular Home.
  2. **Mobile Home:** A dwelling unit composed of one or more components substantially assembled in a manufacturing plant and designed to be transported to a building site on its own chassis for placement on a supporting structure.

A mobile home is constructed in accordance with the standards established in the U.S. Department of Housing and Urban Development's building code for manufactured housing. A mobile home is not constructed in accordance with the standards established in the state and local building codes that are applicable to site-built homes. The removal of a mobile home's wheels and/or the attachment to a permanent foundation shall not change its classification. Mobile homes do not include modular homes, dwelling units with automotive capabilities, or recreational vehicles. Mobile homes may be located in the Agriculture (A-1) or Mobile Homes Park (MHP) zoning districts.

3. Nonconforming Lot: A lot which was lawfully created but which does not conform to the minimum area or dimensional requirements specified for the zone in which it is located.

#### 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", which is described as low density residential uses of up to one dwelling unit per acre.
- B. Locust Grove Road is identified as a County maintained local street providing for two-way traffic within an approximate twenty (20) foot wide pavement width. There are no sidewalks along the roadway.
- C. Locust Grove Road terminates approximately 2,300 feet south of the site in question.

#### SURROUNDING LAND USES AND ZONING

North: Single family residential/vacant/agricultural (A-1)  
South: Single family residential/vacant/agricultural (A-1)  
East: Single family residential/vacant/agricultural (A-1)  
West: Single family residential/vacant/agricultural (A-1)

#### SITE CHARACTERISTICS

- A. The approximate 0.4 acre property is located along the east side of Locust Grove Drive, approximately 3,200 feet south of East Bend Road, directly in front of the property located at 8628 Locust Grove Road.
- B. The site has one hundred (100) feet of frontage along Locust Grove Road.
- C. The site is currently vacant.
- D. Topographically, the site slopes downward from the northwest to the southeast at an average grade of nine (9) percent.

STAFF COMMENTS

- A. The applicant wants to install either a single-wide or double-wide mobile/manufactured home on the site, no closer than twenty (20) feet from the front property line.
- B. The applicant has indicated that all other setback requirements will be met.
- C. The lot is a nonconforming lot of record, created in 1969, which does not have the required minimum lot area of five (5) acres.
- D. The existing lot measures one hundred (100) feet in width and one hundred forty-five (145) feet in depth.

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

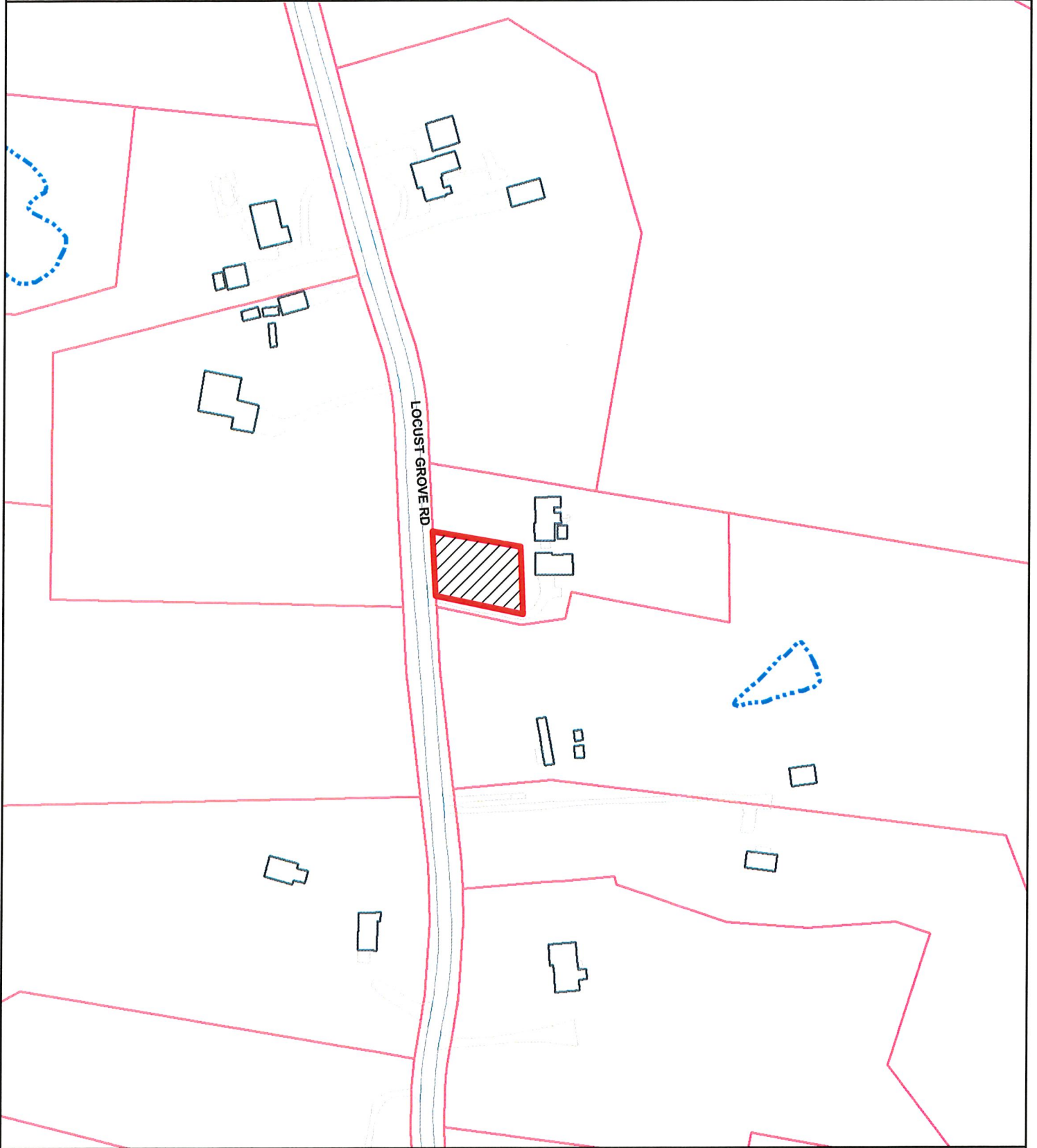
MDS/ss

Attachments

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

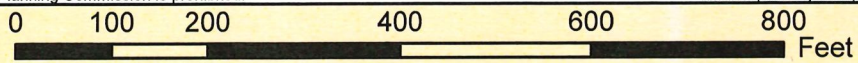
# Vicinity Map

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



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**Boone**



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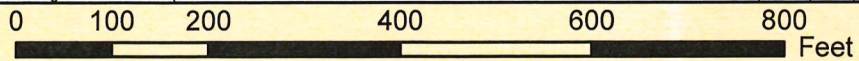
# Aerial Map

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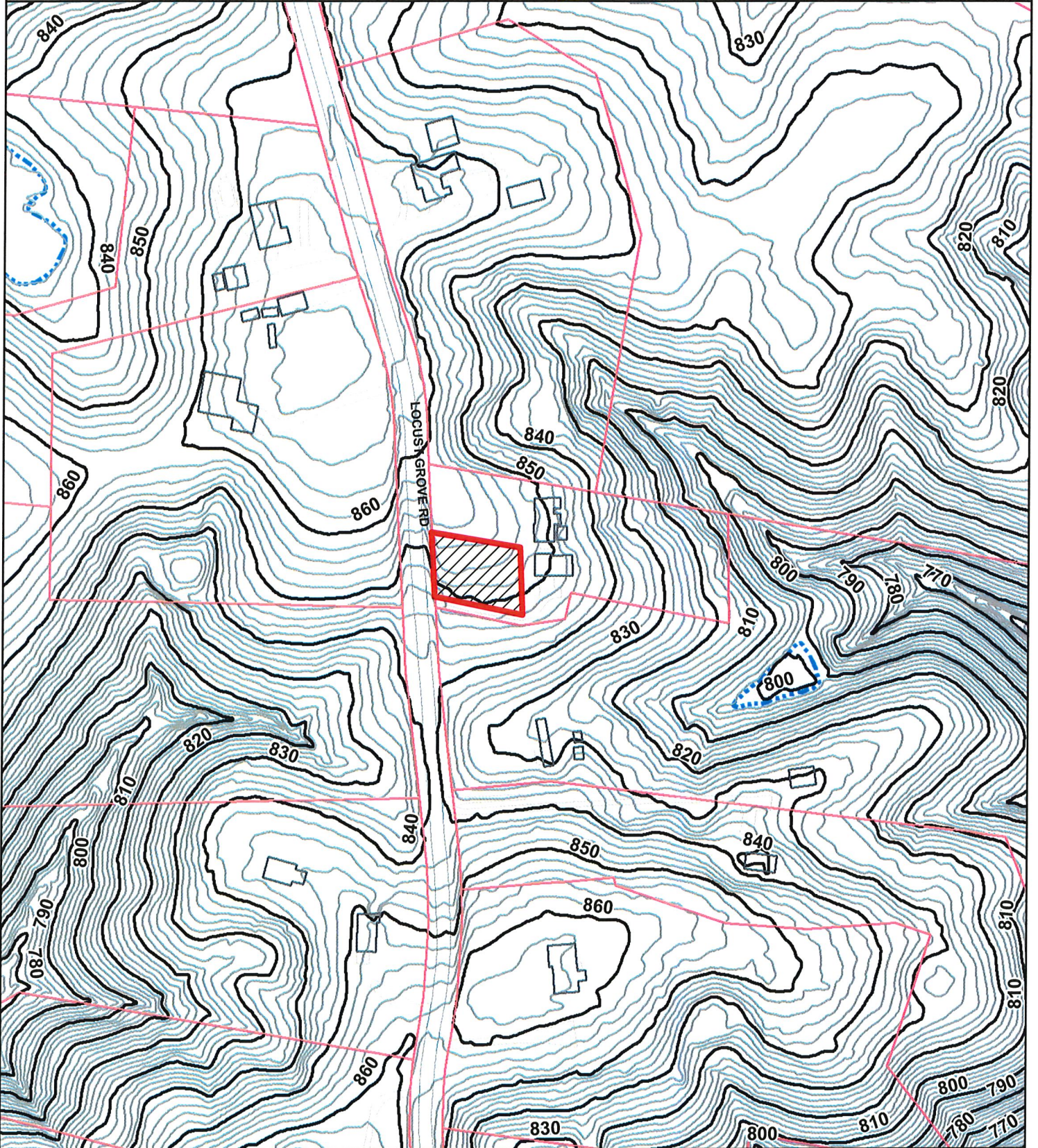
**Boone County GIS - Putting Northern Kentucky on the Map**



Boone County GIS  
ArcMap Document: \*.mxd

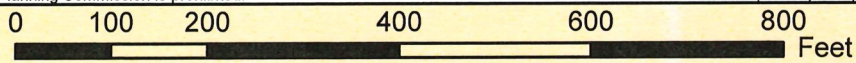
# Topographic Map

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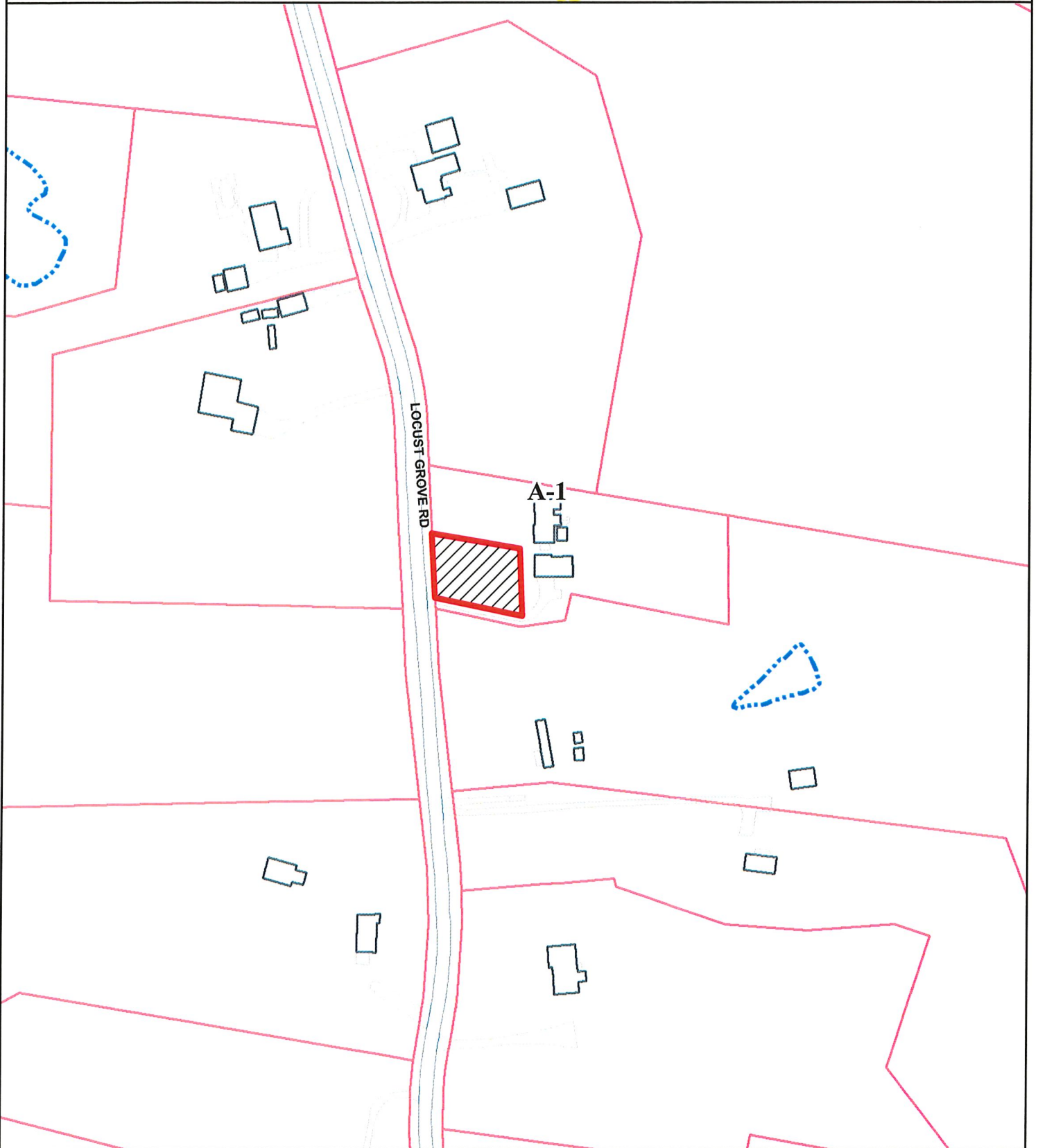
**Boone**



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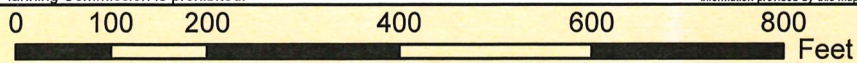
# Zoning Map

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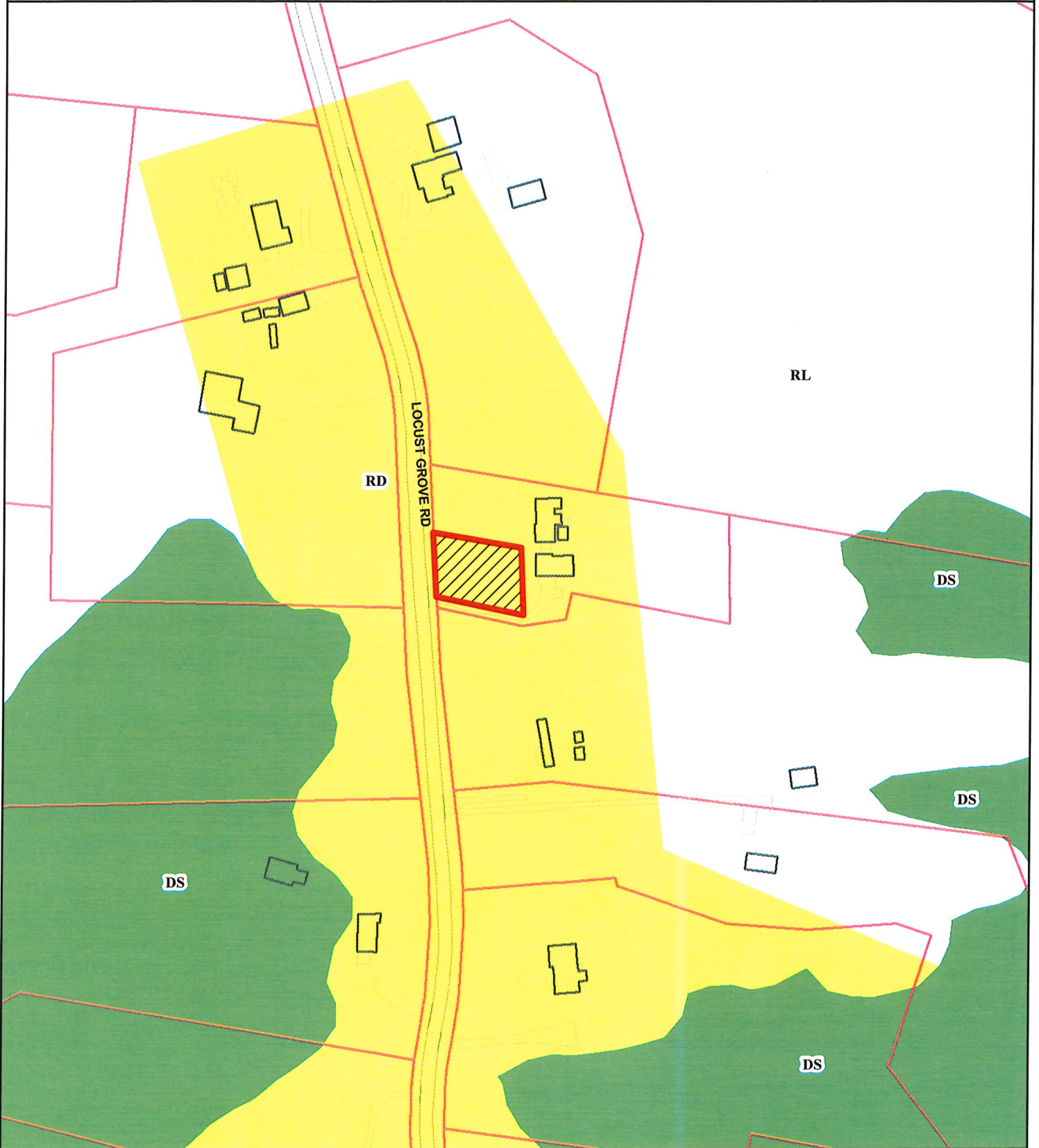


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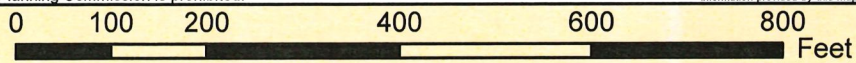
# 2040 Future Land Use Map

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



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ArcMap Document: \*.mxd

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**RECEIVED**  
93334  
SEP 16 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: Myles Greenwood  
Address: 525 PAINT LICK RD  
WARSAW Ky 41095  
City State Zip Code  
Phone Number: 859-823-9262 Fax Number: \_\_\_\_\_  
Email: greenwoodmyles@yahoo.com

④ Description of Request:  
Reduce front yard setback from 80' to 20' to allow the installation of a mobile home

⑤ Name of Development: \_\_\_\_\_

6. Location of Development: 029.00-00-003.00  
Burlington KY 41005  
City State Zip Code

7. Acreage Under Review: 0.356 acres

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

⑨ Current Owner: Brenda Long  
Address: 10049 Haven Hill  
Florence Ky 41042  
City State Zip Code  
Phone Number: 859 250 4502 Fax Number: \_\_\_\_\_  
Email: dahlbeck555@yahoo.com

10. Proposed Use(s) on Site: Mobile Home

11. Total Square Footage of Existing and/or Proposed Buildings: Proposed 900<sup>sq</sup> - 1300<sup>sq</sup>

12. Current Zoning: A-1

13. 1469 552 2045  
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: Brenda Long

Applicant's Signature: Myla A. A. A.

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

1. Date Received: 9/16/2025 Fee Received: \$666.00 Receipt #: 93354

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: \_\_\_\_\_

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

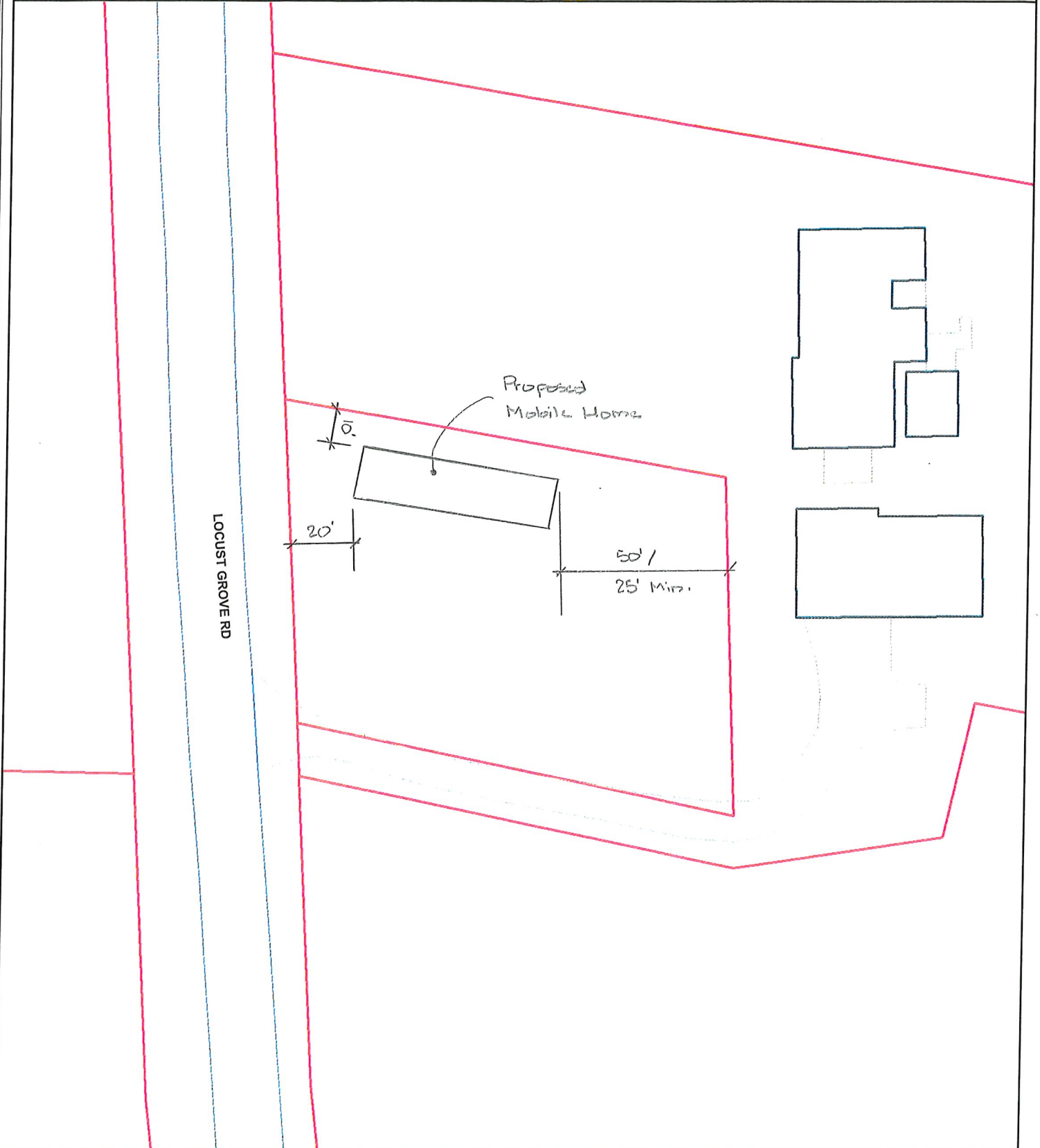
7. Reasons for Denial: \_\_\_\_\_

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

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)

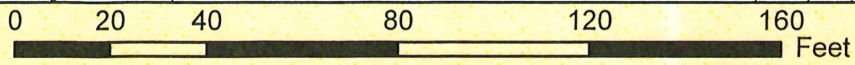
# Boone County GIS Map

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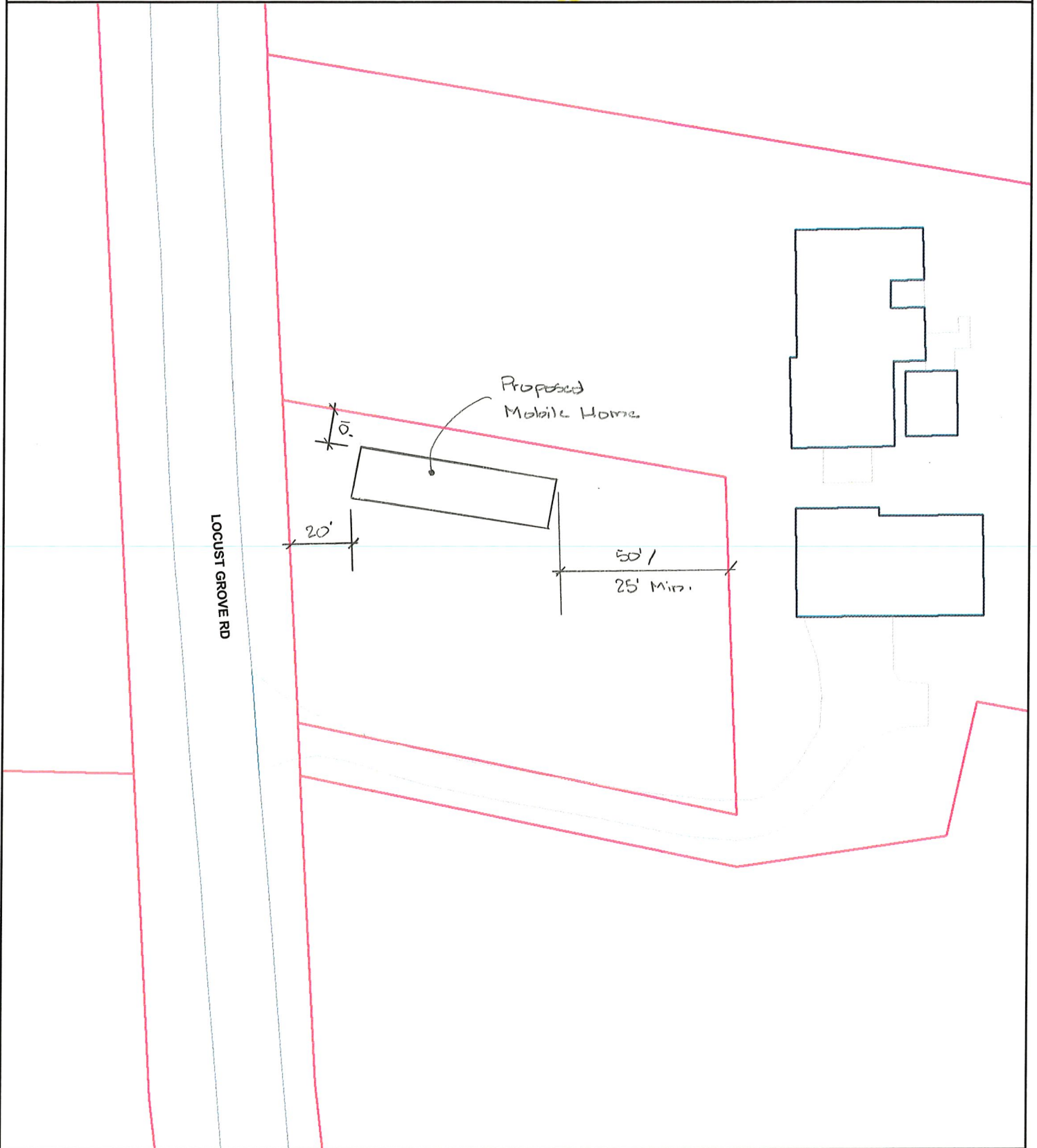


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ArcMap Document: \*.mxd

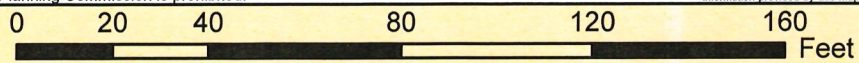
# Boone County GIS Map

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