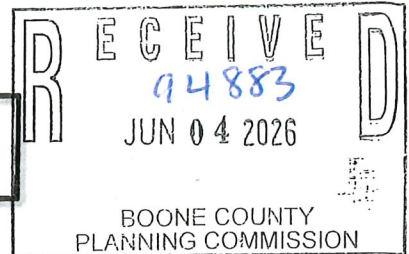


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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

20-BCB014-022-14

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: William L. Price III
Address: 744 Corbin Ct
Union KY 41091
City State Zip Code
Phone Number: 513-628-2865 Fax Number: _____
Email: treypprice76@gmail.com
4. Description of Request:
Reduce rear yard setback from 30ft to 25ft
for deck
5. Name of Development: Hawks Landing
6. Location of Development: 744 Corbin Ct.
Union KY 41091
City State Zip Code
7. Acreage Under Review: _____
8. Lot Number and Name of Subdivision (if part of a subdivision):
Lot 20 Section 7 - Hawks Landing
9. Current Owner: William L. Price III
Address: 744 Corbin Ct.
Union KY _____
City State Zip Code
Phone Number: 513-628-2865 Fax Number: _____
Email: treypprice76@gmail.com

10. Proposed Use(s) on Site: Deck
11. Total Square Footage of Existing and/or Proposed Buildings: 256 ft²
12. Current Zoning: SR-1
13. 1256 777 2038A
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:

Willie L. P. [Signature]

Applicant's Signature:

Willie L. P. [Signature]

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

1. Date Received: 6/4/24 Fee Received: \$666 Receipt #: 94883
2. Is application complete: 1
3. Staff Reviewer: L Elliott
4. Scheduled Board Action Date: 7/8/26
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@boonecountkyky.org
www.boonecountkyky.org

STAFF REPORT

#2

APPLICANT: William Price III

LOCATION: 744 Corbin Court

ZONING: Suburban Residential One (SR-1)

DATE: July 8, 2026

PROPOSAL

- A. The submitted request is a Variance reducing the rear yard setback from thirty (30) feet to twenty-five (25) feet.

SITE HISTORY

- 2025 On October 30, 2025, the Boone County Planning Commission approved a Final Plat for Hawk's Landing, Section 7, creating the lot in question.
- 2025 On November 13, 2025, The Boone County Planning Commission approved a zoning permit to allow the construction of a single-family residence on the site.

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 3111 of the Boone County Zoning Regulations states that the minimum rear yard setback within the SR-1 district is thirty (30) feet.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2045 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. Corbin Court is a county-maintained local street providing for two-way traffic within an approximate twenty-five (25) foot pavement width. There is currently only a sidewalk along the north side of the roadway.

SURROUNDING LAND USES AND ZONING

North: Single-family residential dwellings (SR-1)
South: Currently vacant, platted for single-family residential dwellings (SR-1)
East: Currently vacant, platted for single-family residential dwellings (SR-1)
West: Single-family residential dwellings (SR-1)

SITE CHARACTERISTICS

- A. The approximate 0.2-acre property is located on the northeast corner of Owen Drive and Corbin Court.
- B. The site has approximately one hundred (100) feet of frontage along Owen Drive and approximately seventy (70) feet of frontage along Corbin Court.
- C. The site is currently occupied by a detached single-family residential structure.
- D. Topographically, the site slopes very slightly upward from north to south at an average grade of approximately 4.5%.

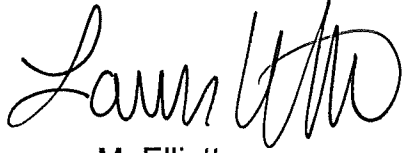
STAFF COMMENTS

- A. The submitted Concept Development Plan indicates the construction of a 224-square-foot deck.
- B. The property to the rear of the site in question has a rear yard setback of approximately thirty (30) feet.
- C. If approved, the distance between the proposed deck and the nearest residential structure would be fifty-five (55) 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 these criteria.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lauren M. Elliott". The signature is fluid and cursive, with the first name "Lauren" being more legible than the last name "Elliott".

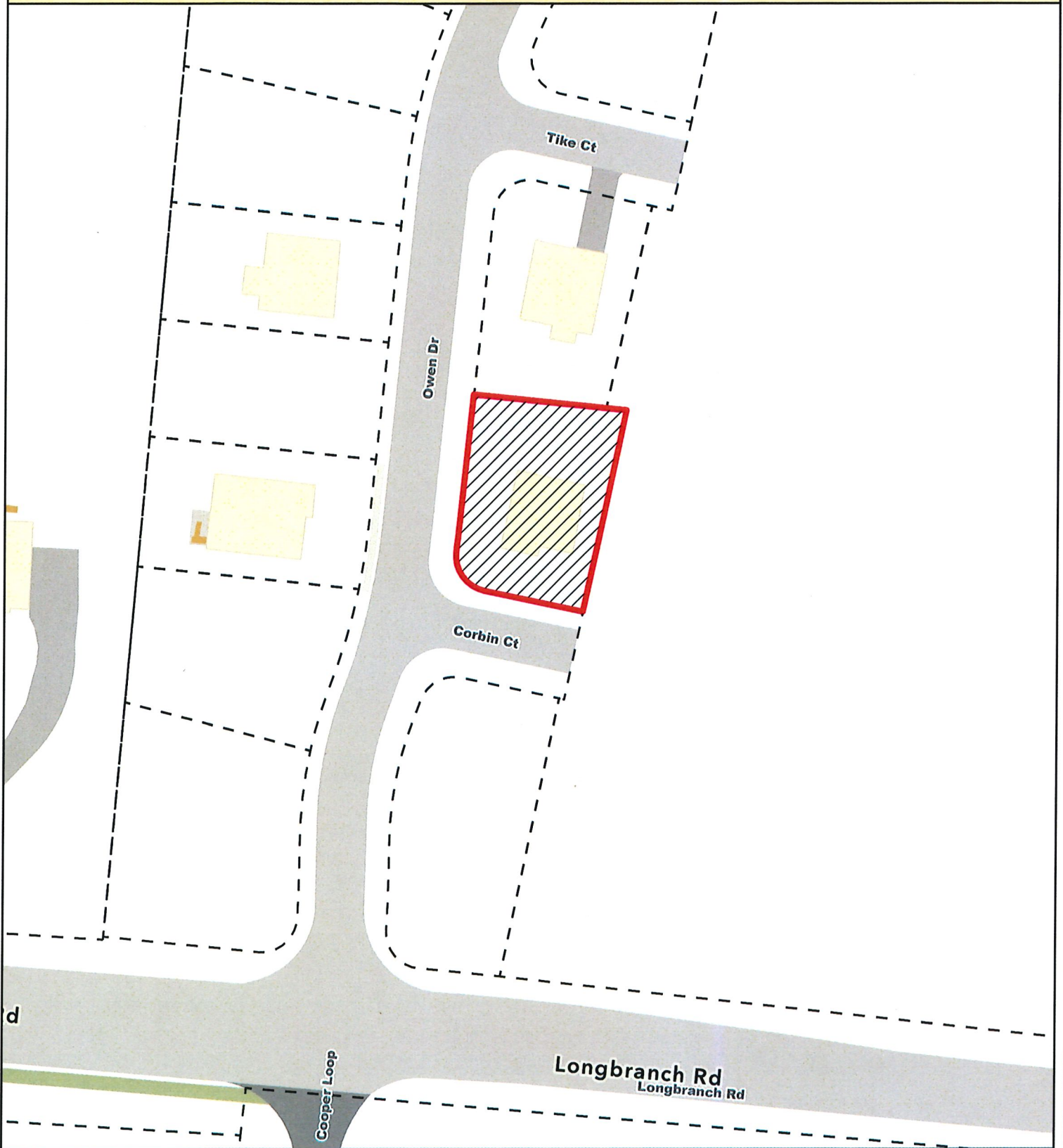
Lauren M. Elliott
Planner, Zoning Services

LME/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Zoning Map
- *2045 Future Land Use Map
- *Topographic Map
- *Application
- *Concept Development Plan

Boone County GIS Map



0 40 80 160 240 320 Feet

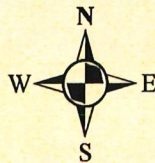


Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS Map



0 40 80 160 240 320 Feet

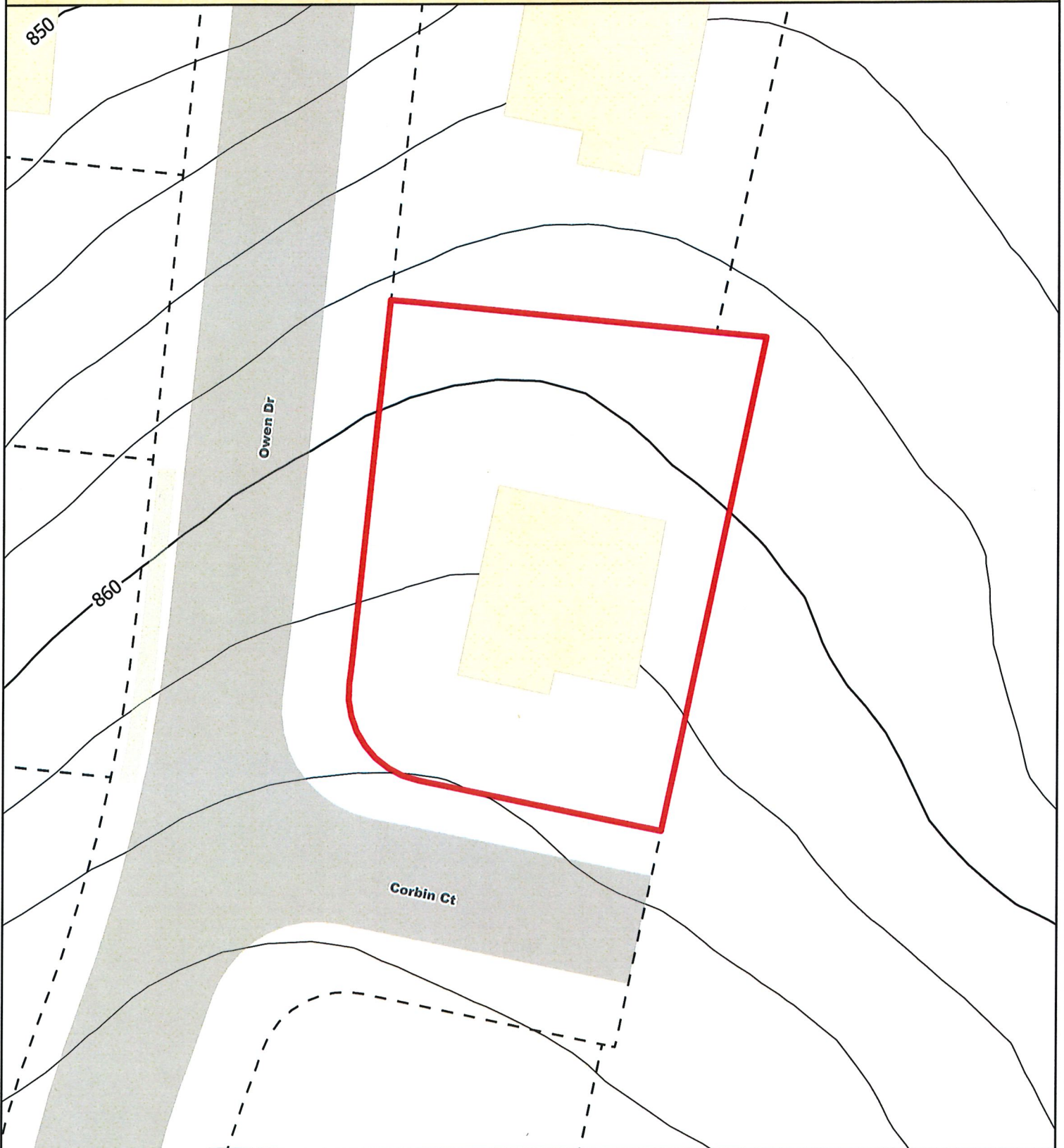


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 7/1/2026

ArcGIS Pro Document: *.aprx

Boone County GIS Map

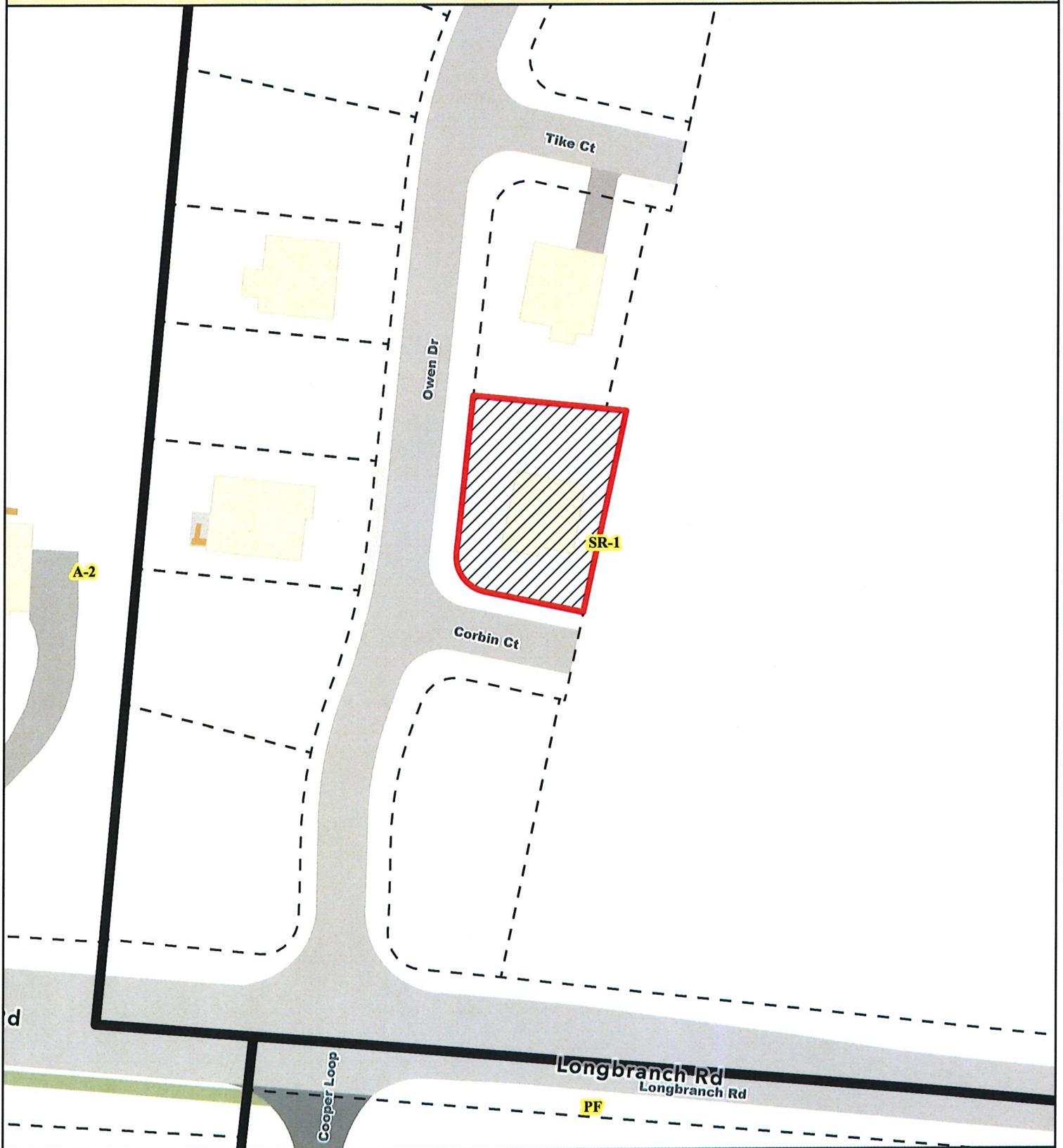


0 15 30 60 90 120 Feet



Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS Map

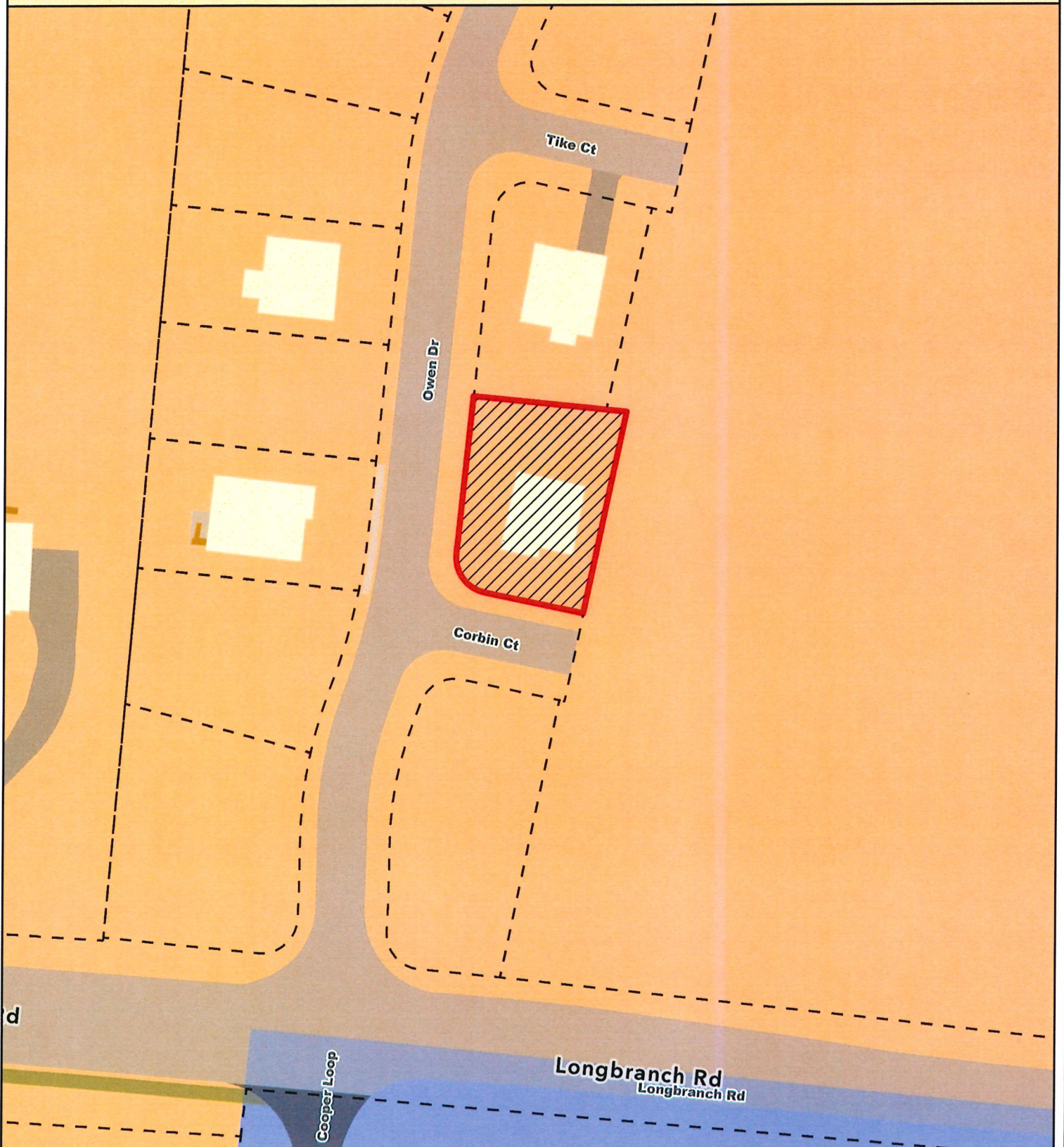


0 40 80 160 240 320 Feet



Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS Map



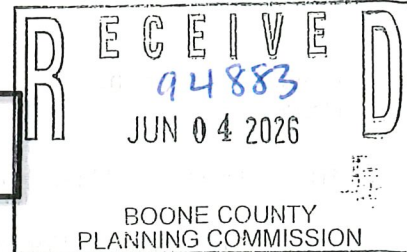
Map Created: 7/1/2026

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**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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☐ Change in Non-Conforming Use

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Union KY 41091
City State Zip Code

Phone Number: 513-628-2865 Fax Number: _____

Email: treypriest76@gmail.com

4. Description of Request:
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for deck

5. Name of Development: Hawks Landing

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9. Current Owner: William L. Price III

Address: 744 Corbin Ct.

Union KY
City State Zip Code

Phone Number: 513-628-2865 Fax Number: _____

Email: treypriest76@gmail.com

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

1. Date Received: 4/4/24 Fee Received: \$666 Receipt #: 94883
2. Is application complete: 1
3. Staff Reviewer: _____
4. Scheduled Board Action Date: _____
5. Board Action: _____

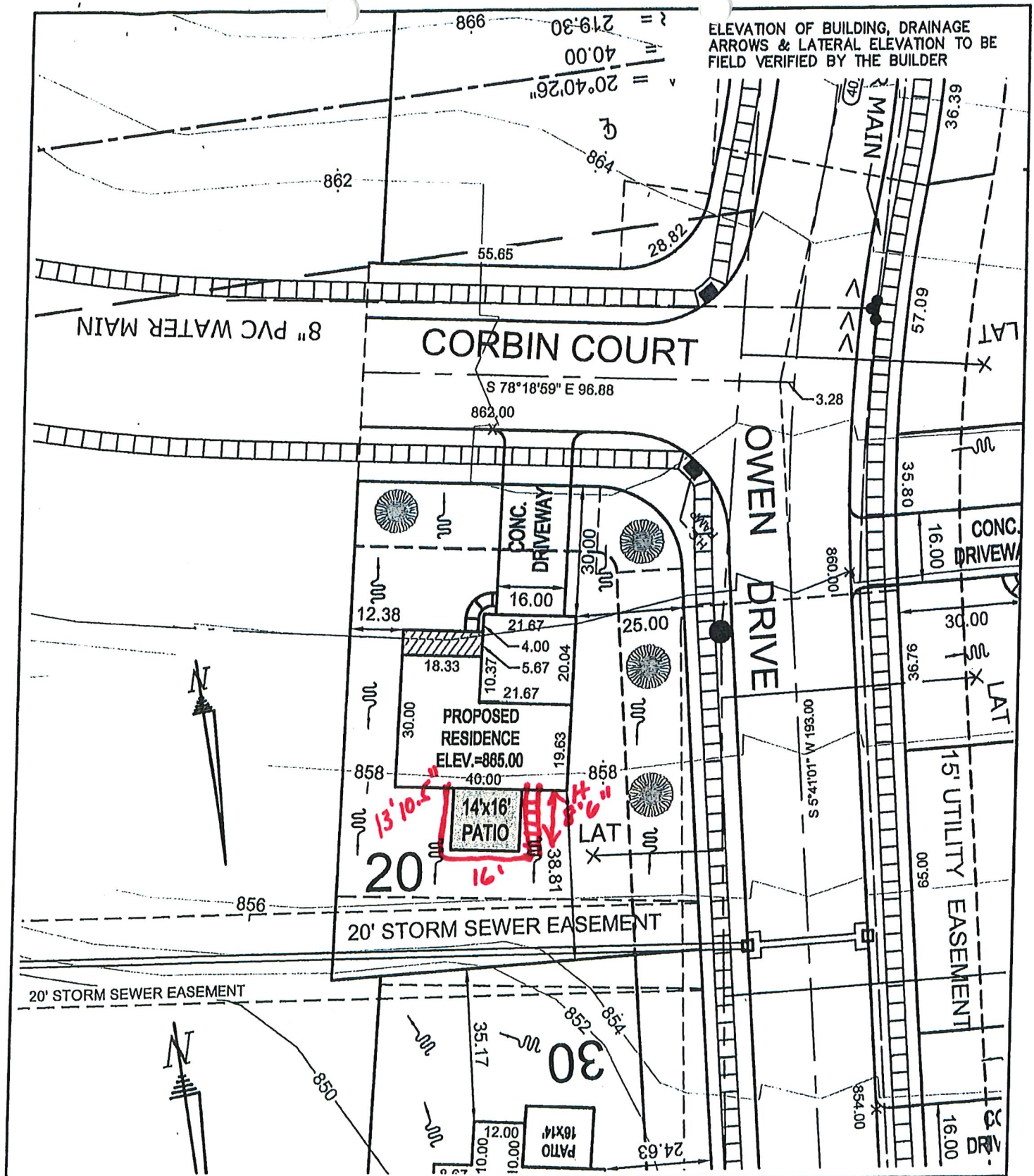
Approved

Approved with Conditions (see #6)

Denial (See #7)
6. Conditions of Approval: _____

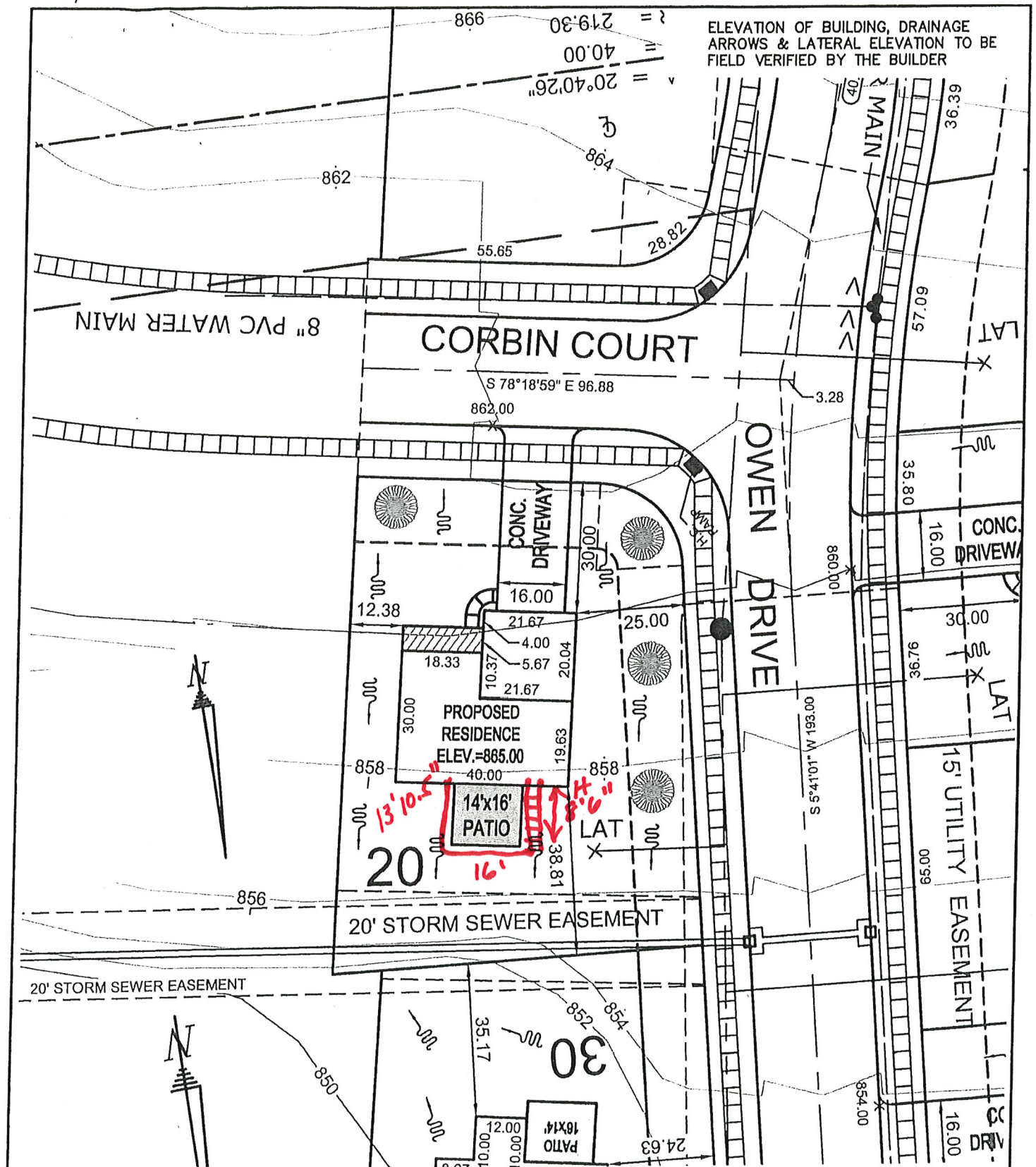
7. Reasons for Denial: _____

Boone County Planning Commission
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BUILDER	DREES HOMES	SUBDIVISION	HAWK'S LANDING 6925 OWEN DRIVE UNION, KENTUCKY	SECTION	7	BLOCK		LOT NUMBER	20
OWNER	DREES HOMES 211 GRANDVIEW DRIVE FORT MITCHELL, KY 41017 OFFICE: (859) 578-4200	DATE	11/10/23	SCALE	1" = 30'	PREPARED BY:	MITCHELL BERLING JAMES W. BERLING ENGINEERING 1671 PARK ROAD, SUITE ONE FT. WRIGHT, KENTUCKY 41011 (859) 331-9191		
		IMPROVEMENT PLAN APPROVAL	 TREE TO BE PICKED FROM = THE PLANT LIST "A"						

ELEVATION OF BUILDING, DRAINAGE
ARROWS & LATERAL ELEVATION TO BE
FIELD VERIFIED BY THE BUILDER



BUILDER	DREES HOMES	SUBDIVISION	HAWK'S LANDING 6925 OWEN DRIVE UNION, KENTUCKY	SECTION	7	BLOCK		LOT NUMBER	20
OWNER	DREES HOMES 211 GRANDVIEW DRIVE FORT MITCHELL, KY 41017 OFFICE: (859) 578-4200	DATE 11/10/23	SCALE 1"= 30'	PREPARED BY: MITCHELL BERLING JAMES W. BERLING ENGINEERING 1671 PARK ROAD, SUITE ONE FT. WRIGHT, KENTUCKY 41011 (859) 331-9191					
		IMPROVEMENT PLAN APPROVAL							
		 = TREE TO BE PICKED FROM THE PLANT LIST "A"							

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Nicole Lynn Price and William Lloyd Price III
744 Corbin Ct
Union, KY 41091
2. ADDRESS OF PROPERTY
744 Corbin Ct
Union, KY 41091
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Price Deck Variance
4. DEED BOOK 1256 PAGE NO. 777 GROUP NO. 2038A
5. TYPE OF RESTRICTION(S) (Check all that apply)

 ___ Zoning Map Amendment: ___ Conditional Use Permit
 From ___ To ___

 ___ Development Plan ___ Conditional Zoning

 ___ Subdivision Plat ___ Other:
 (Not Recorded)

 X 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

Lauren M. Elliott, Planner

Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Lauren M. Elliott on behalf of the Boone County Planning Commission this 9th day of July, 2026.

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)