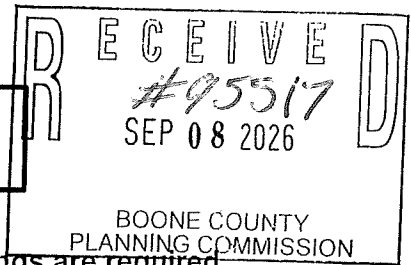


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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: Todd + Jennifer Staten

Address: 5890 Chingvapi Hill Rd.

Petersburg KY 41080
City State Zip Code

Phone Number: 859-760-0459 Fax Number: _____

Email: jennystatena@gmail.com

4. Description of Request:
Build barn 6' from front property line. Required to be 80'.

5. Name of Development: Staten Variance

6. Location of Development: 5890 Chingvapi Hill Rd.
Petersburg KY 41080
City State Zip Code

7. Acreage Under Review: 15.9

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

9. Current Owner: Todd + Jennifer Staten

Address: 5890 Chingvapi Hill Rd.

Petersburg KY 41080
City State Zip Code

Phone Number: 859-760-0459 Fax Number: _____

Email: jennystatena@gmail.com

10. Proposed Use(s) on Site: Barn
11. Total Square Footage of Existing and/or Proposed Buildings: 22x36 = 792
12. Current Zoning: A-1
13. _____
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:

Jennifer Stater

Applicant's Signature:

Jennifer Stater

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

1. Date Received: 9/8/26 Fee Received: \$6666 Receipt #: 95517
2. Is application complete: ✓
3. Staff Reviewer: L Elliott
4. Scheduled Board Action Date: 10/14/26
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

#4

APPLICANT: Todd & Jennifer Staten

LOCATION: 5890 Chinquapin Hill Road, Boone County, Kentucky

ZONING: Agriculture (A-1)

DATE: October 14, 2026

PROPOSAL

- A. The applicant is requesting a Variance to decrease the minimum front yard setback from eighty (80) feet to six (6) feet in order to construct a barn/outbuilding.

SITE HISTORY

- 1973 On March 7, 1973, the Boone County Planning Commission approved a Conveyance Plat, creating the lot in question.
- 1973 According to the Boone County PVA, the existing detached single-family residence was built in 1973.

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 3153 of the Boone County Zoning Regulations states that Accessory structures or uses may be located in the front yard area or corner side yard area in Agricultural zones or for agricultural uses located in other districts provided the respective front yard or corner side yard setback is met.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2045 - Future Land Use Plan designates the site in question for Developmentally Sensitive Uses:
 - 1. Developmentally Sensitive (DS): Areas that have an existing slope of twenty percent or greater for a height of 20 meters (67.6 feet), or have unique soil or flooding characteristics which limit the ability of an area to support urban development, or contain significant wooded areas, creeks, wildlife habitat, or other natural features that are important to a site's stability and visual character. In addition, developmentally sensitive areas may, in the future, be defined and protected due to historical or visual importance.
- B. Chinquapin Hill Road is identified as a county-maintained local street, providing for two-way traffic within an approximate fourteen (14) foot wide pavement width. There are no sidewalks along the roadway.

SURROUNDING LAND USES AND ZONING

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

SITE CHARACTERISTICS

- A. The approximate 14-acre property is located along the west side of Chinquapin Hill Road.
- B. The site has eight hundred fifty (850) feet of frontage along Chinquapin Hill Road.
- C. The site is currently occupied by a detached single-family residential dwelling.
- D. Topographically, the highest and flattest point of the site is along the east edge of the site, where the existing house and proposed garage are located. The site slopes downward in all directions from there at an average grade of 27 percent.

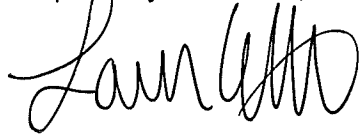
STAFF COMMENTS

- A. The submitted concept plan indicates the construction of a 792 square foot barn/outbuilding in the front yard, having a minimum front yard setback of six (6) feet.
- B. Currently, the proposed location of the garage is occupied by a cement parking pad, which accommodates several vehicles.
- C. The nearest property across Chinquapin Hill Road from the subject property has a detached accessory building with an approximate front yard setback of forty (40) 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,



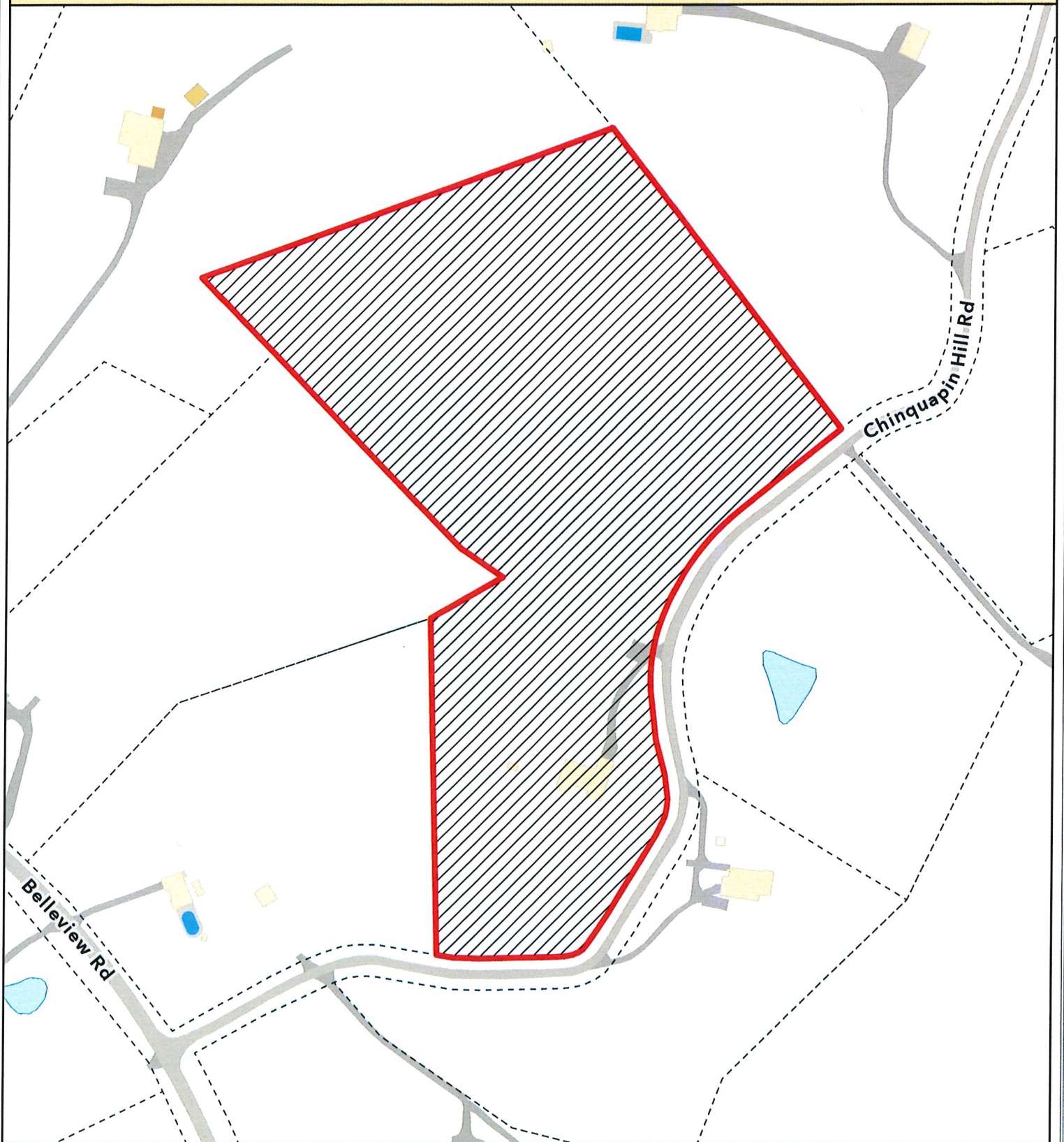
Lauren M. Elliott
Planner, Zoning Services

LME/nd

Attachments

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

Vicinity Map



0 115 230 460 690 920

Feet

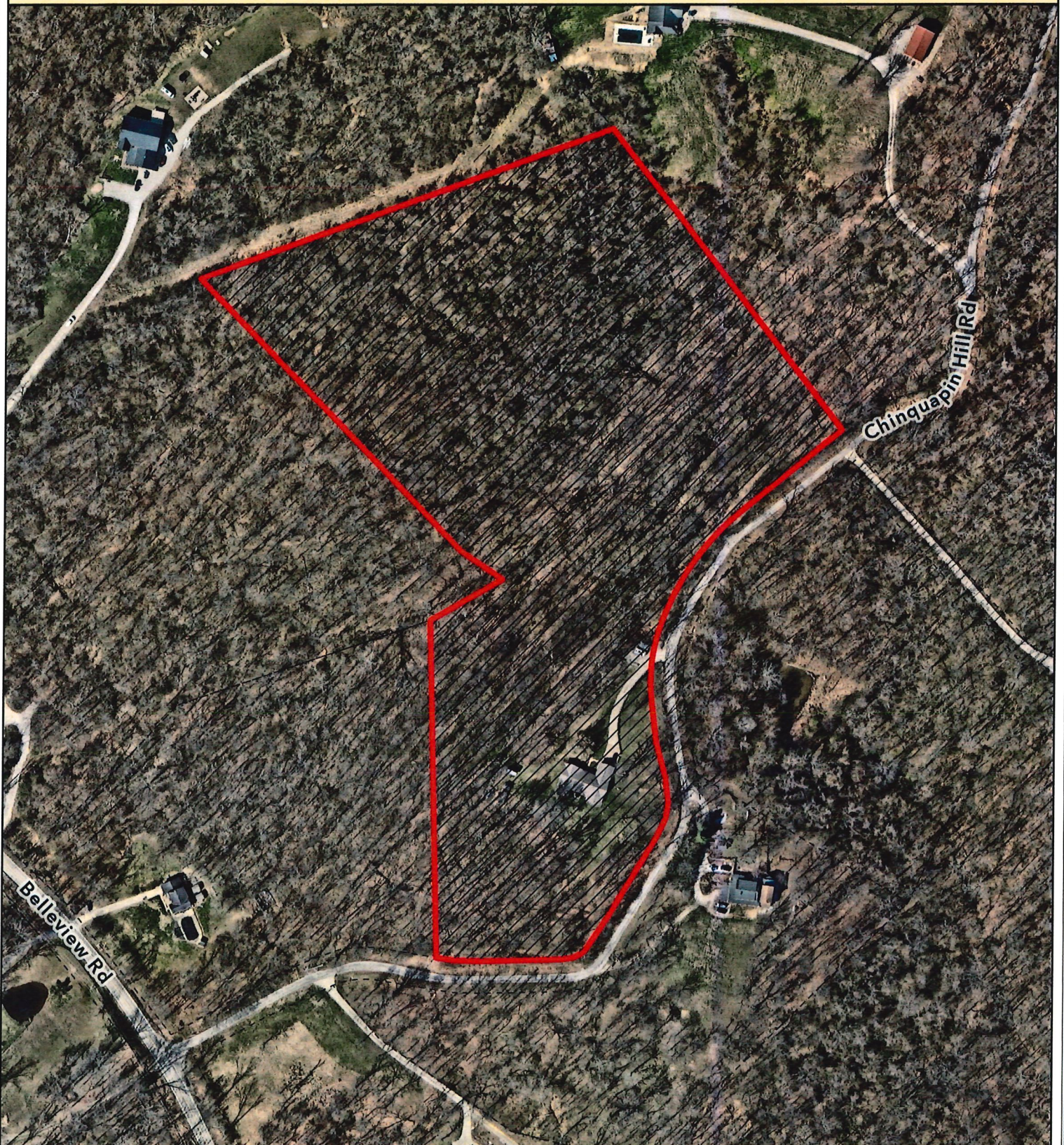


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 10/7/2026

ArcGIS Pro Document: *.aprx

Aerial Map



0 115 230 460 690 920

Feet

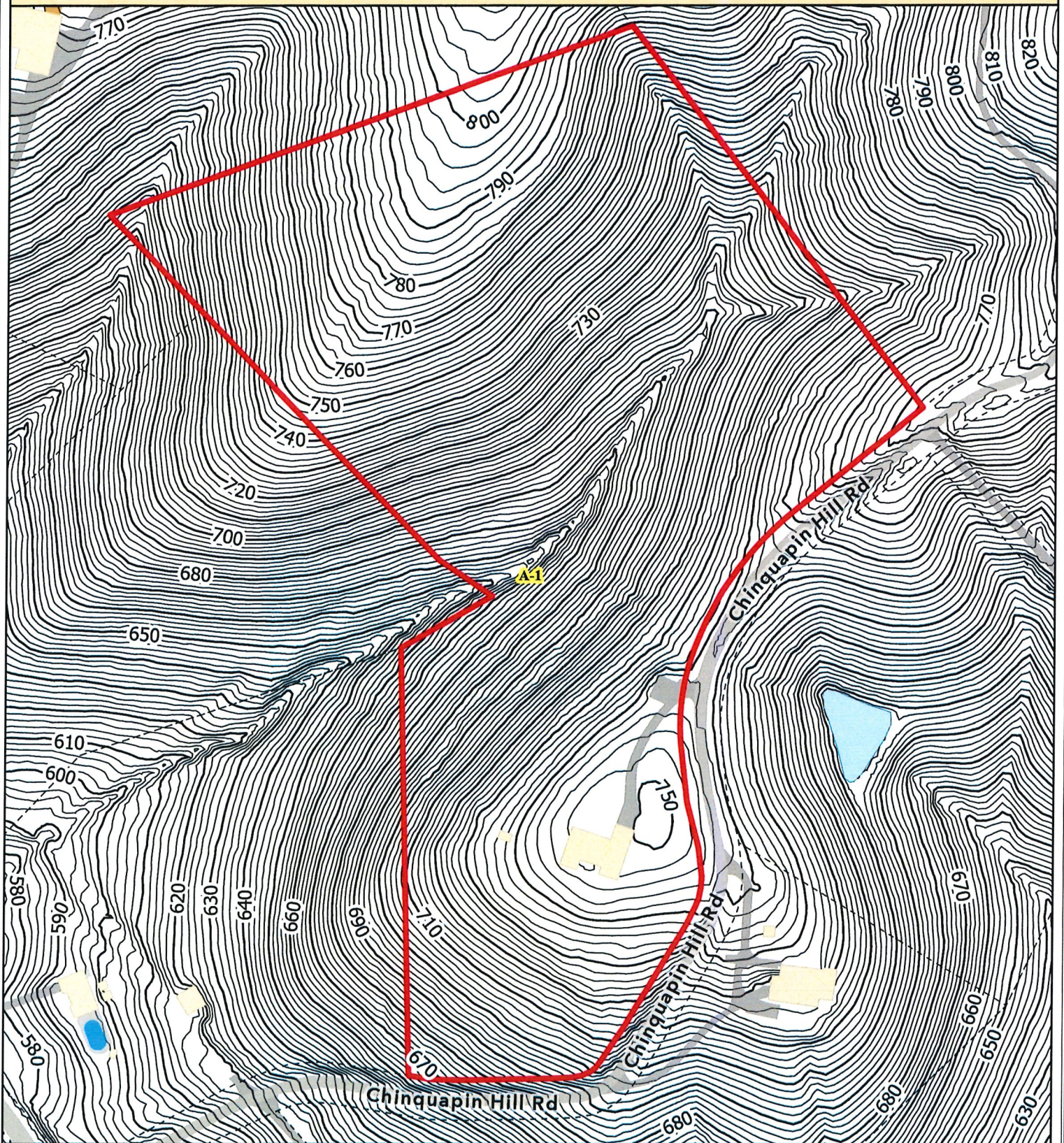


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 10/7/2026

ArcGIS Pro Document: *.aprx

Topographic Map



0 90 180 360 540 720 Feet

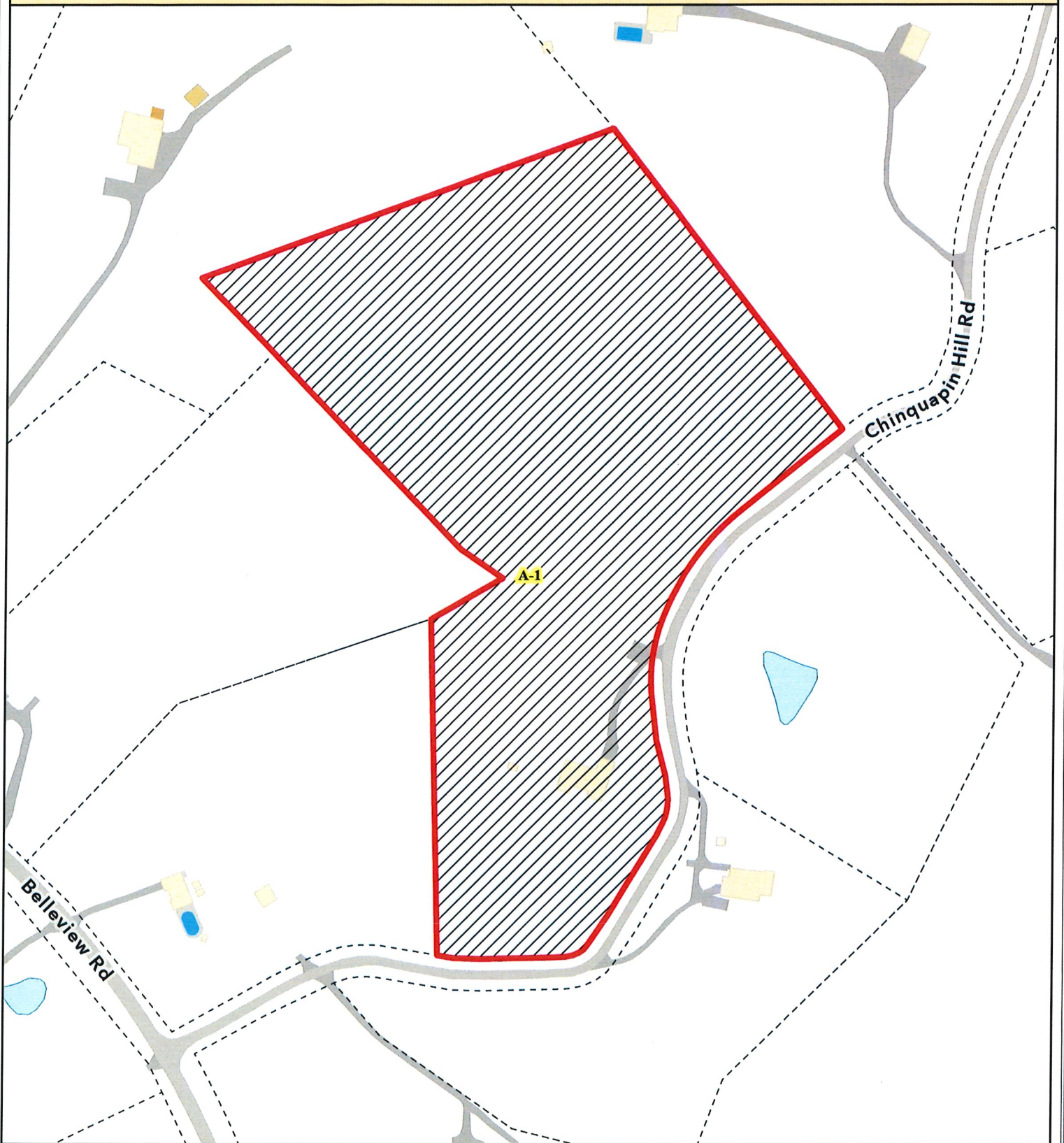


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 10/7/2026

Boone County GIS - Putting Northern Kentucky on the Map
ArcGIS Pro Document: *.aprx

Zoning Map



0 115 230 460 690 920 Feet

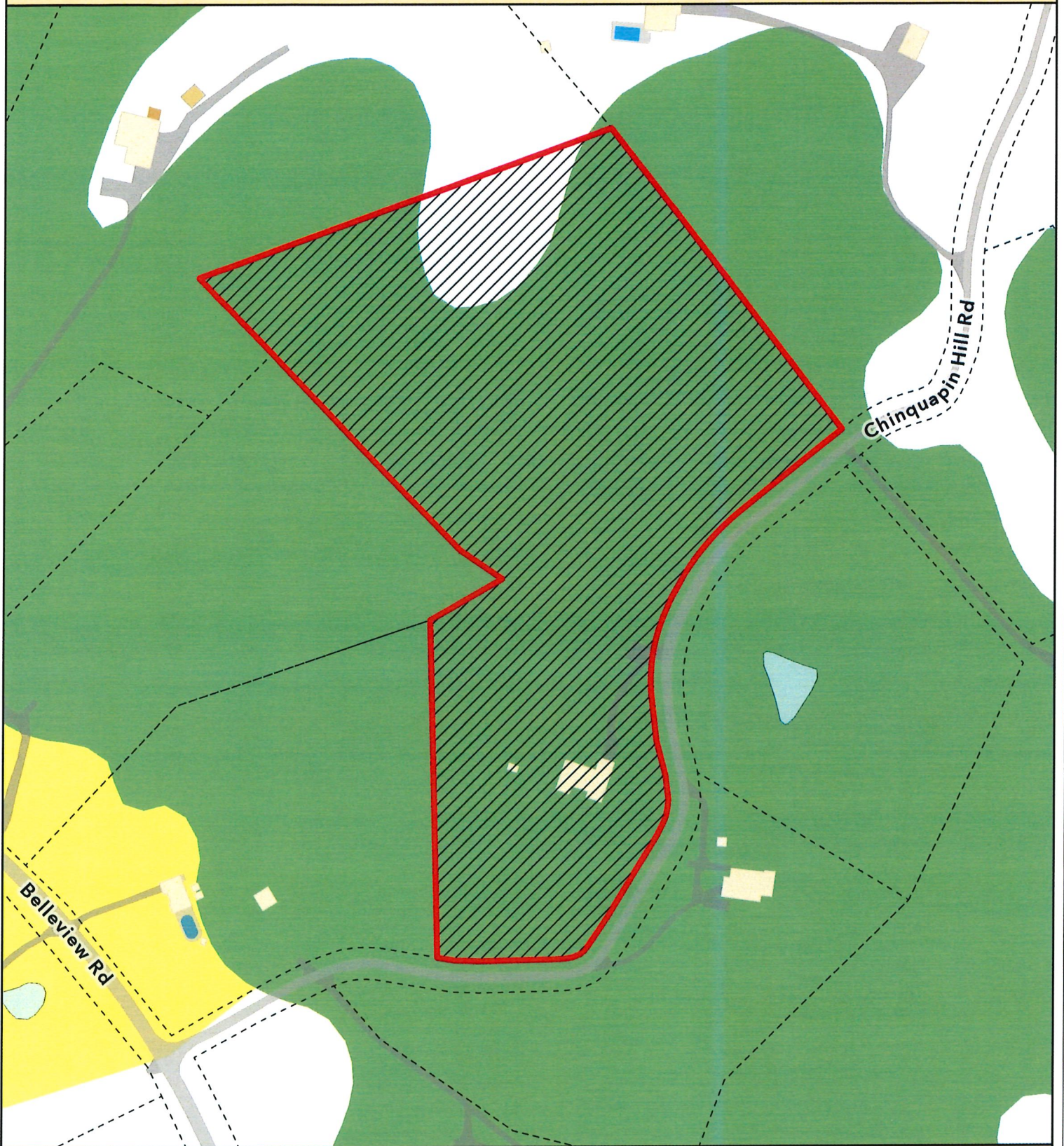


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 10/7/2026

ArcGIS Pro Document: *.aprx

2045 Future Land Use Map



0 115 230 460 690 920

Feet

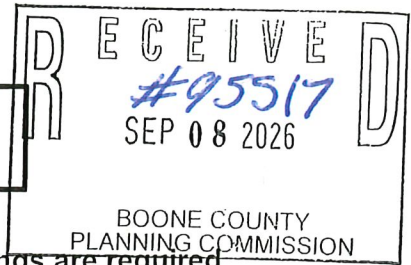


Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 10/7/2026

ArcGIS Pro Document: *.aprx

**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: Todd + Jennifer Staten

Address: 5890 Chingvadin Hill Rd.

Petersburg Ky 41080
City State Zip Code

Phone Number: 859-760-0459 Fax Number: _____

Email: jennystatena@gmail.com

4. Description of Request:
Build barn 6' from front property line. Required to be 80'.

5. Name of Development: Staten Variance

6. Location of Development: 5890 Chingvadin Hill Rd.

Petersburg Ky 41080
City State Zip Code

7. Acreage Under Review: 15.9

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

9. Current Owner: Todd + Jennifer Staten

Address: 5890 Chingvadin Hill Rd.

Petersburg Ky 41080
City State Zip Code

Phone Number: 859-760-0459 Fax Number: _____

Email: jennystatena@gmail.com

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

1. Date Received: 9/8/26 Fee Received: \$6666 Receipt #: 95517
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

Boone County GIS 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.



0 10 20 40 60 80 Feet

1 inch = 20 feet



Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS
ArcMap Document: *.mxd

Boone County GIS 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.



0 10 20 40 60 80 Feet
1 inch = 20 feet



Boone County GIS - Putting Northern Kentucky on the Map

Boone County GIS
ArcMap Document: *.mxd