

APPLICATION FOR ZONING ACTION

TO: Boone County Planning Commission City of Union Board of Adjustment
 City of Florence Board of Adjustment City of Walton Board of Adjustment
 Boone County Board of Adjustment Zoning Enforcement Officer

FOR: Zoning Text Amendment Zoning Map Amendment
 Comprehensive Plan Change Preliminary Plat Approval
 Improvement Plat Approval Final Plat or Deed Plat
 Conditional Use Permit Site Plan Review
 Concept Development Plan Historic District Overlay
 Preliminary Development Plan Sign Permit or Zoning Permit
 Change of Non-Conforming Use Appeal or Variance
 Design Review Board Hearing and Certificate of Appropriateness

Applicant: MARY JANE CENT; M. EILEEN DOOLING Owner Agent

Address: P.O. Box 130

Petersburg, Ky, 41080 Telephone: 825-0207; 491-2242

Location: Petersburg, Ky.

Name of Property Owner: MARY JANE CENT; M. EILEEN DOOLING

Address of Property Owner: P.O. Box 130, Petersburg, Ky. 41080

Zone: SR-2 Area in Acres: _____

Deed Book: 276 Page No.: 305 Group No: 10634-2011
314 221

Description of Request: Allow the operation of an eating and drinking establishment as described in the attached letter.

Property Owner's Signature: M. Eileen Dooling; Mary Jane Cent

Date May 22, 1984 Applicant's Signature: Mary Jane Cent; M. Eileen Dooling

FOR PLANNING COMMISSION USE: 200.00
50.00
4

Application date and fee of \$ 250.00 + 24.00 adj. property owners Received: 5/21/84
34.00
274.00

Referred to: _____ For Meeting Date: 6/13/84

Action: _____ Date: _____

BOARD of ADJUSTMENT and ZONING APPEALS

CHECKLIST

I. GENERAL INFORMATION

Applicant's Name: Mary Jane Cent and M. Eileen Dooling

Interest in Property: Owners

Location and/or Address of the Property: Located along Water Street in Petersburg

Deed Book: 276 314 Page Number: 305 221 Group Number: 1063 & 2011

Request of the Applicant: To permit the conversion of two existing properties into a restaurant and a gift shop, with an associated parking area.

Present Zoning and Affected Sections of the Regulations: Zoned Suburban Residential Two/Small Community overlay, SR-2/SC being and affecting Pages 16-1 and 16-2 and being sections 1600 through 1615. Most importantly affecting 1612 which refers to the Commercial Two, C-2 zone that could permit the requested

~~Present~~ Use of the Subject Property and the Adjoining property: All adjoining properties to the requested land use are currently used for residential land uses. The subject tract is also residential. It should be noted that the town area currently has a number of Commercial land uses within the residential areas.

II. *CONDITIONAL USE REQUESTS:*

1. *Zoning of the Adjoining Properties:* All adjoinign properties
to the subject tract are also zoned SR-2/SC as is the subject tract.

2. *Future Land Use of the Subject Property and the Adjoining Properties:*
The town area of Petersburg is planned as a Small Community
area by the Boone County Comprehensive Plan with a text
statement that intends for the protection of all of the
River communities.

3. *The Site Plan Submitted and What Does it Show:* A site Plan was submitted
showing the planned additions on the restaurant and the
provision of 22 off-street parking spaces surfaced with asphalt.
The plans are too large to reproduce, but will be provided
at the Board Meeting.

4. *Conditions to the Request if Granted:* If granted at the preparation
of this report I can find no specific conditions to the
granting of this request

5. *Special Characteristics of the Site and/or the Request:* NONE

BOONE COUNTY BOARD OF ADJUSTMENT

MINUTES

JUNE 13, 1984 6:30 P.M.

Chairman Whitton called the Meeting to order at 6:30 P.M.. Mrs. Ryan called roll. Four (4) members present. Mr. Nevel was absent. All staff members present. Mr. Ryan moved to approve the minutes of May 9, 1984. Mr. Houston seconded, the motion carried unanimously.

Chairman Whitton proceeded to the request of Ronald Baker, applicant for property owned by William Roden, for a Conditional Use Permit to allow the placement of two mobile homes on a parcel of land located 1/16th of a mile off of Hathaway Road on Victory School House Road, Union, Boone County, Kentucky, in an Agriculture (A-1) zoning district.

Mr. Block stated that his Enforcement Officer's Report was the same as the last meetings with the exception of the surveyors drawing of the land and the associated parcels for the two requested mobile homes. He continued that has been submitted and the Board has received a copy. Mr. Block stated the location of the mobile homes are in conformance with the zoning regulations and one of the mobile homes on the 5.04 acre tract or 5 acre tract could be associated to the farm and be permitted under the farming regulations. Mr. Block stated they do meet all the setbacks of the zone and his only other concern with the request is that the Board should receive a copy of the onsite sewage disposal permit that would be issued for the mobile home for the protection of the environment. Chairman Whitton asked Board members if they had any questions for Mr. Baker. Mr. Ryan moved that the Conditional Use Permit be granted subject to the Board receiving a copy of the sewage disposal permit for the file; Vice Archambault seconded. Mr. Baker stated he had talked with the Board of Health, and as soon as the permit is received, a copy would be submitted.

Chairman Whitton asked if there was anyone present wishing to speak in opposition. No one responded. The motion carried unanimously. Chairman Whitton advised Mr. Baker that the Conditional Use Permit is granted with the only condition being the submittal of a copy of the sewage disposal permit.

Chairman Whitton proceeded to the request of Larry Baker, Agent for property owned by James Baum, for a Conditional Use Permit to allow the placement of a mobile home on a parcel of land located on Hathaway Road, West of Riddles Run, Union, Boone County, Kentucky, in an Agriculture (A-1) zoning District.

Mr. Block presented his Enforcement Officer's Report.

Mr. Larry Baker stepped forward and handed out pictures for the Board's review of the trailers and of the property where it would be located.

In response to Chairman Whitton, Mr. Baker pointed out the areas he had drawn in on the surveyors drawing of the property.

In response to Vice Chairman Archambault, Mr. Baker stated that Mr. Walton drew the plat of the property. Mr. Baker stated he had just located the trailer and driveway on the property and that his figures may be a little off scale.

Chairman Whitton asked Mr. Block if he could use this drawing to assure Mr. Bakers compliance with the regulations.

Mr. Block stated "yes" and continued when the original application was made, he went down and visited the site.

Mr. Baker stated the mobile home would be located 200 feet off of the road and due to the topography would not be visible from the road.

Mr. Block stated he did not want to commit the applicant to any time frame, but that Mr. Baker had mentioned that the mobile home was only a temporary residence until they build a house on the property.

Mr. Baker stated he is hoping in the furture to purchase an additional 5 acres of property for the construction of a home.

Chairman Whitton asked the Board members if they had any questions for Mr. Baker.

Vice Chairman Archambault moved that the Conditional Use Permit be granted with the condition that a copy of the sewage disposal permit be received; Mr. Ryan seconded. Chairman Whitton called for further discussion. No one responded. The motion carried unanimously. Chairman Whitton advised Mr. Baker that the Conditional Use Permit is with the condition that a sewage disposal permit is obtained.

Chairman Whitton proceeded to the request of Mary Jane Cent and M. Eileen Dooling for a Conditional Use Permit to allow the operation of an eating and drinking establishment (restaurant) and a gift shop, on a parcel ofland located in Petersburg, Kentucky, in a Suburban Residential Two (SR-1) zoning district.

Mr. Block passed out to the Board the site plan for review. Mr. Block noted the parking areas are 9' X 20' and would be required to be 10' X 20'. He stated they would still comply with the minimum number of required spaces for a restaurant facility at that location. Mr. Block stated within the Small Community overlay zone the Board has the right to not have to meet the setbacks of the SR-2 zones. Mr. Block outlined Article 16 of the zoning

regulations.

Chairman Whitton asked if there was anything Mrs. Cent would like to add.

Mrs. Cent stated they would be glad to answer any questions.

Chairman Whitton asked the Board members if they had any questions for the applicant.

Vice Chairman Archambault asked if they were going to have a restaurant and serve liquor. Mrs. Cent replied "yes". In response to Vice Chairman Archambault, Mrs. Cent stated there were no restaurants in Petersburg now.

Mr. Lynn stated for the record, he received a call from Mrs. David Holdcraft, an adjoining property owner, and she stated her opposition to a bar. He continued she may not have understood the operation would be a restaurant serving alcoholic beverage.

Chairman Whitton asked if there was anyone present to speak in opposition of the request. No one responded.

Mr. Andrew Piaskowy, 118 W St. Covington, Architect, stated he would like to emphasize they were stressing restaurant and that the lounge and bar area would supplement the restaurant operation. He continued they were intending to serve dinners; it is not meant to be a strip bar with nightly entertainment.

Chairman Whitton called for any other questions from Board members.

Mr. Ryan asked when they anticipated opening. Mr. Piaskowy stated they were waiting to install the primary services into the building.

Mrs. Cent stated she felt the earliest date of opening would be in the spring. In response to Mr. Ryan, Mrs. Cent stated they lived in Covington.

Mr. Block read into the record, a letter received by Mrs. Cent from the Natural Resources and Environmental Cabinet, Dept. of Environmental Protection, pertaining to her sewage disposal application.

Chairman Whitton stated he would entertain a motion.

Mr. Ryan moved that the Conditional Use Permit be granted with the condition that a copy of the sewage disposal

permit be received; Mr. Houston seconded.

Mr. Whitton asked for further discussion, no one responded.

The motion carried unanimously.

Vice Chairman Archambault moved for adjournment. Mr. Ryan seconded. The meeting adjourned at 6:32 P.M.

RESPECTFULLY SUBMITTED:

Sandra G. Ryan / Clerk
SANDRA G. RYAN, CLERK

Sherry V. Baker / Clerk
SHERRY V. BAKER, CLERK

APPROVED: _____

GEORGE D. WHITTON
CHAIRMAN