

APPLICATION FOR ZONING ACTION

- 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
- Boone County Building Inspector

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

Applicant: Beckman Construction, Inc. Owner
 Agent
 Address: P.O. Box 16070
Ludlow, Kentucky 41016 Telephone: 606-491-8400

Location: 1663 Production Drive Burlington, Kentucky 41005

Name of Owner: C. Alfred Roberts d.b.a. A & R Land Company

Address of Owner: P.O. Box 906 Florence, Kentucky

Zone: I - 1 Area in Acres: 4.39

DEED BOOK: db - 210 PAGE NUMBER: Page 88 *Group No.*

Description of Request: To allow the proposed building to exceed the required set back of 50'-0" to a set back 10'-0. The reason is to minimize the cost of the building and allow access to the truck docks.

Owner's Signature: *C. Alfred Roberts*

(Continued on attached Sheet) Applicant's Signature: *Robert Beckman*

PLANNING COMMISSION USE:
 State application and fee of \$ \$100.00
50.00
\$150.00

Received: June 20, 1984

Referred to: _____ For Meeting Date: _____

Date: _____

Meeting Date: July 11, 1984

BOARD of ADJUSTMENT and ZONING APPEALS

CHECKLIST

I. GENERAL INFORMATION

Applicant's Name: Beckman Construction, Inc. (agent) for property

Interest in Property: owned by C. Alfred Roberts

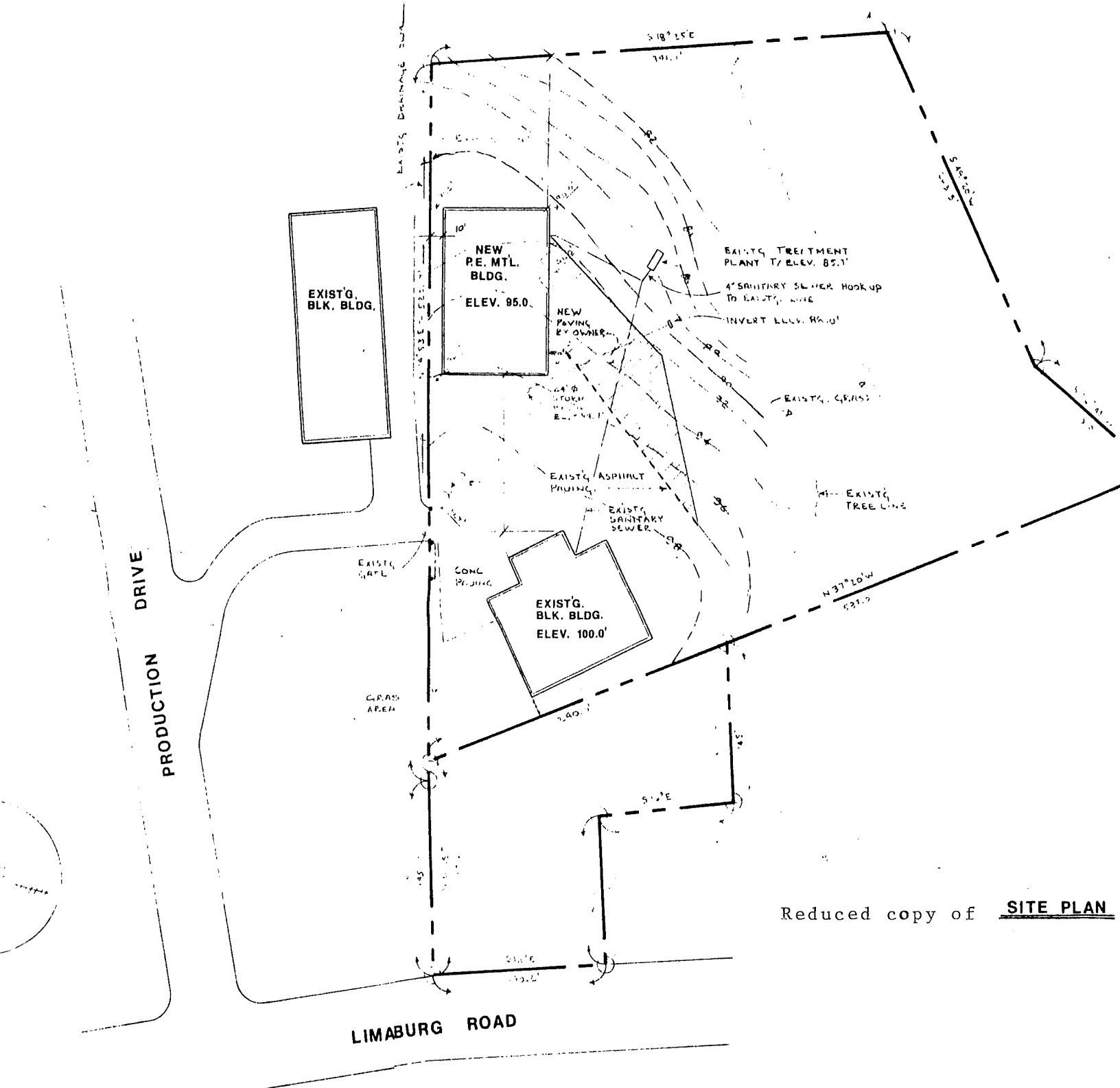
Location and/or Address of the Property: 1663 Production Drive
(located off of Limaburg Road in the Commerce Park West and known as the
Roberts Tire Company site.)

Deed Book: 210 Page Number: 88 Group Number: 2026

Request of the Applicant: The request is for a variance in the required
front yard setback of the I-1 zone from the required 50 feet to a
requested 10 foot setback for a new building to be constructed on the
site.

Present Zoning and Affected Sections of the Regulations: _____
Presently zoned Industrial One, I-1 found on pages 10-5 through 10-8 and
involving Section 1036, Number 1 which refers back to Table 1 found
following Article 17 in the regulations.

Present Use of the Subject Property and the Adjoining property: _____
Present use of the subject site along with the adjoining tracts to the
north is Industrial. Land to the east and the south is undeveloped.
To the west is residential uses.



DRIVE
PRODUCTION

LIMBURG ROAD

Reduced copy of SITE PLAN

BOONE COUNTY BOARD OF ADJUSTMENTS

JULY 11, 1984

6:30 P.M.

The roll call was taken by Chairman George Whitton. Four members present; Messrs. Houston, Nevel, Ryan, and Whitton. Counselor Dale Wilson was also present.

The Minutes of the Boone County Board of Adjustments meeting of June 13, 1984 were considered. Mr. Ryan moved to approve the Minutes as reviewed. The motion was seconded by Mr. Houston. After discussion, the motion was carried unanimously.

Chairman Whitton proceeded to the first item on the Agenda.

AGENDA ITEMS:

Conditional Use Permit

A request of John and Celia Caudill, Agents for property owned by Dennis Lee Ross and Mary Theresa Ross for a conditional use permit to allow the place of a mobile home for residential use on a parcel of land located on Wolper Road, Petersburg, Kentucky, being a two (2) acre tract in an Agricultural One (A-1) Zoning District. Staff member Chip Block presented his staff report which described the area with the nearest land use being a planned agricultural use, and currently zoned A-1 involving Sect. 613 of the Zoning Regulations. He stated the present use of the land is undeveloped, and he described the adjoining uses as mainly agricultural or mixed agricultural and residential. A plan was submitted showing the mobile home would be placed approximately 250 feet from the center line of the road. He stated if the request is granted a copy of the sewage disposal permit should be submitted for the Board's record. He presented pictures of the area.

There was no one present who spoke in opposition to the proposed request.

Mr. Ryan moved that the Board of Adjustments grant the request with the condition that a copy of the sewage disposal permit be submitted for the Board's record. The motion was seconded by Mr. Houston. After discussion, the motion was carried unanimously.

Dimensional Variance

A request of Beckman Construction, Inc., Agents for property owned by C. Alfred Roberts, d/b/a A & R Land Company for a dimensional variance to allow the proposed building to exceed the setback requirements of 50' to a setback of 10' for the property located at 1616 Production Drive in Burlington, being a 4.39 acre tract in an Industrial One Zoning District.

Staff member Chip Blocked presented his staff report which described the area located off Limaburg Road in Commerce Park West, and currently zoned I-1 involving Sect. 1036.1 referring to Table 1 of the Zoning Regulations. He described the present use of the subject property with an adjoining tract to the north zoned industrial, and the land to the east and south as undeveloped and to the west as residential. He stated a variance is needed for the required front yard of this development for another building to be developed on the site. He further stated a unique condition is the topography of the ground and that is if it were built to the required front yard setback, there would be a need for extensive fill and grade, and if the building were moved back the required distance the building would be setting on the sewage treatment system on-site. He stated these conditions were not present prior to existing zoning regulations. He presented pictures of the area.

Mr. C. Alfred Roberts described the area he owns and the ingress/egress road. He stated that considering the topography of the area, he has set the proposed building back as far as possible.

Mr. Ryan inquired of the proposed use of the building. Mr. Roberts responded that it would be a warehouse.

Atty. Dale Wilson stated the proposed building is merely on an access road rather than a main thoroughfare.

There was no one present who spoke in opposition to the project.

Mr. Ryan moved that the Board grant the dimensional variance as proposed. The motion was seconded by Mr. Nevel. After discussion, the motion was carried. Mr. Houston abstaining.

Conditional Use Permit

A request of Charles R. Hetzel, Option Holder on property owned by James Kottmeyer for a Conditional Use Permit to permit the construction of an automotive minor repair center on a parcel of land located on River Road, Ky.


8, Constance in Boone County, Kentucky, being a 3+ acre tract in a Suburban Residential One/Small Community Zoning District.

Staff member Chip Block presented his staff report which described the adjoining properties as zoned Suburban Residential One/Small Community overlay which involves Article 16, Sect. 1612.2 that refers to the commercial two (C-2) district uses. He stated the subject property is presently not in use, and the adjoining properties are primarily for residential purposes. He stated that there are however mixed commercial uses in the area. He stated the Boone Comprehensive Plan Use map shows a planned future land use of commercial for the subject tract along with the adjoining land to the east down to the road of Anderson Ferry. He stated no site plan was submitted but a copy of the plan was drawn by an engineer land surveyor and submitted for the Board's review. Mr. Block recommended that if the request is granted a plan be drawn by an architect land surveyor and be submitted to the Board to accurately show the proposed development. He stated he would also recommend that a copy of the approval for the on-site sewage disposal permit be submitted for the Board's records as soon as it is granted and prior to building. He described that a special characteristic of the site is that the site does lie off of the road by about 400'. He presented pictures of the area.

Chairman Whitton inquired of the location of the proposed site. Mr. Block responded and indicated the area on a map. Discussion followed of the location and building of the proposed automotive minor repair center. Chairman Whitton inquired how large of a building would be built. The option holder, Mr. Hetzel responded that a 40' by 120' building would be built, and that the nearest residential property is 250 feet. Mr. Block stated that the adjoining property owners were advised by certified letter. Atty. Dale Wilson reminded Board members that according to the submitted application, there would be no outside storage and the Board may wish to stipulate this as a condition of the permit. Mr. Hetzel informed Board members that there would be no outside storage. Discussion followed of the location of the proposed site.

Mr. Ryan moved that the Board grant the request on the conditions: 1) that a plan be submitted drawn by a registered architect; 2) that a copy of the sewage disposal permit be submitted for the Board's record; and 3) that there would be no outside storage. The motion was seconded by Mr. Houston. After discussion, the motion was carried unanimously.

The meeting was adjourned.


George Whitton, Chairman