

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: Celia Darlene Caudill or John  Owner  
 Agent  
Address: 3778 Bullittsville Road Burlington KY 41005  
Telephone: \_\_\_\_\_

Location: Walper Rd Petersburg KY 2 mile from #18

Name of Property Owner: Mary Teresa or Dennis Ross

Address of Property Owner: 22 CARRIAGE HILL ERLANGER KY 41018

Zone: A-1 Area in Acres: 2

Deed Book: 251 Page No.: 186-188 Group No: 2017

Description of Request: Permission to properly set up mobile home for residential use.

Property Owner's Signature: Dennis Ross  
Date 5/18/84 Applicant's Signature: Celia Darlene Caudill

FOR PLANNING COMMISSION USE: 100.00 fee  
50.00 publication deposit  
16.00 adjoining owner  
Application date and fee of \$ 166.00 Received: June 15, 1984

Referred to: \_\_\_\_\_ For Meeting Date: \_\_\_\_\_

Action: \_\_\_\_\_ Date: \_\_\_\_\_

BOARD of ADJUSTMENT and ZONING APPEALS

CHECKLIST

I. GENERAL INFORMATION

Applicant's Name: Celia and John Caudill (agent) for the property

Interest in Property: owned by Mary and Dennis Ross

Location and/or Address of the Property: Woolper Road being about 9/10 of a mile east of Ashby Fork Road.

Deed Book: 251 Page Number: 186 Group Number: 2017

Request of the Applicant: To permit the placement of a mobile home on this two acre tract.

Present Zoning and Affected Sections of the Regulations: Presently zoned Agriculture, A-1 found on pages 6-1 and 6-2 and involving Section 613 of that district.

Present Use of the Subject Property and the Adjoining property: Present use of the subject property is undeveloped. To the north, east, and west the adjoining lands are primarily agricultural. To the south and on the same side of the road the uses are a mixture of agricultural and residential.

II. *CONDITIONAL USE REQUESTS:*

1. *Zoning of the Adjoining Properties:* All adjoining tracts to the requested site are currently zoned Agriculture, A-1

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2. *Future Land Use of the Subject Property and the Adjoining Properties:*  
The future land use according to the Land Use map is Environmentally Sensitive with the nearest land use being a planned Agriculture land use.  
The Environmentally Sensitive land use means that in this area that the slope of the site could be a severe limitation for the urban development of the site. But the text of the plan states that where these problems are answered then development of the site could occur.

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3. *The Site Plan Submitted and What Does it Show:* A plan was submitted. (A copy is in your packet). It shows that the home would be placed 250 feet from the centerline of the road.

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4. *Conditions to the Request if Granted:* If granted the following:  
1. That the copy of the sewage disposal permit is submitted for the Board's record before the occupancy of the mobile home on the site.

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5. *Special Characteristics of the Site and/or the Request:* None other than the previously stated facts of the site.

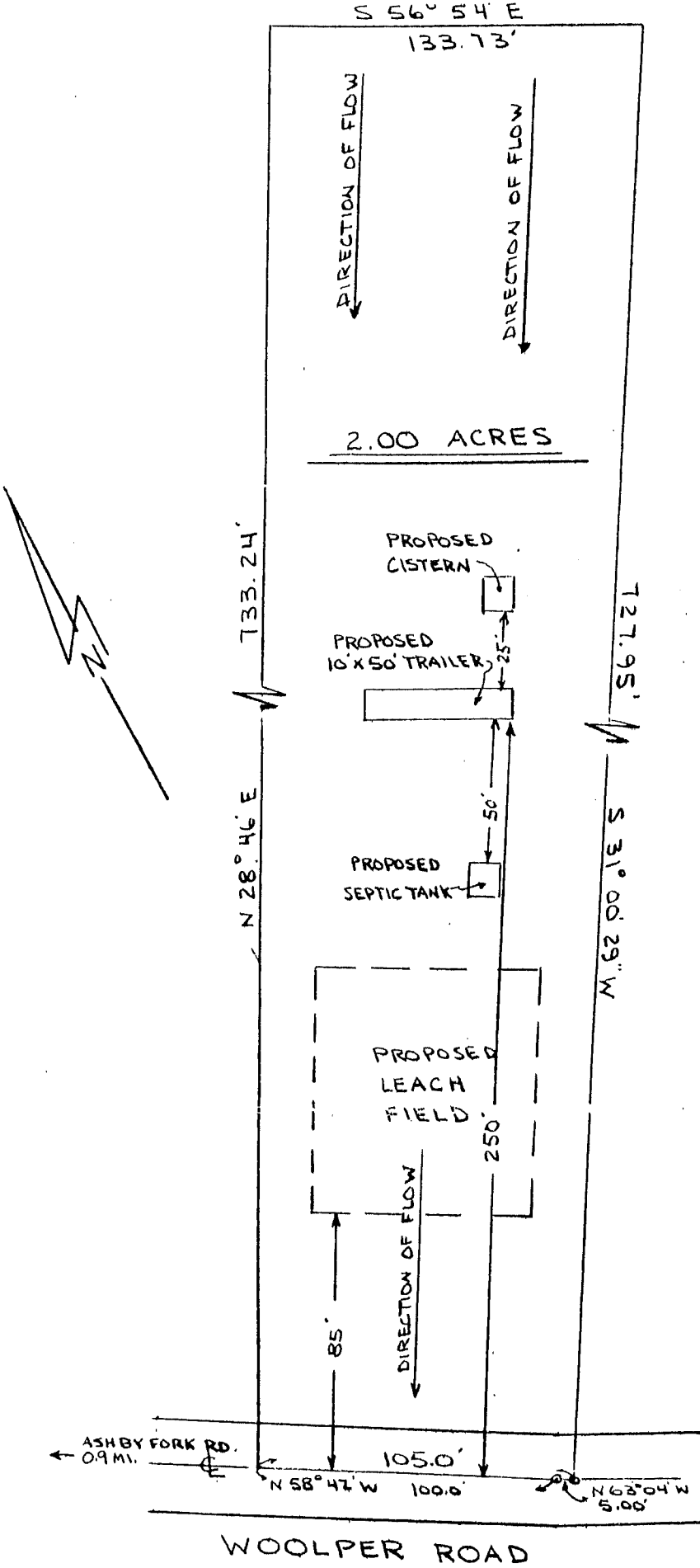
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JOHN CAUDILL

BOONE COUNTY BOARD OF ADJUSTMENTS

JULY 11, 1984

6:30 P.M.

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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