

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

(See Boone County Zoning Regulations)

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's Name Richard Ammon, CAMARGO HUNT, Inc.
Phone Number 586-8300
Applicant's Address 2141 Burl. Pike
Burlington KY 41005
City State Zip
- 4. Description of Request: REQUEST FOR CONSTRUCTION OF KENNEL FACILITY FOR FOX HOUNDS OWNED BY CAMARGO HUNT, INC.
- 5. Name of Development NOT APPLICABLE
- 6. Location of Development South side of KY 18, A PPROX 7miles WEST OF BURLINGTON 5865 Burlington Pike, Burl. KY.
- 7. Acreage Under Review 5.052
- 8. Lot Number and Name of subdivision (if part of a subdivision) NOT APPLICABLE
- 9. Owner of Property GARY & LAURIE LAYNE
Phone Number 586-7624
- 10. Address of Property Owner 5865 BURLINGTON PIKE
Burlington KY 41005
City State Zip
- 11. Proposed Use(s) On Site MAINTAINING A KENNEL FOR HOUSING HOUNDS OWNED BY CAMARGO HUNT INC. & RESIDENCE FOR HUNTSMAN.
- 12. Total Square Footage of Existing and/or Proposed Buildings EXISTING RESIDENCE 960 sq. ft., Building FOR HOUNDS 24X36 + CONCRETE RUNS & GRASS RUNS
- 13. Current Zoning on Property A-1
- 14. Deed Book 385 Page No. 20 Group No. 2035
- 15. Is the site subject to a zone change? NO
If yes, give date of approval NOT APPLICABLE
- 16. Have you submitted a Site Plan with this request? YES
- 17. Have you submitted a list of adjoining property owners with this request? Yes
- 18. Applicant's Signature: Richard Ammon
- 19. Property Owner's Signature: Laurie Layne
Michael Layne

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 6-29-89
2. Fee Received 177.00 REPAID
3. Is application complete? Yes No
4. Staff Reviewer Paul R. Miller
5. Scheduled Board Action Date 8-9-89
6. Board Action:
 Approval
 Approved With Conditions (See #7)
 Disapproved (See #8)
7. Conditions: NONE

8. Reasons For Disapproval: _____

BCPC:7/11/88

STAFF REPORT

#1

DEVELOPMENT: Camargo Hunt dog kennels
APPLICANT: Richard Ammon
LOCATION: 5865 Burlington Pike, Boone County, Kentucky
ZONING: Agriculture (A-1)
DATE: August 9, 1989

REMARKS:

The applicant is seeking a Conditional Use Permit to allow the establishment of dog kennels for use by the Camargo Hunt hunting club. The 5.052 acre site is located on the south side of KY 18, approximately 7 miles west of Burlington, Kentucky. The property is zoned Agriculture (A-1) and is owned by Laurie and Mitch Layne.

Surrounding Zoning and Land Uses

north: A-1; agricultural uses, I-3 zoning across KY, a farm and a gravel mining operation
south: A-1; undeveloped land
east: A-1; agricultural uses and undeveloped land
west: R; a plant nursery, formerly a gun club

Before granting a Conditional Use Permit, the Board must consider the general standards for Conditional Uses in Boone County. These are reviewed below.

1. The 1986 Boone County Comprehensive Plan Future Land Use Map indicates the future use of this property to be Rural Lands (includes agricultural uses, woodlands, recreation uses, and residential uses of one dwelling unit or less per two acres) and Developmentally Sensitive (indicates areas with slopes of greater than 20 percent or have unique soil limitations). The Land Use Element of the Plan indicates that the Middle Creek Valley, due to rough topography and should remain wooded for "public and private recreational reasons" (p. L-10). The Plan maintains that recreation areas should be centrally located and easily and safely accessible to the age groups they are designed to serve (p. G-5), and the Recreation Element indicates that wooded areas are generally suitable for passive outdoor recreation, which includes hunting (p. R-12).

In the opinion of the Staff, the proposed dog kennels for the use of Camargo Hunt, Inc., will be harmonious with the general objectives of the County's Comprehensive Plan.

2. Due to the small scale of the proposed kennels, and the rural environment of the general area, the proposed use will be harmonious and appropriate in appearance with the character of the general vicinity, and will not change the essential character of the area.

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3. If properly operated, the proposed dog kennels will not be hazardous to the existing or future neighboring uses.
4. The proposed kennels will be adequately served by essential public facilities and services.
5. The proposed kennels will not create excessive requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
6. The proposed kennels, due to the isolation of the property from adjoining uses, will not be detrimental to any persons, property, or the general welfare.
7. The proposed kennels will utilize the existing vehicular approach to the subject property and will not create an interference with traffic.

The Board must also consider the specific criteria applicable to Conditional Uses in the A-1 district.

1. In that passive outdoor recreation is a compatible, low-impact land use with agriculture, the proposed dog kennels are an integral part of the agricultural use of the land, and the dog kennels will not detract or conflict with the principal purposes of the district.
2. The arrangement of the proposed dog kennels will be compatible with the permitted and accessory uses to be protected in the A-1 district.

Attached to this report is a portion of the 1986 Boone County Comprehensive Plan Future Land Use Map showing the subject property, and a copy of a Plot Plan of the property supplied by the applicant.

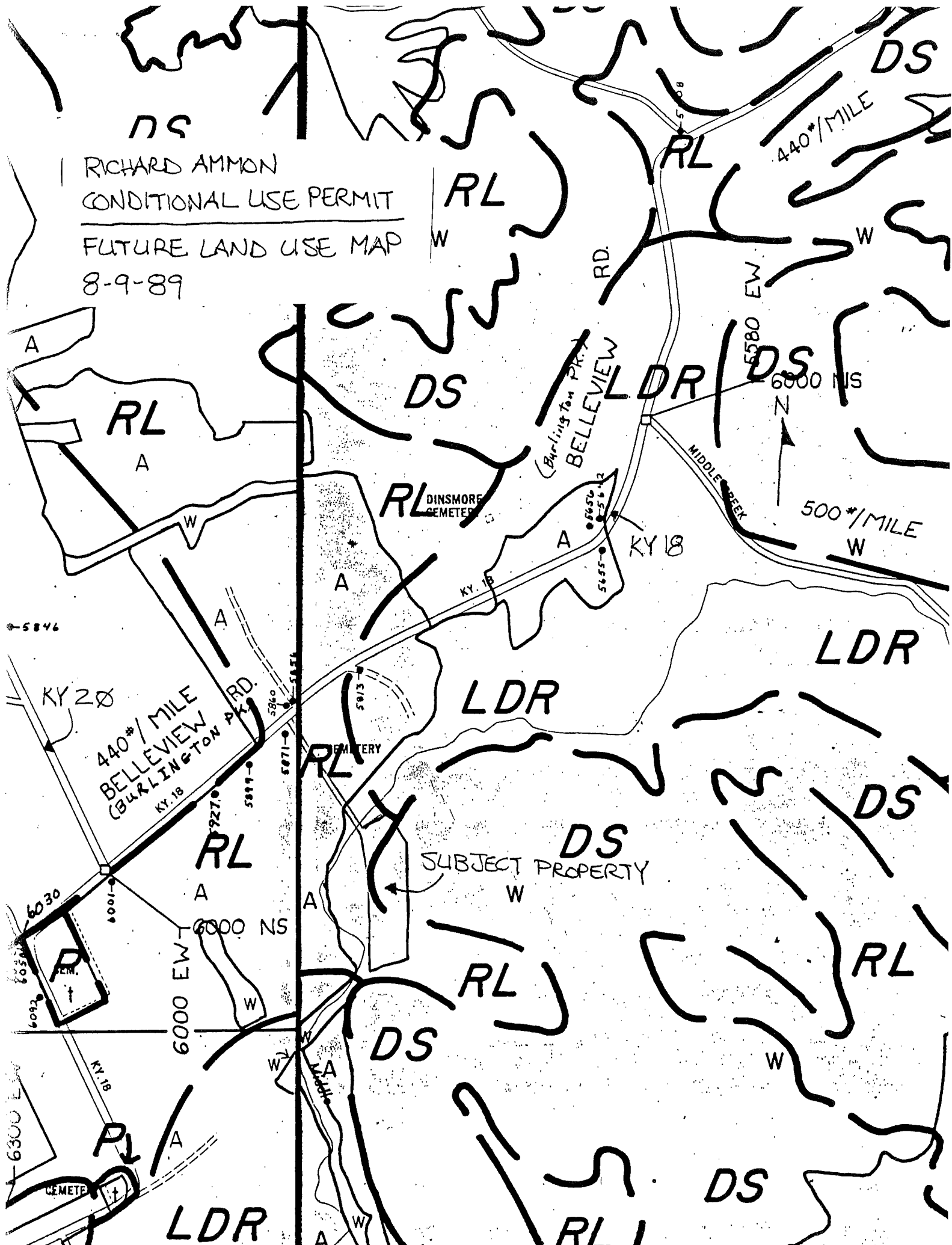
Respectfully submitted,



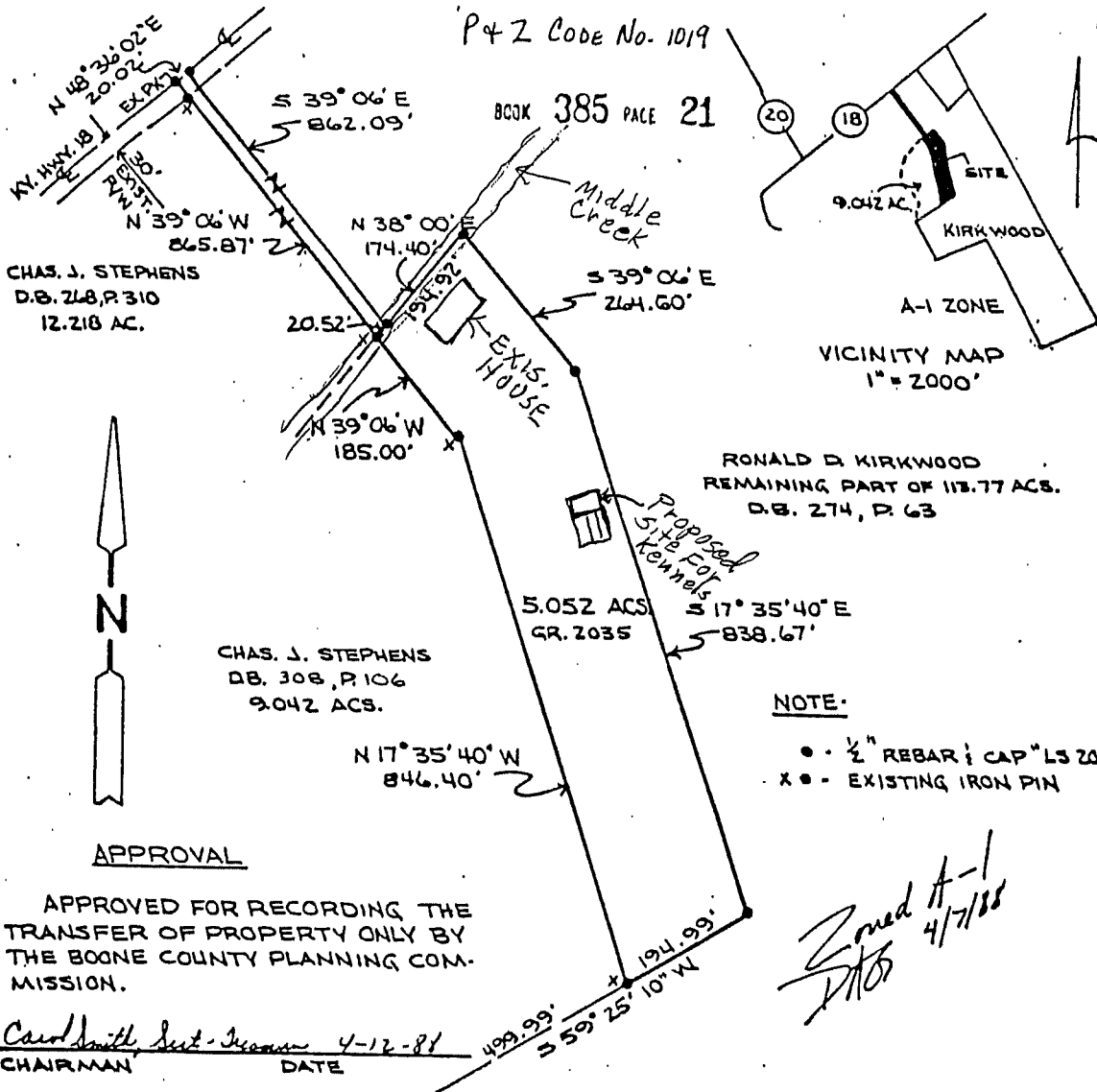
Paul R. Miller
Plans Examiner/Planner

PRM:hs

RICHARD AMMON
CONDITIONAL USE PERMIT
FUTURE LAND USE MAP
8-9-89



P & Z Code No. 1019



CHAS. J. STEPHENS
D.B. 218, P. 310
12.218 AC.

CHAS. J. STEPHENS
D.B. 308, P. 106
9.042 ACS.

RONALD D. KIRKWOOD
REMAINING PART OF 113.77 ACS.
D.B. 274, P. 63

NOTE:
• • 1/2" REBAR; CAP "LS 2030
x • - EXISTING IRON PIN

APPROVAL

APPROVED FOR RECORDING THE
TRANSFER OF PROPERTY ONLY BY
THE BOONE COUNTY PLANNING COM-
MISSION.

Carol Smith, Sec. - Treasurer
CHAIRMAN DATE 4-12-89

*Zoned A-1
P105 4/7/88*

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT HAS BEEN PREPARED WITH THE KENTUCKY MINIMUM SURVEYING STANDARDS, ALL REQUIREMENTS OF THE BOONE COUNTY ZONATIONS, AND THAT DEDICATED AREAS INCLUDED ARE CURRENTLY OWNED BY THE PROPERTY OWNER OF CLOSURE RATIO WAS AT LEAST 1:5,000 AND THOSE SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE WAS THE DEED OF RECORD.

I CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE BOONE COUNTY COURT CLERK AND FIND THAT THIS IS THE FIRST CONVEYANCE MADE UNDER THE PRESENT OWNERSHIP AND THE PARENT TRACT SINCE 1966 OR FROM THE ADOPTION OF KRS 100.

Timothy R. McNeely
KY. R. L. S. NO. 2030

4-5-88
DATE

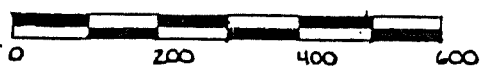
RICHARD AMMON
CONDITIONAL USE PERMIT
SITE PLAN
8-9-89

PLAT OF 5.052 ACRES TO BE CONVEYED BY
RONALD D. KIRKWOOD

BOONE COUNTY
SOUTH SIDE KY. HWY. 18
0.3 MILES EAST KY. HWY. 20
APRIL 1, 1989
REF. D.B. 274, P. 63

TIMOTHY R. McNEELY
LAND SURVEYOR
6256 MAIN ST.
BURLINGTON, KY. 41005

KENTUCKY
SCALE 1" = 200'
T. R. McNEELY
2030
REGISTERED
LAND SURVEYOR



BOONE COUNTY
BOARD OF ADJUSTMENT

August 9, 1989 - 6:30 P.M.

BOARD MEMBERS PRESENT:

Mr. I. A. Archambault
Mr. Dan Houston
Mr. Fred Nevel
Mr. Walt Ryan
Mr. George Whitton, Chairman

BOARD MEMBERS NOT PRESENT:

None.

LEGAL COUNSEL PRESENT:

Mr. Larry Dillon

The meeting was called to order by Chairman Whitton at 6:30 P.M..

Chairman Whitton noted that each member had received a copy of the Minutes of the Boone County Board of Adjustment Meeting of July 12, 1989 and asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. Nevel moved that they be approved as mailed. Mr. Ryan seconded the motion and it carried unanimously.

AGENDA ITEM:

1. The request of Richard Ammon for a Conditional Use Permit to allow the establishment of dog kennels for use by the Camargo Hunt hunting club. The 5.052-acre site is located at 5865 Burlington Pike, Boone County, Kentucky. The property is zoned Agriculture (A-1) and is owned by Laurie and Mitch Layne.

Staff Member, Paul Miller, presented the Staff Report which included a slide presentation (see Staff Report).

The Chairman asked if there was anyone present who wished to speak in behalf of the request.

Mr. Richard Ammon stated that they have an option to purchase the property. He stated that he had contacted all of the property owners and asked them if they would be opposed to the kennels. They were all very positive about the idea and they have signed agreements.

Chairman Whitton questioned the traffic generation involved with this request.


Mr. Ammon stated that the hunts will be on Tuesday or Saturday and there would be approximately twenty vehicles coming for the hunt. He added that they have also bought one hundred acres adjoining this property which will be used by the hunt club.

The Chairman asked if there was anyone else present who wished to speak or if there were any questions.

There being no further comments, Mr. Archambault moved that the request be granted based on the information presented in the Staff Report. Mr. Nevel seconded the motion and it carried unanimously.

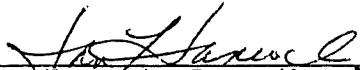
There being no further business to come before the Board, Mr. Ryan moved that the meeting be adjourned. Mr. Nevel seconded the motion. The meeting was adjourned by unanimous consent at 6:40 P.M..

APPROVED:



George D. Whitton, Chairman

Attest:



Jan Hancock, Recording Clerk