

REVIEW NO. _____

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 Greg Beagle
Phone Number 525-0115
Applicant's Address 119 Valley Dr.
Fla.
City State Zip
4. Description of Request: Variance of the front setback requirements from 60' to 30'
5. Name of Development _____
6. Location of Development East side of Camp Bird Rd
North of Long Branch Rd.
7. Acreage Under Review 7.029 Acres
8. Lot Number and Name of Subdivision (if part of a subdivision) _____
9. Owner of Property Thomas & Goulda Johnson
Phone Number 384-1822
10. Address of Property Owner 2907 Hathaway Rd.
Union KY 41091
City State Zip
11. Proposed Use(s) On Site Residential
12. Total Square Footage of Existing and/or Proposed Buildings
1500 sq. ft.
13. Current Zoning on Property Agriculture
14. Deed Book 416 Page No. 180 Group No. _____
15. Is the site subject to a zone change? No
If yes, give date of approval _____
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: Greg Beagle
19. Property Owner's Signature: Thomas Johnson

STAFF REPORT

#1

DEVELOPMENT: residential site

APPLICANT: Greg Beagle

LOCATION: east side of Camp Ernst Rd., north of Longbranch Rd., Boone County, Kentucky

ZONING: Agricultural Estates (A-2)

DATE: March 13, 1991

REMARKS:

The applicant is requesting a Variance in the depth of the front yard setback requirement from 60 feet to 30 feet. The 7.029 acre site is located on the east side of Camp Ernst Road, north of Long Branch Road, Boone County, Kentucky. The property is zoned Agricultural Estates (A-2) and is owned by Thomas and Goulda Johnson.

Table #1, Dimensional Standards, of the 1990 Boone County Zoning Regulations indicates that the minimum front yard setback in an A-2 zoning district is 60 feet.

The following reviews the seven criteria the Board must use to judge each variance request:

1. If the Variance is granted, it would not adversely affect the public health, safety or welfare.
2. The Variances will not alter the essential character of the general vicinity.
3. The Variance will not cause a hazard or a nuisance to the public.
4. The Variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.
5. The requested Variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone.

This particular parcel has a large depressed area that is located approximately 100 feet east of the western (or front) property line. If the applicant were required to build his house with a 60 foot front yard setback, the house would be located within this depressed area.

6. The Board should decide if 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.

7. The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.

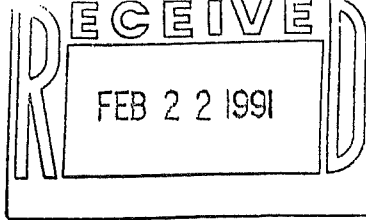
Attached to this report is copy of the zoning map indicating the location of the applicant's property and a drawing illustrating the location of the proposed house.

Respectfully Submitted,



Amy S. Moore
Planner I

ASM:kat



Boone Co. Planning Commission
Burlington, Ky.

Greg Beagle
119 Valley Dr.
Flor., Ky.

Re: Variance for front setback requirements.

To Whom It May Concern;

I am writing on behalf of Thomas and Goulda Johnson. The property they own off of Camp Ernst Rd. is presently listed as agriculture and requires a sixty foot setback from the front property line. However, Mr. & Mrs. Johnson would like to build their new home on the property. This area is growing into more residential than agriculture.

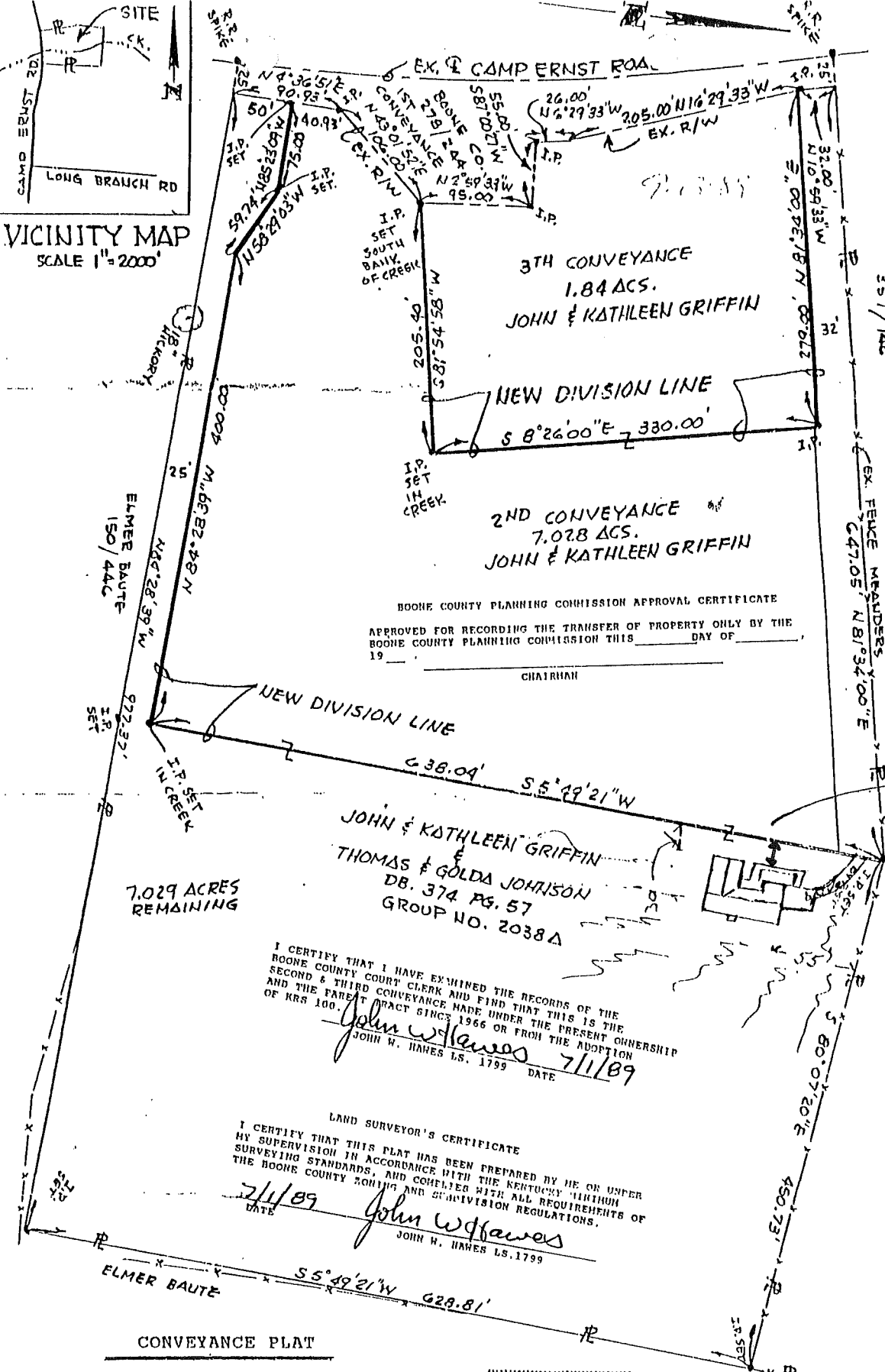
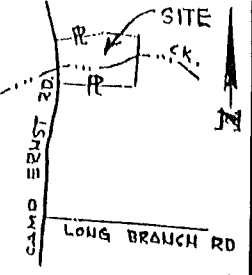
Due to the lay of the land, we are requesting a variance from the sixty foot setback requirement to the thirty foot setback as set in the residential requirements. If we were to adhere to the sixty foot requirement, it would push the house back over a hill and into a depressed area. This would also alter and hamper the installation of the septic system which has already been approved. The location of the house as shown on the plot plan is in my opinion the best possible location for this home on this property.

We sincerely appreciate your consideration of this matter and will be eagerly awaiting your decision. If there is anything further I can do please contact me at 525-0115.

Sincerely,

A handwritten signature in cursive script that reads "Greg Beagle".

VICINITY MAP
SCALE 1" = 200'



STEVE JOHNSON
357/146

GREG BEAGLE
VARIANCE REQUEST

30ft.
frontyard
setback

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE
APPROVED FOR RECORDING THE TRANSFER OF PROPERTY ONLY BY THE
BOONE COUNTY PLANNING COMMISSION THIS _____ DAY OF _____
19 _____
CHAIRMAN

I CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE
BOONE COUNTY COURT CLERK AND FIND THAT THIS IS THE
SECOND & THIRD CONVEYANCE MADE UNDER THE PRESENT OWNERSHIP
AND THE PARENT TRACT SINCE 1966 OR FROM THE ADOPTION
OF KRS 100.
John W. Hawes
JOHN W. HAWES LS. 1799 DATE 7/11/89

LAND SURVEYOR'S CERTIFICATE
I CERTIFY THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER
MY SUPERVISION IN ACCORDANCE WITH THE KENTUCKY STATUTE
SURVEYING STANDARDS, AND COMPLIED WITH ALL REQUIREMENTS OF
THE BOONE COUNTY ZONING AND SUBDIVISION REGULATIONS.
7/11/89
John W. Hawes
JOHN W. HAWES LS. 1799

CONVEYANCE PLAT

2ND AND 3RD CONVEYANCE
OF JOHN AND KATHLEEN GRIFFIN
AND THOMAS AND GOLDA JOHNSON
TRACT OF 14.057 ACRES
TO JOHN AND KATHLEEN GRIFFIN
CAMP ERNST ROAD, BOONE CO. KENTUCKY
SCALE 1" = 100' DATE JULY 1989

STATE OF KENTUCKY
JOHN W. HAWES
1,799
REGISTERED
LAND SURVEYOR

JOHN W. HAWES SURVEYOR
4132 JOLEWILD ROAD
BURLINGTON, KENTUCKY

