

334-2196
Jimm
Rever

22 for Sept 10
26 for Oct 15

APPLICATION FOR ZONING ACTION

TO:

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

FOR:

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

Applicant: Peter Blackmore Owner

- Owner
- Agent

Address: Brown Rd, Verona, Ky. 41092

Telephone: 606-391-0090 (w)
606-485-7941 (h)

Location: Brown Rd, Verona Ky.

Name of Property Owner: Blackmore

Address of Property Owner: SAME AS ABOVE

Zoning District: A2 Area in Acres: 18.19

Deed Book: #278 Page Number: 116 Group Number: 2084

Description of Request: Alter road frontage requirements from the standard 150 feet to 80 feet. Location will be approx 1.547 acres with the home, but it would be a thinner (80' frontage) and longer (842.5 deep) piece of property.

(VARIANCE REQUEST - FRONTAGE)
(VARIANCE Request - total Acres)
(see Attached)

Applicant's Signature: PA Blackmore

Property Owner's Signature: PA Blackmore

FOR PLANNING COMMISSION USE ONLY

Application Fee: _____ Date Received: _____ By: _____

Referred To: _____ Meeting Date: _____

Action Taken: _____ Date of Action: _____

RECEIVED
AUG 18 1986

STAFF REPORT

APPLICANT: Peter Blackmore
LOCATION: Brown Road, Verona (approximately 0.5 miles south of KY 14)
ZONE: Agricultural Estates (A-2)
DATE: September 10, 1986

REMARKS:

The applicant is requesting a frontage variance of 70 feet in order to create a two acre lot with a frontage of 80 feet. The dimensional standards found in Table 1 of Article 17 of the Boone County Zoning Regulations require a 150 foot frontage for lots in the A-2 zoning district.

The following reviews the standards which must be found before the Board can grant a Variance:

- 1) The requested variance arises from the special circumstance that a large portion of Mr. Blackmores property would be difficult to build upon because of the slope near the road. This condition does not generally apply to land in the general vicinity.
- 2) Strict application of the zoning regulations would deprive the applicant of a reasonable use of land. The steep area between the existing house and the proposed lot is currently used as a pasture. If the minimum frontage requirement were enforced, some of this pasture would be lost to the new lot.
- 3) The special circumstances are not the result of the actions of the applicant taken subsequent to the adoption of the zoning regulations.
- 4) If granted, the Variance would not adversely affect the public health, safety and welfare, would not alter the essential character of the general vicinity and would not cause a hazard or a nuisance to the public.

Should the Board decide to grant the Variance, staff recommends no conditions.

Respectfully Submitted,



Thomas W. Breidenstein
Zoning Enforcement Officer

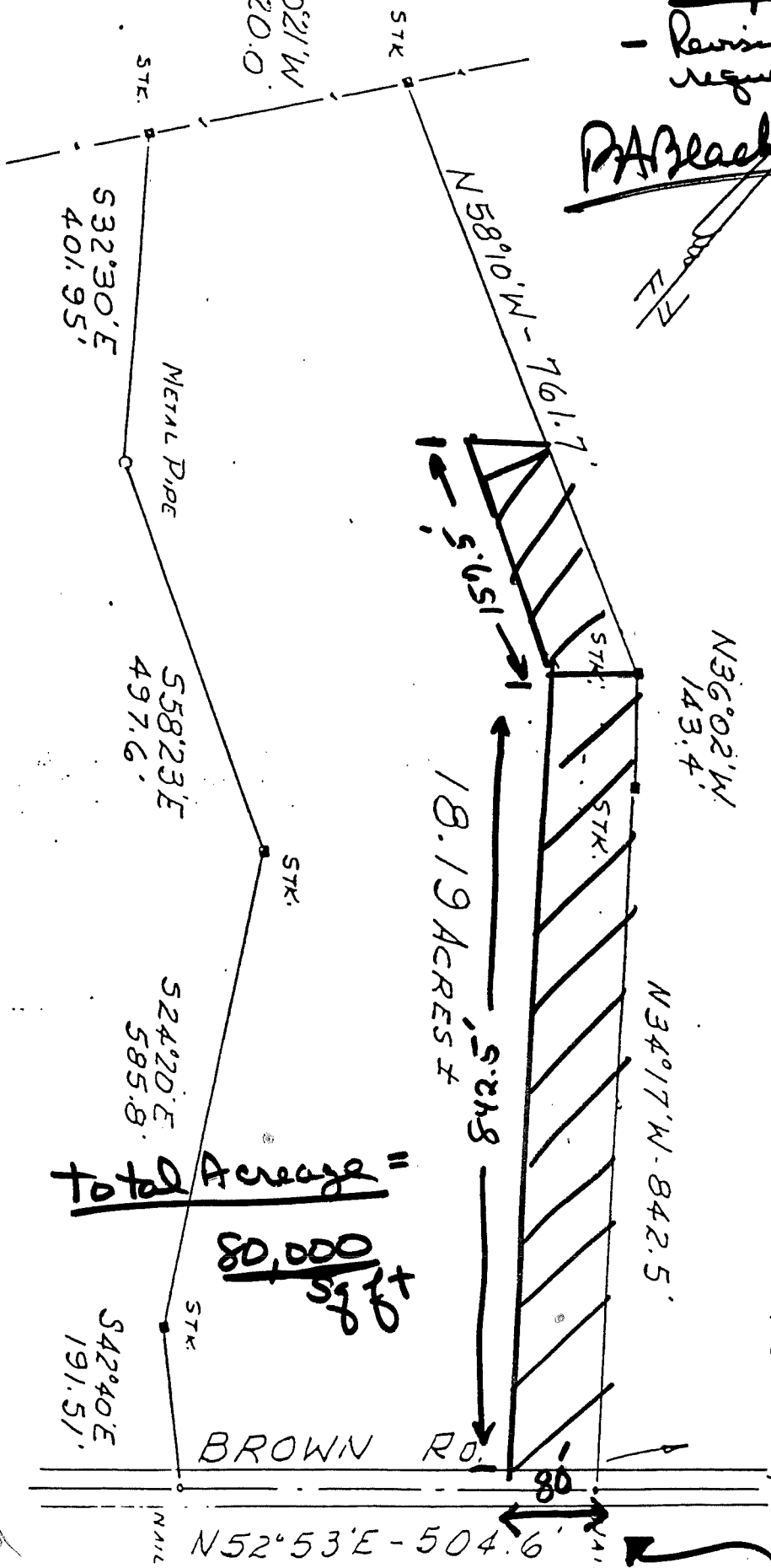
S40°21'W
320.0

8/19/81
- Revised 8/12 request

~~P.A. Beach~~
8/20



Gerald S. Caldwell



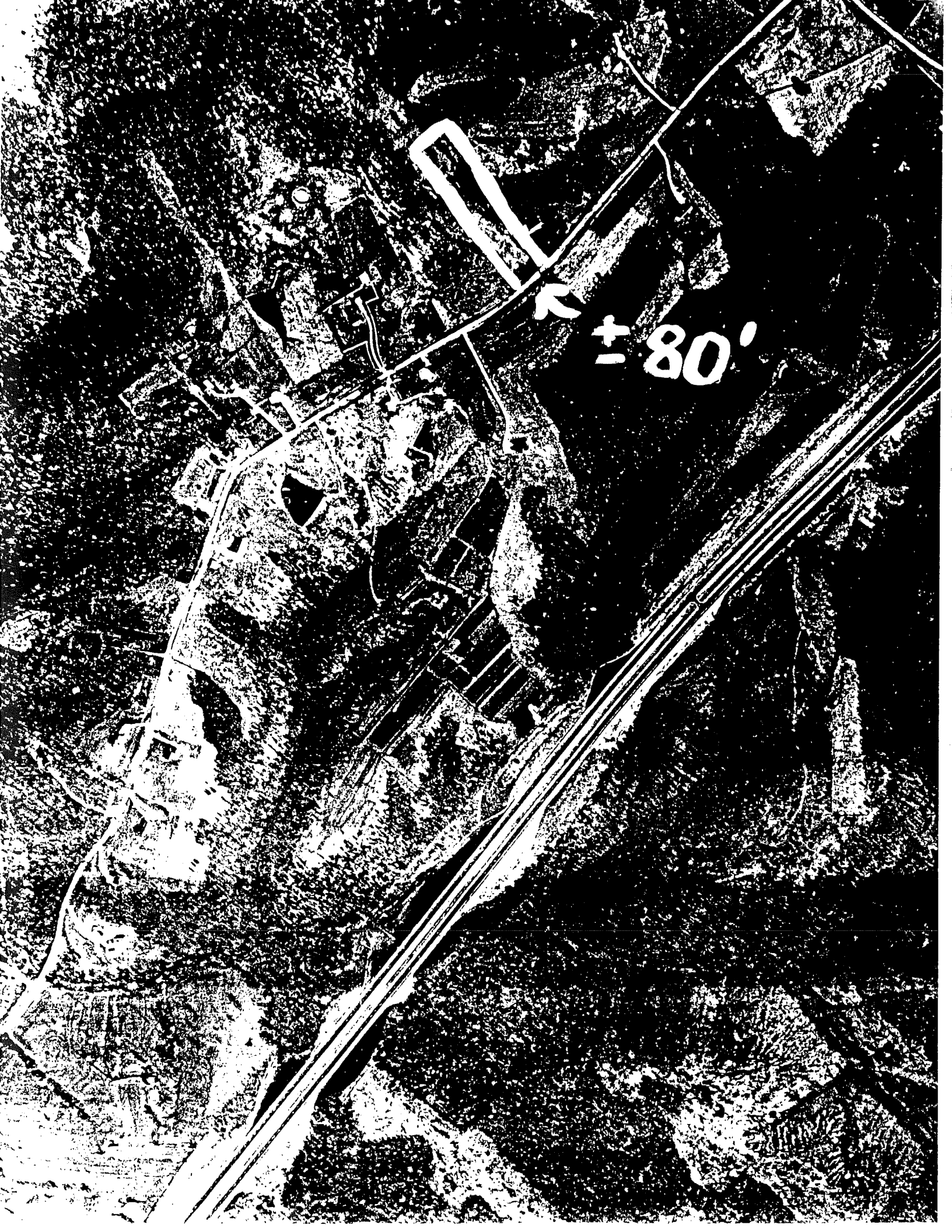
NOTE: THIS SURVEY IS A REVISION OF PREVIOUS SURVEY FOR 20.51 ACRE PARCEL. SEE DEG. 808 ON TO B.M. 80.

Approx. 0.5 MILE TO KY. STR. 14

VARIANCE request on Road Frontage

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			DRAWN BY	SCALE	DATE	MATERIAL
	NO.	DATE	BY				
DECIMAL	1			W.D. MCNUTT PROPERTY BROWN RD.-BOONE COUNTY, KY. SURVEYED BY: CALDWELL & NIGERIS GERALD S. CALDWELL. LS 499	1"=200'	9/10/80	BOB
FRACTIONAL	2						
ANGULAR	3						
	4						
	5						
				TRACED			

2208



± 80'

