

MAY 20 1992

REVIEW NO. 92-BCBA-010-A

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 _____
3. Change in Non-Conforming Use
3. Applicant's Name ROBERT + CYNTHIA A. SCHRODER
 Phone Number 331-4346 OR 341-5766
 Applicant's Address 412 LONGMEADOW
FT MITCHELL KY 41017
 City State Zip
4. Description of Request: CHANGE NON CONFORMING USE
FROM RESIDENTIAL TO RESIDENTIAL
PROPERTY NOW HAS A MOBILE HOME, WE WOULD LIKE TO BUILD,
5. Name of Development _____
6. Location of Development 12020 OLD LEXINGTON PIKE
WALTON KY 41094
7. Acreage Under Review 3.8
8. Lot Number and Name of Subdivision (if part of a subdivision) _____
9. Owner of Property ROBERT + CYNTHIA A. SCHRODER
 Phone Number 331-4346
10. Address of Property Owner 412 LONGMEADOW
FT MITCHELL KY 41017
 City State Zip
11. Proposed Use(s) On Site SINGLE FAMILY RESIDENCE
12. Total Square Footage of Existing and/or Proposed Buildings
EXISTING - 840 SQ. FT. PROPOSED - 2575 SQ FT + BASEMENT + GARAGE
13. Current Zoning on Property R-1
14. Deed Book 475 Page No. 113 Group No. 2073
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? NO
17. Have you submitted a list of adjoining property owners with this request? YES
18. Applicant's Signature: Robert Schroder Cynthia A. Schroder
19. Property Owner's Signature: Robert Schroder Cynthia A. Schroder

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 5-20-92
2. Fee Received \$ 22100 R7408
3. Is application complete? Yes No
4. Staff Reviewer Comp. Moore
5. Scheduled Board Action Date 6/10/92
6. Board Action:
 Approval
 Approved with Conditions (See #7)
 Disapproved (See #8)
7. Conditions: none

8. Reasons for Disapproval: _____

STAFF REPORT

#3

DEVELOPMENT: Single Family Dwelling Unit
APPLICANT: Robert & Cynthia A. Schroder
LOCATION: 12026 Old Lexington Pike, Boone County, Kentucky
ZONING: Industrial One (I-1)
DATE: June 10, 1992

REMARKS:

The applicant is requesting a Change in Non-Conforming Use for a thirty-eight (38) acre parcel located at 12026 Old Lexington Pike, Boone County, Kentucky. The property is zoned Industrial One (I-1) and is owned by Robert and Cynthia A. Schroder.

At the present time, a mobile home is located on the 38 acre site. The applicant is requesting that he be permitted to remove the mobile home and construct one single family dwelling unit on the property. The proposed unit would be located near the location of the existing mobile home.

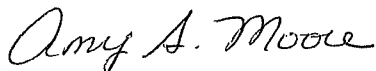
Although the property in the general vicinity of the site is currently zoned I-1, single family dwelling units and mobile homes are located along each side of Old Lexington Pike. At the present time, the closest industrial use is located approximately 3/4 of a mile north of the site on the west side of Old Lexington Pike.

The Board shall not permit a Change in Non-Conforming Use unless the new non-conforming use is as equally or more compatible with permitted uses in the district in which it is located as the existing non-conforming use. The Board shall also shall not allow any non-conforming use to be increased or enlarged, nor extended to occupy a greater area of land than was occupied by the original non-conforming use. In permitting such change, the Board may require appropriate conditions and safeguards.

Attached to this report is a drawing that the applicant has submitted illustrating the 38 acre parcel and the locations of the existing and proposed structures on the site.

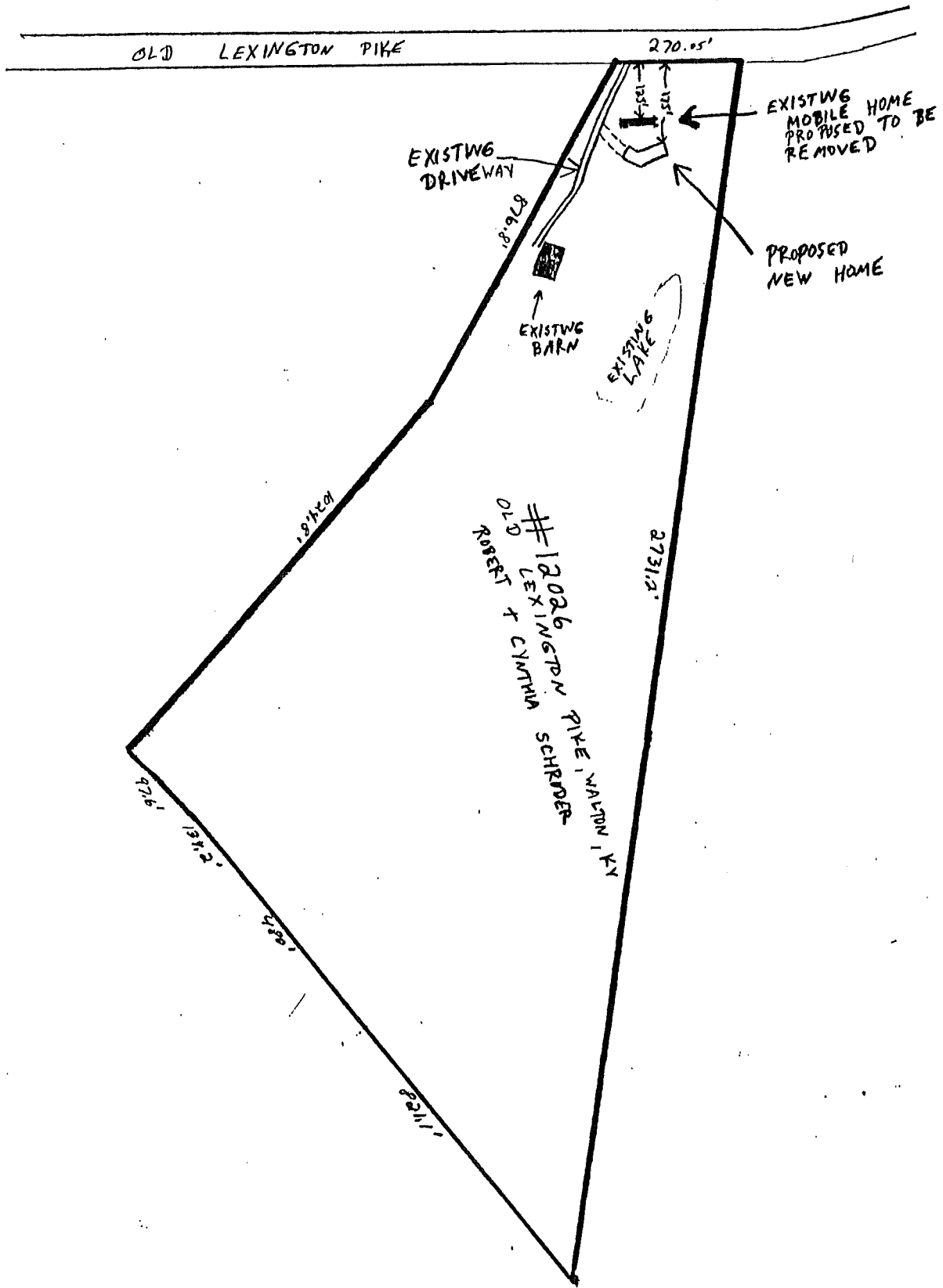
If the Change in Non-Conforming Use is approved, the applicant must apply for and receive a Zoning Permit from the Boone County Planning Commission and a Building Permit from the Boone County Building Inspector.

Respectfully Submitted,



Amy S. Moore
Planner I

Schroder - Change in Non-Conforming Use
June 10, 1992



COPY

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Robert & Cynthia A. Schroder
412 LongMeadow
Ft. Mitchell, KY 41017
2. ADDRESS OF PROPERTY
12026 Old Lexington Pike
Walton, KY 41094
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
N/A

DEED BOOK: 475

PAGE NO.: 113

GROUP NO.: 2073

4. TYPE OF RESTRICTION (S) (Check all that apply)
- | | | | |
|--------------------------|---|-------------------------------------|---|
| <input type="checkbox"/> | Zoning Map Amendment
from _____ to _____ | <input type="checkbox"/> | Conditional Use Permit |
| <input type="checkbox"/> | Development Plan | <input type="checkbox"/> | Conditional Zoning
Condition |
| <input type="checkbox"/> | Subdivision Plat
(unrecorded) | <input checked="" type="checkbox"/> | Other: Change in Non-
Conforming Use |
| <input type="checkbox"/> | Variance | | |

5. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
 2995 WASHINGTON STREET
 BURLINGTON, KENTUCKY 41005


Amy S. Moore
 SIGNATURE OF COMPLETING OFFICIAL

Amy S. Moore, Planner II
 NAME AND TITLE OF COMPLETING OFFICIAL
 (type or print)

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

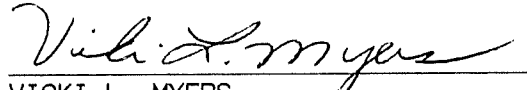
Subscribed, sworn to, and acknowledge before me by Amy S. Moore
on behalf of the Boone County Planning Commission this 9th day
of July, 1992.


VICKI L. MYERS
NOTARY PUBLIC, State at Large

My commission Expires:

April 8, 1995

This instrument was prepared for recording purposes only by:


VICKI L. MYERS
Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

BCPC 01/89

CLUR# 92-BCBOA-010-A

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Change In Non-Conforming Use as approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of June 10, 1992, (Certificate of Land Use Restriction # 92-BCBOA-010-A), for Robert & Cynthia A. Schroder, property owner.

NO CONDITIONS

The approved Change In Non-Conforming Use as well as the preceding conditions apply to the property described in: DEED BOOK 475 PAGE NO. 113
Group No. 2073