

JUN 11 1992

REVIEW NO. _____

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 DONNA G. PRICE - FAUCHER
Phone Number 606 525-1266
Applicant's Address 19 La Cresta Drive
FLORENCE Kentucky 4042
City State Zip
4. Description of Request: For use of 3 room apartment
on premises at 19 La Cresta DR. Flo. Ky
5. Name of Development _____
6. Location of Development _____
7. Acreage Under Review _____
8. Lot Number and Name of Subdivision (if part of a subdivision)
Lots # 8 + 9 AND PART of 10 Shamrock Hills Sub.
9. Owner of Property DONNA PRICE FAUCHER
Phone Number 525-1266
10. Address of Property Owner 19 La Cresta Dr
FLORENCE Ky 41042
City State Zip
11. Proposed Use(s) On Site 2 Family
12. Total Square Footage of Existing and/or Proposed Buildings
2400 Sq. Ft.
13. Current Zoning on Property SRI
14. Deed Book 177 Page No. 221 Group No. N/A 2048 B
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: Donna Price - Faucher
19. Property Owner's Signature: Donna Price - Faucher

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 6-18-92
2. Fee Received 326.00 R 7564
3. Is application complete? Yes No
4. Staff Reviewer Imy Moore
5. Scheduled Board Action Date July 8, 1992
6. Board Action:
 Approval
 Approved with Conditions (See #7)
 Disapproved (See #8)
7. Conditions: no exterior alterations may be made to the existing structure.
8. Reasons for Disapproval: _____

BCPC:7/11/88

STAFF REPORT

#3

DEVELOPMENT: duplex
APPLICANT: Donna G. Price-Fancher
LOCATION: 19 LaCresta Drive, Boone County, Kentucky
ZONING: Suburban Residential One (SR-1)
DATE: July 8, 1992

REMARKS:

The applicant is seeking a Conditional Use Permit to convert an existing single-family dwelling unit into a duplex containing two (2) residential units. The site is located at 19 LaCresta Drive, Boone County, Kentucky. The property is zoned Suburban Residential One (SR-1) and is owned by Donna G. Price-Fancher.

The single-family dwelling unit contains approximately 2,400 square feet of living space and a single car garage. A separate three-car garage is located behind the dwelling. The applicant has indicated to Staff that no exterior changes will be made to either of the structures.

Article 9, Section 933 of the Boone County Zoning Regulations lists "Duplex dwelling units with attached garages" (p. 42) as a permitted Conditional Use.

The Board may consider whether the Conditional Use at the proposed location:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan and/or zoning order;

The Boone County Comprehensive Plan Future Land Use Map indicates this site to be Suburban Density Residential (SD). SD is defined as "residential uses that do not exceed four dwelling units per acre." (p. 199)

The Florence Area is described further in the text of the Comprehensive Plan:

"Residential growth should continue to be suburban in nature." (p. 220)

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the area;

If the Conditional Use Permit is granted and the structure is changed to a duplex, the applicant does not anticipate making any exterior alterations to the existing structure.

3. Will not be hazardous to existing or future neighboring uses;
4. Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will create excessive additional requirements at the public cost for public facilities and services will not be created or be detrimental to the economic welfare of the community;
6. Will involve uses, activities, process, materials, equipment and conditions of and operation that will not be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odor;
7. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares.

The Board must also consider specific criteria which apply to Conditional Uses in SR-1 zoning districts:

- a. The activity is an integral and subordinate function of a permitted use; or
- b. The activity will not contradict the low density character of the district; and

The maximum intensity of development in an SR-1 zoning district is four units per acre. The proposed Conditional Use does not exceed this requirement.

- c. The arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

If the Conditional Use Permit is approved, the applicant will be required to apply for and receive a Zoning Permit through the Boone County Planning Commission and a Building Permit through the Boone County Building Inspector.

STAFF REPORT - DONNA PRICE-FANCHER
JULY 8, 1992

PAGE 3

Attached to the Staff Report are copies of portions of the Zoning Map illustrating this area of Florence and the subdivision plat illustrating the location of lots #8, 9 and 10.

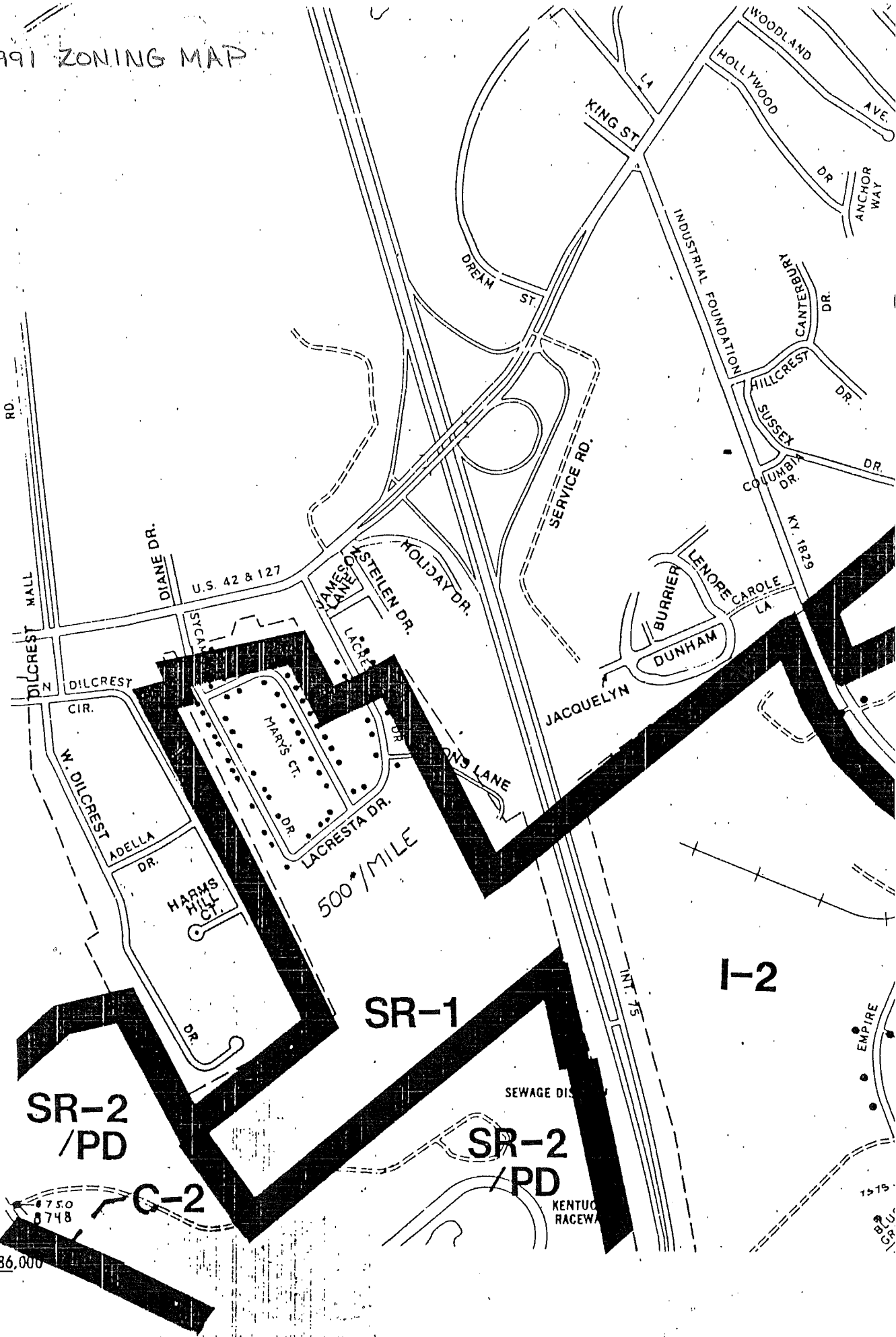
Respectfully submitted,

A handwritten signature in cursive script that reads "Amy S. Moore".

Amy S. Moore
Planner II

ASM:kat

1991 ZONING MAP



SR-2 / PD

SR-1

SR-2 / PD

I-2

N536,000
E1,886,000

750
8748

C-2

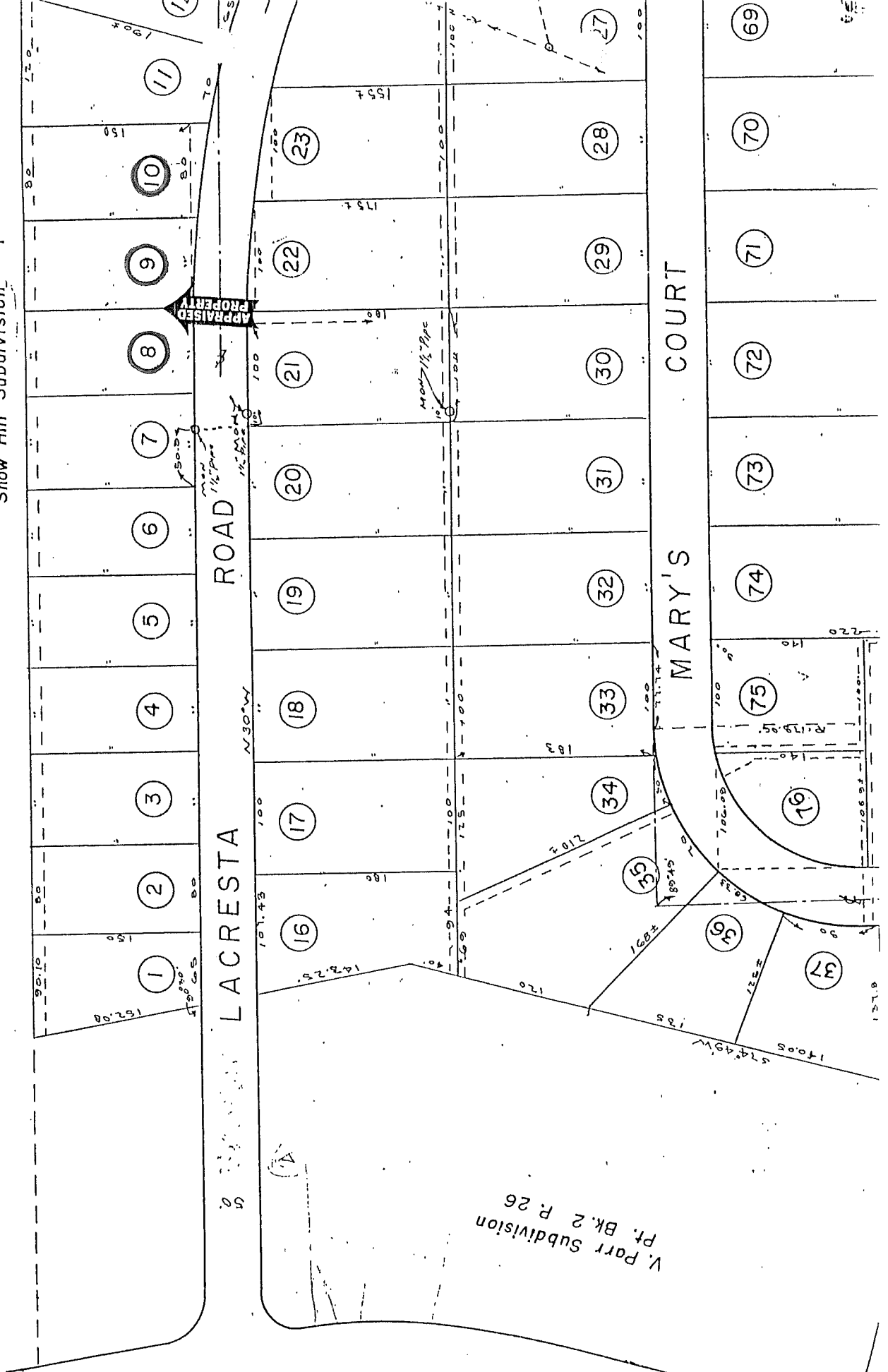
SEWAGE DIS

KENTUCKY RACEWAY

EMPIRE

1515
BU

Snow Hill Subdivision



0.5 MI. TO FLORENCE

42

V. Parr Subdivision
Pt. Bk. 2 P. 26

LACRESTA ROAD

MARY'S COURT

PROPERTY APPRAISED

COPY

NO. 92-BCBOA-012-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Donna Price Fancher
19 LaCresta Dr.
Florence, KY 41042
2. ADDRESS OF PROPERTY
19 LaCresta Dr.
Florence, KY 41042
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
N/A

DEED BOOK: 177

PAGE NO.: 221

GROUP NO.: 2048B

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

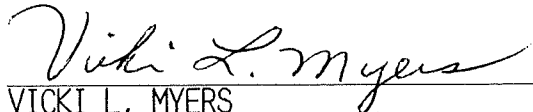
Amy S. Moore
SIGNATURE OF COMPLETING OFFICIAL

Amy S. Moore, Planner I
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 15th day
of September, 1992.

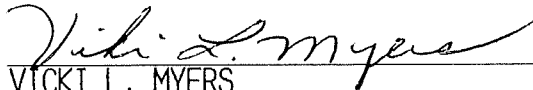


VICKI L. MYERS
NOTARY PUBLIC, State at Large

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

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit as approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of July 8, 1992, (Certificate of Land Use Restriction # 92-BCBOA-012-A), for Donna Price Fancher, property owner.

"The Conditional Use Permit be granted with the condition that there be no external construction."

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in: DEED BOOK 177 PAGE NO. 221 Group No. 2048B