

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 DIANNE Meade
 Phone Number 502-9173
 Applicant's Address 1909 Petersburg Rd
Nebo Ky 41048
City State Zip
4. Description of Request: Permit to build Pole Barn
5. Name of Development Building a pole barn
6. Location of Development 1909 Petersburg Rd Nebo, Ky
7. Acreage Under Review 1st 1006 sq
8. Lot Number and Name of Subdivision (if part of a subdivision) _____
9. Owner of Property Matilda Couch
 Phone Number 502-9173
10. Address of Property Owner 1909 Petersburg Rd
Nebo Ky 41048
City State Zip
11. Proposed Use(s) On Site Storage
12. Total Square Footage of Existing and/or Proposed Buildings 100 Square Feet
13. Current Zoning on Property C-2/52
14. Deed Book 209 Page No. 170 Group No. 2020
15. Is the site subject to a zone change? _____
 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: (Dianne Meade)
19. Property Owner's Signature: Matilda Couch

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received _____
2. Fee Received _____
3. Is application complete? Yes _____ No
4. Staff Reviewer Jeff Hynes
5. Scheduled Board Action Date Jan 13, 93
6. Board Action:
_____ Approval
 Approved with Conditions (See #7)
_____ Disapproved (See #8)
7. Conditions: See Minutes

8. Reasons for Disapproval: _____

STAFF REPORT

DEVELOPMENT: Dianne Meade
APPLICANT: Dianne Meade
LOCATION: 1929 Petersburg Road, Boone County, Kentucky
ZONING: Commercial Two/Small Community Overlay (C-2/SC)
DATE: January 13, 1993

The applicant is requesting a Conditional Use Permit to allow for a pole barn for personal use. The pole barn would be located at 1929 Petersburg Road on an approximately quarter acre site in Hebron, Kentucky. This property is zoned Commercial Two/Small Community Overlay (C-2/SC) and is owned by Dianne Meade (See Sheet 1).

Article 20, Section 2023 allows all principally permitted and accessory uses of a C-2 district provided a Conditional Use Permit is granted. The applicants request is classified as an accessory use in a C-2 zoning district. The land use and zoning surrounding the applicants property include: (See Sheet 2)

North: Strip Center and Chevron gas station - C-2/SC
South: Residences - C-2/SC
East: Residence - C-2/SC
West: Shamrock Tavern - C-2/SC

The Boone County Comprehensive Plan indicates that development in Hebron should remain Suburban Density Residential in nature served by the established neighborhood commercial uses. Accessory structures are compatible with the surrounding character of the neighborhood which has numerous similar structures currently. However, the size of the proposed pole barn may not be compatible. The applicant's pole barn will be approximately 720 square feet which would be roughly 100 square feet smaller than the applicant's residence. There are accessory structure of similar size however within the neighborhood (See Sheet 3-5).

The Board must also consider specific criteria which apply to Conditional Uses in SC zoning district:

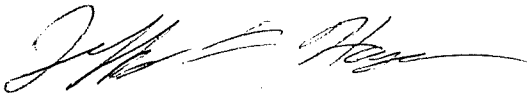
- a. The activity is an integral part of the area's function as a small community center, and is not of scale, nature, or character which will detract from or conflict with the principal purpose and continued well-being of the center.

- b. The arrangement of use, building or structure is compatible with the arrangement or organization of permitted and accessory uses which are to be protected in the district.

STAFF CONCERNS:

1. The applicant's request for the pole barn was for personal use only. Staff is concerned that the structure may lbe used in the future for a commercial use therefore, staff recommends that a condition be established that if the structure is to be used for a commercial purpose it will be necessary to come before the Board for approval.

Respectfully Submitted,

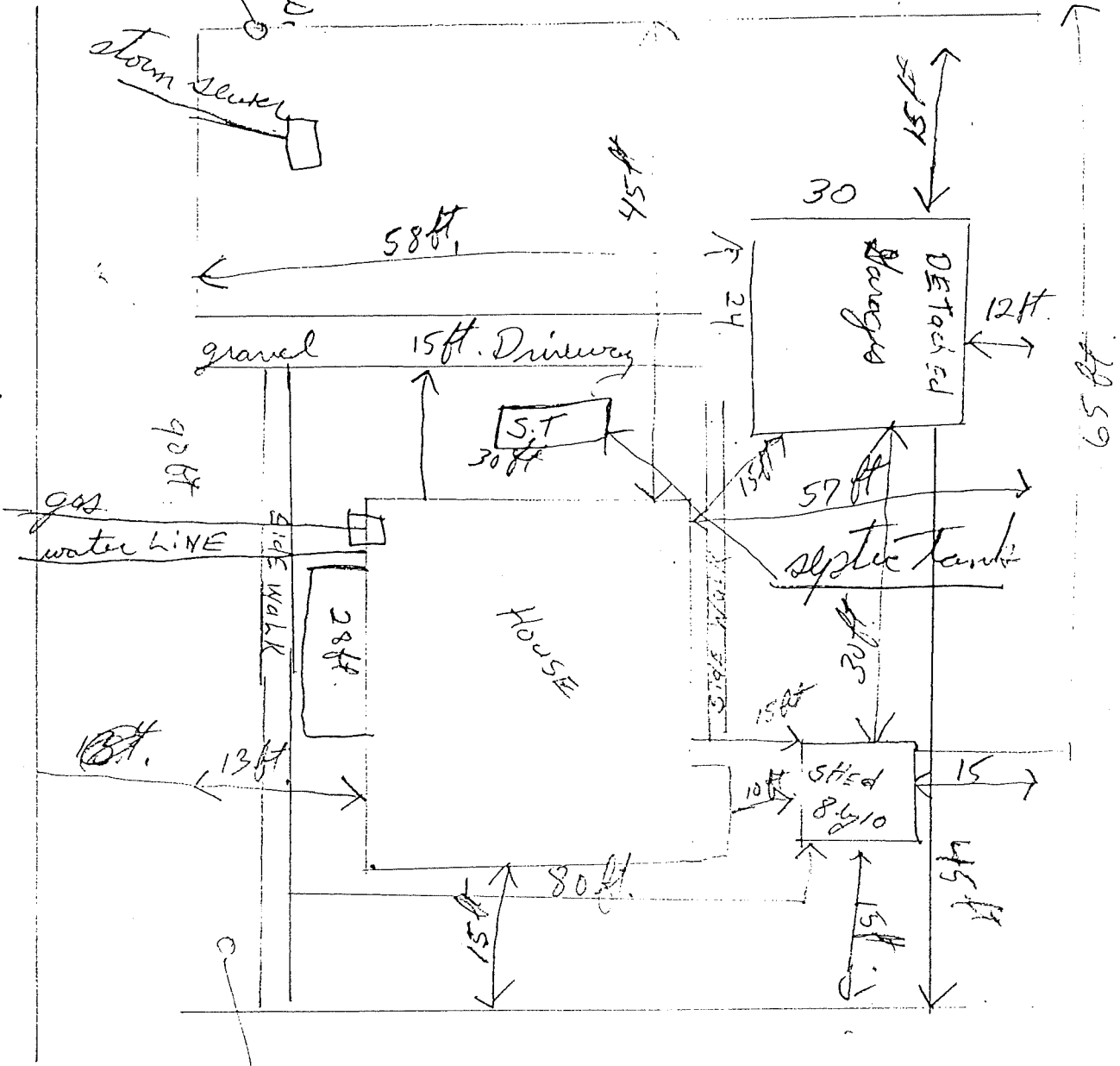


Jeffrey F. Hayes
Planner I

10.0

State Highway # 20

utility poles
storm sewer



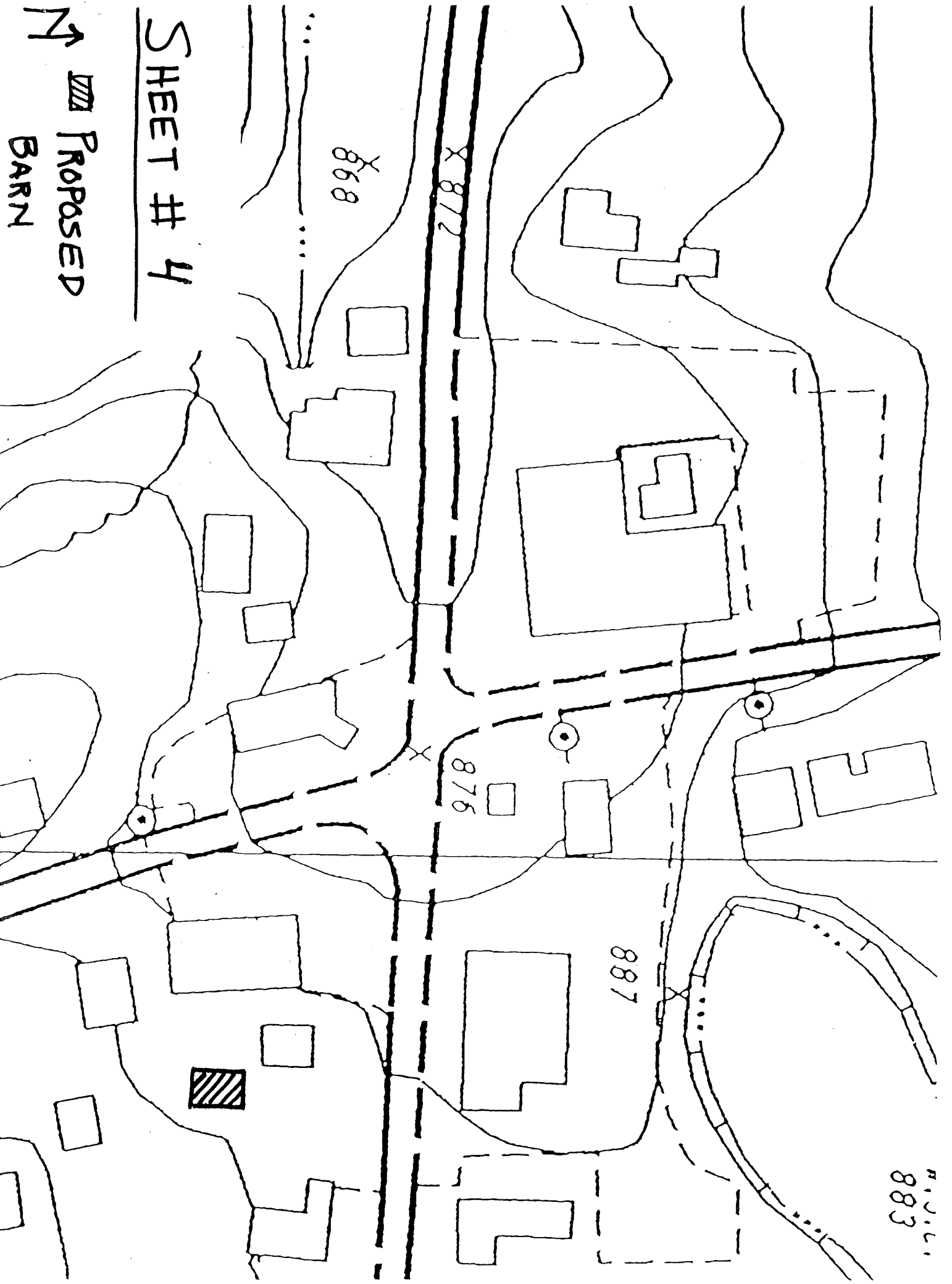
N
SITE
PLAN

SHEET # 3

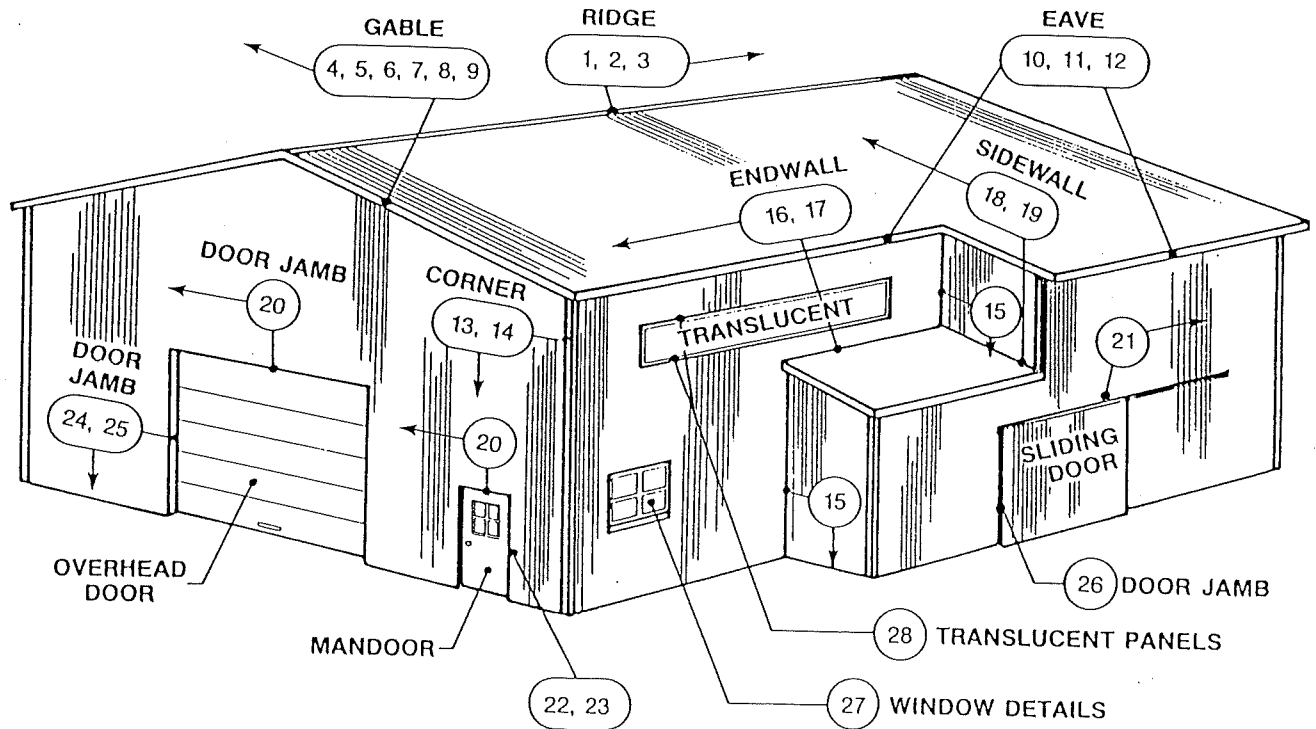
utility poles

SHEET # 4

N
PROPOSED
BARN



POST FRAME BUILDING DETAILS



NOTE: SEE DETAIL R-8 FOR PIPE
PENETRATION DETAILS

NOTE: SEE DETAIL R-7 FOR
SKYLIGHT AND CURB DETAILS

SHEET # 5

COPY

NO. 93-BCBOA-003

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Matilda Couch
1929 Petersburg Road
Hebron, Kentucky 41048

2. ADDRESS OF PROPERTY
1929 Petersburg Road
Hebron, Kentucky 41048

3. NAME OF SUBDIVISION OR
DEVELOPMENT (if applicable)

DEED BOOK: 209

PAGE NO.: 170

GROUP NO.: 2020

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

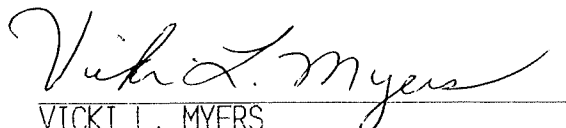

SIGNATURE OF COMPLETING OFFICIAL

Jeffrey F. Hayes/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 Jeffrey F. Hayes
on behalf of the Boone County Planning Commission this 6th day
of April, 1993.

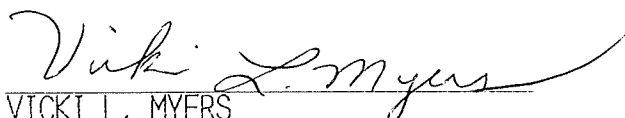


VICKI L. MYERS
NOTARY PUBLIC, State at Large

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.)

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 January 13, 1993, (Certificate of Land Use Restriction # 93-BCBOA-003), for Matilda Couch, property owner.

The conditions being: (1). The building is not used for commercial use, (2). that it is constructed as shown in the drawing, and (3). that they go through Site Plan Review.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in: DEED BOOK 209 PAGE NO. 170 Group No. 2020