

DEC 17 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~~ Union
2. (Check One) _____ Conditional Use Permit Variance _____ Appeal
_____ Change in Non-Conforming Use
3. Applicant's Name Glynda Fisher
Phone Number 384-3002 493-2888
Applicant's Address 10778 Kimberly Dr
Union Ky 41091
City State Zip
4. Description of Request: Addition to back of house
5. Name of Development Suburban Estates
6. Location of Development Union Ky
7. Acreage Under Review Approx. 1 Acre
8. Lot Number and Name of Subdivision (if part of a subdivision)
Lot 36 Suburban Estates
9. Owner of Property Glynda Fisher Dr. O Dale Fisher
Phone Number 384-3002
10. Address of Property Owner 10778 Kimberly Dr.
Union Ky 41091
City State Zip
11. Proposed Use(s) On Site Add. living space
12. Total Square Footage of Existing and/or Proposed Buildings
1900 sq Ft.
13. Current Zoning on Property Residential RSE
14. Deed Book 207 Page No. 327 Group No. 434 2064
15. Is the site subject to a zone change? NO
If yes, give date of approval NA
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: Glynda Fisher
19. Property Owner's Signature: Glynda Fisher

SECTION B

(To be completed by Boone County Planning Commission Staff)

- 1. Date Received 12-17-92
- 2. Fee Received 316.00 R# 8281
- 3. Is application complete? Yes No
- 4. Staff Reviewer Jeff Hayes
- 5. Scheduled Board Action Date Jan 13, 1993
- 6. Board Action:
 - Approval
 - Approved with Conditions (See #7)
 - Disapproved (See #8)
- 7. Conditions: See Minutes

- 8. Reasons for Disapproval: _____

STAFF REPORT

DEVELOPMENT: Glynda Fisher
APPLICANT: Glynda Fisher
LOCATION: 10778 Kimberly Drive, Boone County, Kentucky
ZONING: Rural Suburban Estates (RSE)
DATE: January 13, 1993

The applicant is requesting a Variance to allow the construction of an addition to their house. The applicant's house is located at 10778 Kimberly Drive in Suburban Estates Subdivision on a 1 acre plus lot. This property is zoned Rural Suburban Estates (RSE) and is owned by Glynda Fisher (See Sheet 1).

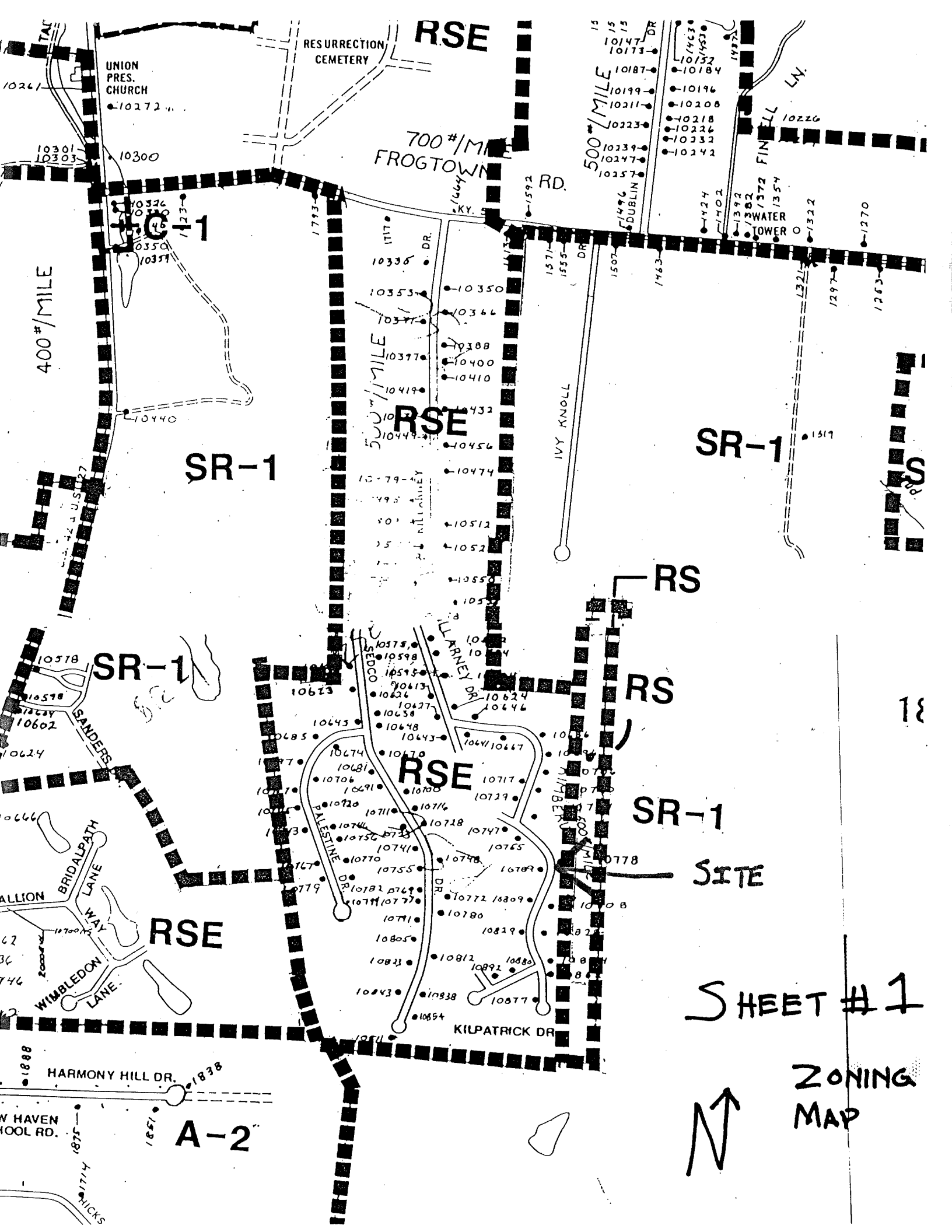
The Supplemental Performance Standards (Table 31.1) of the 1991 Boone County Zoning Regulations indicates that the rear yard setback is forty (40) feet. The applicant is requesting a six (6) foot Variance of the rear yard setback to thirty four (34) feet (See Sheet 2).

Staff believes that the applicants request for the rear yard Variance will not adversely impact or alter the character of the neighborhood. The area around the applicant's lot is heavily wooded with one acre plus lots being the minimum size within the subdivision. The applicant's lot is about one third as deep as it is long, and because of the configuration of the house on the lot the buildable area in the rear of the applicant's property is severely limited (See Sheet 2).

Respectfully Submitted,



Jeffrey F. Hayes
Planner I



UNION PRES. CHURCH
•10272

RESURRECTION CEMETERY

RSE

700 #/MILE
FROGTOWN

500 #/MILE
DUBLIN

FINNELL LN.
WATER TOWER

400 #/MILE

SR-1

500 #/MILE
RSE

SR-1

RS

SR-1

RS

RSE

SR-1

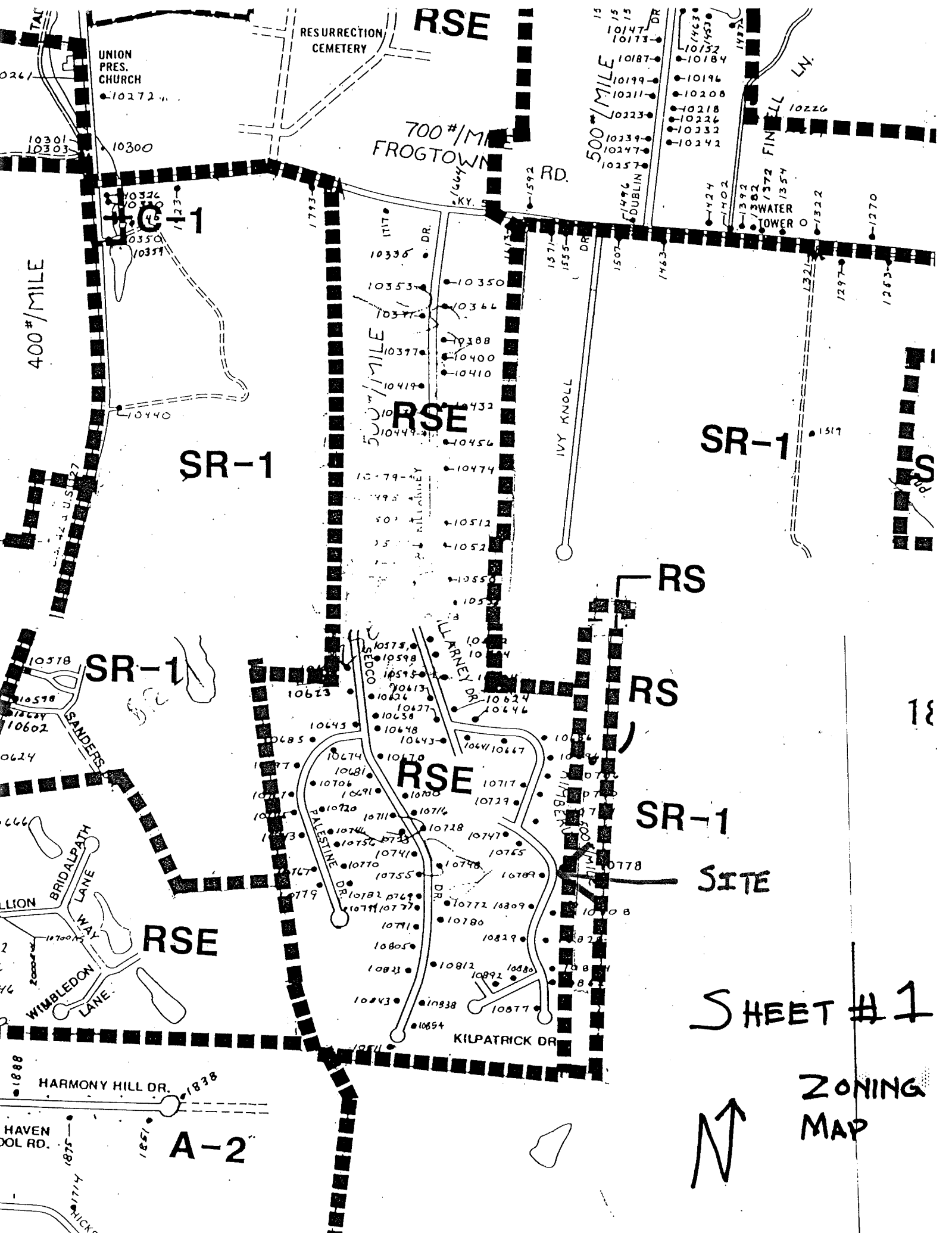
SITE

RSE

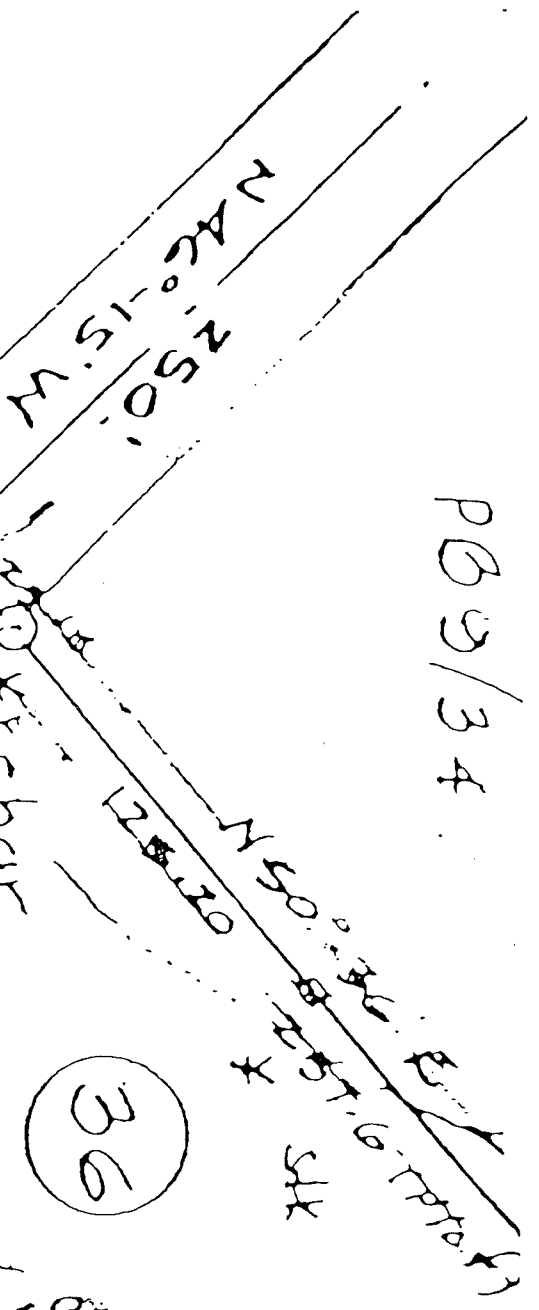
SHEET #1

ZONING MAP

A-2



PB 3/34



$\Delta = 68.15$
 $C = 26.0$
 $T = 149.35$
 $L = 262.50$
 $R = 220.37$
 "PK spike"

SHEET # 2

N
 SITE
 PLAN

10' BUILDING
 ADDITION
 WIDTH LINE
 50.
 40.
 SETBACK
 LINE

*583.42
 rebar

27

COPY

NO. 93-BCBOA-004

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
C. Dale and Glynda Fisher
10778 Kimberly Drive
Union, Kentucky 41091
2. ADDRESS OF PROPERTY
10778 Kimberly Drive
Union, Kentucky 41091
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

DEED BOOK: 207

PAGE NO.: 327

GROUP NO.: 2064

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

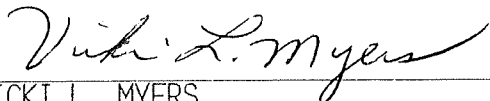


VICKI L. MYERS
NOTARY PUBLIC, State at Large

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 Variance 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-004), for C. Dale and Glynda Fisher , property owner.

NO CONDITIONS

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 207 PAGE NO. 327 Group No. 2064