

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

(See Boone County Zoning Regulations)

MAR 25 1993

SECTION A (To be completed by applicant)

- (Check One)
1. XXX Boone _____ Florence _____ Walton _____ Union _____
(Check One)
2. XXX Conditional Use Permit _____ Variance _____ Appeal _____
Change in Non-Conforming Use _____
3. Applicant's Name Boone County Water District
Phone Number 586-6155 Fax No. 586-5016
Applicant's Address P.O. Box 18
Burlington Ky 41005
City State Zip
4. Description of Request: To allow the repair of automobiles
on the site. All other uses will remain the same.
5. Name of Development Boone County Water District
6. Location of Development Bullittsville Road 5825
7. Acreage Under Review 2.0(+/-) acres
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Boone county Water District
Phone Number of Owner Same as above
10. Address of Property Owner Same as above
City State Zip
11. Proposed Use(s) on Site _____
Office Building/Auto repair
12. Total Square Footage of Existing and/or Proposed Buildings
1,620 sq ft office and 7500 sq ft garage building
13. Current Zoning on Property Small Community
14. Deed Book 236/324 Page No. 266/61 Group No. 2018
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. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.
Applicant's Signature: Boone County Water District by
Property Owner's Signature: Paul D. Royer District Manager

(over)

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ZONING APPEALS ACTION
APPLICATION
PAGE 2

SECTION B (To be completed by the Boone County Planning
Commission Staff)

1. Date Received 3-25-93 Fee Received 300.⁰⁰
2. Is application complete? Yes No
3. Staff Reviewer J. Hayes
4. Scheduled Board Action Date 4/14/93
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(606) 334-2196 Phone
(606) 334-2264 Fax

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

STAFF REPORT

DEVELOPMENT: BOONE COUNTY WATER DISTRICT
 APPLICANT: BOONE COUNTY WATER DISTRICT
 LOCATION: 5825 BULLITTSVILLE ROAD
 ZONING: SUBURBAN RESIDENTIAL TWO/SMALL COMMUNITY (SR-2/SC)
 DATE: APRIL 14, 1993

The applicant is requesting a Conditional Use Permit to use their existing 9120 square foot garage and office for the repair of automobiles. The property is located at 5825 Bullittsville Road and zoned Suburban Residential Two/Small Community Overlay SR-2/SC (see sheet 1). This property is owned by Boone County Water District.

Article 20, Section 2012, Item 2 permits auto repair services as a conditional use within a Small Community Overlay District.

This property was issued a Conditional Use Permit on June 10, 1987 for an office addition to the existing building. This particular request is for a Conditional Use Permit to enable the repair of automobiles on the site as part of an agreement with Urb Hillenbrand (see sheet 2). This agreement would allow the Boone County Water District to exchange their property for property owned by Mr. Hillenbrand on KY 18. Mr. Hillenbrand, who is an adjoining property owner to the west, operates a auto repair shop and would use this site for an expansion to his business.

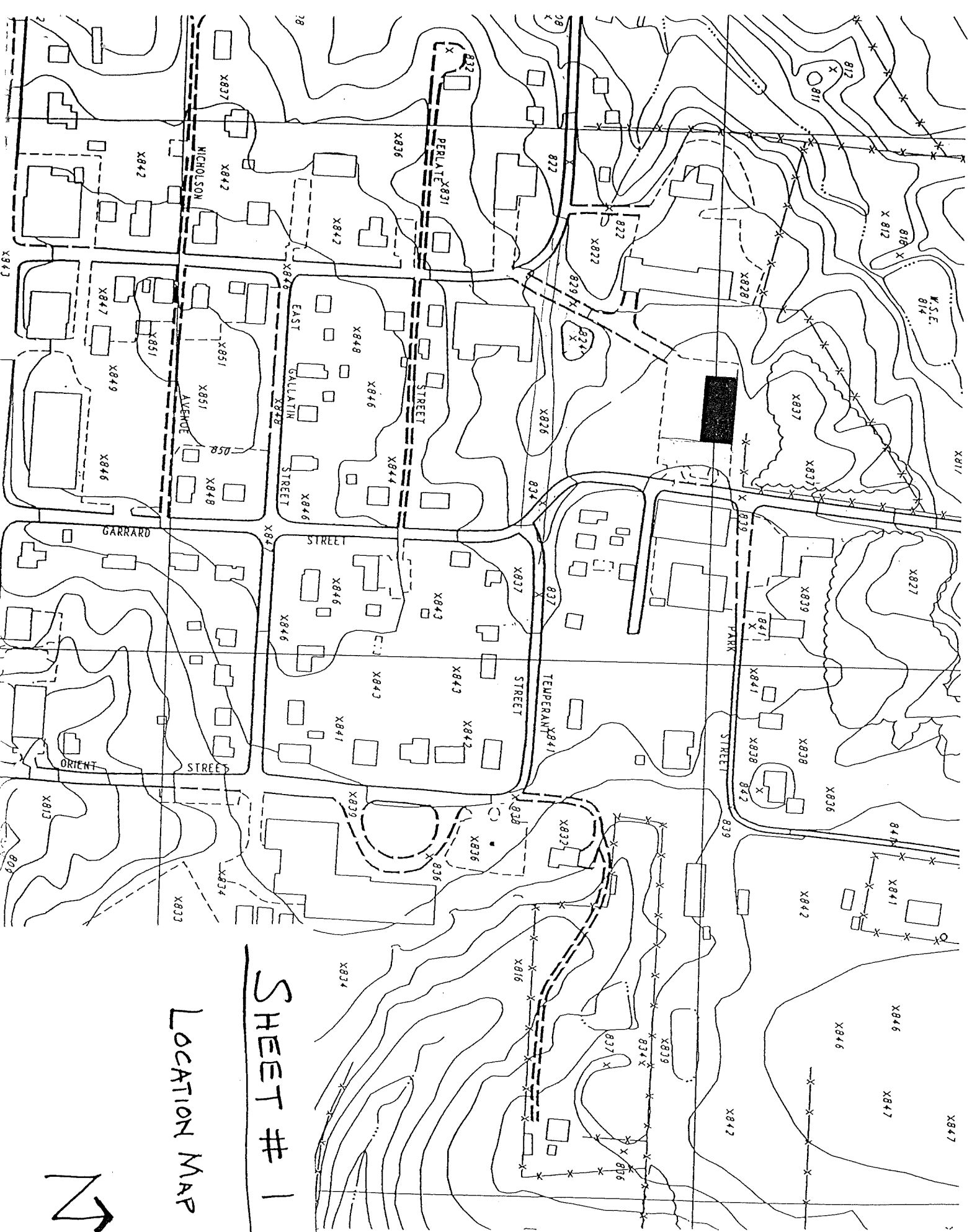
Surrounding Zoning and Land Uses (see sheet 3)

North: cemetery zoned SR-2/SC
 South: Nationwide Printing zoned SR-2/SC
 East: Old Hellman Lumber Building zoned SR-2/SC
 West: Urb's Auto Body and Auto Repair zoned SR-2/SC

The 1990 Boone County Comprehensive Plan does not address this area specifically except to say that Burlington proper should continue to experience growth related pressures. The future land use map shows this area as public/institutional with residential to the north.

The Board must also consider specific criteria which apply to Conditional Uses in a Small Community Overlay zone:

- a) The activity is of 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;



SHEET # 1
LOCATION MAP



1838-0552

RSE

RS

PF

SR-1

SR-1

See
Detail Sheet 4
1862-0552-A

SITE

UR-2

SR-2/SC

C-2

UR-2

SR-1

Detail Sheet
1862-0552-1

SHEET # 3

ZONING MAP

