

BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
PAGE 2

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

1. Date Received 3-19-93 Fee Received 301.00 R#9763
2. Is application complete? _____ Yes _____ No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
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: Cardinal Cove
APPLICANT: Finke Homes Inc.
LOCATION: Swan Circle, Lot 10
ZONING: Suburban Residential One (SR-1)
DATE: April 14, 1993

The applicant is requesting a Variance to permit the construction of a porch on lot number 10 which would encroach on the front or rear setback depending on the location of the house. This house would be located on lot 10 of Cardinal Cove Subdivision which is currently under construction (see sheet 1). The property is zoned Suburban Residential One (SR-1).

Article 31, requires a front and rear yard setback of 30 feet and a side yard setback of 5 feet minimum and 15 feet total. The applicant has indicated that the house's porch will encroach approximately 3 feet on either the front or the rear setback depending on the location of the house.

Surrounding Zoning and Land Uses (see sheet 2)

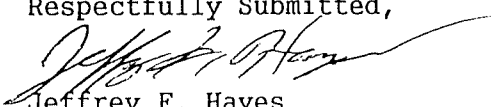
North:	Residences zoned A-2 and RSE
South:	Cardinal Cove Subdivision zoned SR-1
East:	Cardinal Cove Subdivision zoned SR-1
West:	Cardinal Cove Subdivision zoned SR-1

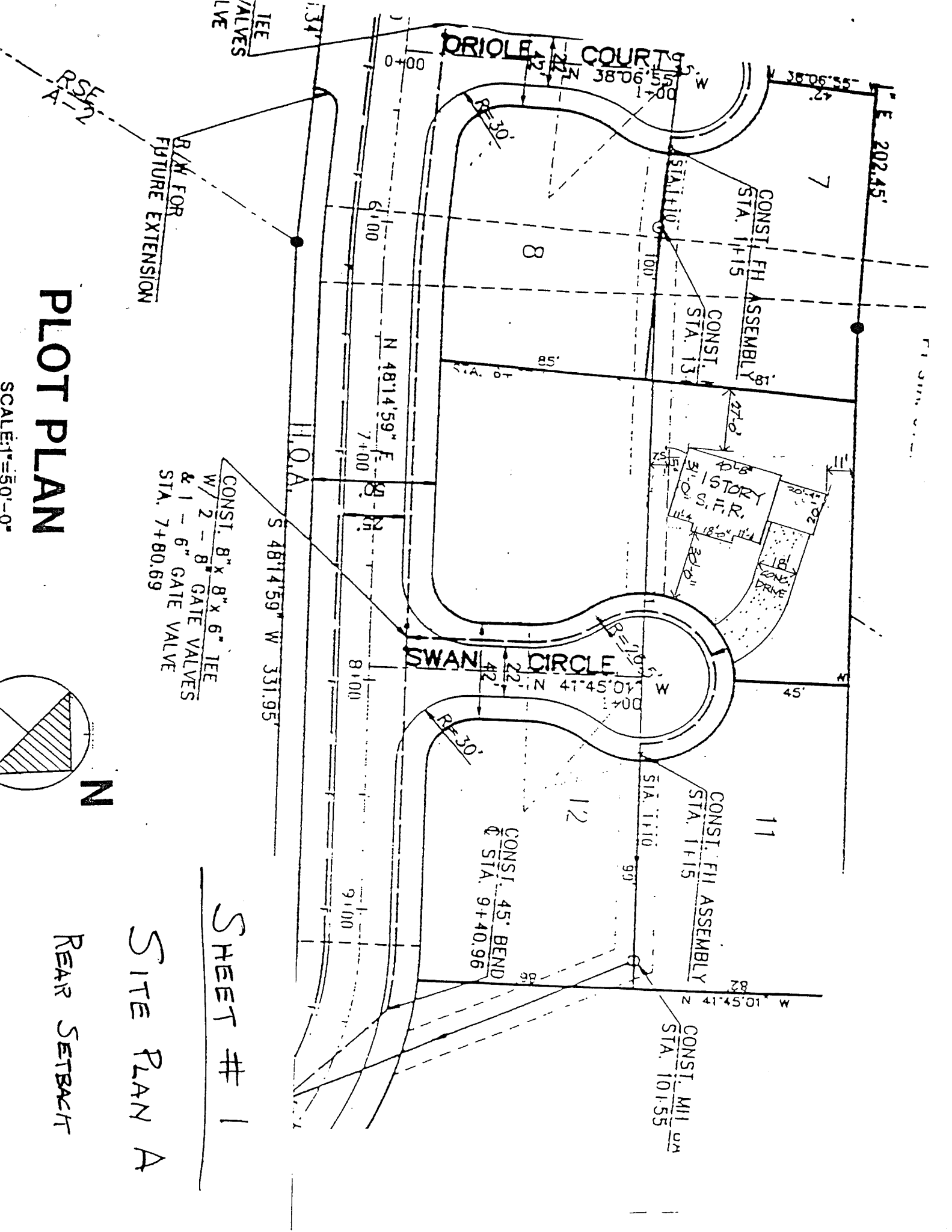
This variance request should have little impact on the area because the essential character is residential and is comprised of large undeveloped tracts of land. The proposed variance will not be noticeable from any public rights-of-way and will not impact any of the adjoining residential lots within the subdivision because they are not developed as of yet. The existing residence to the north of the proposed variance is located approximately 100 to 200 feet away and is situated on a hill about 10 to 15 feet above the proposed house.

Conclusion

Staff believes that any impact proposed variance will have little impact on the character of the area and will not cause a hazard or a nuisance to the public.

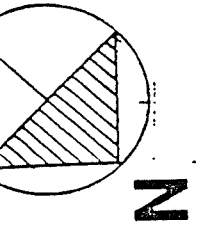
Respectfully Submitted,


Jeffrey F. Hayes
Planner I



PLOT PLAN

SCALE: 1" = 50'-0"



R/W FOR FUTURE EXTENSION

CONST. 8" x 8" x 6" TEE
W/ 2 - 8" GATE VALVES
& 1 - 6" GATE VALVE
STA. 7+80.69

SHEET # 1

SITE PLAN A

REAR SETBACK

COPY

NO. 93-BCBOA-008

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Finke Homes, Inc.
3180 Burlington Pike
Burlington, Kentucky 41005
2. ADDRESS OF PROPERTY
Lot #10
Boone County, Kentucky
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Cardinal Cove Subdivision

DEED BOOK: 477

PAGE NO.: 219

GROUP NO.: 2002

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 type="checkbox"/>	Other: (Specify)
<input checked="" 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

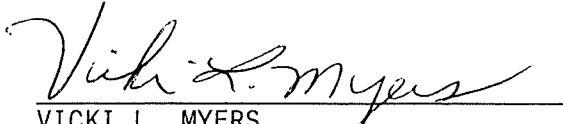

SIGNATURE OF COMPLETING OFFICIAL

Jeffrey F. Hayes/Planner I
NAME AND TITLE OF COMPLETING OFFICIAL
(type or print)

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

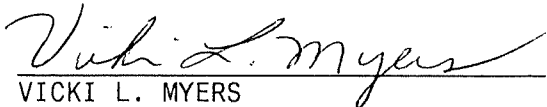
Subscribed, sworn to, and acknowledge before me by Jeffrey F. Hayes on
behalf of the Boone County Planning Commission this 10th day
of June, 1993.


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.)

CLUR# 93-BCBOA-008

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 April 14, 1993, (Certificate of Land Use Restriction # 93-BCBOA-008), for Finke Homes, Inc., property owner.

NO CONDITIONS

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 477 PAGE NO. 219 Group No. 2002