

APPLICATION FORM
**BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION**

MAY 17 1988

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- (Check One)
1. Boone Florence Walton Union
- (Check One)
2. Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant's Name Gayle M. Pille
Phone Number 431-5647 Fax No. _____
Applicant's Address 1103 Cecelia Ave
Park Hills Ky 41011
City State Zip
4. Description of Request: Variance of 30' from ROW to build home. Because of the layout of the property, I must build in front of creek yet stay out of the flood plain.
5. Name of Development n/a
6. Location of Development Feeley Rd (attached)
7. Acreage Under Review 5.055 acres
8. Lot Number and Name of Subdivision (if part of a subdivision)
n/a
9. Owner of Property Wm T. & JoAnn Bay
Phone Number of Owner 371 7222
10. Address of Property Owner 1307 Boone Ave Rd.
Boone County, Ky
City State Zip
11. Proposed Use(s) on Site Home
12. Total Square Footage of Existing and/or Proposed Buildings
n/a
13. Current Zoning on Property A-1
14. Deed Book 459 Page No. 158 Group No. 2018
15. Is the site subject to a zone change? not to my knowledge
If yes, give date of approval n/a
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: [Signature]
Property Owner's Signature: [Signature]

Note: Sale is pending (over)
approval of variance.

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 5-14-93 Fee Received 306.00 R 1369
2. Is application complete? Yes No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 6-9-93
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission - Jeff Hayes
2995 Washington Street - Bill Fromme
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: **Single-Family Residence**
APPLICANT: Gayle M. Pille
LOCATION: Feeley Road
ZONING: Agriculture (A-1)
DATE: June 9, 1993

The applicant is requesting a Variance to construct a single-family residence 30 feet from the property line on a 5.055 acre tract of land (see sheet #1). This site is located where Woolper Creek crosses Feeley Road on the southeast quadrant. The property is zoned Agriculture (A-1).

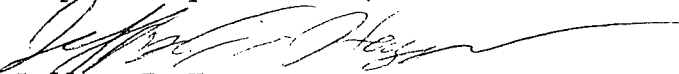
Article 31, requires a front yard setback of 80 feet and a rear yard setback of 25 feet. The applicant's site is bordered on the north and east by Woolper Creek and Feeley Road to the west. The width of the property between the creek and road is approximately 100 feet, which makes the site undevelopable under the current setback requirements for an A-1 zone (see sheet #2).

This variance request should have little impact on the area because the essential character is rural residential and is comprised of large undeveloped tracts of land. The proposed variance will be noticeable from Feeley Road but will not impact any of the adjoining residential lots because of the surrounding large lots sizes.

Conclusion

Staff believes that the 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

COPY

NO. 93-BCBOA-012

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

William T and Joann Bay
1307 Boone Aire Road
Florence, Kentucky 41042

2. ADDRESS OF PROPERTY

Feeley Road
Boone County, Kentucky

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

DEED BOOK: 459

PAGE NO.: 158

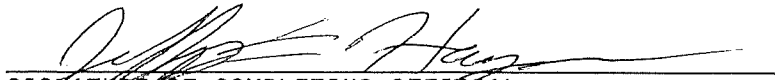
GROUP NO.: 2018

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)

CLUR# 93-BCBOA-012

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 June 9th, 1993, (Certificate of Land Use
Restriction # 93-BCBOA-012), for William T. and JoAnn Bay, property owner.

NO CONDITIONS

The approved Variance as well as the preceding conditions apply to the property
described in: DEED BOOK 459 PAGE NO. 158 Group No. 2018

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 27th day
of July, 1993.

PATRICIA RUSS
NOTARY PUBLIC, State at Large

My commission Expires:

October 4th, 1993

This instrument was prepared for recording purposes only by:

PATRICIA RUSS
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.)