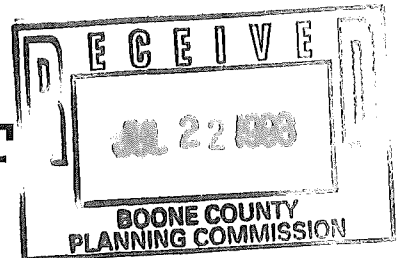


APPLICATION FORM
**BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION**



(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 David E. Estes Engineering Corporation
Phone Number (606)342-6100 Fax No. (606)342-8725
Applicant's Address 7075 Industrial Road
Florence, Kentucky 41042
City State Zip
4. Description of Request: Variance for encroachment into a
25' Buffer Zone.
5. Name of Development Southpark
6. Location of Development Hebron, Kentucky
7. Acreage Under Review 24
8. Lot Number and Name of Subdivision (if part of a subdivision)
Lot No. 10.
9. Owner of Property Schleper Development Corporation
Phone Number of Owner (606)525-8585
10. Address of Property Owner 1425 Donaldson Highway
Erlanger, Kentucky 41018
City State Zip
11. Proposed Use(s) on Site Distribution Center for bearings.
12. Total Square Footage of Existing and/or Proposed Buildings
213840
13. Current Zoning on Property I1
14. Deed Book 402 Page No. 19 Group No. 2080
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? Yes
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: Joseph P. Dalton
Property Owner's Signature: _____

(over)

STAFF REPORT

DEVELOPMENT: **Warehouse Development**

APPLICANT: **David E. Estes Engineering**

LOCATION: **Lot # 10 Southpark**

ZONING: **Industrial One (I-1)**

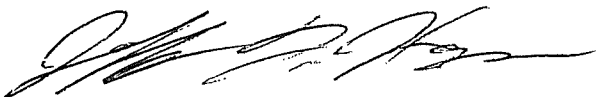
DATE: **August 11, 1993**

The applicant is proposing to build a 213,000 square foot warehousing building which has parking encroaching into the required buffer zone (see sheets # 1 and #2). Therefore, the applicant is requesting a Variance to build into the 25 feet buffer area required by the Boone County Zoning Regulations. The applicants property abuts against agriculturally zoned property to the north (see sheet #3). However, there is a separation of approximately 600-800 feet between the two zones because of Elijahs Creek and the valley which this creek runs through (see sheet #4). This valley contains nearly vertical slopes with over a 200 feet grade change from the valley floor to the applicants proposed finish floor elevation for the warehouse building.

Conclusion

Staff believes that the natural buffer that exists between the two zones far exceeds what the zoning regulations require. Therefore, 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.

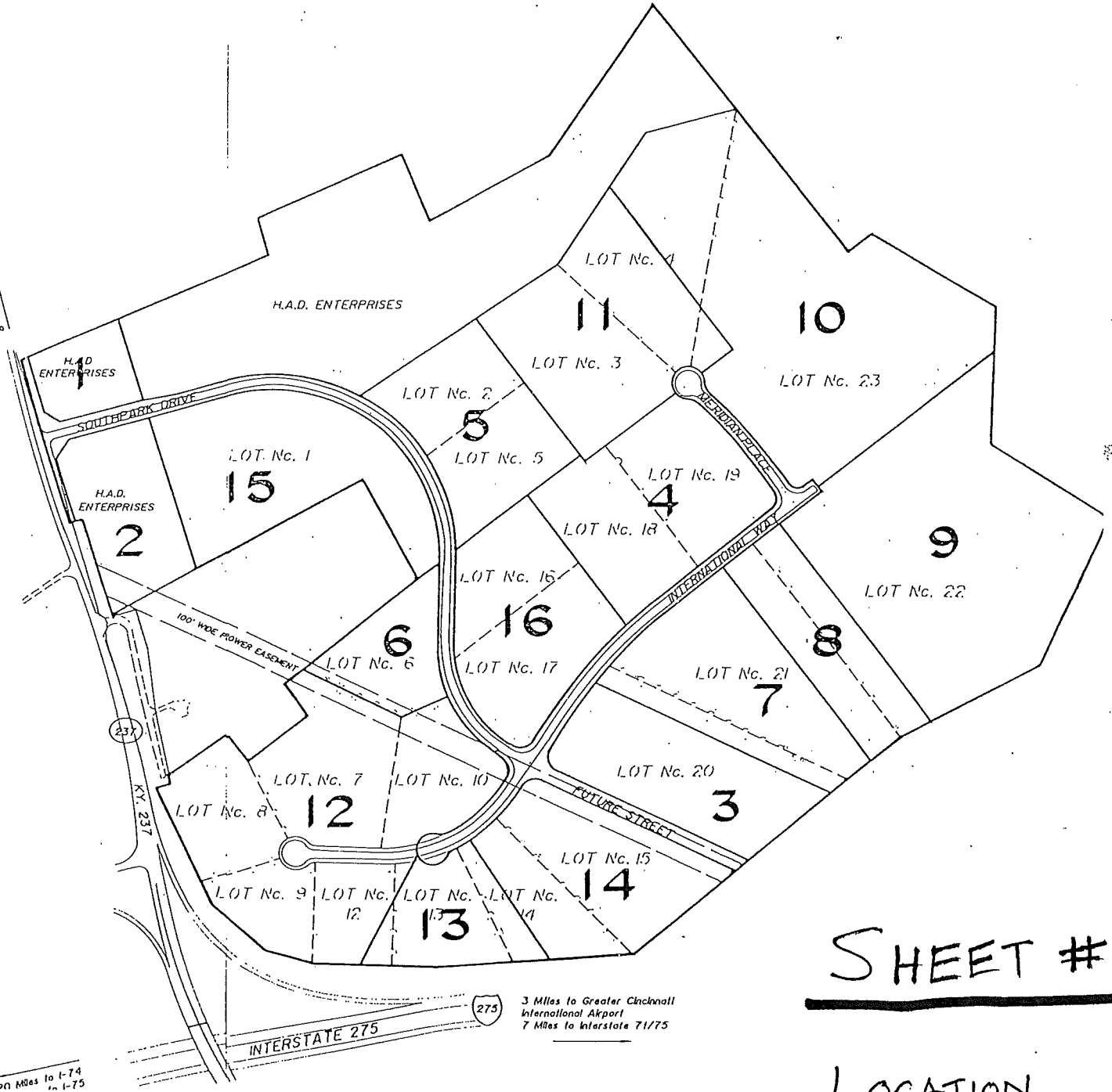
Respectfully Submitted,



Jeffrey F. Hayes
Planner I

JFH\par

4 miles to Rt. 8



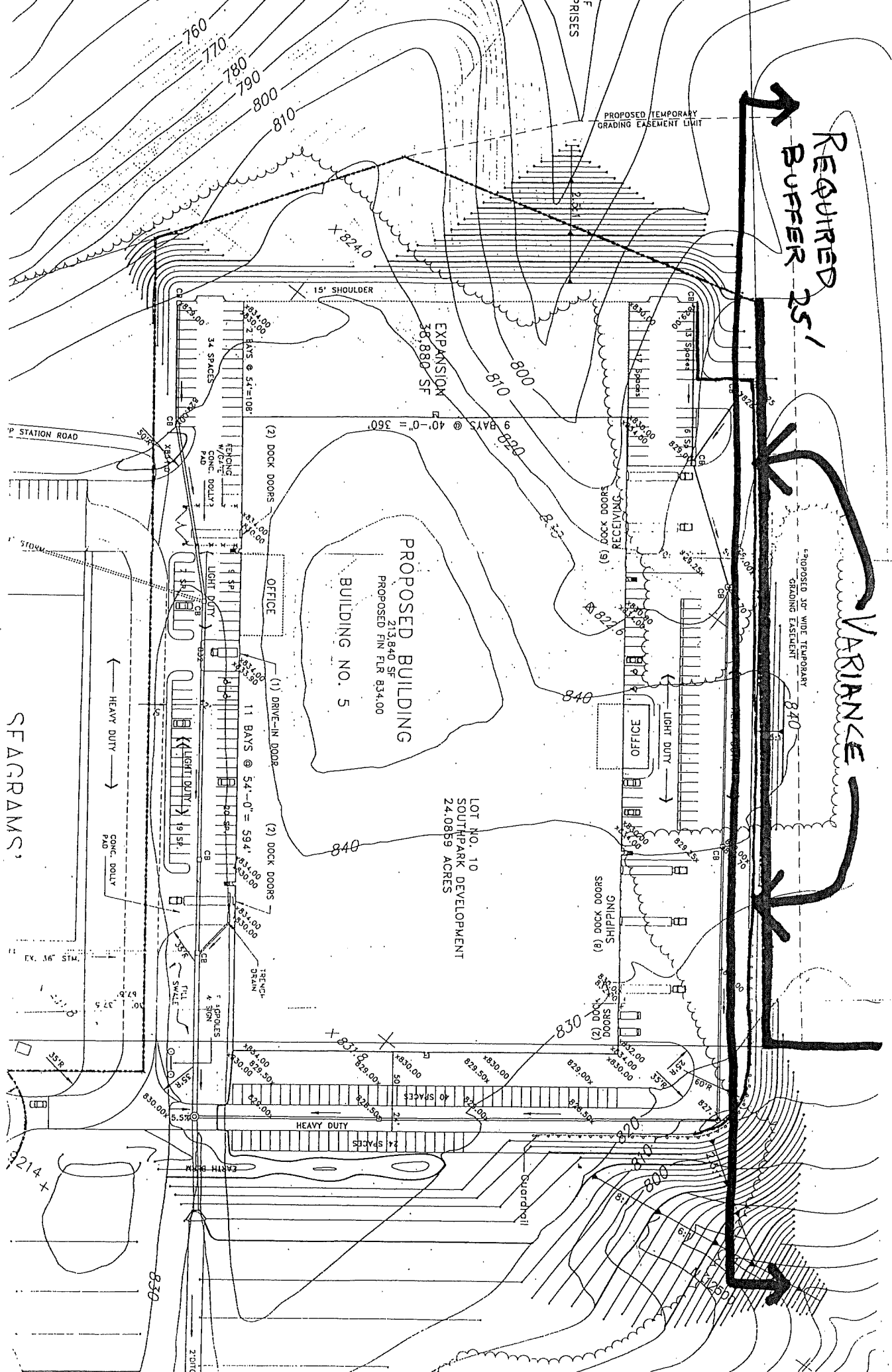
SHEET #1

LOCATION
MAP



REQUIRED
BUFFER 25'

VARIANCE



SFAGRAMS



SHEET # 2

ZONING MAP



SITE

A-2

SR-1

RSE

SR-1

UR-1

I-1

SR-1

C-3

CONS

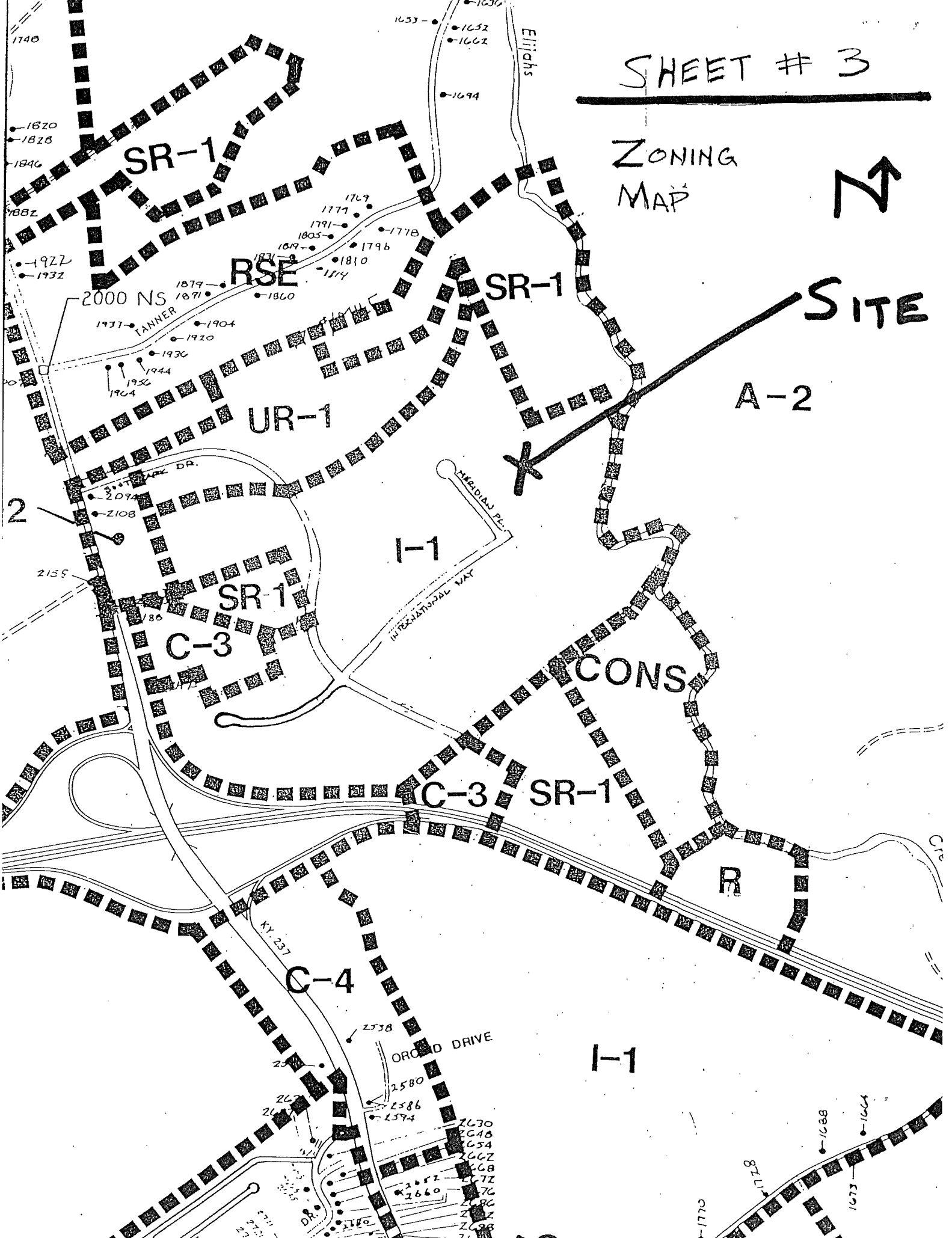
C-3

SR-1

R

C-4

I-1



1740

1620

1828

1846

1882

1927

1932

1879

1891

1937

1904

1920

1936

1944

1964

2

2074

2108

2155

186

INTERNATIONAL WAY

MIRALTA PL.

ORCHARD DRIVE

KY-237

2538

25

267

267

2580

2586

2594

2630

2648

2654

2662

2668

2672

2676

2682

2688

2694

2700

8871

1664

1671

8271

8271

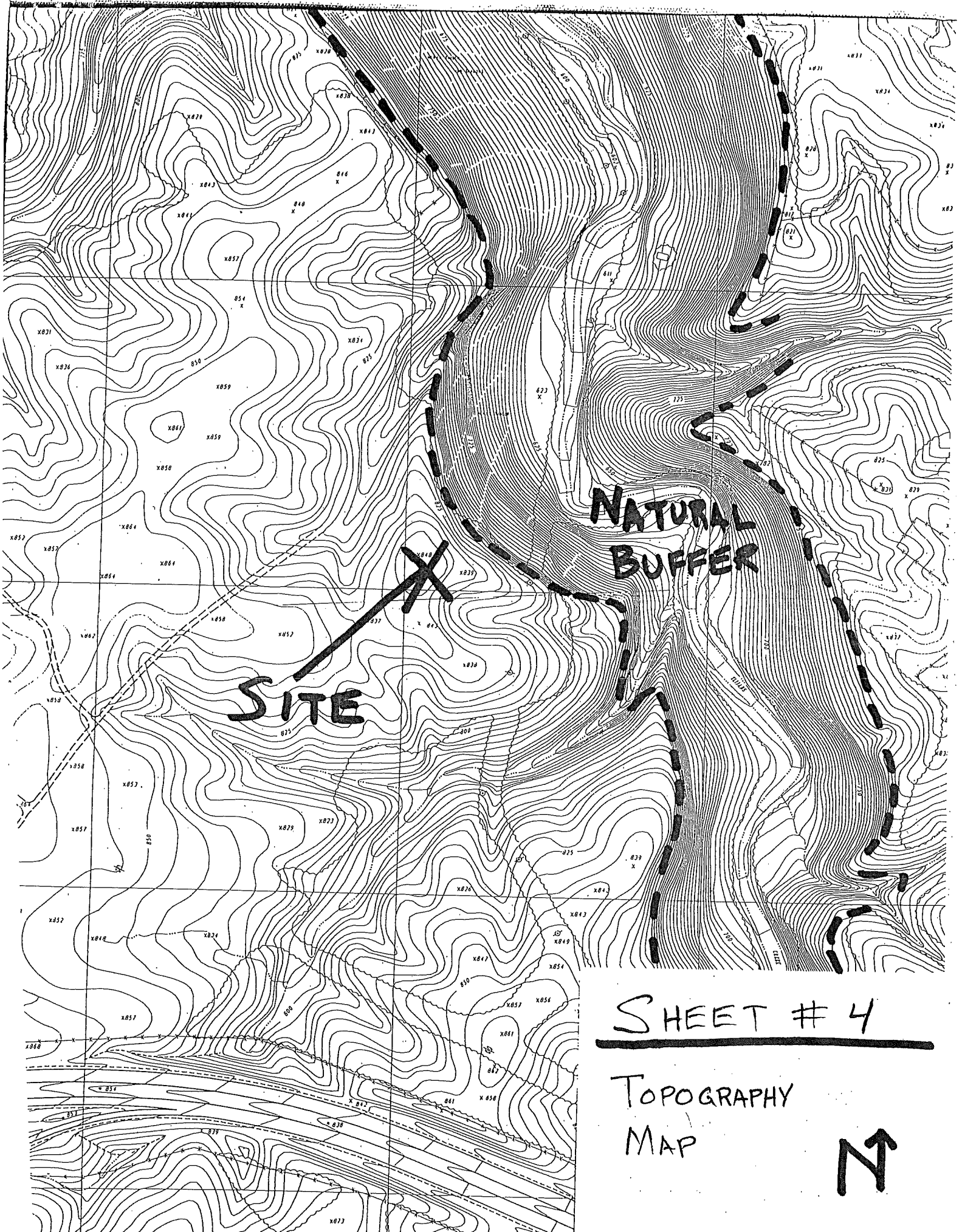
1633

1652

1662

1694

Elijahs



NATURAL
BUFFER

X
SITE

SHEET # 4

TOPOGRAPHY
MAP



COPY

CLUR # 93-BCBOA-014-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Schleper Development Corporation
1425 Donaldson Highway
Erlanger, Kentucky 41018

2. ADDRESS OF PROPERTY

Highway 237
Hebron, Kentucky

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Southpark Subdivision

DEED BOOK: 402

PAGE NO.: 19

GROUP NO.: 2008

4. TYPE OF RESTRICTION (S) (Check all that apply)

Zoning Map Amendment
from to

Conditional Use Permit

Development Plan

Conditional Zoning


Subdivision Plat
(Unrecorded)

Other:

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, AICP/Planner
Name and Title of Completing Official

Previously recorded as Group # 2080. Recorded in Book 428 Page 96

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 December, 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

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-014-A

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 August 11, 1993, (Certificate of Land Use Restriction # 93-BCBOA-014-A), for Schleper Development Corporation, property owner.

NO CONDITIONS

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 402 PAGE NO. 19 Group No. 2080

State of Kentucky, County of Boone
JERRY W. ROUSE, Clerk of the Boone County
Court., do certify that the foregoing
Misc. was, on the 20 day of Dec.
19 93, at 9:32 A M, lodged in my office
for record, and that it has been duly recorded in
my said office, together with this and the
certificate thereon endorsed,
Given under my hand this 20 day of Dec.
19 93.
JERRY W. ROUSE, CLERK
By Jane Rouse D.C.