

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

JUL 15 1993

(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 Robert L. Adams Jr.
Phone Number 283-5736 Fax No. _____
Applicant's Address 6104 Ridge Rd.
Florence KY 41042
City State Zip
4. Description of Request: The Foundation For the house under
CONSTRUCTION AT, 2860 DAMASCUS Rd WAS POURED
18 inches into the designated 30 Foot set back. THIS MISTAKE
WAS MADE by the EMPLOYEES OF THE FOUNDATION COMPANY * See B. 77
5. Name of Development _____
6. Location of Development 2860 DAMASCUS Rd.
Hebron, KY 41048 (MARS Hill)
7. Acreage Under Review _____
8. Lot Number and Name of Subdivision (if part of a subdivision)
LOT #49 MARS Hill
9. Owner of Property Robert L. Adams Jr.
Phone Number of Owner 283-5736 - (Robert Adams Sr 758-7525)
10. Address of Property Owner 6104 Ridge Rd.
Florence KY 41042
City State Zip
11. Proposed Use(s) on Site RESIDENTIAL
12. Total Square Footage of Existing and/or Proposed Buildings
1700 SEVENTEEN HUNDRED
13. Current Zoning on Property RESIDENTIAL SR-1
14. Deed Book 512 Page No. 176 Group No. ~~311~~ 2006
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: Robert L. Adams Jr.
Property Owner's Signature: Robert L. Adams Jr.

* which was hired by (over) the builder AND the eventual resident, Robert L. Adams Jr.

BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
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SECTION B (To be completed by the Boone County Planning
Commission Staff)

1. Date Received July 15, 93 Fee Received 326.⁰⁰ R# 1806
2. Is application complete? X Yes _____ No _____
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 8-11-93
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: **Single Family Home**
APPLICANT: **Robert L. Adams, Jr.**
LOCATION: 2860 Damascus Road
ZONING: Suburban Residential One (SR-1)
DATE: August 11, 1993

The applicant is requesting an 18 inch Variance to the required 30 feet front yard setback. The foundation for the garage of Mr. Adams' residence as indicated on sheet #1 was installed 18 inches into the front yard setback by the foundation company. Therefore, the Variance is needed or the owner will have to dismantle 18 inches of the installed garage. The residence is located at 2860 Damascus Road which is accessed from KY 20 outside of Hebron within the Mars Hill Subdivision (see sheet #2).

Conclusion

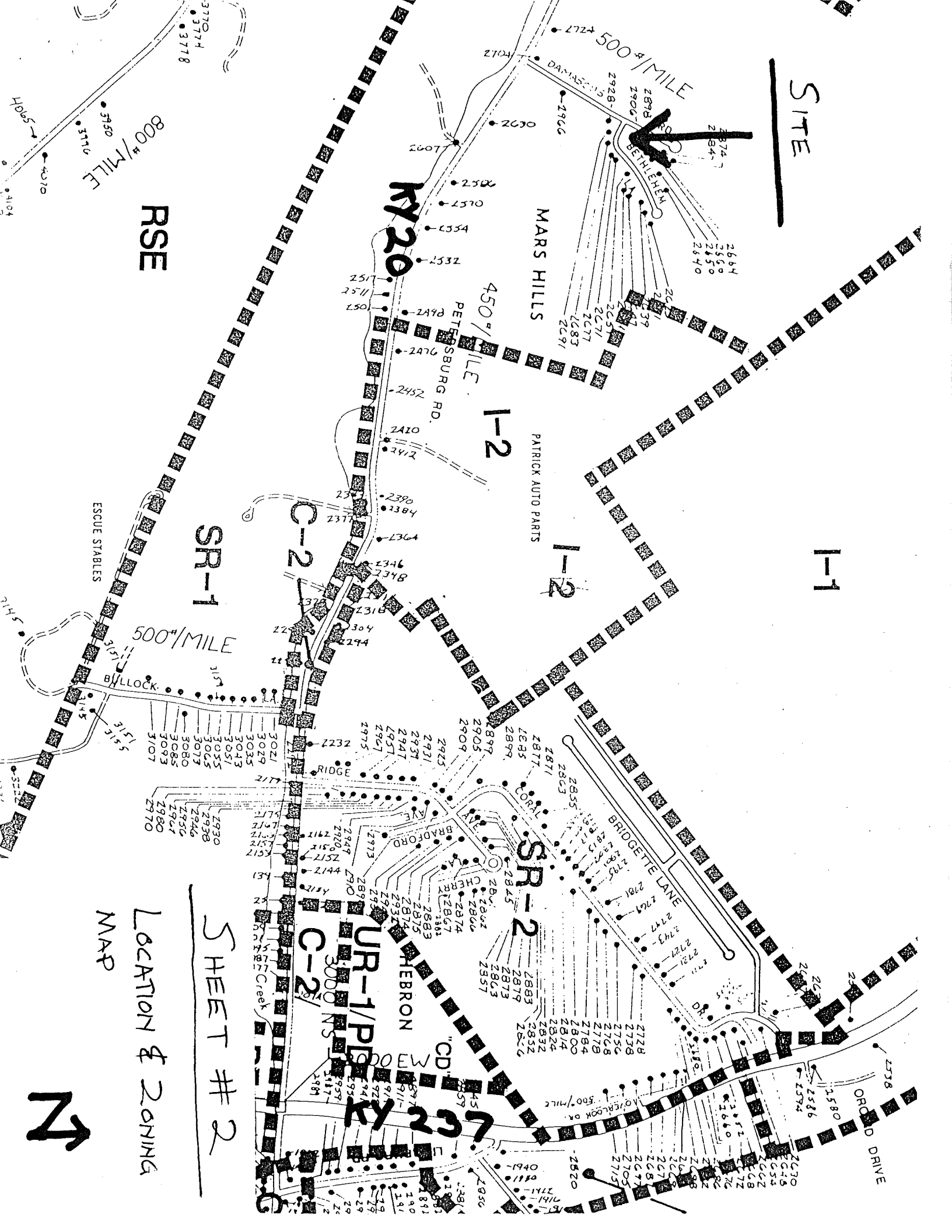
Staff believes that the proposed Variance will have little impact on the character of the area and will not cause a hazard or a nuisance to the public.

Respectfully Submitted,



Jeffrey F. Hayes
Planner I

JFH\par



SITE

RSE

KY 20

MARS HILLS

BETHLEHEM

500' MILE

450' MILE

I-2

PATRICK AUTO PARTS

I-2

I-1

SR-1

C-2

500' MILE

ESCUE STABLES

BILLOCK

RIDGE

BRADFORD AVE

SR-2

BRIDGETTE LANE

C-2

UR-1/PA

HEBRON

CD

KY 27

ORCHARD DRIVE

SHEET # 2

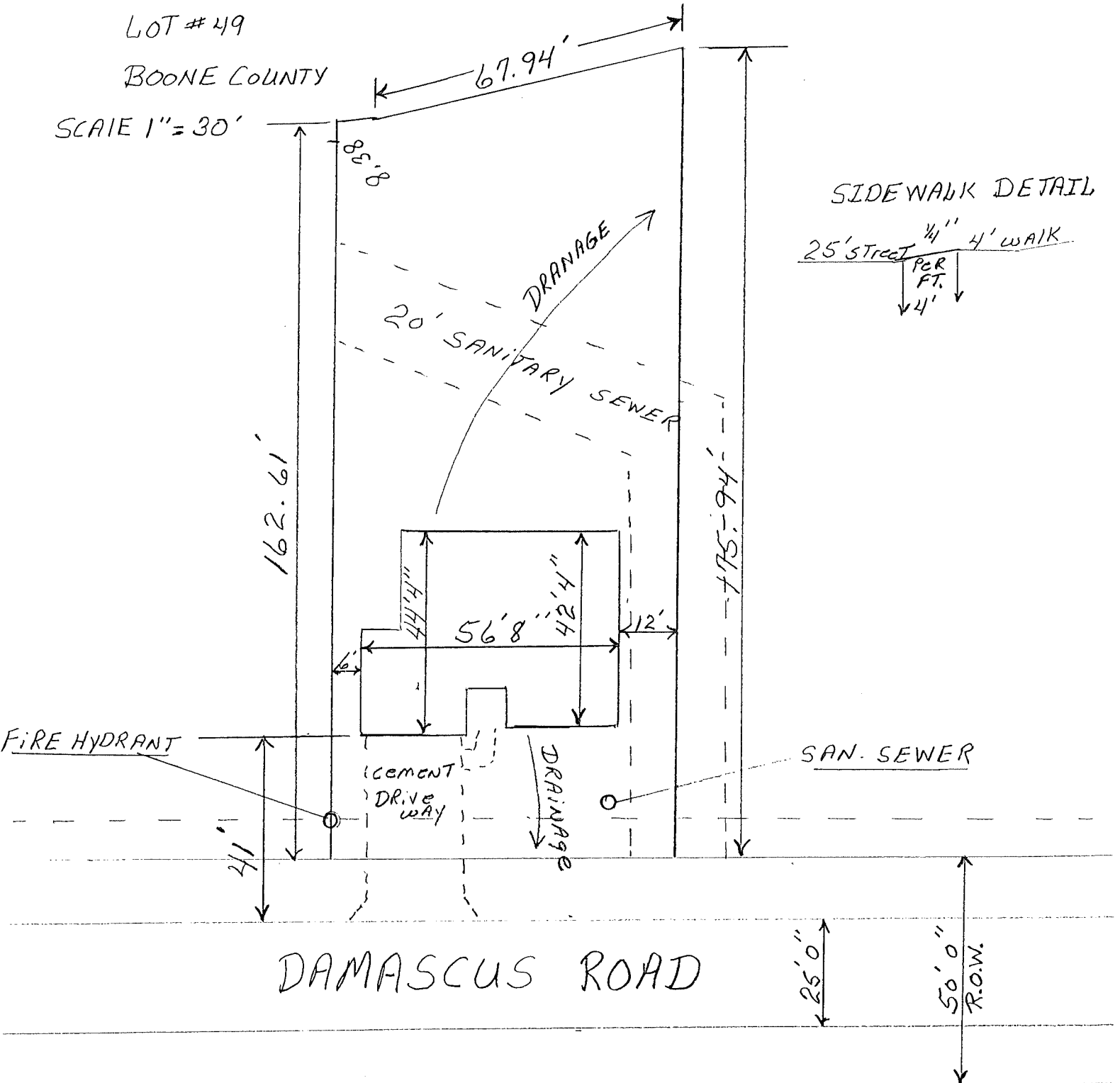
LOCATION & ZONING

MAP

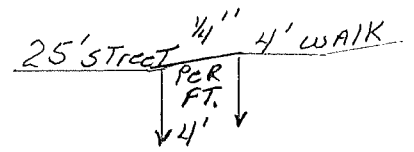


ROBERT ADAMS JR.
2860 DAMASCUS RD.
HEBRON, KY.
LOT # 49
BOONE COUNTY

SCALE 1" = 30'



SIDEWALK DETAIL



COPY

NO.93-BCBOA-016-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Robert L Adams Jr.
6104 Ridge Road
Florence, Kentucky 41042

2. ADDRESS OF PROPERTY
2860 Damascus Road
Hebron, Kentucky 41048

3. NAME OF SUBDIVISION OR
DEVELOPMENT (if applicable)
Mars Hill Subdivision

DEED BOOK: 512

PAGE NO.: 176

GROUP NO.: 2006

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

<u> </u>	Zoning Map Amendment from <u> </u> to <u> </u>	<u> </u>	Conditional Use Permit
<u> </u>	Development Plan	<u> </u>	Conditional Zoning Condition
<u> </u>	Subdivision Plat (unrecorded)	<u> </u>	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

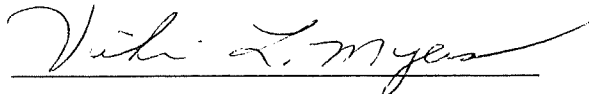

SIGNATURE OF COMPLETING OFFICIAL

Jeffrey F. Hayes, Planner 1
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 December, 1993.

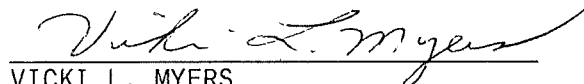


NOTARY PUBLIC, State at Large

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 August 11, 1993, (Certificate of Land Use Restriction # 93-BCBOA-016-A), for Robert L Adams Jr., property owner.

NO CONDITIONS

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 512 PAGE NO. 176 Group No. 2006