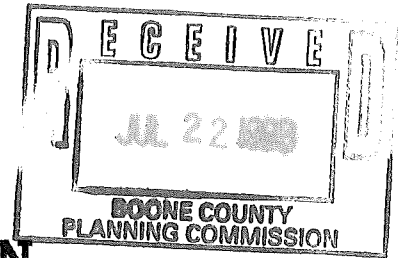


APPLICATION FORM  
**BOARD OF ADJUSTMENT**  
**AND**  
**ZONING APPEALS ACTION**



(See Boone County Zoning Regulations)

**SECTION A** (To be completed by applicant)

- (Check One)
1.  Boone \_\_\_\_\_ Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
  2.  Conditional Use Permit \_\_\_\_\_ Variance \_\_\_\_\_ Appeal \_\_\_\_\_  
 Change in Non-Conforming Use \_\_\_\_\_
  3. Applicant's Name FIVE STAR GYMNASTICS INC.  
 Phone Number 621-1743 Fax No. 621-2947  
 Applicant's Address 28 PENTLAND PLACE  
FORT THOMAS KY 41025  
 City / State Zip
  4. Description of Request: TO OBTAIN A CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL RECREATION USE, SPECIFICALLY A GYMNASTICS TRAINING CENTER - A "GYMNASIUM" ACCORDING TO ARTICLE II SECTION 1133 OF THE INDUSTRIAL ONE ZONE.
  5. Name of Development MINEOLA BUSINESS CENTER
  6. Location of Development LOT 10 - MINEOLA INDUSTRIAL PARK  
1405 JAMIKE DRIVE, BOONE COUNTY, KY. 41018 (ERLANGER POST OFFICE)
  7. Acreage Under Review 3.390
  8. Lot Number and Name of Subdivision (if part of a subdivision)  
LOT NUMBER 10 MINEOLA INDUSTRIAL PARK
  9. Owner of Property HEMMER/ST. LTD.  
 Phone Number of Owner 341-8300
  10. Address of Property Owner 250 GRANDVIEW DRIVE - SUITE 400  
FORT MITCHELL KY. 41017  
 City State Zip
  11. Proposed Use(s) on Site A GYMNASTICS TRAINING CENTER  
15,120 SF TOTAL - 2048 SF FOR OFFICES, LOCKER ROOMS, RESTROOMS  
WAITING AREA AND PRO SHOP - 13,072 SF FOR TRAINING AREA
  12. Total Square Footage of Existing and/or Proposed Buildings  
43,168 TOTAL BUILDING (15,120 SF FOR APPLICANTS USE)
  13. Current Zoning on Property T-1
  14. Deed Book 400 Page No. 42 Group No. ~~2022~~ 2022
  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: [Signature]  
 Property Owner's Signature: [Signature]

(over)

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 July 22, 1993 Fee Received 636.00 P#1876
2. Is application complete? X Yes \_\_\_\_\_ No \_\_\_\_\_
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 8-11-93
5. Board Action:  
~~\_\_\_\_\_~~ **Approved**  
X **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: Five Star Gymnastics, Inc.  
APPLICANT: Five Star Gymnastics, Inc.  
LOCATION: 1405 Jamike Drive  
ZONING: Industrial One I-1  
DATE: August 11, 1993

The applicant is requesting a Conditional Use Permit to allow a commercial recreation use, specifically a gymnastics training center. The site is located on lot #10 within the Mineola Industrial Park. (see sheet #1). The property is zoned Industrial One (I-1) and is owned by Hemmer/87 Ltd..

Article 11, Section 1133, Item 11 permits commercial recreation such as recreation centers, gymnasium, bowling centers, roller skating rinks, miniature golf courses, golf driving ranges and other similar recreation uses as a Conditional Use Permit.

The applicant is proposing to occupy 15,120 square feet of the existing 43,168 square feet building located at 1405 Jamike Drive. The building is situated on a 3.39 acres lot within the Mineola Industrial Park (see sheet #2 & 3). This gymnastics center will have a maximum capacity of 32 students and 7 employees. The primary hours of operation will be from 3:00 pm to 9:00 pm with different hours during the summer. The facility may hold gymnastic competitions which could conceivably draw 100 to 150 spectators and participants. This type of activity would create parking problems which could be handle by adjoining Hemmer property. These types of events would be held on the weekend and therefore would not conflict with surrounding businesses hours of operation. The existing building currently houses two other tenants which have low parking needs. The building has 50 parking spaces and a loading area in the rear which could provide additional parking for the applicant if needed.

The Boone County Comprehensive Plan text makes no specific mention about the site and indicates that the future land use should be industrial.

The Board must also consider specific criteria which apply to Conditional Uses in an I-1 zone:

- a) The activity is provided primarily in support of and obtains its trade from the employees of the district;
- b) The activity is of integral relation to the purpose of the district;

- c) The use, buildings or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district;
- d) Provided the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Conclusion

Staff feels that the proposed gymnastic use will be compatible and harmonious with the surrounding industrial uses. In addition, any special events that are held on this site should have little impact if organized in advance to eliminate parking concerns and traffic congestion.

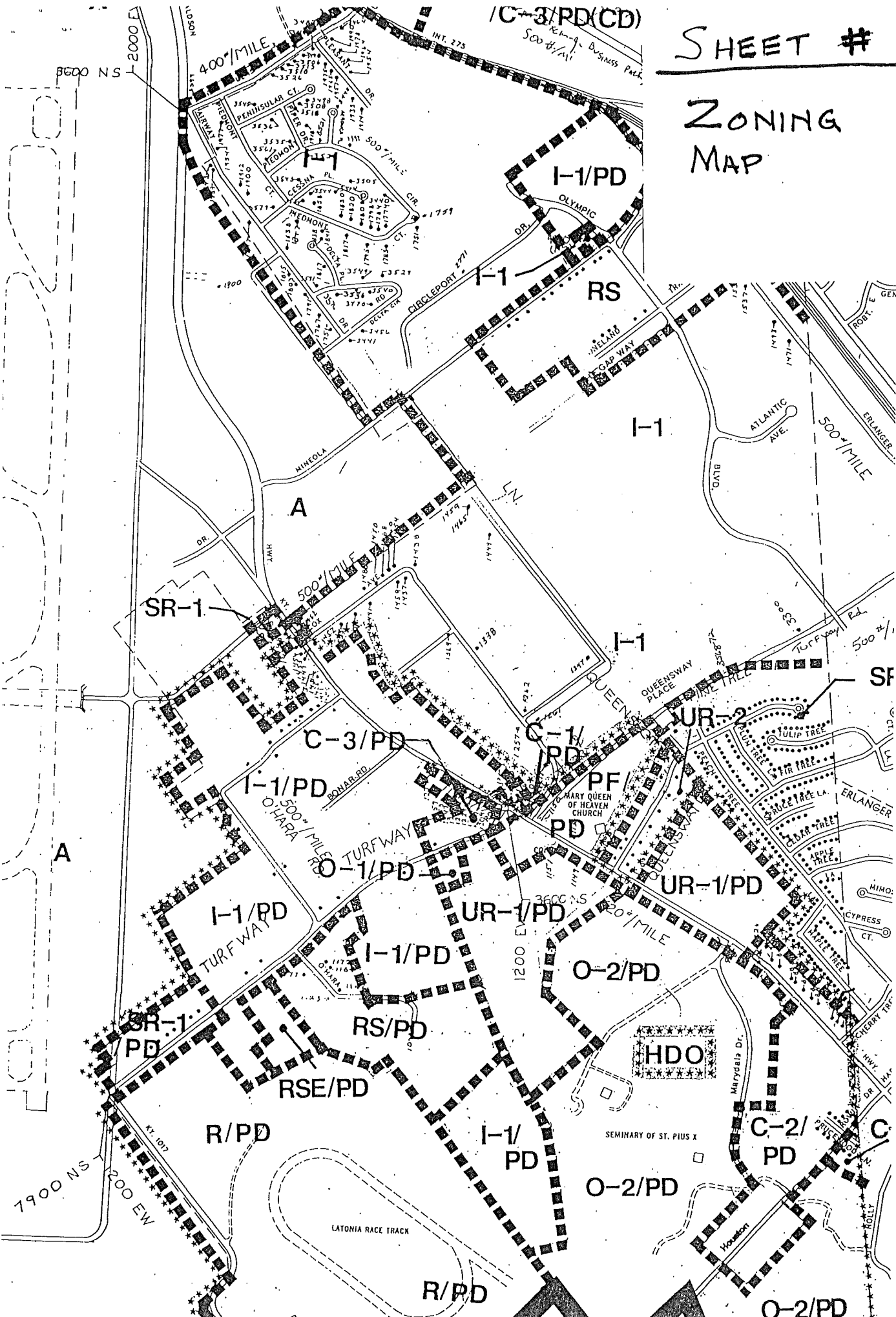
Respectfully Submitted,



Jeffrey F. Hayes  
Planner I

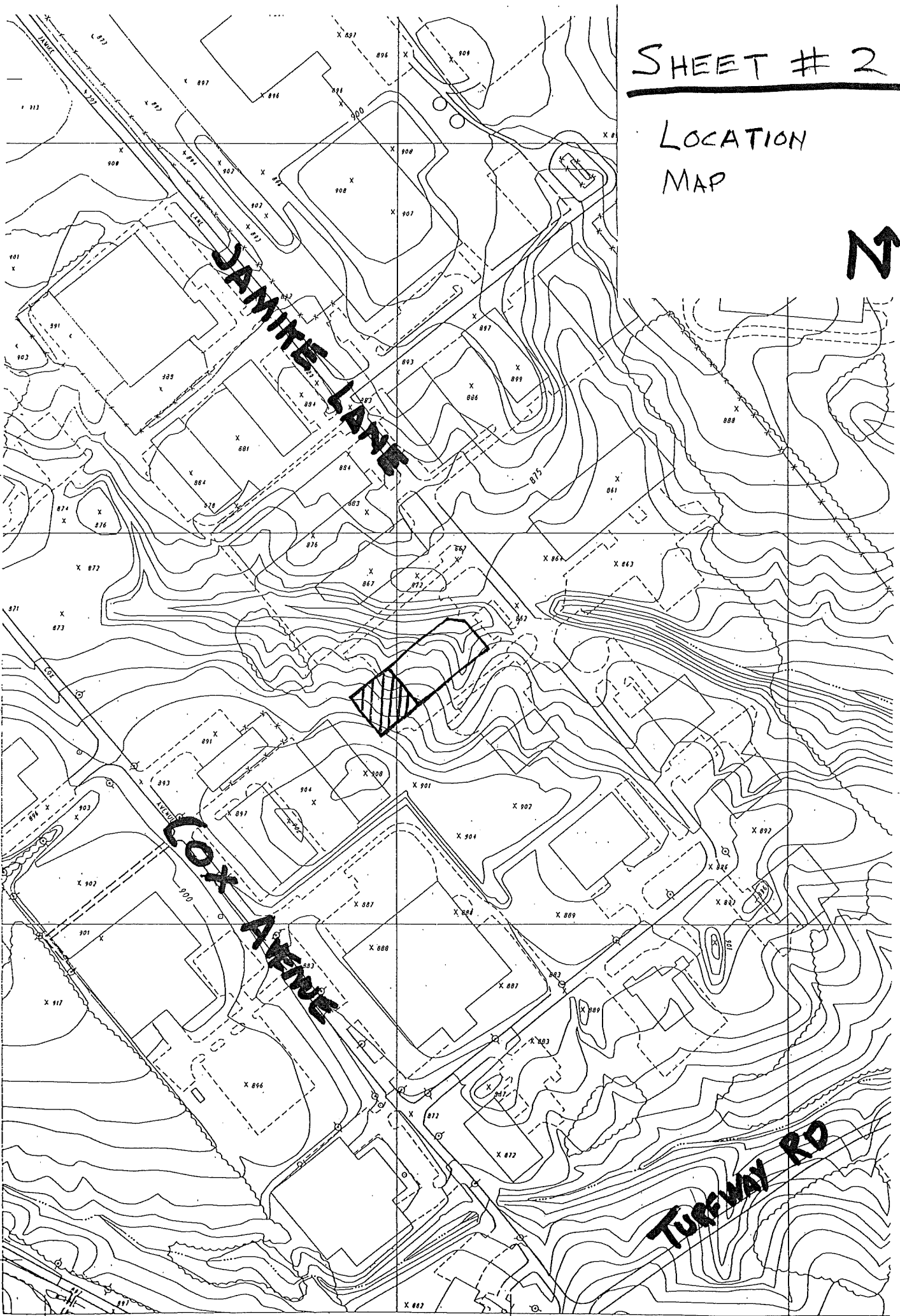
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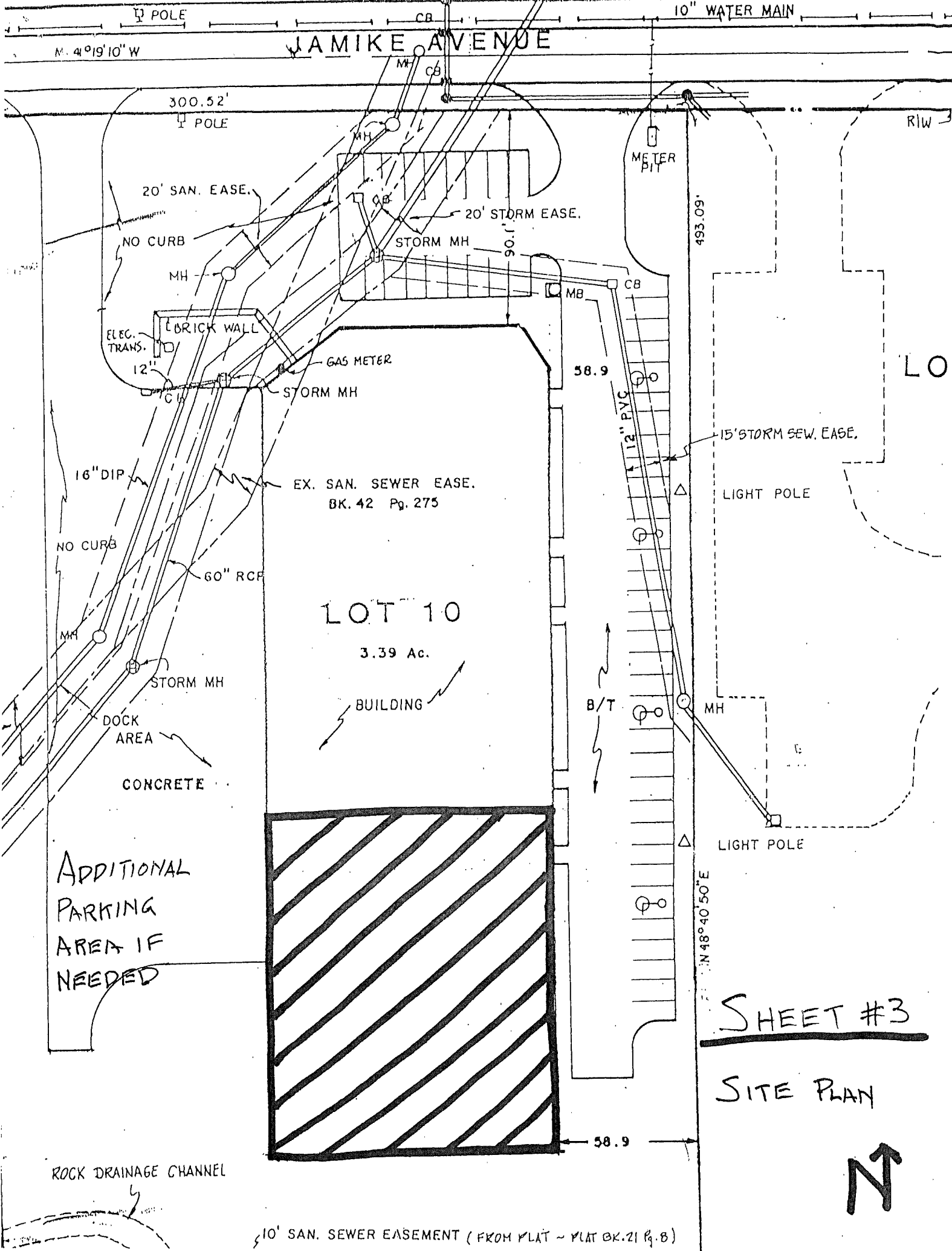
ZONING MAP



SHEET # 2

LOCATION  
MAP





N. 4°19'10" W

JAMIKE AVENUE

10" WATER MAIN

300.52' POLE

20' SAN. EASE.

20' STORM EASE.

NO CURB

MH

STORM MH

METER PIT

493.09'

ELEC. TRANS.

BRICK WALL

GAS METER

58.9

12"

STORM MH

12" PVC

15' STORM SEW. EASE.

16" DIP

EX. SAN. SEWER EASE. BK. 42 Pg. 275

LIGHT POLE

NO CURB

60" RCP

LOT 10

3.39 Ac.

BUILDING

STORM MH

B/T

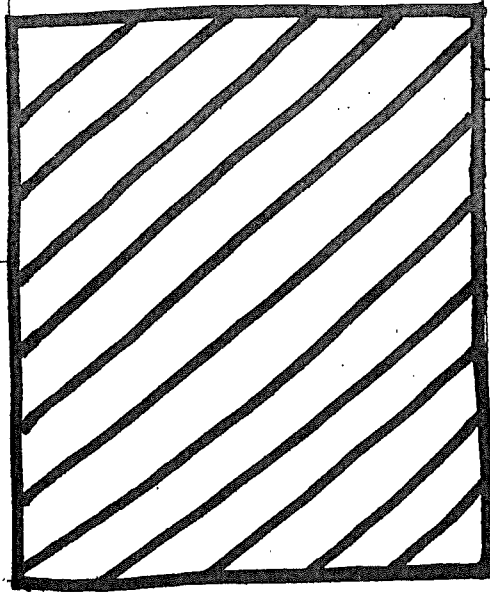
MH

DOCK AREA

CONCRETE

LIGHT POLE

ADDITIONAL PARKING AREA IF NEEDED



ROCK DRAINAGE CHANNEL

SHEET #3

SITE PLAN



10' SAN. SEWER EASEMENT (FROM PLAT - PLAT BK. 21 Pg. 8)

COPY

NO.93-BCBOA-017-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Paul Hemmer, LTD.  
250 Grandview Drive Suite 400  
Fort Mitchell, Kentucky 41017

2. ADDRESS OF PROPERTY

1405 Jamike Drive,  
Boone County, Kentucky 41018

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Mineola Industrial Park

DEED BOOK: 400

PAGE NO.: 42

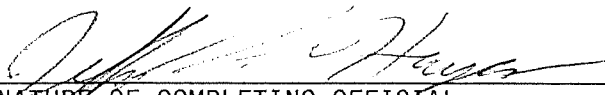
GROUP NO.: 2022

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

- |               |   |               |                                 |
|---------------|---|---------------|---------------------------------|
| <u>      </u> | Zoning Map Amendment<br>from <u>  </u> to <u>      </u> | <u>  X  </u>  | Conditional Use Permit          |
| <u>      </u> | Development Plan  | <u>      </u> | Conditional Zoning<br>Condition |
| <u>      </u> | Subdivision Plat<br>(unrecorded)                        | <u>      </u> | Other: (Specify)                |
| <u>      </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

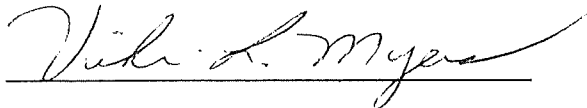
  
SIGNATURE OF COMPLETING OFFICIAL

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.

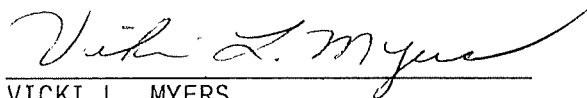


NOTARY PUBLIC, State at Large

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 Conditional Use Permit 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-017-A), for Paul Hemmer, LTD, property owner.

The following conditions apply: The Conditional Use Permit be granted with the condition that it stay with gymnastic and related activities as described.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in: DEED BOOK 400 PAGE NO. 42 Group No. 2022