

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 SEPT 22, 93 Fee Received 316.⁰⁰ R# 2318
2. Is application complete? X Yes _____ No _____
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 10-13-93
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: Minor site plan review
may be required.
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: Hair Salon
APPLICANT: Rebecca J. Hicks
LOCATION: 1849 Eads Road
ZONING: Suburban Residential One/Small Community (SR-1/SC)
DATE: October 13, 1993

The applicant is requesting a Conditional Use Permit to allow the installation of a 129.6 square feet hair salon in one room of the applicant's residence (see sheet #1). The site is located in Verona, Kentucky off of Eads Road (see sheet # 2).

The property is zoned Suburban Residential One (SR-1) with a Small Community Overlay. This Small Community Overlay permits uses within a Commercial Two (C-2) zoning classification with a conditional use permit.

Surrounding Zoning and Land Uses (see sheet #3)

North: Apartment complex zoned SR-1/SC
South: CSX Railroad zoned RSE
West: Single family residences zoned SR-1/SC
East: Single family residence zoned SR-1/SC

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

- a) The activity is an integral and subordinate function of a permitted commercial use, professional or personal service;
- b) The activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center;
- c) The arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

Staff Concerns


1. Parking should be provide on the applicant's property and not on the Eads Road. This parking area will need to be paved and will require site plan review.

2. If the permit is granted, any expansion of the hair salon should come before the board again. Also, if this conditional use is granted the permit should only allow the hair salon operation in the room indicated on the site plan.
3. Signage for this hair salon should be held to sixteen square feet or under and should not have any illumination.

Conclusion

Staff believes that the proposed Conditional Use Permit will have little impact on the character of the area because of the small scale nature of the business and will not cause a hazard or a nuisance to the public.

Respectfully Submitted,



Jeffrey F. Hayes
Planner I

JFH\par

This property is located in an area not designated as being a 100 year flood hazard zone.

FILE NUMBER: 7167

CLIENT: Timothy Allen & Rebecca J. Hicks

STREET ADDRESS: 1849 Eads Road

CITY OR VILLAGE: Verona

TOWNSHIP: N/A

COUNTY: Boone

STATE: Kentucky

CITY LOT NUMBER: N/A

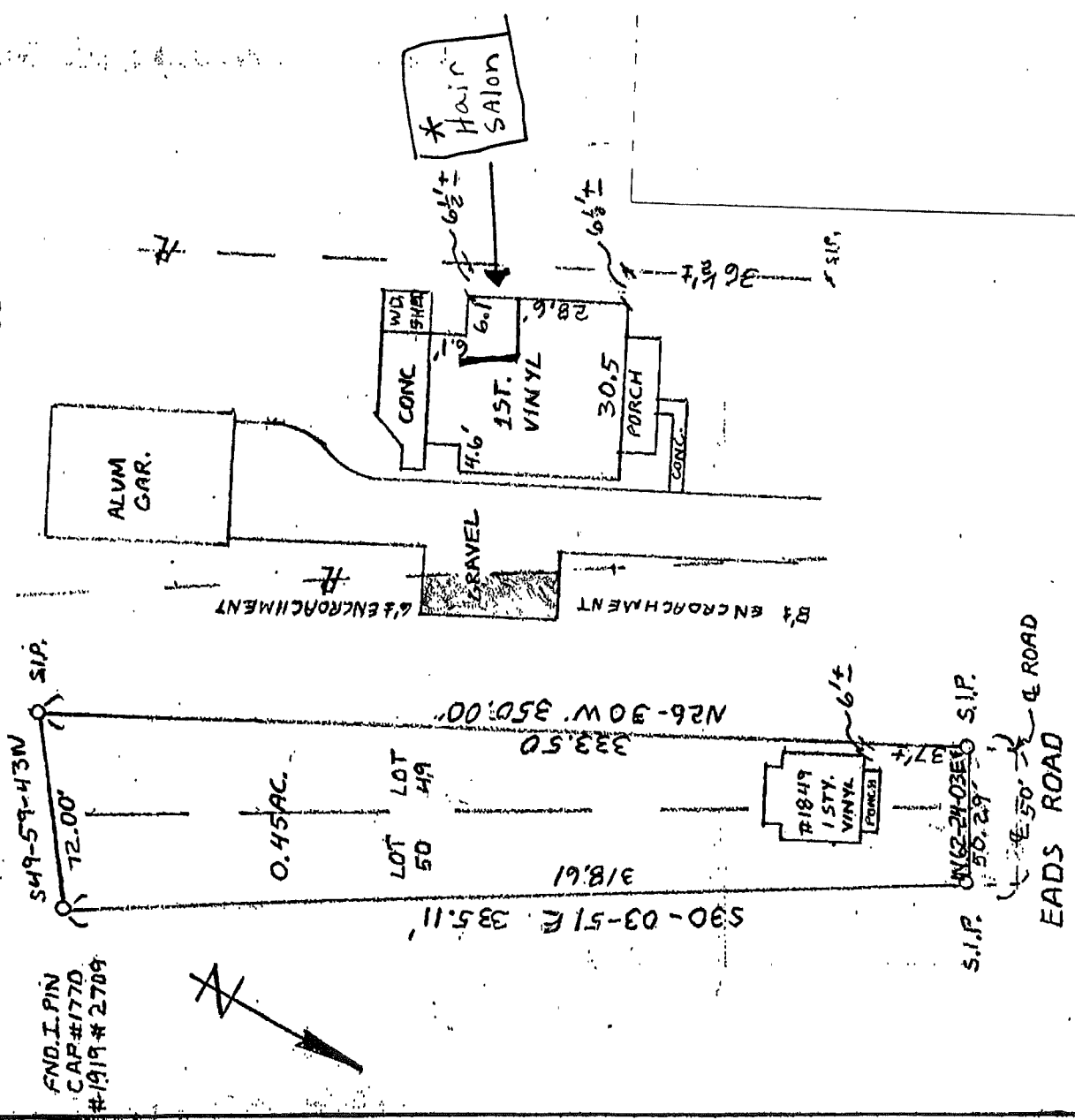
SUBDIVISION NAME: High School Court

LOT NUMBER: 49 & 50

PLAT BOOK: D B 61

PAGE: 171

HOUSE DETAIL 1" = 30'

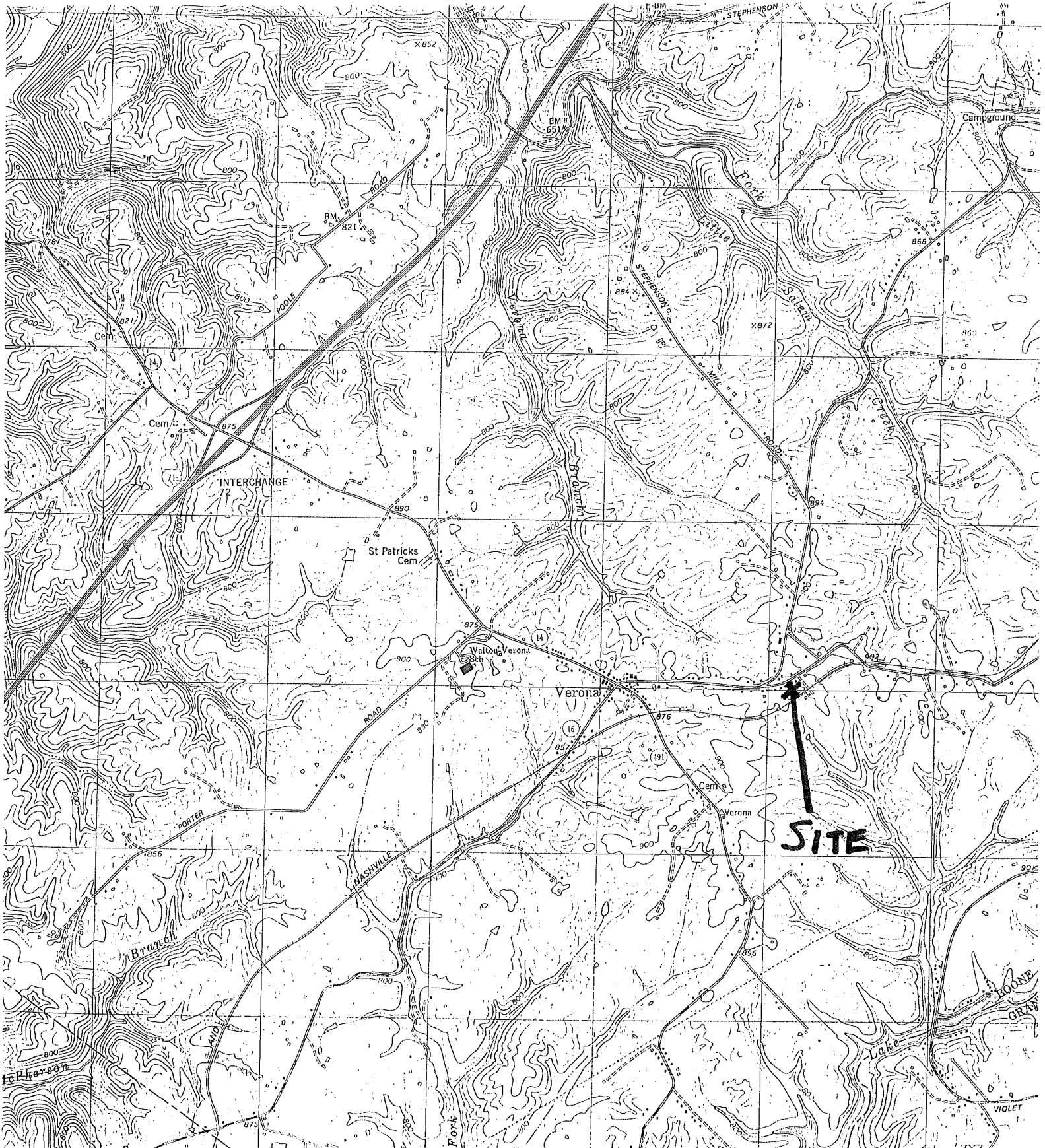


SHEET #1
SITE PLAN

SHEET # 2



LOCATION MAP



COPY

NO. 93-BCBOA-022-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Timothy and Rebecca Hicks
1849 Eads Road
Verona, Kentucky 41092
2. ADDRESS OF PROPERTY
1849 Eads Road
Verona, Kentucky 41092
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Crown Hair Design

DEED BOOK: 61 PAGE NO.: 171 GROUP NO.: 2090

4. TYPE OF RESTRICTION (S) (Check all that apply)
- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Zoning Map Amendment from ___ to _____ | <input checked="" 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 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

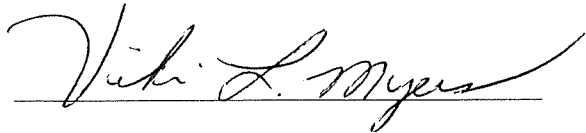

SIGNATURE OF COMPLETING OFFICIAL

Jeffery 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 Jeffery F. Hayes on behalf
of the Boone County Planning Commission this 3rd day
of January, 1994.

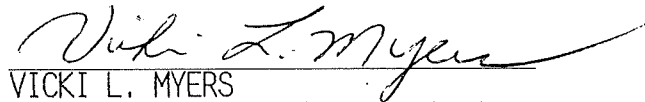


NOTARY PUBLIC, State at Large

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 October 13th, 1993, (Certificate of Land Use Restriction # 93-BCBOA-022-A), for Timothy and Rebecca Hicks, property owner.

The following conditions will apply: 1.) Parking is to be provided on the applicant's property and not on Eads Road. This parking area will need to be paved and will require Site Plan Review. 2.) Any expansion of the hair salon is to come before the Board. The permit would only allow the hair salon operation in the room indicated on the Site Plan. 3.) Signage for this hair salon is held to sixteen feet or less and there is to be no illumination. 4.) It will be necessary for the applicant to come in for minor Site Plan Review to show how the parking will be laid out.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in: DEED BOOK 61 PAGE NO. 171 Group No. 2090