

APPLICATION FORM  
**BOARD OF ADJUSTMENT** MAY 20 1993  
**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 Hebron Tire, Inc.  
Phone Number 606-586-5600 Fax No. \_\_\_\_\_  
Applicant's Address 2850 Limaburg Road  
Hebron, Kentucky 41048  
City State Zip
4. Description of Request: construct and operate a tire change and  
lubrication garage with a storage facility
5. Name of Development Hebron Tire, Inc.
6. Location of Development southeast side of intersection of  
Limaburg Road and Elijah Creek Road in Hebron, Ky.
7. Acreage Under Review 5 acres
8. Lot Number and Name of Subdivision (if part of a subdivision)  
n/a
9. Owner of Property Hebron Tire, Inc. Tim Mahoney, President  
Phone Number of Owner 606-586-5600
10. Address of Property Owner P. O. Box 998  
Burlington, Kentucky 41005  
City State Zip
11. Proposed Use(s) on Site building on west side of 4 acre parcel to  
change tires and lubricate vehicles. Building on east side of lot  
to store tire inventory. The 1.61 acre parcel to remain undeveloped at
12. Total Square Footage of Existing and/or Proposed Buildings present.  
West building: 50000 sf, East building 11,250 sf
13. Current Zoning on Property C-2
14. Deed Book 224 Page No. 182-183 Group No. n/a
15. Is the site subject to a zone change? no  
If yes, give date of approval n/a
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: Hebron Tire Inc. Tim Mahoney Pres.  
Property Owner's Signature: Hebron Tire Inc. Tim Mahoney Pres.

(over)

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 5-20-93 Fee Received 621.00 R<sup>th</sup> 423
2. Is application complete? X 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: Withdraw  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Hebron Tire, Inc.  
 APPLICANT: Tim Mahoney  
 LOCATION: SE corner of Limaburg Road and Elijah Creek Rd  
 ZONING: Commercial Two C-2  
 DATE: June 9, 1993

The applicant is requesting a Conditional Use Permit to allow a storage facility for tires which would be located on the southeast corner where Limaburg Road and Elijah Creek Road intersect (see sheet #1). The property is zoned Commercial Two (C-2) and is owned by Hebron Tire Inc..

Article 10, Section 1023, Item 9 permits mini-warehouses and storage facilities with a Conditional Use Permit.

The applicant is proposing to build a 5,000 square foot service center and a 11,250 square foot storage facility on a 5 acre tract of land (see sheet #2). The service center is principally permit within a C-2 zone and therefore is not part of the Conditional Use Permit application. This application is only for the storage facility which is being proposed. The service center will setback 90 feet from Limaburg Road and 60 feet from Elijah Creek Road. The storage facility will be setback 310 feet from Limaburg Road and 70 feet from Elijah Creek Road. There is an existing curb cut along Elijah Creek Road which essentially divides the site into parts and a curb cut proposed along Limaburg Road. The north part contains the storage facility and the south part contains the service center. Along Elijah Creek Road the applicant has indicate that an 8 foot high hedge row will be planted and that the existing tree line in the rear of the site along Elijah Creek Road will be preserved.

### Surrounding Zoning and Land Uses (see sheet #3)

North:	Boone County Water Works Tower zoned SR-1
South:	Residences zoned C-2
East:	Residences zoned SR-1
West:	Residences zoned C-2

The Boone County Comprehensive Plan text makes no specific mention about the site except to say that development in Hebron should remain Suburban Density Residential in nature served by the established, neighborhood commercial uses. High Suburban Density and Urban Density Residential development must have adequate water and sanitary sewer service, and interstate access. The Future Land Use Map indicates the area as Medium Density Residential.

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.

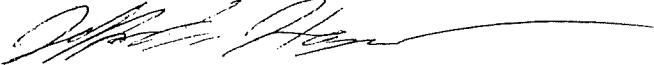
Staff Concerns

1. A three foot high berm or hedge should be installed along the front property line to screen the parking and paved areas from Limaburg Road and the adjoining residences to the south.
2. The zoning regulations require a 25 foot buffer between residential zones and commercial zones. Also, the zoning regulations require the building setback for the rear and side yards to be 50 feet from a residentially zoned property. The water tower is zoned SR-1 and therefore, will require the storage building to be 50 feet away. Currently, the building is only setback 10 feet.
3. Staff recommends that within the 25 feet required buffer on the south and east property lines that a double staggered row of 10 feet on center pine trees be planted 6 feet in height. Staff believes, that as these trees mature they will sufficiently screen the adjoining residentially zoned property.
4. The applicant has indicate that they will plant a 8 foot hedge along the west property line which fronts Elijah Creek Road and that the existing trees will remain. Staff believes, that should this permit be granted that these items should be established as conditions. In addition, staff recommends that pine trees be planted near the existing tree line to provide year round screening.
5. Staff believes, that the proposed green area and trees which are indicated on the site plan should remain as indicated.
6. The zoning regulations prohibit outside storage of any kind. Therefore, the existing debris and materials that are currently located on the site will need to be removed.
7. Site plan review will be required for this site.

Conclusion

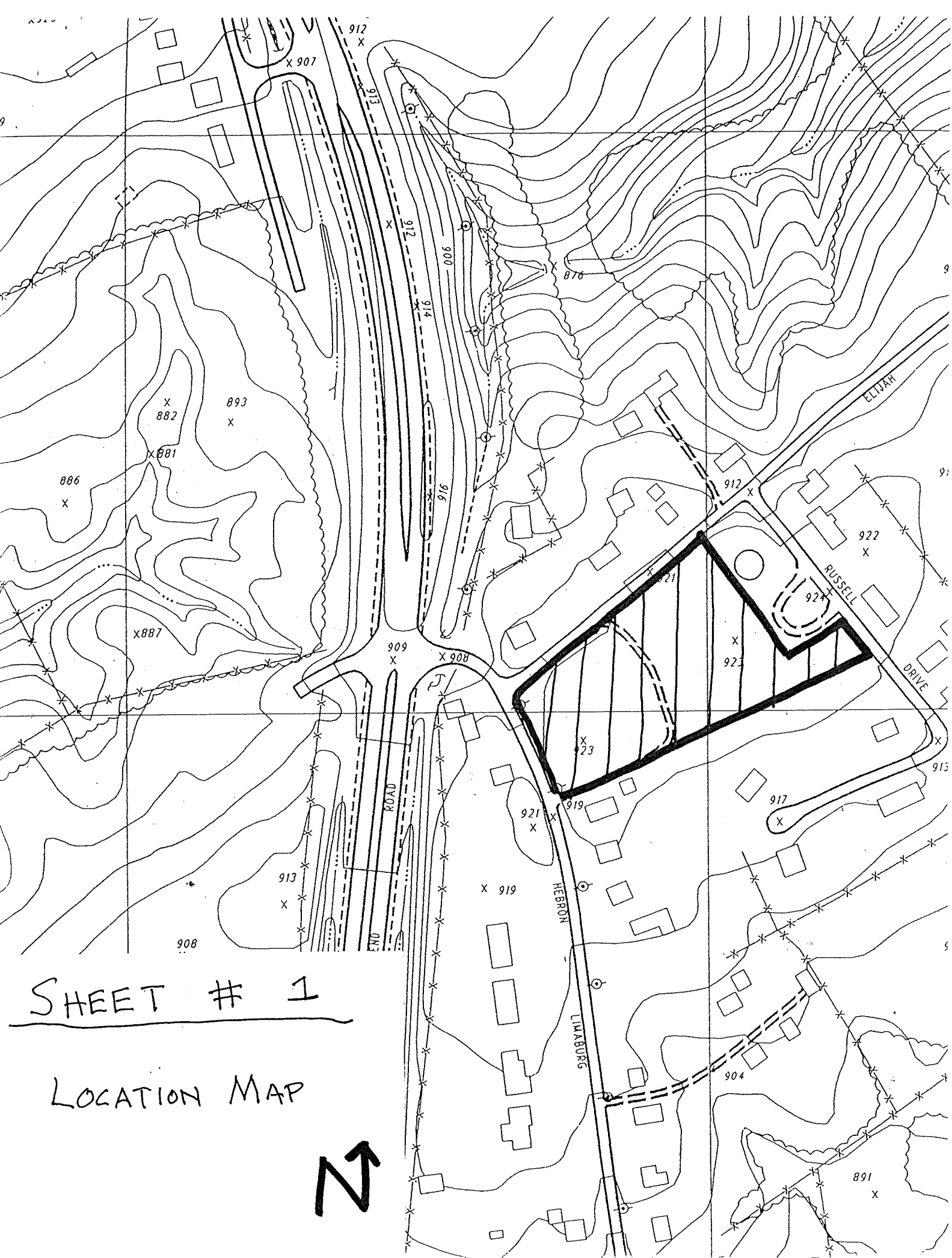
Staff feels that the proposed use if properly buffered will be visually compatible and harmonious with the surrounding residential area. In addition, if the existing junk and trucks are removed, staff believes, the proposed use will be a visual improvement to the site.

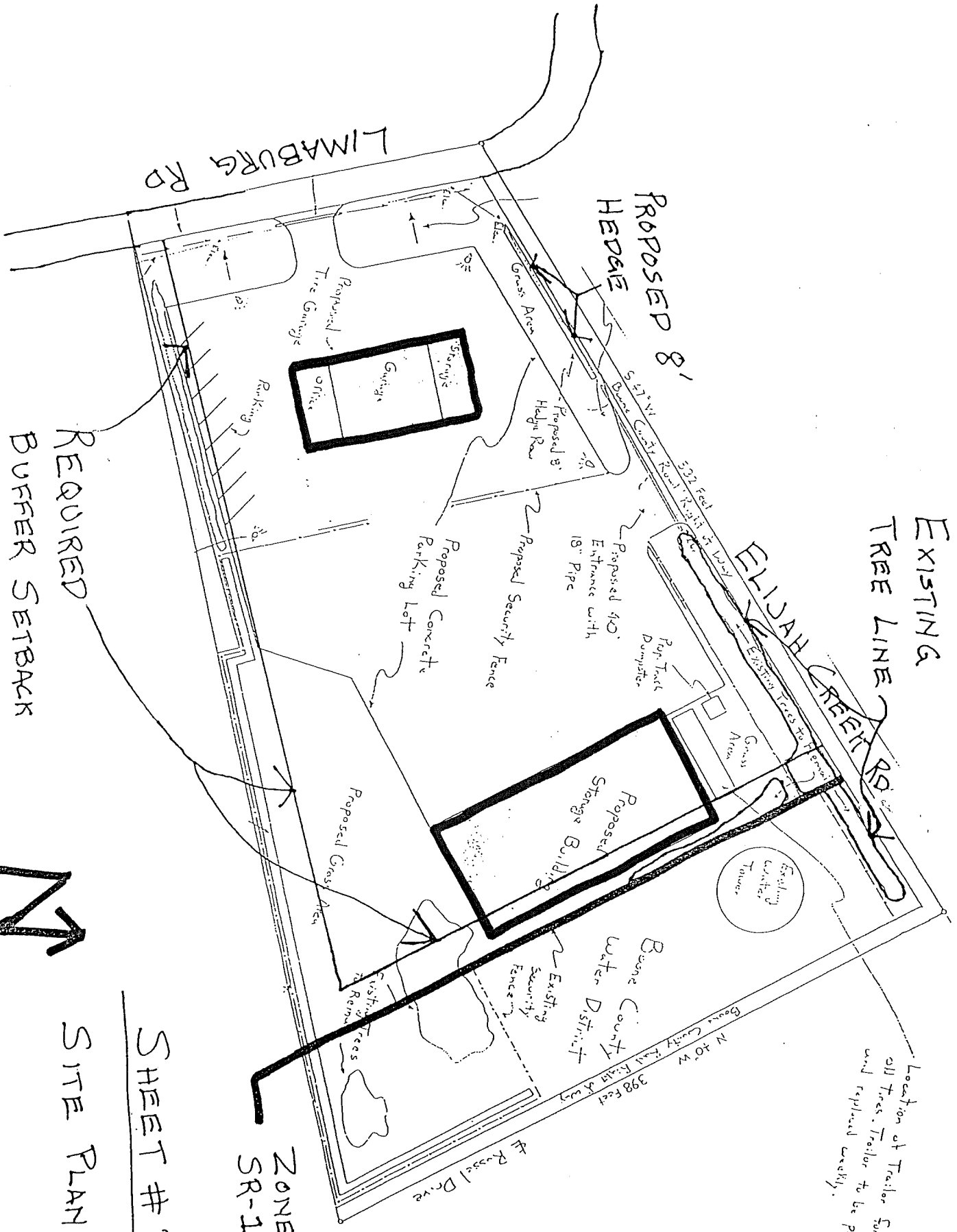
Respectfully Submitted,



Jeffrey F. Hayes  
Planner I

JFH\par





EXISTING  
TREE LINE

Location of Trailer for housing  
all trees. Trailer to be picked up  
and replaced weekly.

REQUIRED  
BUFFER SETBACK



SITE PLAN

SHEET # 2

ZONED  
SR-1

LIMABURG RD

PROPOSED 8'  
HEADER

ELIJAH CREEK RD

Boone County  
Water District

ft Russell Drive

398 feet  
Boone County Trail Right of Way  
N 40° W

522 feet  
Boone County Trail Right of Way

Proposed Storage Building  
Proposed Office

Proposed Concrete  
Parking Lot

Proposed Security Fence

Proposed 40'  
Entrance with  
18" Pipe

Pop. Tank  
Pumpster

Existing  
Water  
Tower

Proposed Grass Area

Existing  
Trees  
& Rem.

Proposed  
Tire Garage

Parking

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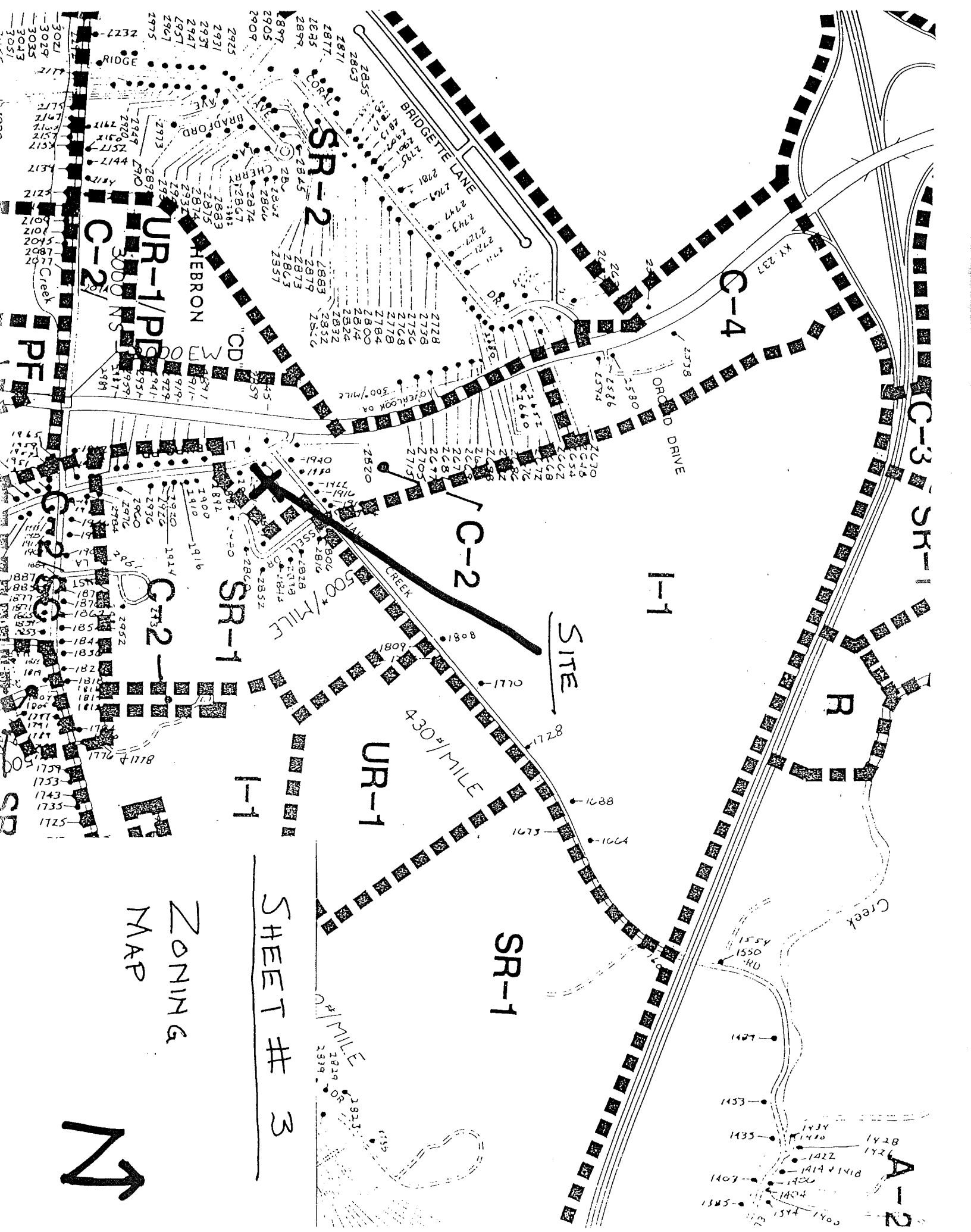
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ZONING  
MAP

SHEET # 3



HEBRON TIRE, INC.

P. O. Box 998  
Burlington, Kentucky 41005  
Shop (606) 592-1800  
April 1977

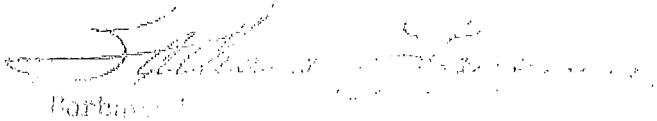
Mr. [Name]  
[Address]  
Burlington, Kentucky

Dear Mr. Hayes:

I am writing this letter to inform your office that we are hereby withdrawing our request of your consideration of our plans for development of the property on Limanburg Road which was previously the old Hebron School.

If you have any questions, please contact me.

Sincerely,

  
Barbara