

E C E I V E

7 0 894

BOONE COUNTY
PLANNING COMMISSION

REVIEW NO. _____

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

(See Boone County Zoning Regulations).

SECTION A (To be completed by applicant)

1. (Check One) Boone _____ Florence _____ Walton _____ Union _____
2. (Check One) _____ Conditional Use Permit Variance _____ Appeal _____
Change in Non-Conforming Use
3. Applicant's Name Greg Emmons
Phone Number (606) 428-1759
Applicant's Address 2700 Lebanon Road
Cliffenden Ky 41030
City State Zip
4. Description of Request: For a Variance of 9 Feet
Shy of 150 Feet of Road Frontage.
5. Name of Development Donald McClure
6. Location of Development Stephenson Mill Road
Verona Ky
7. Acreage Under Review 2 acres
8. Lot Number and Name of Subdivision (if part of a subdivision)
N/A
9. Owner of Property Donald McClure
Phone Number 485-10755
10. Address of Property Owner 11083 Stephenson Mill
Verona KY 41092
City State Zip
11. Proposed Use(s) On Site Build a Home
12. Total Square Footage of Existing and/or Proposed Buildings
141.68
13. Current Zoning on Property A2
14. Deed Book 374 Page No. 82 Group No. 2077
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. Applicant's Signature: Greg Emmons
19. Property Owner's Signature: Donald McClure

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received Jan 20, 1994
2. Fee Received _____
3. Is application complete? _____ Yes _____ No
4. Staff Reviewer Robert A. Juman
5. Scheduled Board Action Date Feb. 7, 1994
6. Board Action:
 Approval
_____ Approved with Conditions (See #7)
_____ Disapproved (See #8)
7. Conditions: _____

8. Reasons for Disapproval: _____

STAFF REPORT

APPLICANT: Greg Emmons
LOCATION: Stephenson Mill Road
ZONING: Agricultural Estate (A-2)
DATE: February 9, 1994

The applicant is requesting a Variance to allow a reduction of the required lot frontage by nine (9) feet. The 2 acre lot is located on the east side of Stephenson Mill Road (see sheet #1). The property is owned by Donald McClure.

Article 31, of the Boone County Zoning Regulations requires a minimum lot frontage of 150 feet in the Agricultural Estate (A-2) district. The applicant is requesting a nine (9) foot reduction to the frontage requirement to allow a frontage of 141.68 feet (see sheet #2). A single family house is planned to be built on the site if approved.

Surrounding Zoning and Land Uses (see sheet #3)

North: Field zoned A-2
South: Single Family Residence zoned A-2
East: Field zoned A-2
West: Field zoned A-2

There are a few single family homes in the area to the north and south along Stephenson Mill Road.

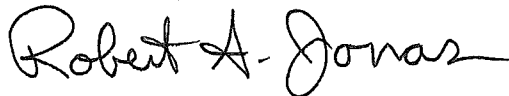
Staff Concerns

(none)

Conclusion

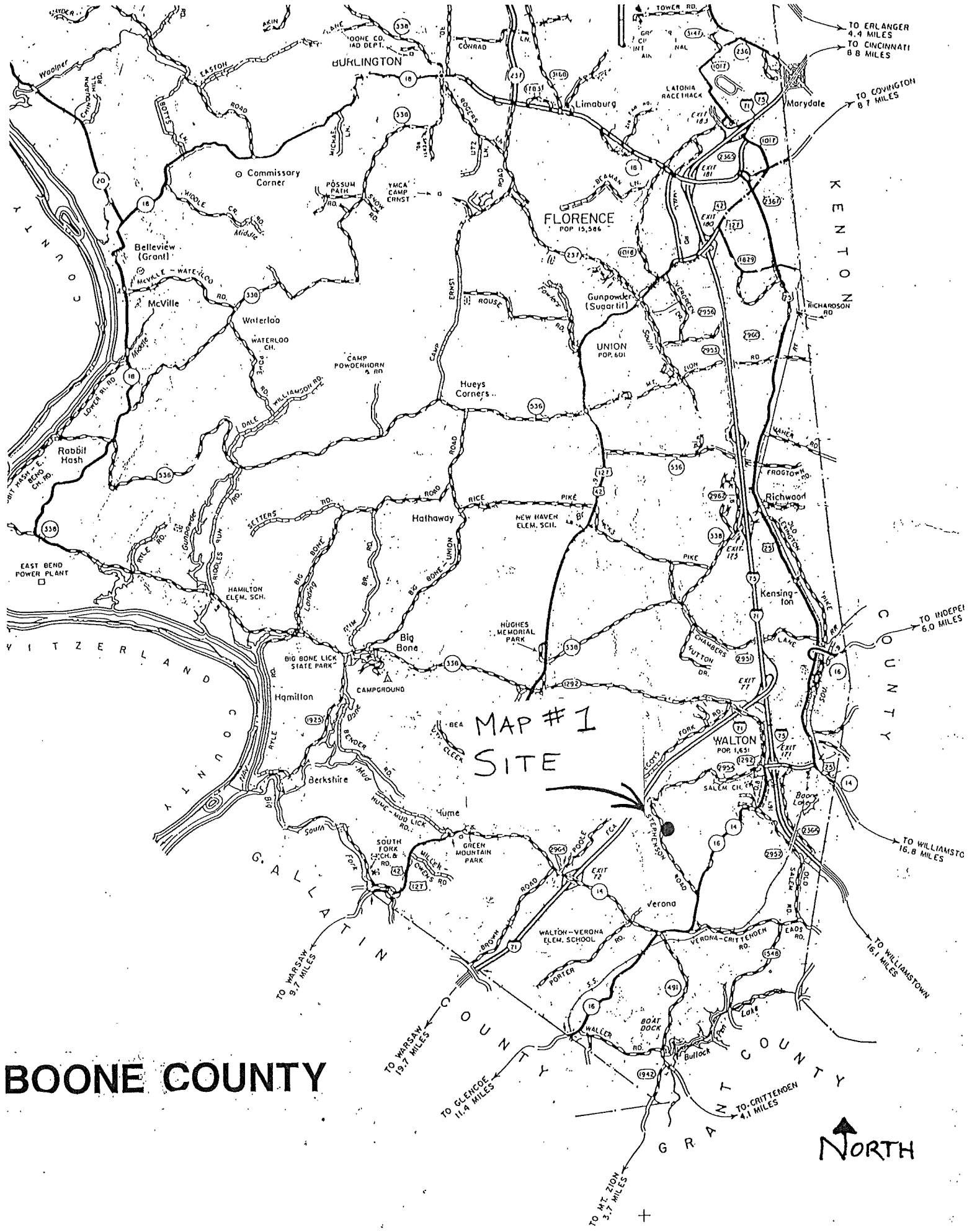
Staff believes that the proposed variance will not alter the essential character of the general vicinity nor will it cause a hazard or a nuisance to the public.

Respectfully submitted,



Robert A. Jonas
Planner I

RAJ\par



BOONE COUNTY

MAP #1
SITE

NORTH

BURLINGTON

FLORENCE
POP. 15,366

WALTON
POP. 1,631

VERONA

YALNOC

KENTON

VITZERLAND

GALLATIN

COUNTY

GRANT COUNTY

TO INDEPEI 6.0 MILES

TO WILIAMSTO 16.8 MILES

TO WILIAMSTOWN 16.1 MILES

TO CRITTENDEN 4.1 MILES

TO MT ZION 3.7 MILES

TO GLENCOE 11.9 MILES

TO WARSAW 9.7 MILES

TO WARSAW 19.1 MILES

TO ERLANGER 4.4 MILES
TO CINCINNATI 8.8 MILES

TO COVINGTON 8.7 MILES

TO WILIAMSTOWN 16.1 MILES

TO WILIAMSTOWN 16.1 MILES

TO WILIAMSTOWN 16.1 MILES

TO WILIAMSTOWN 16.1 MILES

TO WILIAMSTOWN 16.1 MILES

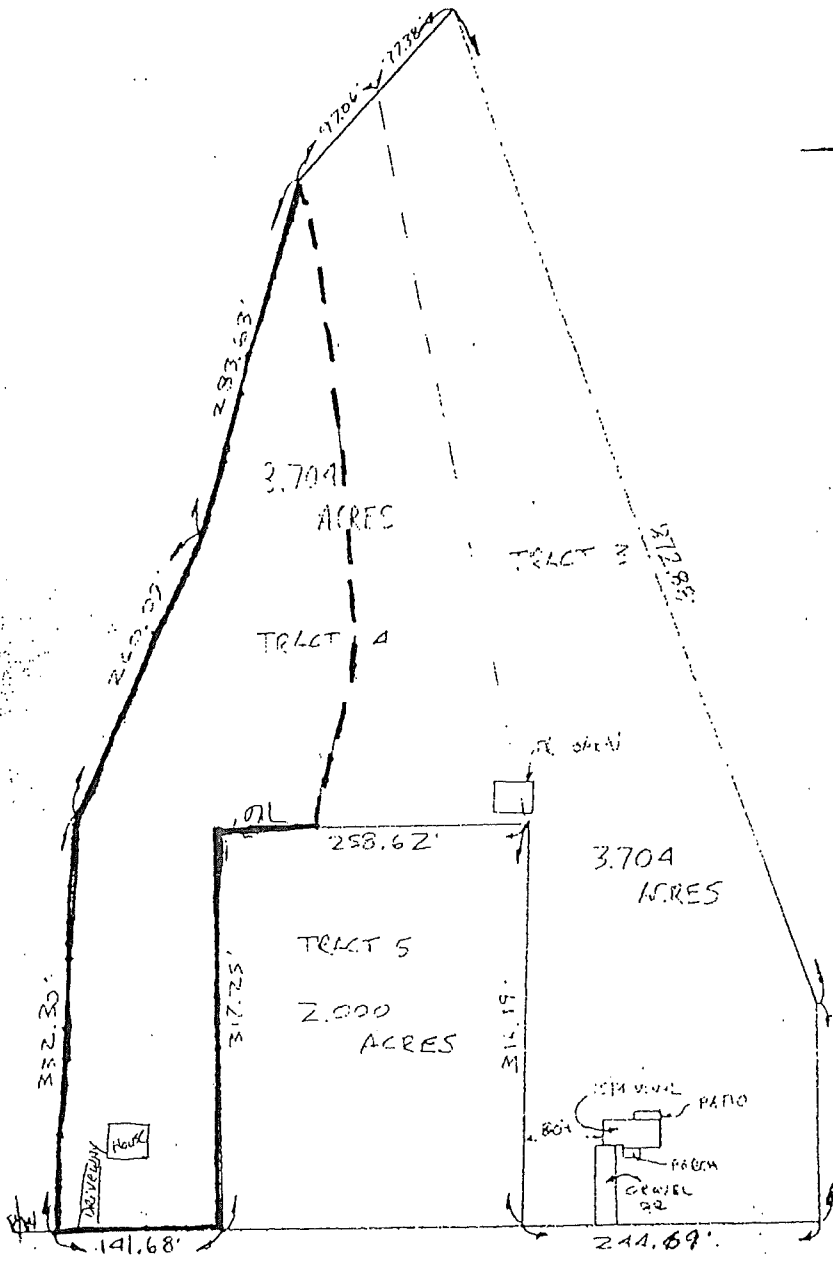
TO WILIAMSTOWN 16.1 MILES

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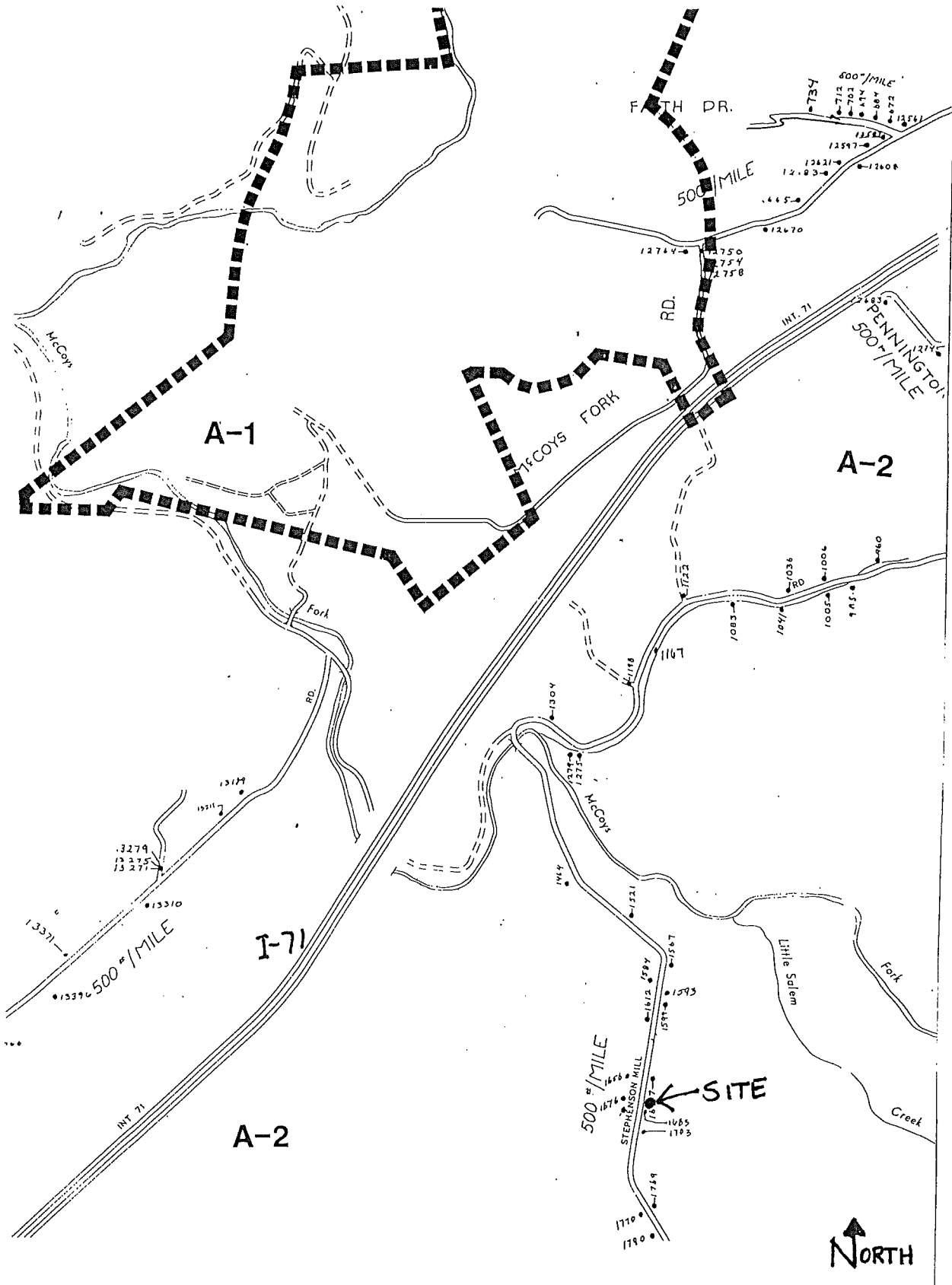
NOTE: This property is located in an area not designated as being a 100 year flood hazard zone.



STEPHENSON MILL RD

STATE OF KENTUCKY
ANDREW R. AMENT
1729
REGISTERED
LAND SURVEYOR

SHEET # 2



SHEET # 3

ZONING MAP

COPY

NO.94-BCBOA-002-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
 Donald McClure
 1683 Stephenson Mill Road
 Verona, Kentucky 41092

2. ADDRESS OF PROPERTY
 Stephenson Mill Road
 Verona, Kentucky 41092

3. NAME OF SUBDIVISION OR
 DEVELOPMENT (if applicable)
 Greg Emmons

DEED BOOK: 374

PAGE NO.: 82

GROUP NO.: 2077

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

_____ Zoning Map Amendment from ___ to _____ _____ Conditional Use Permit

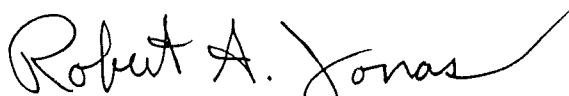
_____ Development Plan _____ Conditional Zoning Condition

_____ Subdivision Plat _____ Other:

X 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

Robert Jonas, Planner I

 NAME AND TITLE OF COMPLETING OFFICIAL
 (type or print)

CLUR# 94-BCBOA-002-A

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Variance as approved by the Boone Board of Adjustments and in accordance with the current zoning in effect as of February 9, 1994, (Certificate of Land Use Restriction # 94-BCBOA-002-A), for Donald McClure, property owner.

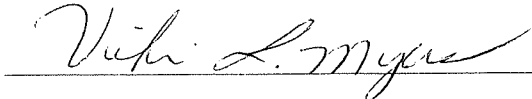
NO CONDITIONS

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 374 PAGE NO. 82 Group No. 2077

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Robert Jonas on behalf of
the Boone County Planning Commission this 18th day
of July, 1994.

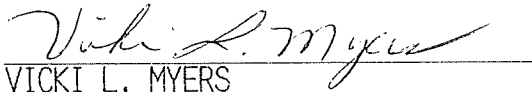


NOTARY PUBLIC, State at Large

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.)