



APPLICATION FORM  
BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 5-16-94
2. Fee Received \$326.00 R 3820
3. Is application complete?  Yes  No
4. Staff Reviewer Jeff Hayes
5. Scheduled Board Action Date June 8, 1994
6. Board Action:  
 Approval  
 Approved With Conditions (See #7)  
 Disapproved (See #8)
7. Conditions: see minutes
8. Reasons For Disapproval:

BCPC:7/11/88

# STAFF REPORT

DEVELOPMENT: Residence  
APPLICANT: Mike Smith  
LOCATION: 3304 Hathaway Road  
ZONING: Agricultural Estate (A-2)  
DATE: June 8, 1994

The applicant is requesting a Variance of 60 feet from the required 150 feet of road frontage. The property for which the Variance is requested is located on Hathaway Road (see sheet #1) and is owned by Alma Smith. This approximately 7.36 acre tract of land contains one single family home and one mobile home which are accessed by a single driveway located between the two existing residences. The site has 320 feet of road frontage along Hathaway Road and is currently recorded as one parcel. This amount of road frontage could be divided in two and comply with the zoning regulations.

The applicant is requesting the 60 feet Variance to permit a parcel of 2.36 acres to be conveyed from the approximately 7.36 acre parent tract (see sheet #2). This conveyed parcel would comply with the minimum road frontage requirement, but would create a nonconforming situation for the parent tract of land. The applicant has indicated that the proposed 2.36 acre parcel as proposed would allow the applicant to share the existing driveway and use the most suitable area of the parcel for the construction of a home. The proposed conveyance of the 2.36 acre tract would permit the applicant to share the existing driveway and to utilize the most suitable part of the property for the construction of the house.

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

North: Agricultural land zoned A-2  
South: Residence zoned A-2  
East: Residence zoned A-2  
West: Agricultural land zoned A-2

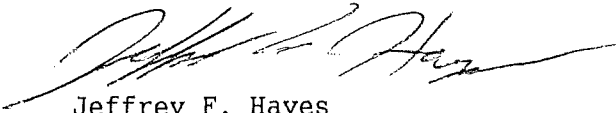
Staff Concern

1. Staff believes that the trailer should be removed from the property to bring the site into conformance with the zoning regulations which does not permit mobile homes within an A-2 district.

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

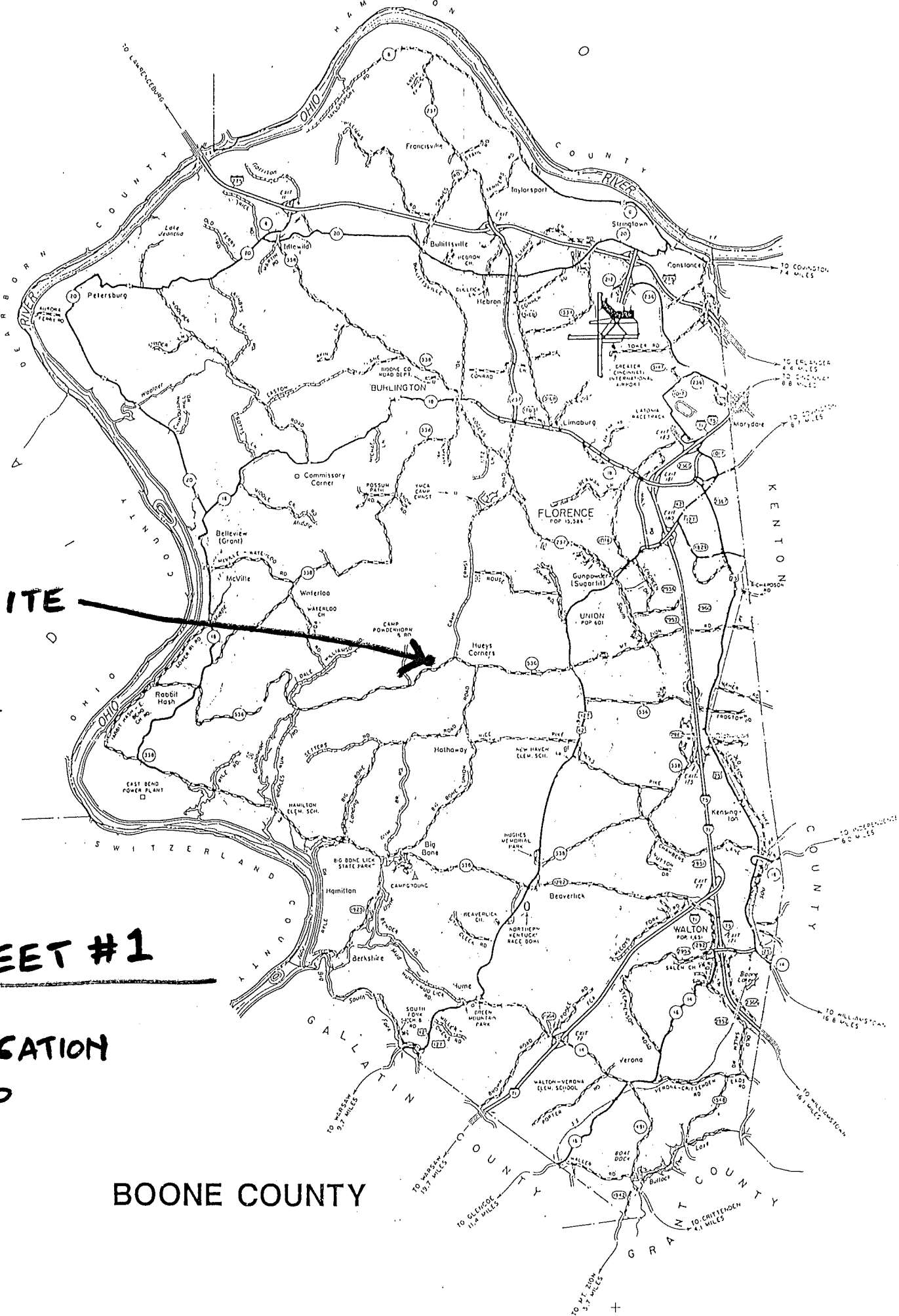
**SITE**



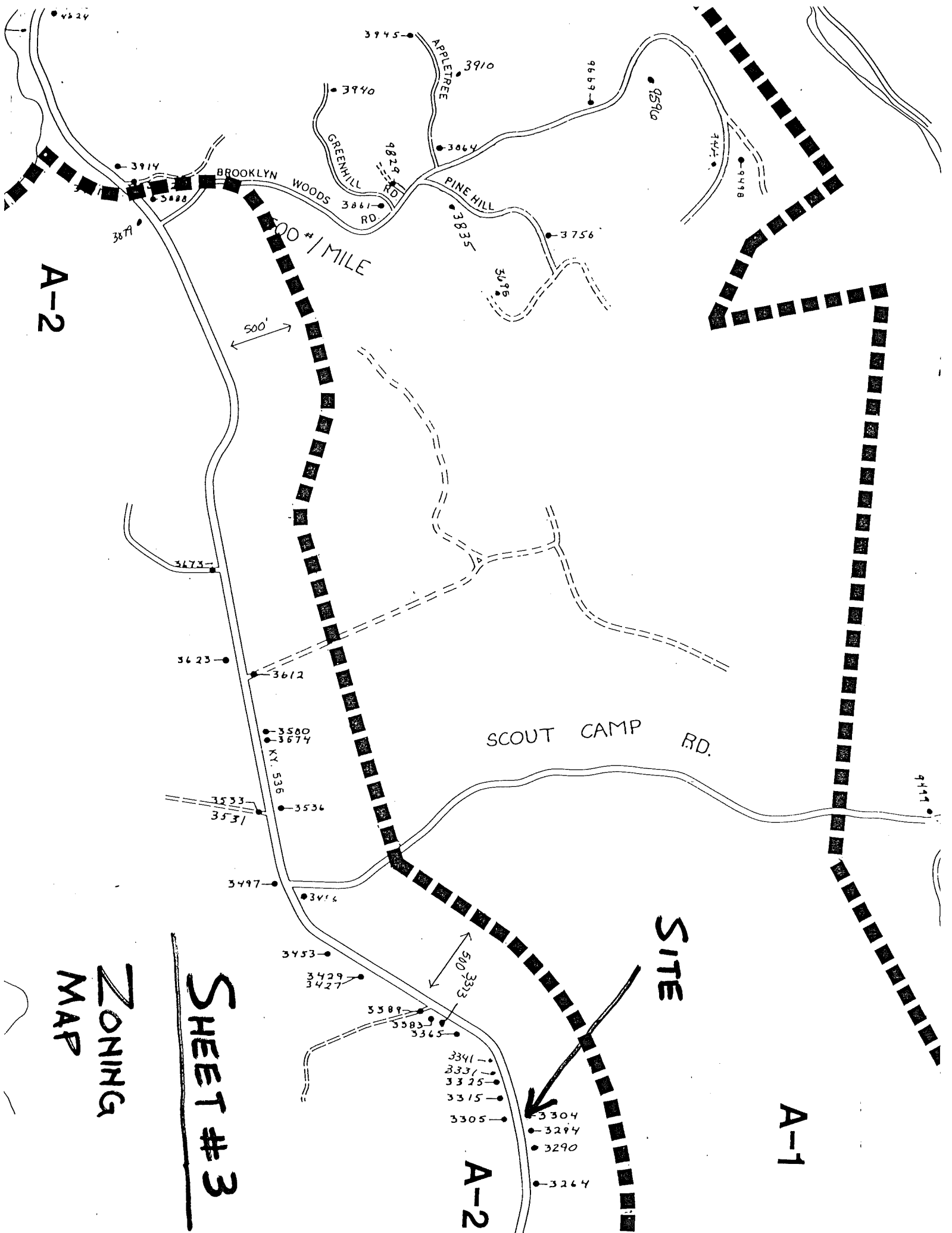
**SHEET #1**

**LOCATION  
MAP**

**BOONE COUNTY**







A-2

BROOKLYN WOODS  
1 MILE

SCOUT CAMP RD.

SITE

A-1

A-2

ZONING  
MAP  
SHEET # 3

500'

500'

APLE TREE  
GRENHILL  
PINE HILL  
4824 RD.  
3861 RD.

4324

9596

9418

9411

3945

3910

3940

3864

9669

3914

3871

3835

3595

3756

3673

3623

3580  
3574

K.V. 536

3533  
3531

3536

3497

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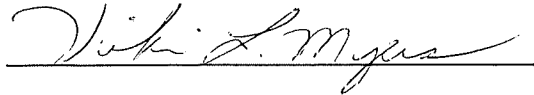
3264



COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

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

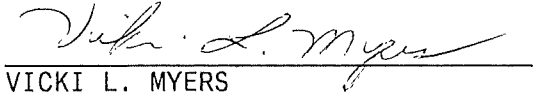


NOTARY PUBLIC, State at Large

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.)

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 June 8, 1994, (Certificate of Land Use Restriction # 94-BCBOA-005-A), for Alma Frances Smith, property owner.

The Variance be granted with the condition that the mobile home be removed within six (6) months.

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 196 PAGE NO. 617 Group No. 2037