



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 Aug 22, 94 Fee Received 321.<sup>00</sup> R#4680
2. Is application complete?  Yes  No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 9-14-94
5. Board Action:  
 **Approved**  
 **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: Garage  
APPLICANT: Keith Mains Sr.  
LOCATION: 667 Elyse Way, Boone County, Kentucky  
ZONING: Suburban Residential One (SR-1)  
DATE: September 14, 1994

The applicant is requesting a Variance of the rear yard setback which requires that a residence and any attached structure be located thirty (30) feet from the property line. The applicant is requesting to install a 900 square foot workshop eight (8) feet from the east property line (See Sheet #1). This property which is lot number 40 of the Cheshire Ridge Subdivision is located on an approximately .75 acre tract of land and is zoned Suburban Residential One (SR-1) (See Sheets 2 & 3).

The applicant's residence is located on a flag lot within Cheshire Ridge Subdivision. The Boone County Subdivision Regulations require that the minimum building setback line for flag lots in residential zones is measured from the rear lot line of the adjoining lots fronting on the public road or from the other lot lines of each flag lot. The applicant has indicated in Exhibit A their reasons for the Variance and has enclosed a petition from some of the effected property owners indicating their agreement with the Variance.

## Conclusion

Staff believes that the proposed variance will have little impact on the character of the area because the workshop will be less visible to adjoining properties and will not cause a hazard or a nuisance to the public.

Respectfully Submitted,

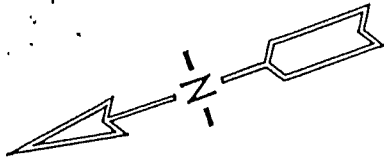


Jeffrey F. Hayes  
Planner

JFH\par







COMMON DRIVEWAY UTILITY AND PRIVATE SANITARY SEWER EASEMENT

BOOK 35 PAGE 130

REMAINING OTIS MEADERS DB 360 PG 143

K.D.O.T.

OTIS MEADERS INC. DB 360 PG 143

40

KEITH G. MAINS, SR. & BETSY MAINS DB 531 PG 218

S08°08'09"E 20.00'

S34°58'55"E 86.61'

S88°25'57"W 35.94'

REMAINING OTIS MEADERS DB 360 PG 143

38

EXISTING 20' UTILITY EASEMENT

39

EXIST. 20' SANITARY SEWER EASEMENT

UTILITY EASEMENT

S40°10'47"E 100'

N34°58'56"W 183.57'

41

OTIS MEADERS INC. DB 482 PG 21

E ELYSE WAY

42

CHESHIRE RIDGE SECTION 3, PLAT #194A

CH. = N53°43'08"E 29.98' ARC=30.00' R=220.48'

50' R/Y

# SHEET # 3

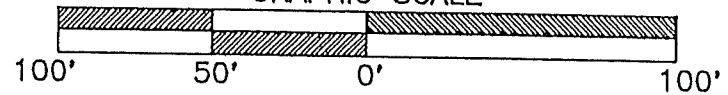
# PLAT OF SUBDIVISION

COMMON DRIVEWAY, UTILITY AND PRIVATE SANITARY SEWER EASEMENT FOR LOT 40, CHESHIRE RIDGE, SECTION 3 AND OTIS MEADERS BOONE COUNTY, KENTUCKY

Scale 1"=50'

March 9, 1994

GRAPHIC SCALE



VIOX & VIOX P.S.C. CONSULTING ENGINEERS & SURVEYORS 466 ERLANGER ROAD ERLANGER, KENTUCKY 41018 PHONE: (606) 727-3293

# EXHIBIT A

Boone County Planning Commission  
2995 Washington Street  
Burlington, KY 41005

Re: Variance request for Keith and Betsy Mains

To whom it may concern:

We are requesting a variance to build a garage/workshop on our property within the 30' rear property line as set out by the Boone County zoning regulations. We are situated on a flag lot so this is actually the side yard of our house. Our main reason for wishing to place it there is to preserve the beauty and spaciousness of our lot.

We have consulted our neighbors, the property developer, and our joint driveway owner for their input on our plans. They all agree and have signed a statement (attached) which states that placement of the workshop according to our proposal would be the most beneficial use of the land. The workshop would be an equal distance away from the neighbors on lot 39 and the anticipated placement of the house to the rear of us and would conform with the spacious settings of the houses in our neighborhood.

We appreciate your consideration of this variance. Be assured that we are only considering this placement to get maximum use of our land and to preserve the scenic beauty of our lot.

Sincerely yours,



Keith & Betsy Mains  
Property owners of lot #40  
Cheshire Ridge Subdivision  
667 Elyse Way  
Florence, KY 41042  
647-1878

To whom it may concern:

I/we have seen and approve of the proposed garage placement at 667 Elyse Way,  
Florence, KY, by Keith and Betsy Mains.

Name Derek E. Hag <sup>Chesnut Ridge Assoc.</sup> President Date Aug 17<sup>th</sup> 1994  
Address 10129 Tiburon Dr. Florence Ky. 41042

Name OTIS MEADORS, INC Date 8-17-1994  
<sup>By Otis E. Meadors</sup>  
Address 638 Frogtown Rd., Union, Ky 41091

Name Mark A. Brown Date 8/18/94  
Address 661 ELYSE WAY Florence ky 42042

Name \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_

Name \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_