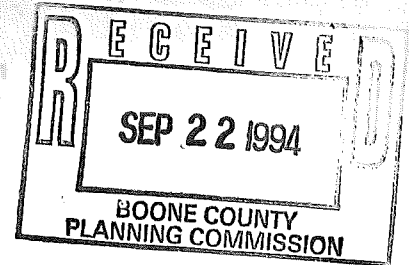


APPLICATION FORM  
BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS



PCBOA-94-013

X  
X

ROGER & SANDI MULLINS  
(606) 384-4048 (606) 384-1783  
10830 BIG BONE CHURCH ROAD  
UNION, KY. 41091

EXISTING HOME

START UP A BED & BREAKFAST IN

MEADOWVIEW FARM  
10830 BIG BONE CHURCH ROAD  
UNION KY. 41091  
230

ROGER & SANDI MULLINS  
(606) 384-4048  
10830 BIG BONE CHURCH ROAD  
UNION KY. 41091

BED & BREAKFAST LODGING

APPRX 5500 sq ft. BLACKTOP PARKING FOR 6 CARS  
398 A2 250 & 251 NO 2067-BOONE Co.

YES

NO

Roger & Mullins  
John K. Mullins

Post-It brand fax transmittal memo 7071		Page # 3	
To: Roger Miller	From: John Hayes	Co:	
Dept:	Phone #:		
Fax #:	Fax #:		

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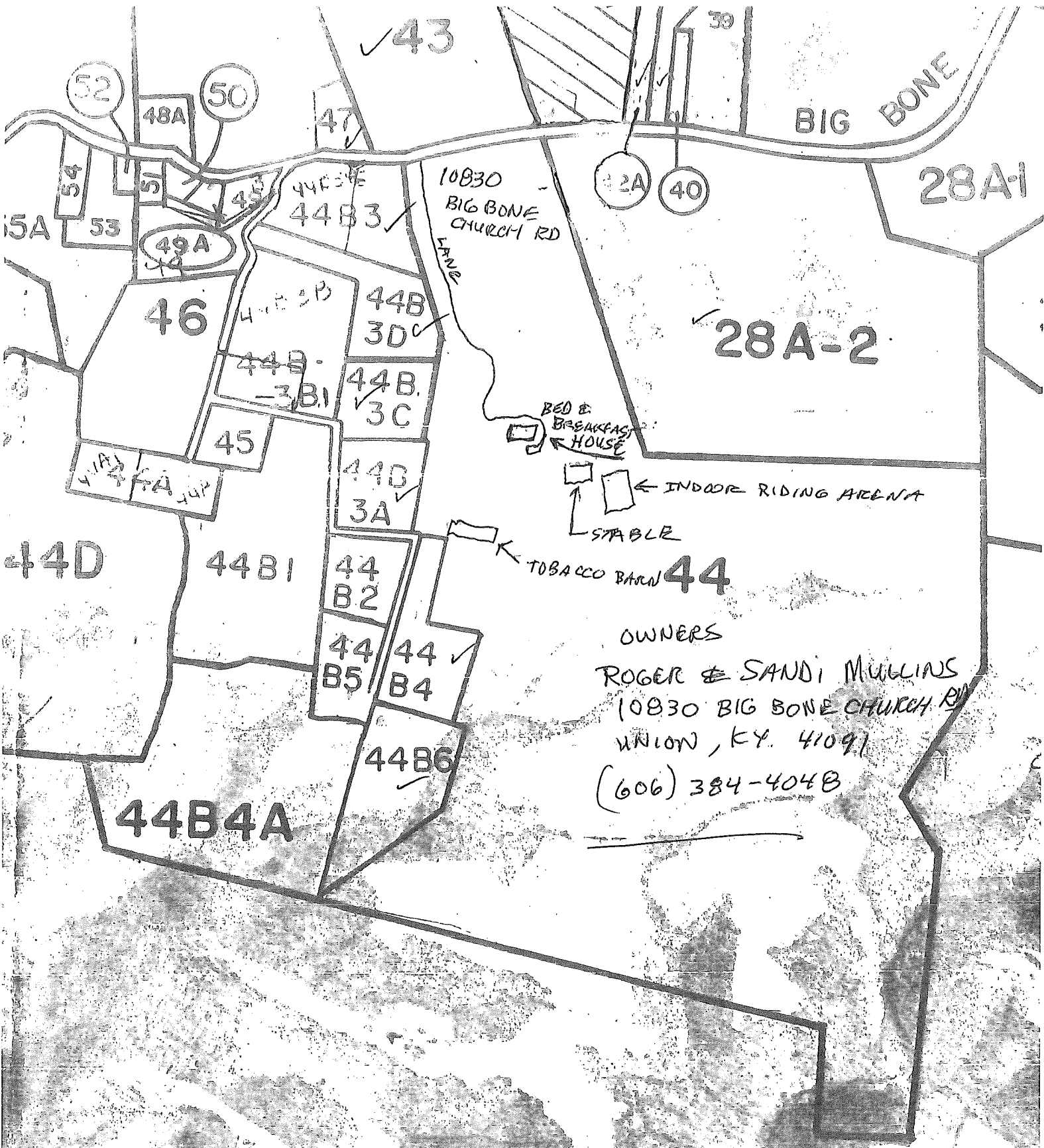
SEPT 22, 1994

421.00 # 4912

Jeff Hayes  
10-12-94

x

See Minutes



OWNERS  
 ROGER & SANDI MULLINS  
 10830 BIG BONE CHURCH RD  
 UNION, KY. 41091  
 (606) 384-4048

MAP 42

BOONE COUNTY BOARD OF ADJUSTMENT  
BUSINESS MEETING  
October 12, 1994  
6:30 P.M.

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BOARD MEMBERS PRESENT:

Mr. I. A. Archambault  
Mr. Dan Houston  
Mr. Walt Ryan

BOARD MEMBERS NOT PRESENT:

Mrs. Shirley Millar  
Mr. George Whitton, Chairman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Mr. Archambault called the meeting to order at 6:30 P.M.

Approval of the Minutes:

Mr. Archambault stated that the Board members had received copies of the Minutes of the Boone County Board of Adjustment Meeting of September 14, 1994. He asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. Ryan moved that they be approved as mailed. Mr. Houston seconded the motion and it carried unanimously.

Agenda Items:

Mr. Archambault advised that the following item has been withdrawn:

1. The request of John Wells, EGC Construction Corp., for a Variance to allow a sign to be extended higher than the permitted forty-foot height on a tract at 1020 Burlington Pike, Boone County, Kentucky. The property is owned by SFR Properties and is currently zoned Commercial Services (C-3).

Mr. Archambault introduced the first item on the Agenda to be heard this evening:

2. The request of Roger and Sandi Mullins for a Conditional Use Permit to allow a Bed & Breakfast in their existing home on a 230-acre tract at 10830 Big Bone Church Road, Boone County, Kentucky. The property is owned by Roger and Sandi Mullins and is currently zoned Agricultural Estate (A-2).

Staff Member Jeff Hayes presented the Staff Report which included a slide presentation (see Staff Report). Mr. Hayes advised that there is an error on Page 2 of the Staff Report: The applicant's request has to be determined by following the criteria the Board must use to judge each Conditional Use Permit as well as the four specific criteria for a *Recreation-zone the A-2 Zone*.

Mr. Roger Mullins stated that four bedrooms would be available for rent. The horse barns are leased out and would not be involved in the Bed & Breakfast operation. Their family has grown and left and they have a big house all to themselves, and this would be an opportunity to make some use of it. He advised that there is all new wiring and plumbing.

Mr. Archambault stated that two people per bedroom would be allowed, for a maximum of eight people. Mr. Mullins stated that eight would be the maximum. He advised that they have a breakfast area off the kitchen and they probably would serve the breakfast in the dining room. The Bed & Breakfast area can be locked off from the rest of the house, which would be their private residence.

Counselor Wilson noted that the Staff had questioned whether a new structure would be built. Mr. Mullins stated that they have no plans for any new construction at this time, except that they may add a gazebo in the front yard. Counselor Wilson advised that since there is no substantial new structure, if this request is approved, they could go through minor, instead of major, Site Plan Review.

Mr. Ryan questioned if it is necessary to put a maximum on the operation. He noted that there is a maximum of four bedrooms. Mr. Hayes stated that the Bed & Breakfast could become much larger than its intended scope.

Mr. Archambault stated that it could be limited to eight people and if they want to go to 10 or 12 people, they would have to come back before the Board. Mrs. Mullins stated that one of the bedrooms has a baby bed in it, and they could go to 9 people. Mr. Hayes stated that he is more concerned with the number of rooms than the number of people. Mrs. Mullins stated that there are five bedrooms in the house -- one is for them and four could be rented out. They do not have plans to expand at this time. Mr. Hayes stated that if they increased to 10 or 15 bedrooms, it would become more like a hotel than a Bed & Breakfast.

Mr. Ryan asked if a limit of 8 bedrooms would be agreeable. Mr. and Mrs. Mullins agreed to this limit.

Mr. Archambault asked if all of the neighbors have been notified. Mr. Hayes advised that they were notified. There was no one present in opposition to the request.

There being no further comments, Mr. Houston moved to grant the Conditional Use Permit with a limit of eight (8) bedrooms, and requiring minor Site Plan Review through the Planning Commission. Mr. Ryan seconded the motion and it carried unanimously.

3. The request of Tracey Lynn Durham for a Conditional Use Permit to allow five acres to be conveyed to construct a residence on a tract located at 5074 Middle Creek Road, Boone County, Kentucky. The property is owned by Raymond Lucas and is currently zoned Recreation (R).

Staff Member Jeff Hayes presented the Staff Report which included a slide presentation (see Staff Report).

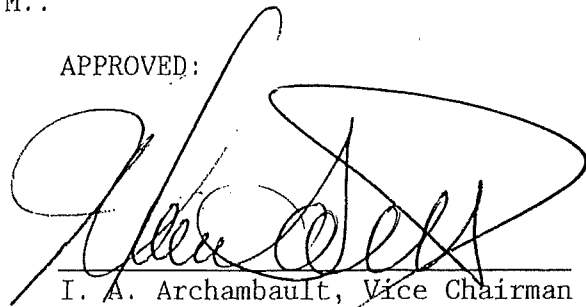
Mr. Charles Hodges stated that he will be constructing the home. He stated that the lady with him is his wife to be. The parcel they plan to clear is approximately 200 feet from where the land slopes up the hill, and everything on the parcel is second growth and brush. The home will be cedar sided and rustic and fitting with the area. He stated that there is a house past where they are building and the property that connects to the Conservancy will not be touched.

There was no one present in opposition to the request.

Mr. Houston moved to grant the request for a Conditional Use Permit with the condition that they clear no more land than is really necessary and try to maintain a harmonious area. Mr. Ryan seconded the motion and it carried unanimously.

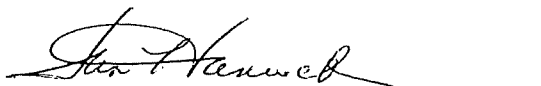
There being no further business to come before the Board, Mr. Ryan moved that the meeting be adjourned. Mr. Houston seconded the motion. The meeting was adjourned by unanimous consent at 7:15 P.M..

APPROVED:



I. A. Archambault, Vice Chairman

Attest:



Jan Hancock, Recording Secretary