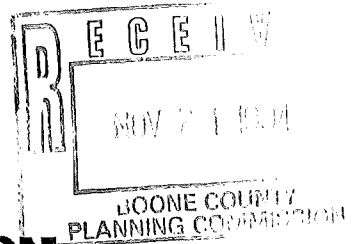


APPLICATION FORM  
**BOARD OF ADJUSTMENT  
 AND  
 ZONING APPEALS ACTION**



(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 Robert & Pauline Adair  
 Phone Number 586-7672 Fax No. \_\_\_\_\_  
 Applicant's Address 3977 Logans Run  
Burlington, Ky. 41005  
 City State Zip
  4. Description of Request: In home nursery and child care center in our home.
  5. Name of Development Brentwood
  6. Location of Development 2600' South of KY20 on Bullittsville Road
  7. Acreage Under Review 1/2 acre lot
  8. Lot Number and Name of Subdivision (if part of a subdivision)  
Lot # 40 Brentwood
  9. Owner of Property J. J. Miller
  - Phone Number of Owner 283-2288
  10. Address of Property Owner 111 Thomas  
Florence Ky 41012  
 City State Zip
  11. Proposed Use(s) on Site single family residences
  12. Total Square Footage of Existing and/or Proposed Buildings  
2200 SF 1<sup>st</sup> and 2<sup>nd</sup> Floor, 1000 SF basement
  13. Current Zoning on Property RS
  14. Deed Book 510 Page No. 196 Group No. 2018
  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. 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: Pauline Adair  
 Property Owner's Signature: Miller Developments, J. J. Miller (partner)

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 11-21-94 Fee Received \$356.00 R# 5375
2. Is application complete?  Yes  No
3. Staff Reviewer Hayes/Jonas
4. Scheduled Board Action Date 12-14-94
5. Board Action:  
 **Approved**  
 **Approved with Conditions (See #6)**  
 **Denial (See #7)**
6. Conditions of Approval: ① 4' high max. for fence. ② Max. of 12 children. ③ No exterior signs ④ No outside lighting. ⑤ Hours of operation are from 6am to 6pm (M-F).
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: Child Care Center

APPLICANT: Robert and Pauline Adair

LOCATION: Lot 40 Brentwood Subdivision, Boone County, Kentucky

ZONING: Rural Suburban (RS)

DATE: December 14, 1994

The applicant is requesting a Conditional Use Permit to allow the operation of a child care facility which could have as many as twelve (12) children within the basement of their yet to be constructed single-family home. The site would be located on lot # 40 on McCall Place which is a street within Brentwood Subdivision (See Sheet 1-3). This subdivision is currently under construction and will ultimately contain 98 lots when built out. There are currently no homes constructed within the subdivision and the applicant's home would be one of the first houses developed. The subdivision is zoned Rural Suburban and underwent a Zoning Map Amendment in 1993.

The proposed use is permitted with a conditional use by the Boone County Zoning Regulations in Article 9, Section 923, Item 3: Nursery and day care centers. In determining the appropriateness of the use the Board must also consider:

- a) the activity is an integral and subordinate function of a permitted recreational or residential use;
- b) the activity will not contradict the semi-rural character of the district;
- c) require or contribute to infrastructure needs above that common to the permitted uses of the district;
- d) is of direct relation to and in support of the purpose of the district;
- e) the arrangement of uses, buildings or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

## Surrounding Land Uses and Zoning (see sheet # 4)

North: Brentwood Subdivision under construction zoned Rural Suburban (RS)  
 South: Brentwood Subdivision under construction zoned Rural Suburban (RS)  
 East: Brentwood Subdivision under construction zoned Rural Suburban (RS)  
 West: Brentwood Subdivision under construction zoned Rural Suburban (RS)  
 and Rural Suburban Estates (RSE) (Hollis farm?)

The 1990 Boone County Comprehensive Plan Future Land Use Map indicates the area as Rural Land. The Text does not specifically mention the site nor does it mention the area.

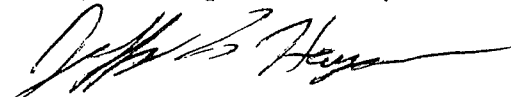
Staff Concerns:

1. Staff believes limits should be explored on the maximum number of children permitted for the proposed child care facility.
2. Staff believes the facility should take on the appearance of a single-family residence rather than a child care facility. Therefore, a free-standing sign should not be permitted and any building mounted signs should be very small scale and should not be lighted.
3. Site Plan Review is required by the Boone County Zoning Regulations. Therefore, if the Conditional Use Permit is granted the applicant would be required to file for Site Plan Review. The Zoning Regulations would require that two parking spaces be provide for each classroom with a minimum of six (6) parking spaces. However, this number can be reduced proportionately by the Zoning Administrator if the demand is unusually low. Staff believes that demand will be low because the use will be located within a subdivision where many of the potential customer will be located. However, staff believes that a minimum of two parking spaces should be available for use by the child care facility.
4. Staff believes the hours of operation should be examined and limits established.
5. Because the surrounding area is rural and the proposed daycare center is located within the middle of the Brentwood Subdivision staff believes the impacts will be minimal to the surrounding area. In addition, staff believes that the character of the area will change with the development of the subdivision from a rural to suburban character and the daycare facility will provide a needed service for the suburban environment.

Conclusion

Staff believes that the proposed child care facility will be harmonious with the single-family residential surroundings and appropriate in appearance with the general vicinity if the proposed use does not have the appearance of a child care facility. In addition, staff believes that if the hours of operation are established and the number of children is kept small the use will provide a needed service to the neighborhood while not creating any hazard or nuisance to the general area.

Respectfully Submitted,



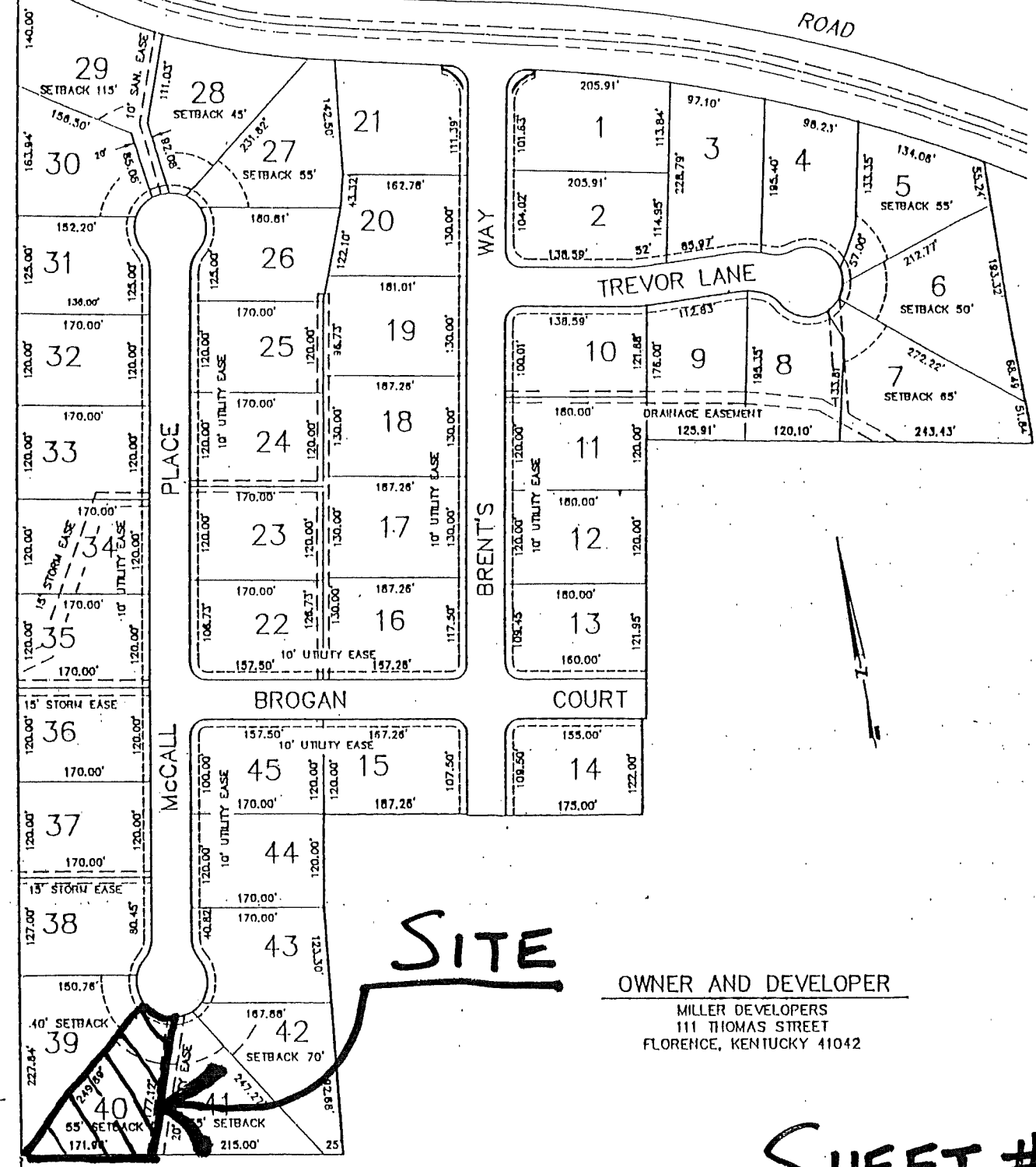
Jeffrey F. Hayes  
Planner

JFH\par

BULLITTSVILLE

ROAD

C. Pollock



**SITE**

OWNER AND DEVELOPER

MILLER DEVELOPERS  
111 THOMAS STREET  
FLORENCE, KENTUCKY 41042

**SHEET #1**

J.J. Miller

PHASE I  
**BRENTWOOD SUBDIVISION**  
 BOONE COUNTY  
 BURLINGTON, KENTUCKY

127.0

38

89

180.78'

40' SETBACK

39

227.84'

249.88

40

55' SETBACK

171.00'

16' x 12' wood deck  
with 6' x 6' baseboard  
level pad under

60' setback  
7' x 5' stairs

3' wall

4' walk, 4' fence  
cut

4' x 12'

shed  
house

grass

grass

3' walk

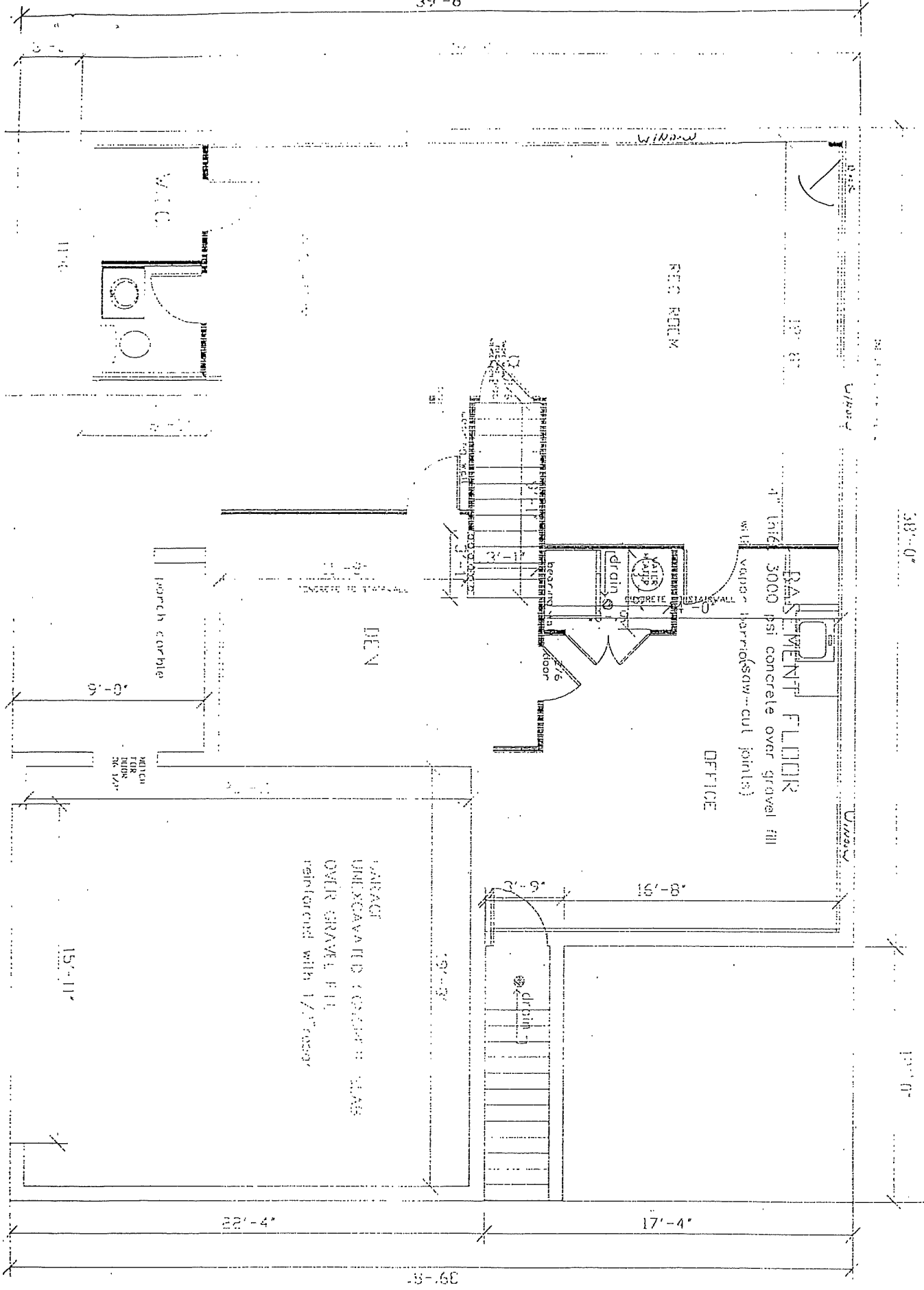
concrete  
slab

Drainage

20' UTILITY EASE

SHEET #2

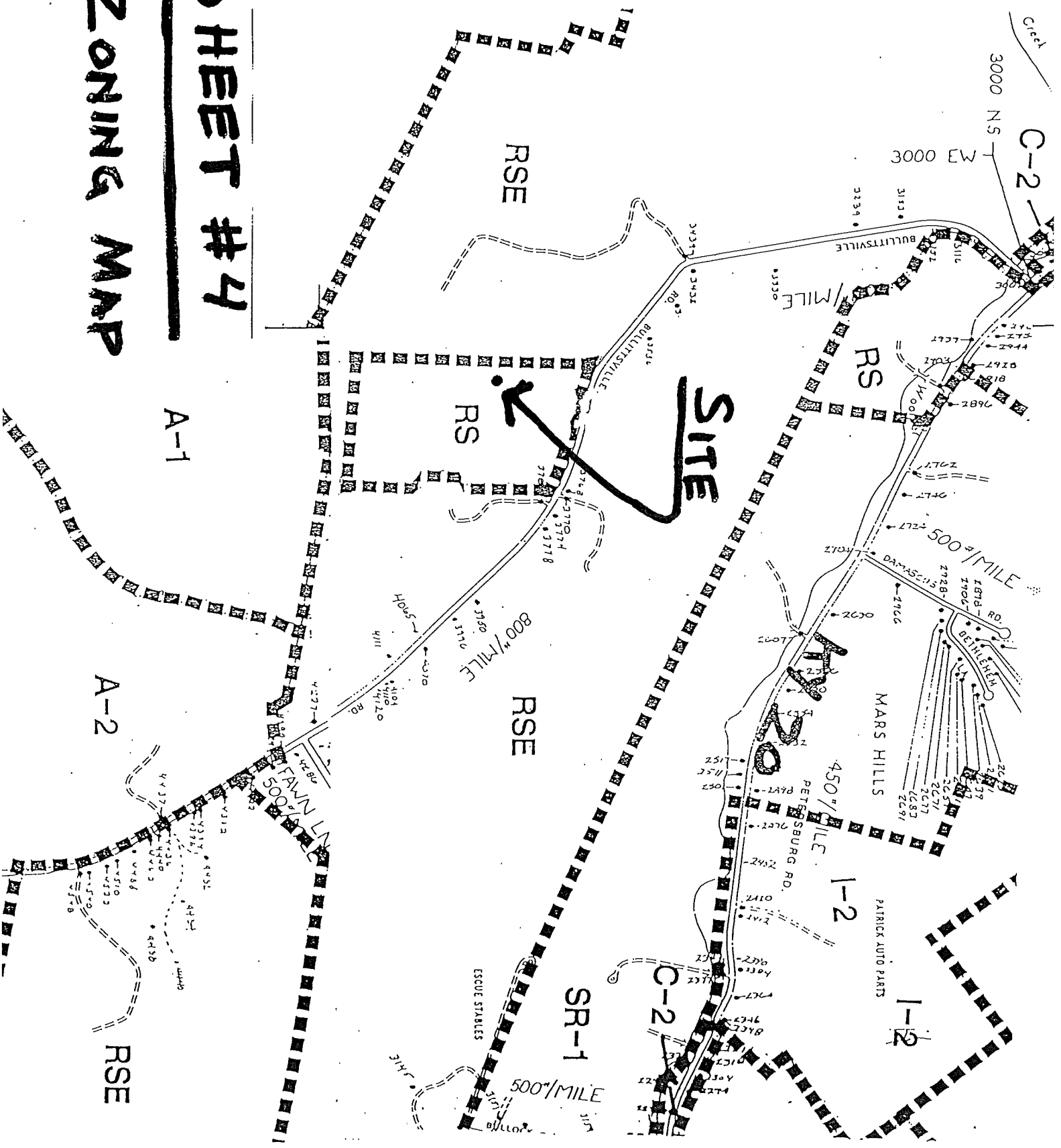
# SHEET #3



FOUND  
 SCALE 1/4" = 1'  
 REVISION: 11/16

# SHEET #4

## ZONING MAP



A-1

A-2

RSE

RSE

RS

RSE

SR-1

RS

C-2

I-2

I-2

**SITE**

# EXHIBIT A

PAULINE ADAIR  
NOV 1- 1993

## My Presentation

My presentation is in Small Family In- Home Day. The name of my business is called Adair's Peace Of Mind, also have my own logo. I am very proud because this was my original creation, which I will discuss later. My address is 3977 Logan's Run, Burlington, Ky 41005; phone number 586-7672. I worked outside the home and did not like it. I missed my children too much. I decided to quit my job and take care of children. I made up my mind to get some training; because I wanted my job to be taken seriously. I was concerned about my job's progress and its future.

My other reason I was concerned, being a parent myself, with my own experience. I wanted to provide the best quality care for the children. I wanted the parents to feel confident that their children would be happy and satisfied at my family day care. Knowing that the parents would go to their jobs and not worry about their children gives everyone " PEACE of Mind ". this is why I chose this name.

Today almost half of the women in the United States are working for pay outside their home and the number is growing. This trend has made day care a basic need for families. Family day care is an important component of child care services and is an option for parents who prefer a family like setting for the care of their children.

Family day care is the most used form of day care in the United States today. Nearly half of the children currently in day care are cared for in family day care homes. Generally these children are Infants, Birth- 8mos. Mobile Infants 9mos.- 17mos. Toddlers 18- 36 mos., and Preschool children 3- 5 years, but they may also be School- Age children.

Family day care is idea for many infants. The reason babies in family day care have only one caregiver each day, the baby has an opportunity to form an attachment which gives a needed sense of security.

The kind of care that each family child care provider gives children influences the growth and development of children. Quality Preschool child care can affect children in a positive way as they enter school. The emotional and social well-being of young children enhances their abilities to learn and succeed in a healthy, happy manner.

I am so dedicated to my job with the children, which is both rewarding and demanding. The job demands a great deal of me personally-- my time, my emotional strength, and my planning and organizational skills.

In my family day care home I planned a daily program that is geared to the child's abilities and is centered around well-spaced periods of creative activities, quiet time, play time, and snacks, lunch, and nap time routines.

My Presentation

I am skilled in meeting the needs of the children, nurtures the children's emotional, social, physical, and intellectual growth, arranges and maintains a proper environment and atmosphere for child care, and facilitates good relations and communications between parents, children, and the provider.

My long range goal for the children is for them to develop self-control, self-discipline, social skills, respect for others, and respect for themselves.

Professional Involvement I am a State Certified Small Family Day Care Home. I also attend trainings, workshops, and seminars. I earned the Child Development Associate Degree (CDA ) that is recognized by Early Childhood Educators nationwide. I am a member of The Northern Kentucky Family Day Care Association; Kentucky Association on Children Under Six (KACUS ), U.S.D.A. Child Care Program, KET Child Development Programming. Council for Early Childhood Professional Recognition, Ashland Child Development Cabinet for Human Resources. National Association for the Education of Young Children (NAEYC ). Kentucky Department for Social Services (LINK ) Learning in Kentucky. University of Kentucky Cooperative Extension Program. Community Coordinated Child Care (4-c's ) of Northern Kentucky.

I am continually learning new skills that will enrich the experience of children in my program. When working with young children, I have the rewards of watching them grow and develop and see the difference I am making in their lives.