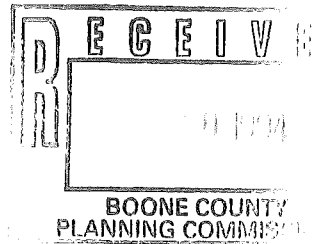


APPLICATION FORM
**BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION**

(See Boone County Zoning Regulations)



SECTION A (To be completed by applicant)

1. (Check One)
 Boone _____ Florence _____ Walton _____ Union _____
(Check One)
2. Conditional Use Permit _____ Variance _____ Appeal _____
_____ Change in Non-Conforming Use _____
3. Applicant's Name WAYNE FIELDS
Phone Number 384 3779 Fax No. _____
Applicant's Address 2726 LONG BRANCH Rd.
UNION KENTUCKY 41091
City State Zip
4. Description of Request: A CONDITIONAL USE PERMIT IS REQUESTED FOR THE OPERATION OF A PET BOARDING AND GROOMING FACILITY. WE WOULD ALSO LIKE TO OFFER TRAINING CLASSES AND THE SALE OF PET SUPPLIES.
5. Name of Development _____
6. Location of Development 2726 LONG BRANCH ROAD
UNION KENTUCKY 41091
7. Acreage Under Review 5.02
8. Lot Number and Name of Subdivision (if part of a subdivision) _____
9. Owner of Property WAYNE L. AND FRAN FIELDS
Phone Number of Owner 384 3779
10. Address of Property Owner 2726 LONG BRANCH ROAD
UNION KENTUCKY 41091
City State Zip
11. Proposed Use(s) on Site _____
12. Total Square Footage of Existing and/or Proposed Buildings
PROPOSED 6,800 SQ. FT.
13. Current Zoning on Property AGRICULTURAL ~~TR~~ RSE
14. Deed Book 241 Page No. 256 Group No. _____
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? ATTACHED
17. Have you submitted a list of adjoining property owners with this request? ATTACHED
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: Wayne Fields
Property Owner's Signature: Wayne Fields

(over)

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 Jan 20, 94 Fee Received 366.⁰⁰ R#3001
2. Is application complete? _____ Yes _____ No _____
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
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: Pet Boarding and Grooming Facility
 APPLICANT: Wayne L. Fields
 LOCATION: 2726 Longbranch Road
 ZONING: Rural Suburban Estates (RSE)
 DATE: February 9, 1994

The applicant is requesting a Conditional Use Permit to operate a pet boarding and grooming facility as well as training classes and sale of pet supplies. The property is located at 2726 Longbranch Road (see sheet #1) and is owned by Wayne L. and Fran Fields.

Article 9, Section 913, Item 2 of the Boone County Zoning Regulations permits "Commercial kennels and boarding stables including grooming and veterinary services" with a Conditional Use Permit.

The applicant is proposing to build a 6,800 square foot pet boarding and grooming facility on a 5.02 acre tract of land (see sheet #2). The proposed kennel will have its own curbcut between the existing residential driveway to the west and an existing private road located near the east end of the parcel. Longbranch Road and the private road are lined with trees providing adequate screening. The site distance is hindered a bit by the bend in Longbranch to the southeast and by the change in grade to the northwest.

Surrounding Zoning and Land Uses (see sheet #3)

North: Single Family Residence zoned A-2
 South: Single Family Residence zoned A-2 and RSE
 East: Woods zoned RSE
 West: Single Family Residence zoned A-2

The Boone County Comprehensive Plan text does not directly address the site. The Future Land Use Map indicates it as Rural Density Residential and should therefore not exceed one dwelling unit per acre.

The Board must consider the criteria which apply to Conditional Uses in an Rural Suburban Estates (RSE) zone:

- a) the activity is an integral and subordinate function of a permitted agricultural, recreational, or residential use;
- b) the activity will not contradict the semi-rural, open space character of the district;

- Motion to visit site. at Mr. Fields
- Will be heard on Mar 9. 6:30 / Mar. 5. 10am
-

- c) require or contribute to infrastructure need above that common of the district's permitted uses;
- 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.

Staff Concerns

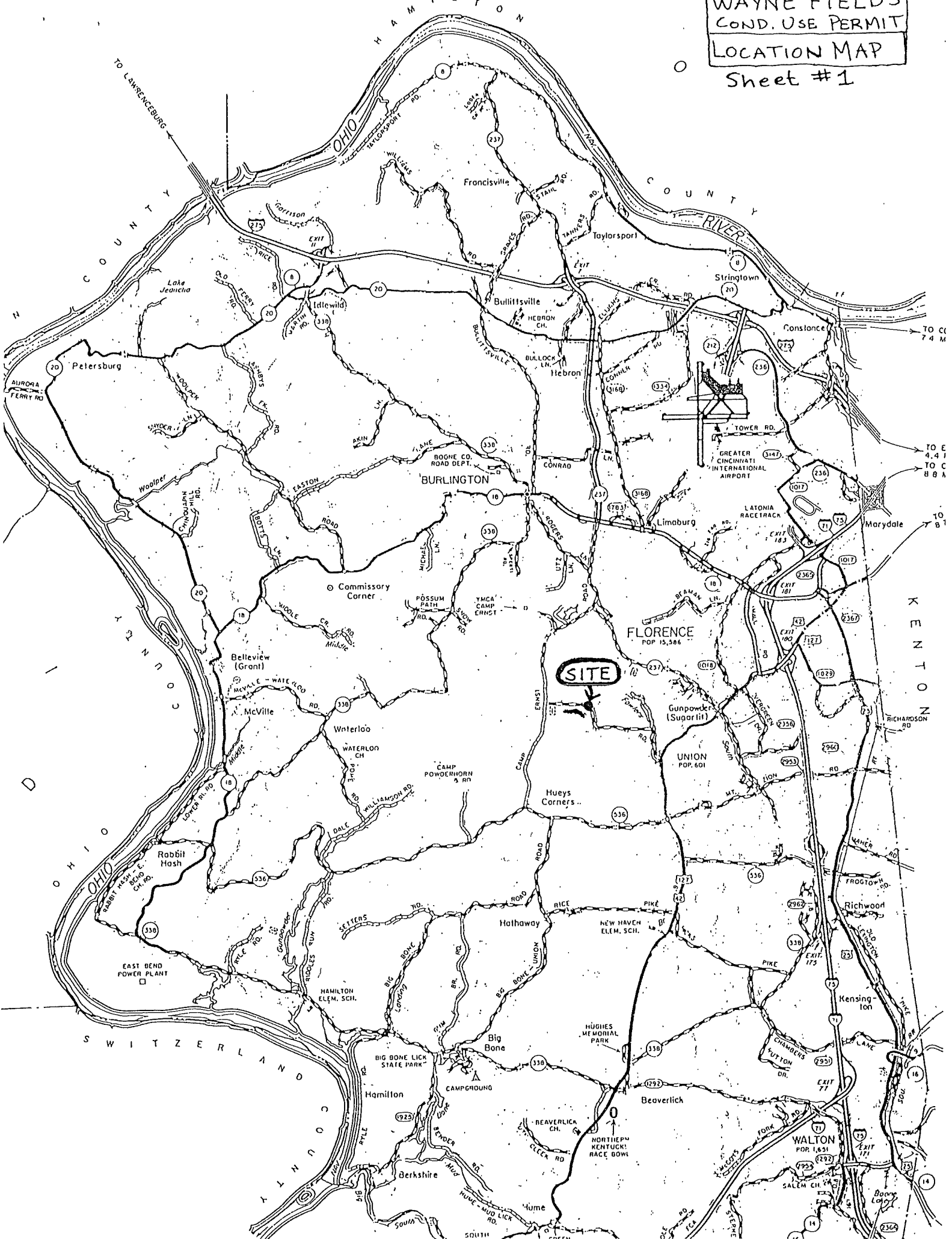
1. Staff has some concern about adding another curbcut to the parcel which already has two; one for the residential driveway and another for the private road.
2. Staff believes the screening along Longbranch Road should be maintained to preserve as many of the existing trees as possible. If this is not possible, additional screening may be needed.
3. The Boone County Zoning Regulations allow for a sign up to sixteen (16) square feet on the site. The sign is not to be illuminated. Staff is concerned that a sign this size located near the entrance and exit to the kennel may obstruct visibility of Longbranch Road.
4. Staff is concerned about the possible noise involved in the operation of a kennel since there are residences in the vicinity. The determination should be made as to whether or not the animals will be kept inside or outside as well as how soundproof the proposed building will be. Furthermore, the issues of waste management and odors from the kennel are a concern.
• state requirements handle such.
5. The possibility of expansion of the operation in the future concerns staff. If the business expands, the situation may become a nuisance to adjacent residences.
6. The hours of operation have not been specified. Activity on the site will encourage excitement and barking from the dogs. Staff believes that the hours should be restricted so as to not begin too early and not extend too late into the evening which may cause a nuisance to the neighbors.
@ 2pm 6pm / 5 days 1/2 day Sat.
7. Site Plan Review will be required for this site.

+ Barton / opposed.

- Future...?*
- *60 dog runs. # a concern / barking.*
- *slide presentation.*
- *property values. today vs. future.*
- *Burlington's shelter has noise problems.*

see next sheet

WAYNE FIELDS
COND. USE PERMIT
LOCATION MAP
Sheet #1



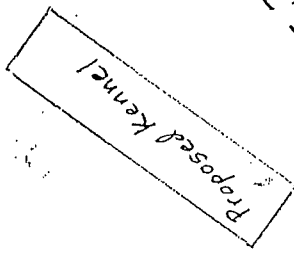
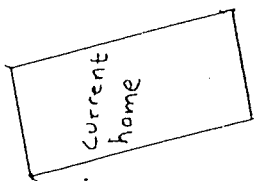
SITE

WAYNE FIELDS
Cond. Use Permit

666' Sheet #2

N 86° 50' W

Residence



Residence

Residence

189.0'

Private Driveway 570'

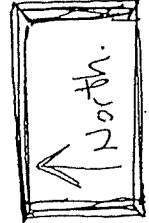
Private +
Agee +

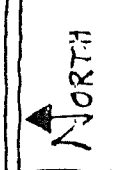
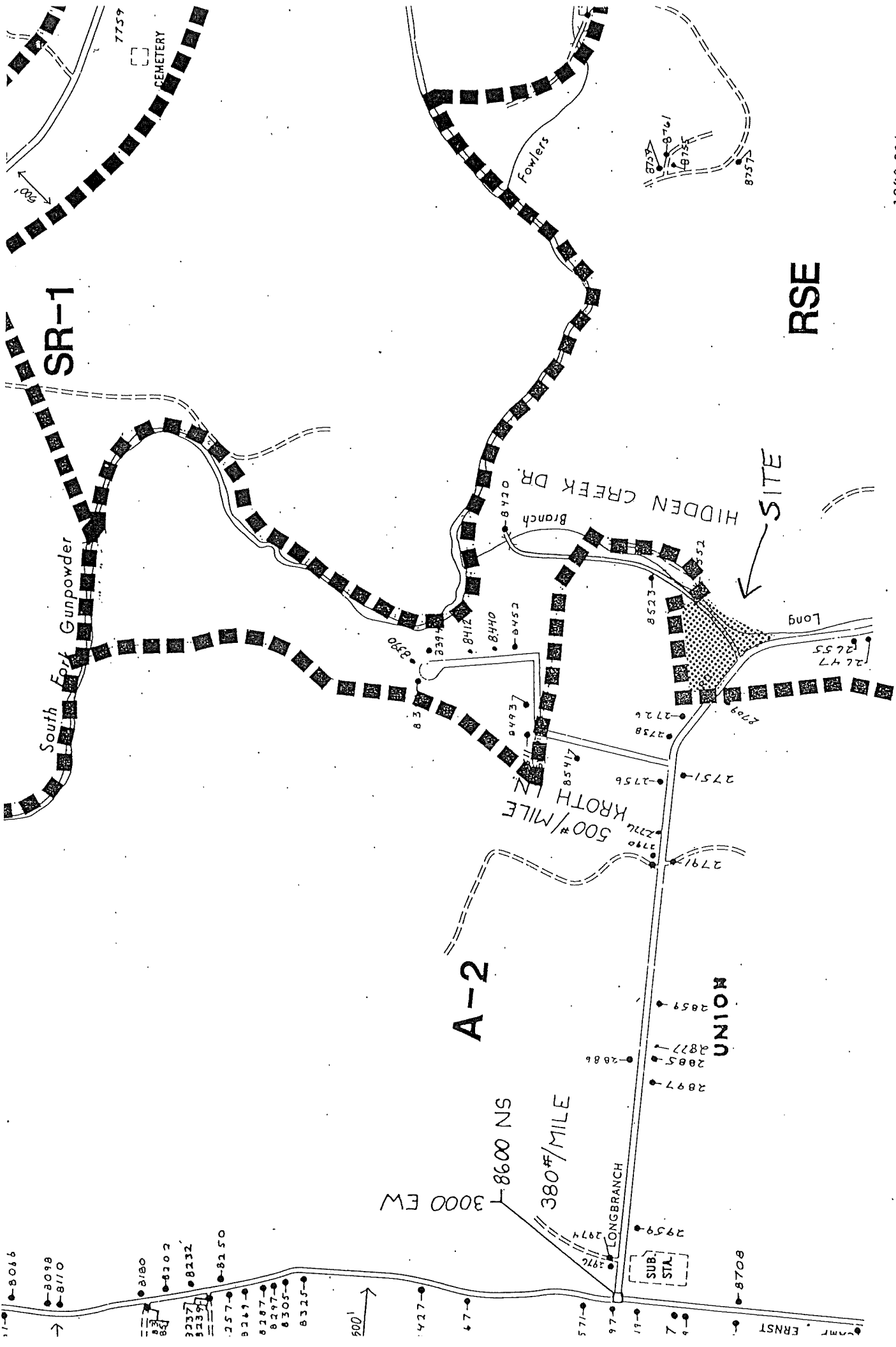
347'

132'

162.11'

117.13 Long Branch Rd. 1351





1862-05/1

Sheet # 3

WAYNE FIELDS ZONING
 C. J. 1100 Permit