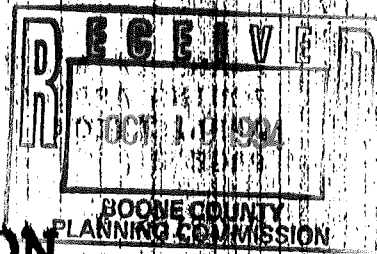


APPLICATION FORM  
**BOARD OF ADJUSTMENT**  
**AND**  
**ZONING APPEALS ACTION**



(See Boone County Zoning Regulations)

**SECTION A** (To be completed by applicant)

1. (Check One)  
 Boone      Florence      Walton      Union
2. (Check One)  
 Conditional Use Permit      Variance      Appeal  
Change in Non-Conforming Use
3. Applicant's Name Robert & Pauline Adams  
Phone Number 586-7672 Fax No. \_\_\_\_\_  
Applicant's Address 3977 Agnes's Run  
Burlington, Ky 41005  
City State Zip
4. Description of Request: Approval of a nursery  
and child care center in our home.
5. Name of Development Brentwood
6. Location of Development 2000' South of  
KY20 on Bullittsville Rd.
7. Acreage Under Review 1/2 acre lot.
8. Lot Number and Name of Subdivision (if part of a subdivision)  
#30 Brentwood
9. Owner of Property J. J. Miller  
Phone Number of Owner 283-2288
10. Address of Property Owner 111 Thomas  
Florence, Ky 41042  
City State Zip
11. Proposed Use(s) on Site single family residences (RS)
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. 145 Group No. 348
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? No
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 Adams  
Property Owner's Signature: J. J. Miller

(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 OCT 19 94 Fee Received 361.00
2. Is application complete?  Yes  No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 11-9-94
5. Board Action:  
 Approved  
 Approved with Conditions (See #6)  
 Denial (See #7)
6. Conditions of Approval:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Reasons for Denial: See Minute  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 30 Brentwood Subdivision, Boone County, Kentucky  
ZONING: Rural Suburban (RS)  
DATE: November 9, 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 # 30 on McCall Place which is a street within Brentwood Subdivision which is currently under construction (See Sheet 1-3). There are currently no homes constructed within the subdivision. 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: Single-family residence zoned Rural Suburban Estates (RSE)  
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)

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.

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,

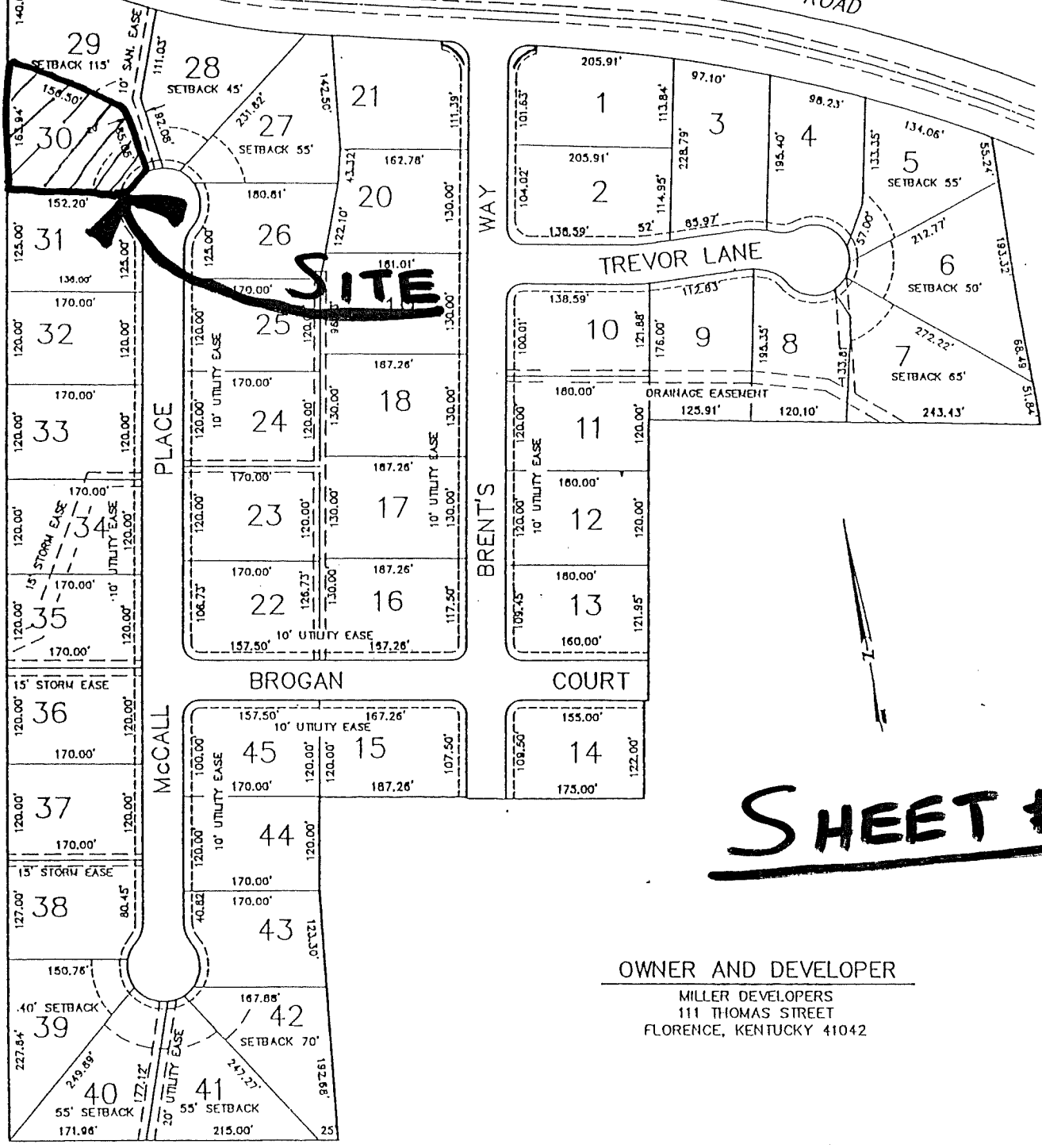


Jeffrey F. Hayes  
Planner I

JFH\par

BULLITTSVILLE

ROAD



J. Hollis

C. Hollis

# SHEET #1

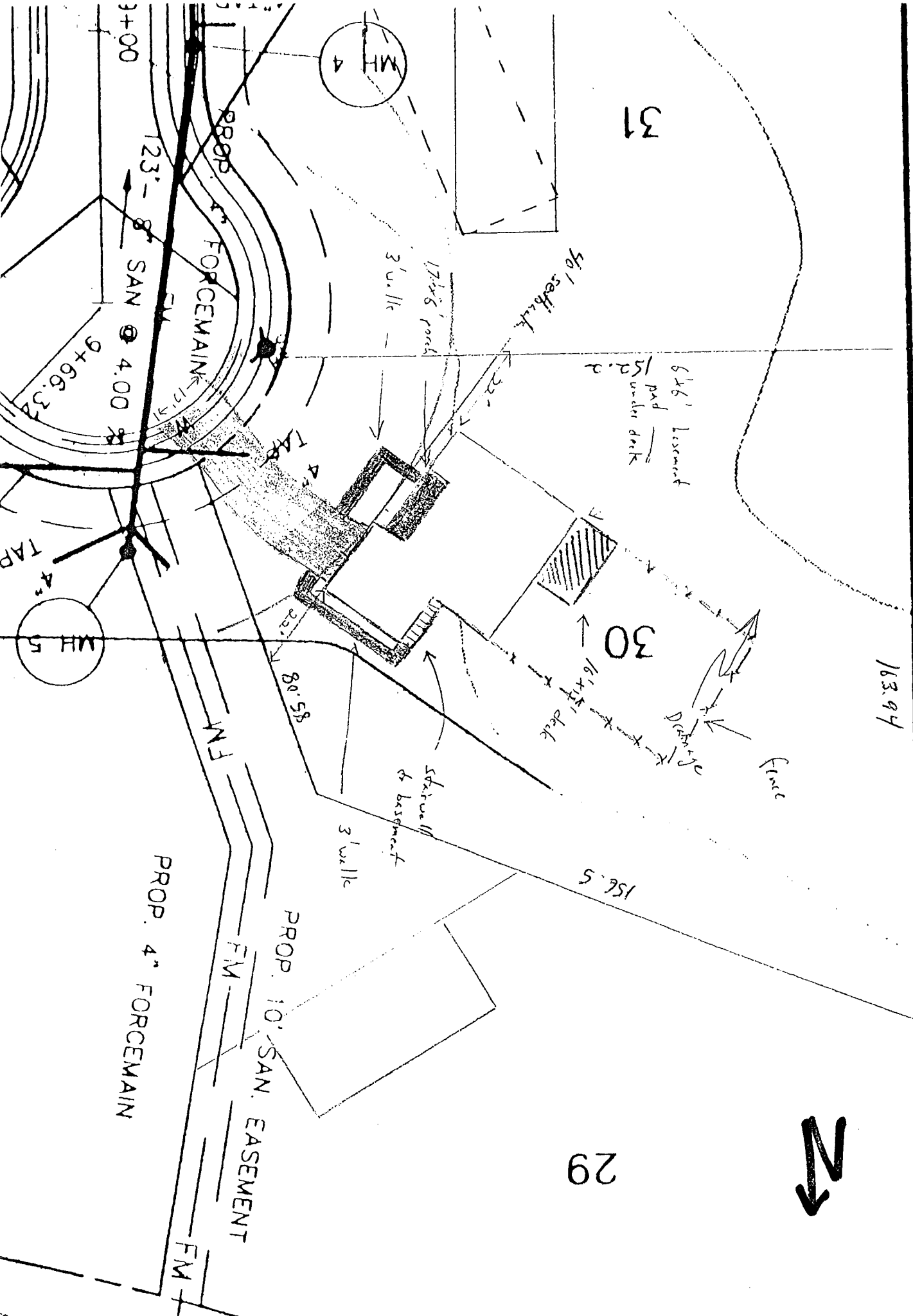
OWNER AND DEVELOPER  
 MILLER DEVELOPERS  
 111 THOMAS STREET  
 FLORENCE, KENTUCKY 41042

PHASE I  
 BRENTWOOD SUBDIVISION  
 BOONE COUNTY  
 BURLINGTON, KENTUCKY

1503.79'

1" = 30'

# SHEET # 2



29

30

31

163.94

156.5

3+00

123'-

8" SAN @ 4.00

9+66.32

PROP. 4" FORCEMAIN

PROP. 10' SAN. EASEMENT

3' walk

Stairwell to basement

5/6' setback

3' walk

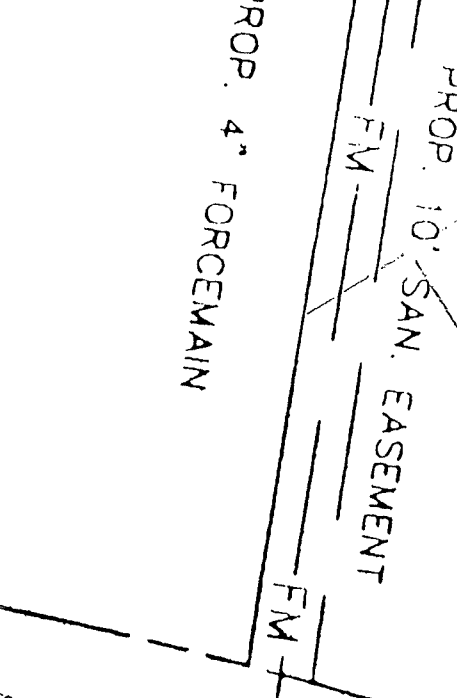
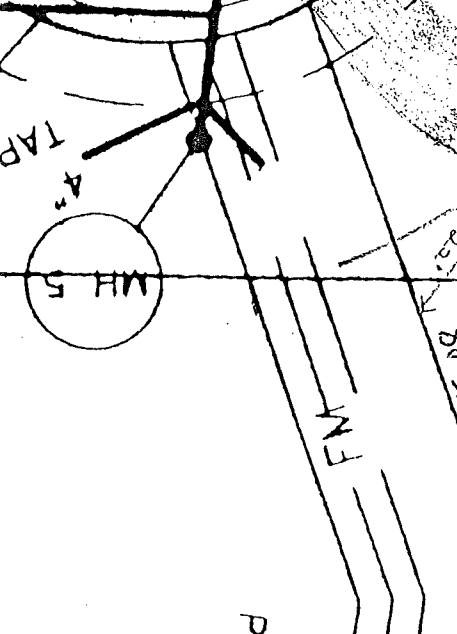
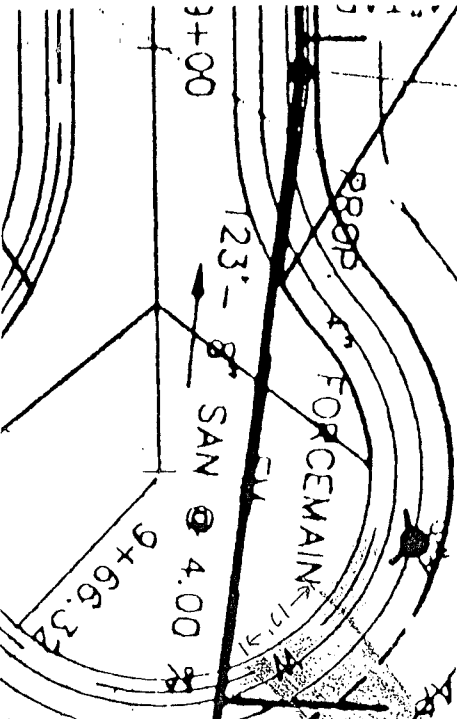
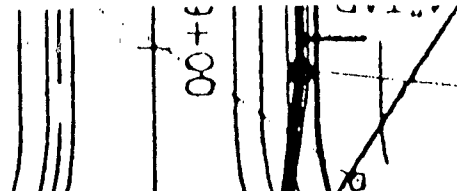
17'x6' porch

6'x6' Basement pad under deck 150.2

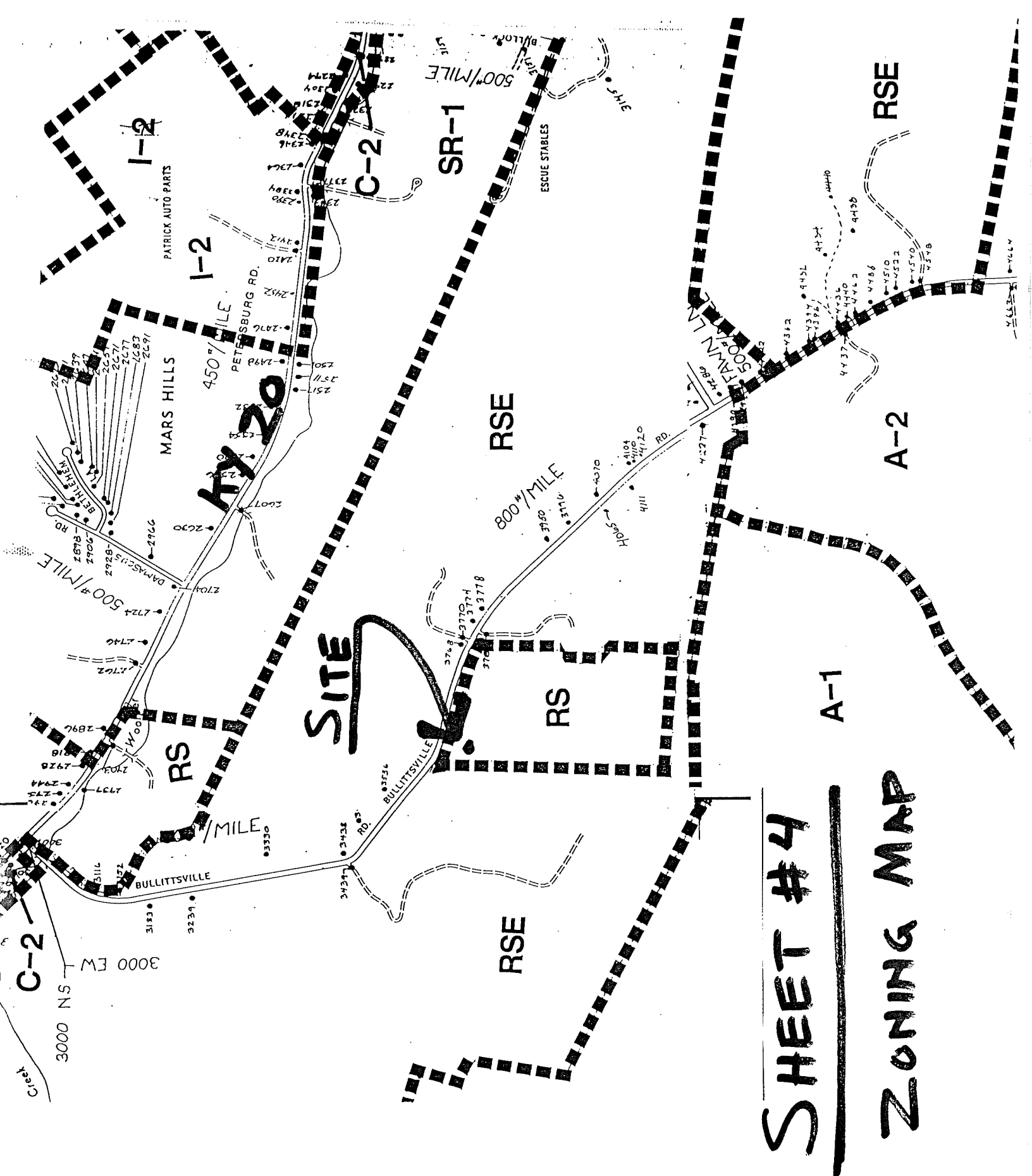
16'x16' deck

Driveway

Front







**SHEET #4**  
**ZONING MAP**