

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 4-19-95 Fee Received 471.00/00 R 4654
2. Is application complete? Yes No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 5-10-95
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: **Anderson Tool and Die**
APPLICANT: **Anderson Tool and Die/Larry Geiger**
LOCATION: 1743 Anderson Blvd., Boone County, KY
ZONING: Industrial One (I-1)
DATE: May 10, 1995

The applicant is requesting a Variance in the rear yard setback and the required buffer to allow the construction of a 7,200 square foot industrial building. The applicant's site is located on Anderson Boulevard which is off of Limaburg Road. (See Sheet #1). The Boone County Zoning Regulations require that when a building adjoins a residential zone that the rear yard building setback be fifty (50) feet and that a 25 foot buffer be provided from the property line. The applicant is proposing to reduce the rear yard setback and the buffer yard to ten (10) feet (See Sheet #2). The applicant has indicated their reason for requesting the Variance is because they are trying to maximize the use of the last remaining portion of their site.

Sheet #3 shows the surrounding residential homes to the south and the homes which have been removed by the Airport. The homes east of the applicant's first building have been purchased and razed by the Airport because these homes are located within the 70 ldn (See Sheet #4). The house closest to the applicant's proposed building addition has not responded to the Airports requests to purchase the property. However, the remaining house has had a purchase agreement signed which will result in its eventual removal.

Staff Concerns

1. The existing trees should be retained along the property line as an existing buffer between the proposed building and the existing house. In addition, evergreen trees should be considered as a means of supplementing the existing buffer.
2. Major Site Plan Review will be required for the proposed building addition.

Conclusion

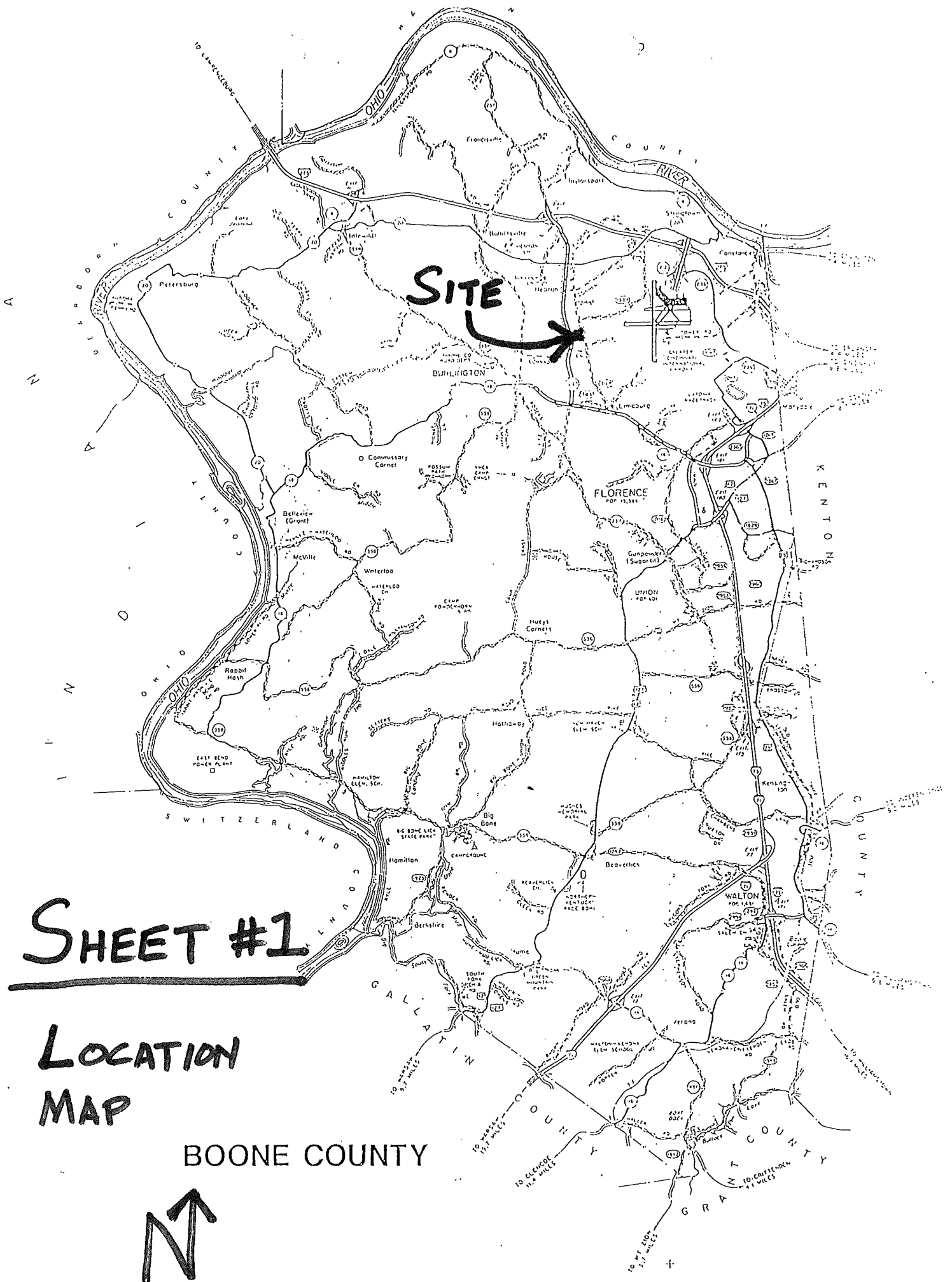
Staff believes that the proposed Variance could have a large impact because of the close proximity of the adjoining residences to the south. The proposed use operates two shifts and will produce some noise. However, the site is located within the 70 ldn of the Airport which creates much more noise than the applicants use. The Board should also determine whether this Variance would have an impact on the public health, safety, or welfare and whether it will change the essential character of the area. The Board should determine whether the Variance will cause a nuisance or a hazard to the public and whether it will allow an unreasonable circumvention of the requirements of the Zoning Regulations.

Sincerely,



Jeffrey F. Hayes
Planner

JFH\par



SHEET #1

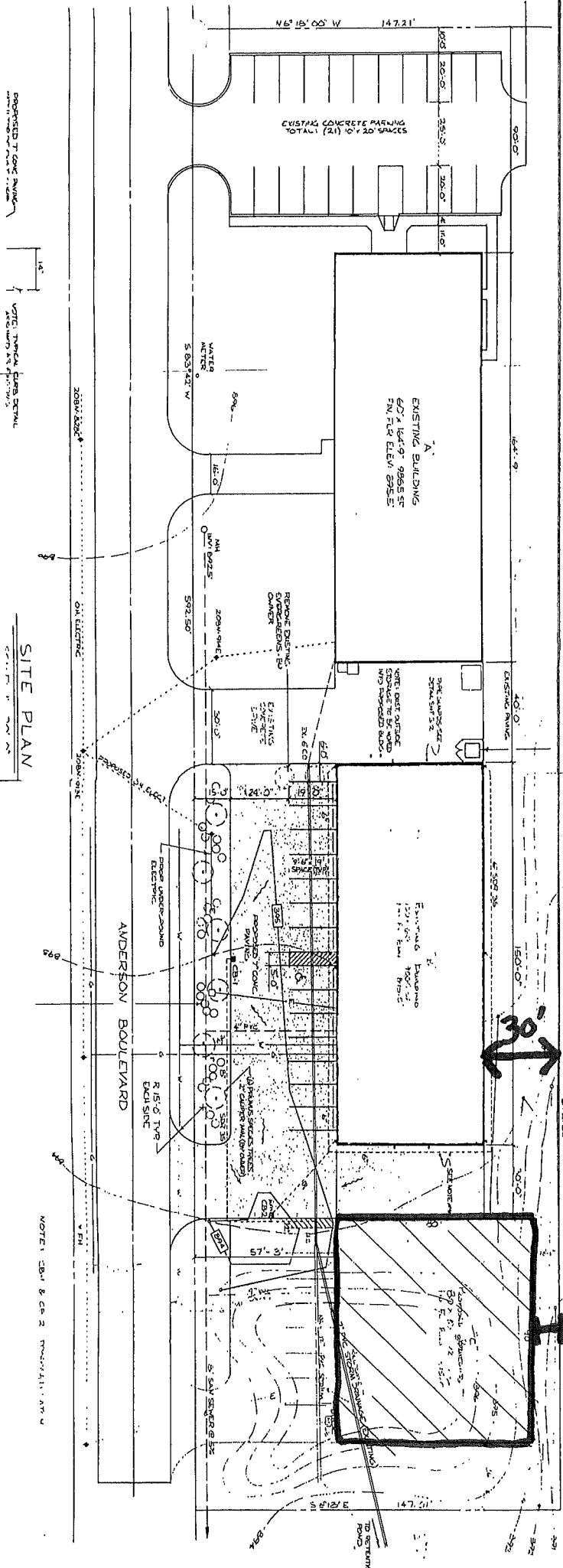
**LOCATION
MAP**

BOONE COUNTY



SHEET # 2

SITE PLAN



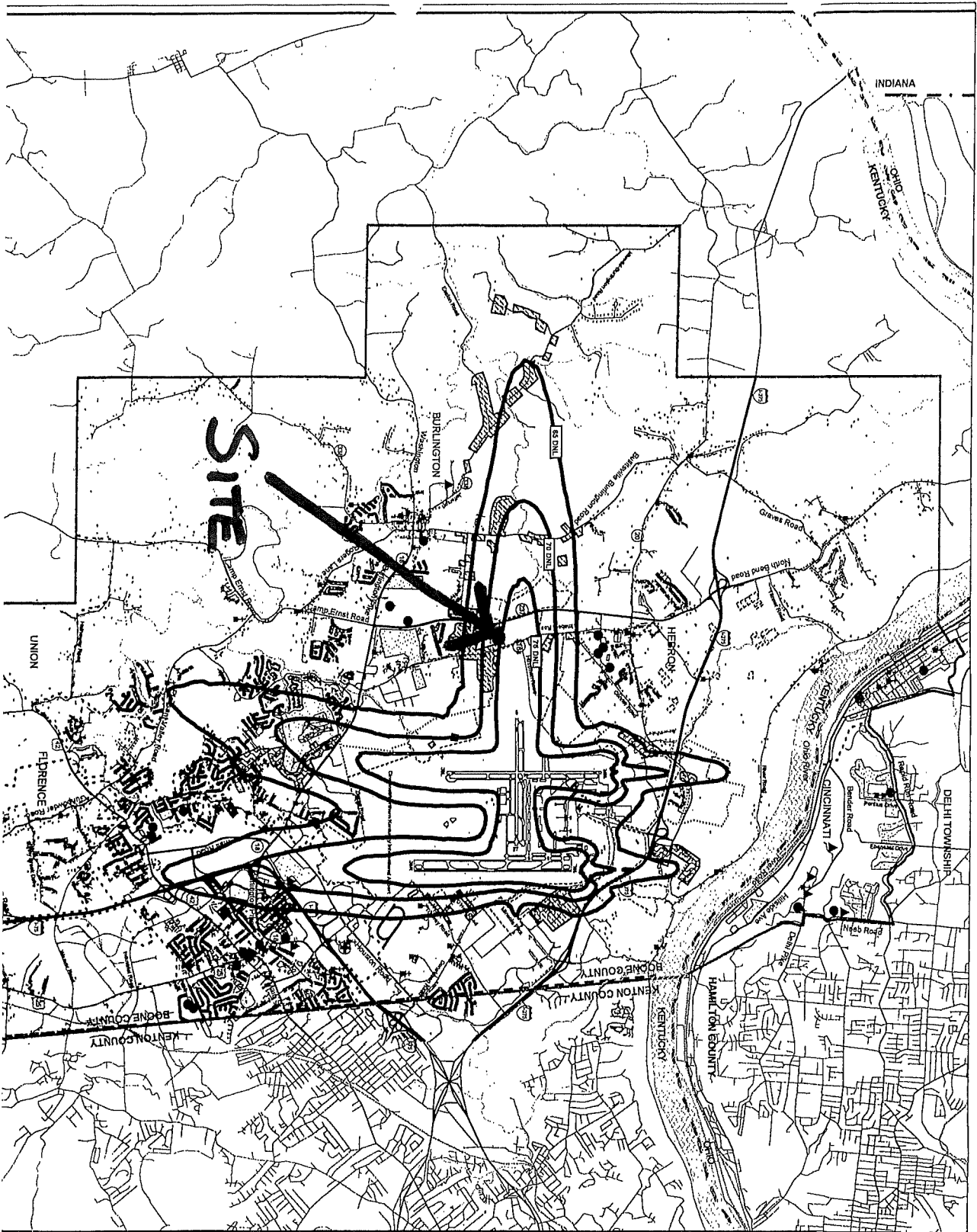
PROPOSED 7' CONC. AVENUE
14' VOTE: TYPICAL CURB DETAIL

SITE PLAN

NOTES: SEE 1 & 2 FOR DETAILS



SHEET # 4



DRAFT Environmental Assessment

Cincinnati/
Northern Kentucky
International Airport

LEGEND

	Parks/Recreational Areas
	Multi-Family Residential
	Single-Family Residential
	Mobile Homes
	Proposed Mitigation Program Areas
	Existing Mitigation Program Areas
	Church
	Nursing Home
	School
	Hospital
	Interstate Highway
	State Route
	U.S. Route
	City Boundary
	County Boundary
	Study Area Boundary
	State Boundary
	Existing Airport Boundary
	Future Airport Boundary
	DNL Noise Contour

Scale in Feet
0 200 400

North Arrow

Exhibit: V-1-4

1993 Existing Conditions
Noise Exposure Contour
Case A

SOURCE: Landrum & Brown, 1995

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

William C. Anderson Inc.
1743 Anderson Blvd.
Boone County, Kentucky 41048

2. ADDRESS OF PROPERTY

1743 Anderson Blvd.
Boone County, Kentucky 41048

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Anderson Tool and Die

DEED BOOK: 363

PAGE NO.: 33

GROUP NO.: 2019

4. TYPE OF RESTRICTION (S) (Check all that apply)

_____ Zoning Map Amendment from _____ to _____ _____ Conditional Use Permit

_____ Development Plan _____ Conditional Zoning

_____ Subdivision Plat (Unrecorded) _____ Other:

X Variance

5. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2995 WASHINGTON STREET
BURLINGTON, KENTUCKY 41005

RETURN TO:

Jeffrey F. Hayes
SIGNATURE OF COMPLETING OFFICIAL

Jeffrey F. Hayes, AICP, Planner
NAME AND TITLE OF COMPLETING OFFICIAL
(type or print)

RECEIVED
BOONE COUNTY CLERK

MAR 11 2011 P 3:33

10:50 AM

5

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Jeffrey Hayes on behalf
of the Boone County Planning Commission this 11th day
of August, 1995.

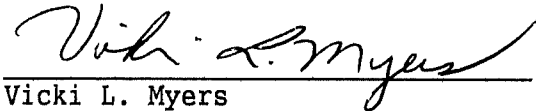


NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Vicki L. Myers
Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CLUR# 95-BCBOA-007-A

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Variance as approved by the Boone Board of Adjustments and in accordance with the current zoning in effect as of May 10, 1995, (Certificate of Land Use Restriction # 95-BCBOA-007-A), for William C. Anderson, property owner.

The following conditions will apply: (1) The existing treeline is to remain and evergreens are to be added. (2) Major Site Plan Review is required.

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 363 PAGE NO. 33 Group No. 2019

State of Kentucky, County of Boone
JERRY W. ROUSE, Clerk of the Boone County
Court, do certify that the foregoing
Miss was, on the 11 day of Aug
1995 at 3:33 P. M. lodged in my office
for record, and that it has been duly recorded in
my said office, together with this and the
certificate thereon endorsed.
Given under my hand this 11 day of Aug
1995.
JERRY W. ROUSE, CLERK
By Jerry Rouse D.C.