

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 June 14, 1995 Fee Received 311.00 R#7009
2. Is application complete? Yes No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 7-12-95
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

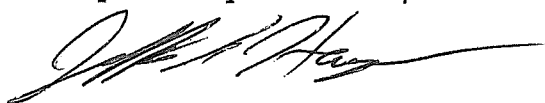
DEVELOPMENT: **Single Family Residence**
APPLICANT: **Jason and Michele Mardis**
LOCATION: Canoe Drive, Boone County
ZONING: Agricultural Estate (A-2)
DATE: July 12, 1995

The applicant is requesting a variance for a front yard setback in order to locate a single family residence along Canoe Drive (See Sheet #1). The Boone County Zoning Regulations require that a building be setback sixty (60) feet from the front property line within an A-2 zone. The applicant's site has a creek which parallels Canoe Drive on the west side approximately 150 feet from the road (See Sheet #2). This creek combined with the change in elevation from the road to the creek are the reasons for the applicant's request. The elevation changes approximately 13 feet from the top of the road to the creek. The existing houses which are located on the west side of Canoe Drive are generally closer to the road than the required 60 feet.

Conclusion

Staff believes that the proposed Variance will have little or no impact on the public health, safety, or welfare nor will it change the essential character of the area. In addition, Staff believes that the requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or the same zone.

Respectfully submitted,



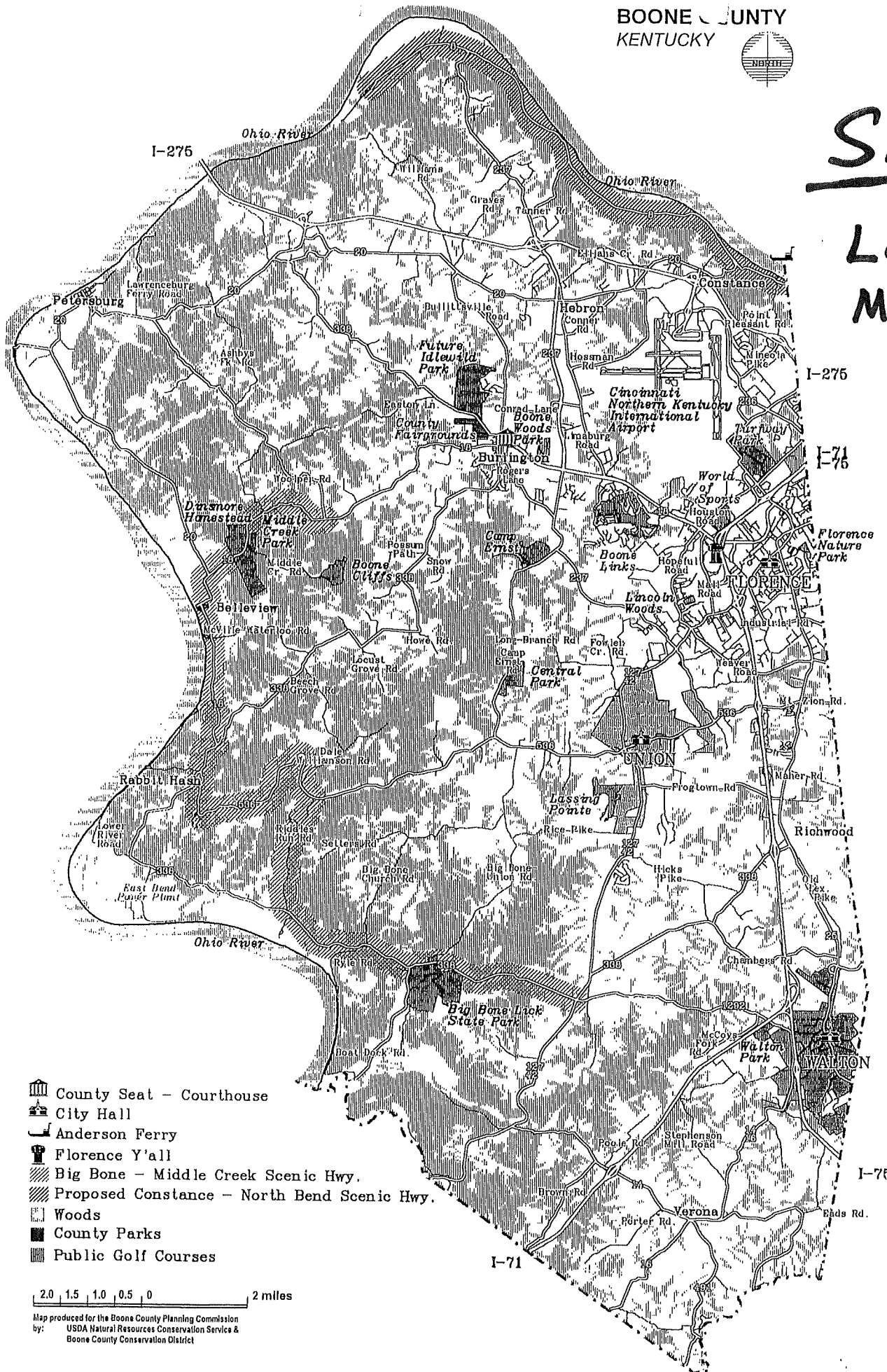
Jeffrey F. Hayes
Planner

JFH\par



SHEET #1

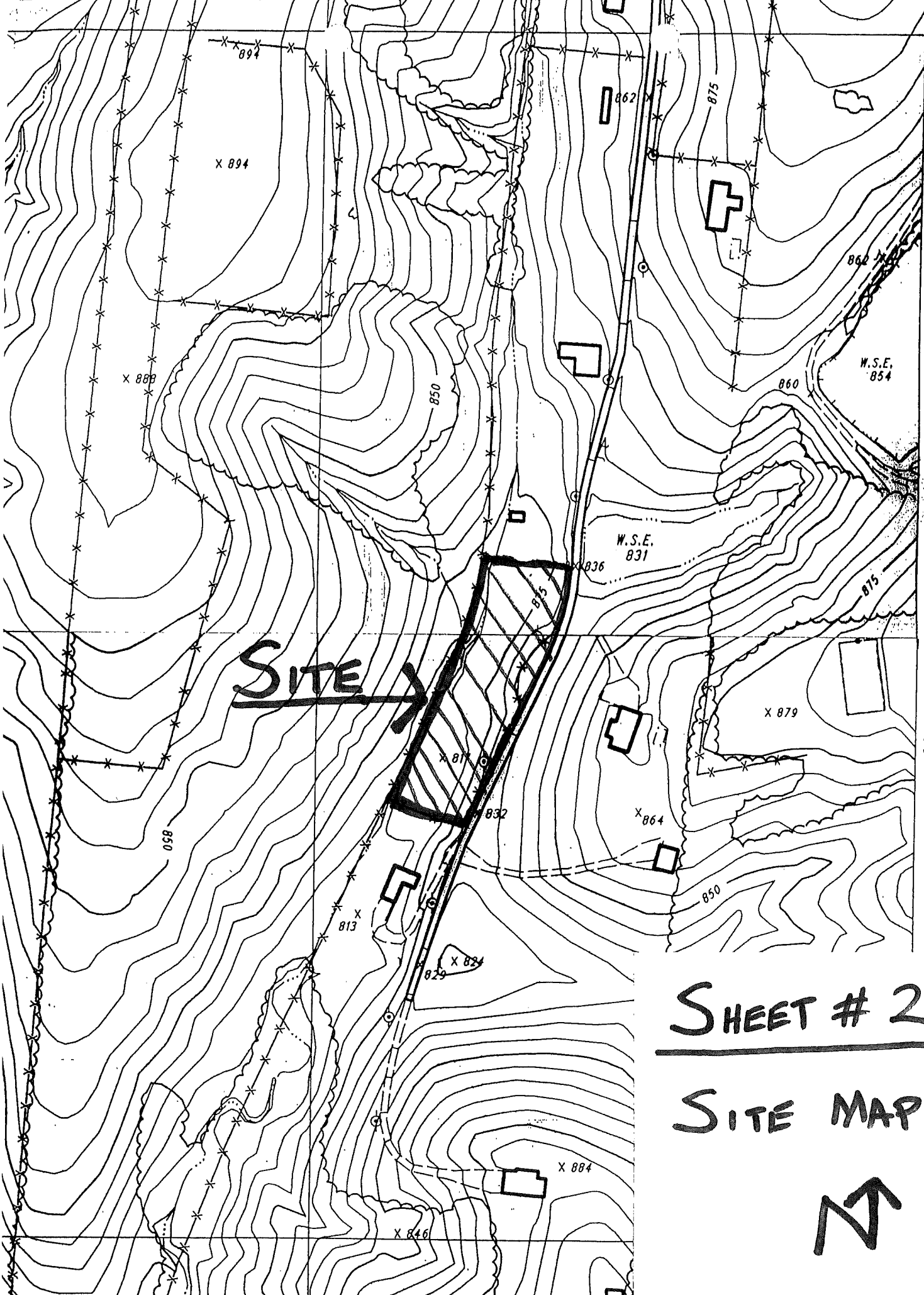
LOCATION MAP



- County Seat - Courthouse
- City Hall
- Anderson Ferry
- Florence Y'all
- Big Bone - Middle Creek Scenic Hwy.
- Proposed Constance - North Bend Scenic Hwy.
- Woods
- County Parks
- Public Golf Courses

2.0 1.5 1.0 0.5 0 2 miles

Map produced for the Boone County Planning Commission
by: USDA Natural Resources Conservation Service &
Boone County Conservation District



SITE →

525,000 N
E 75 000 W

SHEET # 2

SITE MAP



COPY

CLUR # 95-BCBOA-011 -A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Jan. M. And Lila J. Richardson
10106 Canoe Drive
Union, Kentucky 41091

2. ADDRESS OF PROPERTY

Canoe Drive
Union, Kentucky

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

DEED BOOK: 311

PAGE NO.: 173

GROUP NO.: 2055

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

___ Zoning Map Amendment
from ___ to ___

___ Conditional Use Permit

___ Development Plan
Change in Concept Development

___ 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

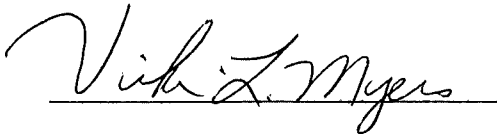

SIGNATURE OF COMPLETING OFFICIAL

Jeffrey Hayes, AICP/Planner
Name and Title of Completing Official

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 19th day of October, 1995.

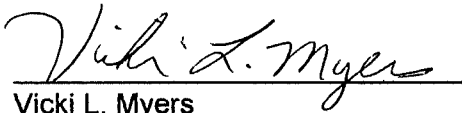


NOTARY PUBLIC, State at Large

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-011-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 July 12, 1995, (Certificate of Land Use Restriction # 95-BCBOA-011-A), for Jan M. And Lila J. Robinson property owner.

The following conditions will apply: The variance will be 30 foot with the condition that the house be on the north side of the property.

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 311 PAGE NO. 173 Group No. 2055