

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 May 8, 1996 Fee Received 420.00 R# 10047
2. Is application complete? Yes No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date June 12, 96
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: Duplex

APPLICANT: Douglas Runion

LOCATION: 7393 Hopeful Road, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: June 12, 1996

The applicant is requesting a Conditional Use Permit to convert a single family home into a duplex. The home is located on the west side of new Hopeful Road (See Map #1). The applicant's home was razed by the Kentucky Highway Department for the construction of the new Hopeful Road (See Map #2). The applicant's new home which is located on an approximately .5 acre tract of land meets the setback requirements for the Suburban Residential One (SR-1) zone.

Article 9, of the Boone County Zoning Regulations, permits ^{*duplex dwelling units*} ~~the development of nursery or day care centers~~ within a Suburban Residential One (SR-1) zoning district with a Conditional Use Permit. The Board must use the following criteria in addition to the seven criteria used to judge a Conditional Use Permit.

- a) the activity is an integral and subordinate function of a permitted use;
- b) the activity will not contradict the low density character of the district; and
- c) 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 #3)

North: Vacant land zoned Suburban Residential One (SR-1)

South: Single family homes zoned Suburban Residential One (SR-1)

East: Single family homes zoned Suburban Residential One (SR-1)

West: Vacant land zoned Suburban Residential One (SR-1)

The 1995 Boone County Comprehensive Plan Future Land Use Map indicates the applicant's site as Suburban Density Residential. The Land Use Text makes no specific mention to the applicant's site.

Conclusion

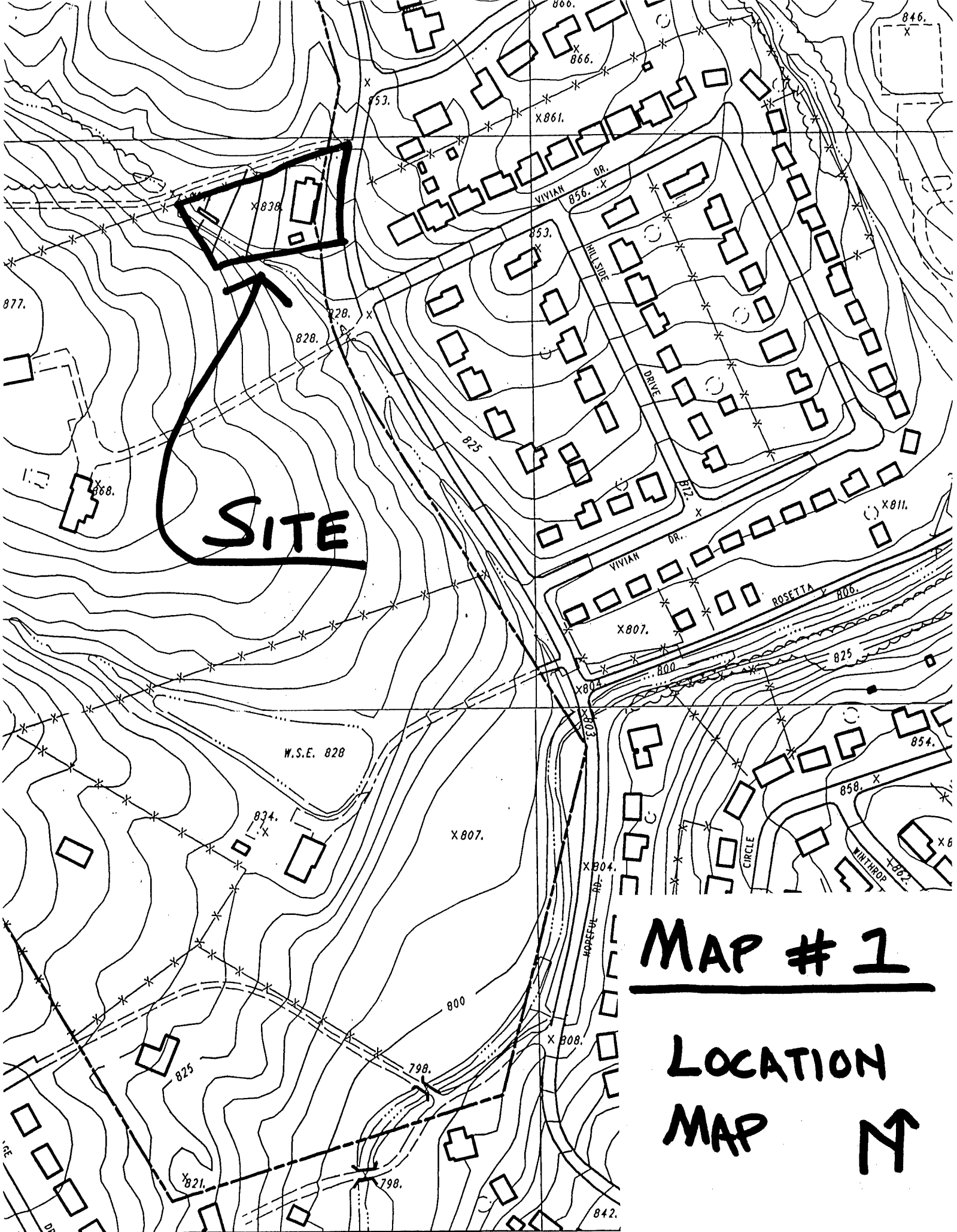
The Board should judge the applicant's request as it relates to the compatibility of the seven criteria for a Conditional Use Permit and the three criteria for a Conditional Use within a SR-1 zone. Staff believes that the proposed use would not alter the established character of the area.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jeffrey F. Hayes", written in a cursive style.

Jeffrey F. Hayes, AICP
Planner

JFH\par



MAP # 1
LOCATION
MAP ↑

KENNETH ESTES

(P) 66

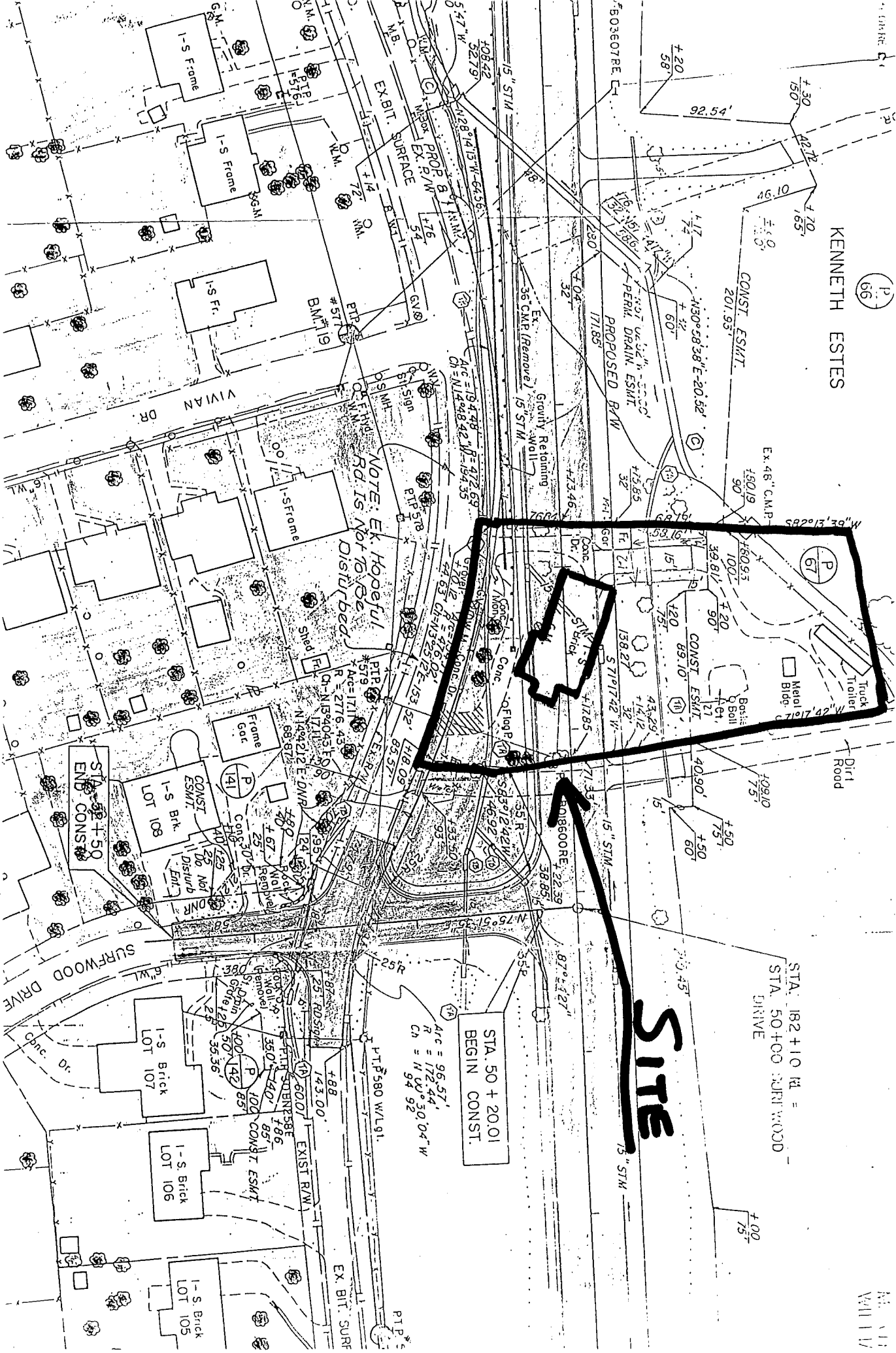
Wall 117

STA. 182+10 RL =
STA. 50+00 SURF WOOD
DRIVE

SITE

STA. 50 + 20.01
BEGIN CONST.

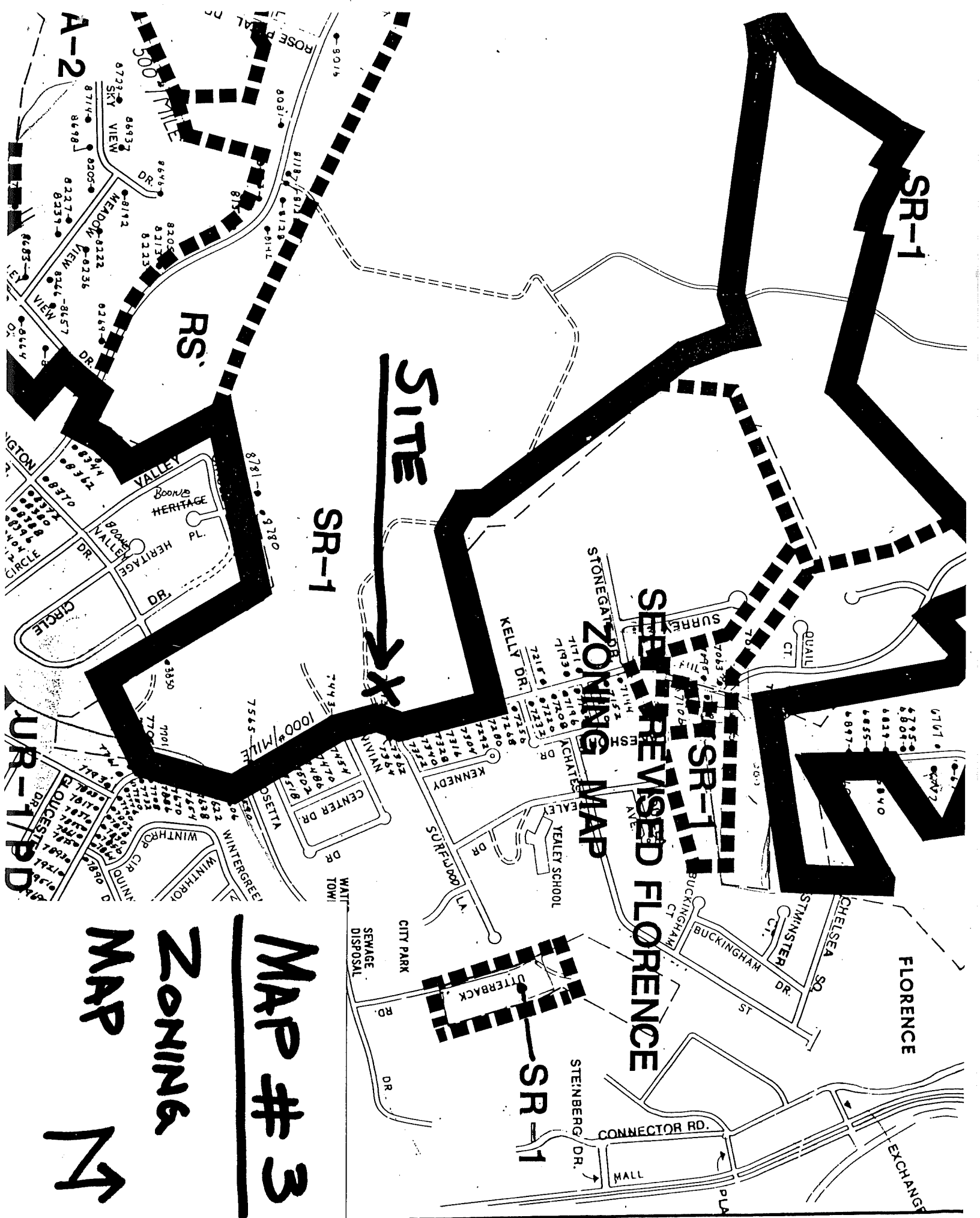
Arc = 96.57'
R = 172.44'
Ch = N 00° 04' W
94.92



NOTE: Ex. Hopeful
Disturbed
Road Is Not to Be



MAP # 2



SR-1

RS

SITE

SR-1

SEE REVISED FLORENCE ZONING MAP

SR-1

SR-1

FLORENCE

MAP # 3

ZONING

MAP



A-2

UR-1/TPD

COPY

CLUR # 96- BCBOA-008-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Douglas Runion
8446 Winthrop Place
Florence, Kentucky 41042

2. ADDRESS OF PROPERTY

7393 Hopeful Road
Florence, Kentucky

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

DEED BOOK: 204

PAGE NO.: 132

GROUP NO.: 2039

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:

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



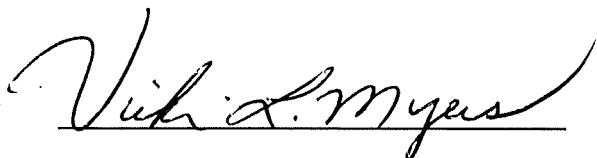
SIGNATURE OF COMPLETING OFFICIAL

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

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Jeffrey F. Hayes on behalf of the
Boone County Planning Commission this 14th day of August 1996.



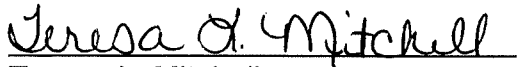
Vicki L. Myers

NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Teresa L. Mitchell

Teresa L. Mitchell
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# 96-BCBOA-008-A

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit as approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of June 12, 1996 Certificate of Land Use Restriction (# 96-BCBOA-008-A), for Douglas Runion, property owner.

The following conditions will apply: No Conditions

The approved conditional use permit as well as the preceding conditions apply to the property

described in: DEED BOOK 204

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