

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 6-19-94 Fee Received \$358.00 RA 10504
2. Is application complete? Yes No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 7-10-96
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: Reduce setback to 17 feet.
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: Garage

APPLICANT: Sam Bailey

LOCATION: 11616 Dixie Highway, Boone County, Kentucky

ZONING: Agricultural Estate (A-2)

DATE: July 10, 1996

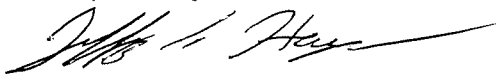
The applicant is requesting a Variance to reduce the front yard setback on a piece of property located approximately one mile south of the Richwood interchange on the east side of U.S. 25 between the Southern Railroad (See Map #1). The Variance would reduce the front yard setback to 17 feet to allow the development of a garage (See Map #2 & 3). The Boone County Zoning Regulations require a front yard setback of 60 feet. This request would reduce the front yard setback by 43 feet and would require the relocation of a utility pole.

The applicant's site has approximately 80 feet in depth at the location where the garage is proposed. The site is sandwiched between the railroad right-of-way and the road right-of-way. The homes in this area generally are set back less than the current requirement of 60 feet because of the same reasons as the applicant's site. The applicant intends to utilize the garage for storage and repair on vehicles which he owns.

Conclusion

Staff believes that the proposed front yard Variance will not adversely affect the public health, safety or welfare nor does staff believe that it will alter the essential character of the general vicinity.

Respectfully Submitted,



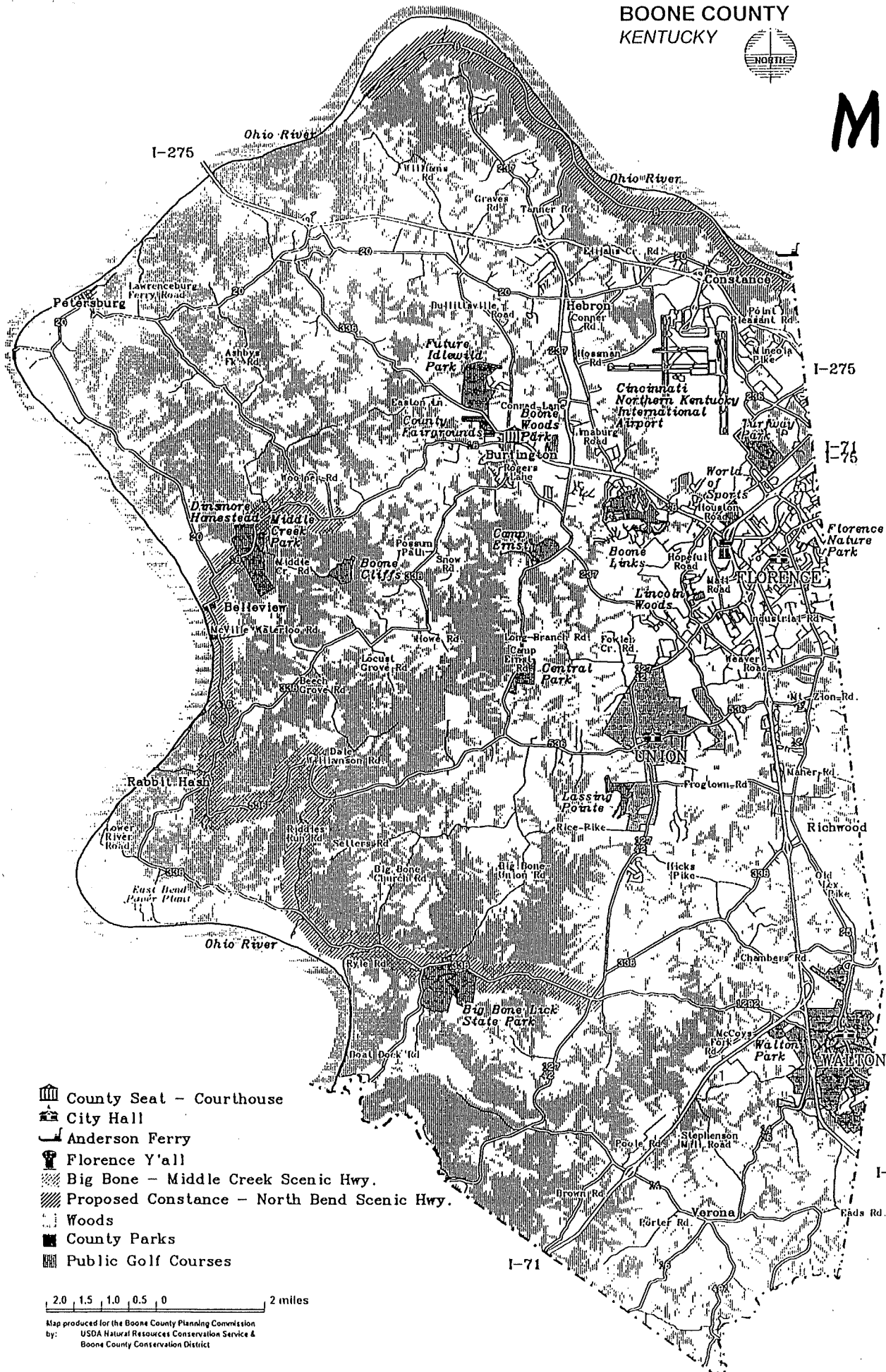
Jeffrey F. Hayes, AICP
Planner










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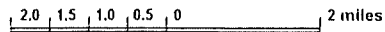
BOONE COUNTY
KENTUCKY



MAP#
1



-  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



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

RAIL ROAD TRACKS

RAIL ROAD HAS 75' RIGHT OF WAY

BANK UP TO RAIL ROAD TRACKS

WIRE AND POLES

40'

House

24'

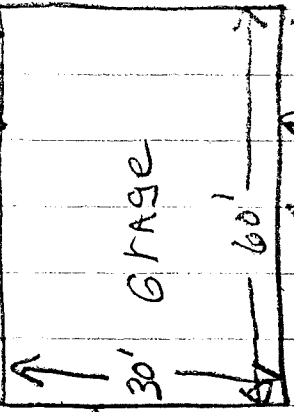
Drainage → → →

85'

Drainage → → →

PROPERTY LINE

DRIVE WAY



NOTE
THIS POLE
IS TO BE MOVED
TO OLD ROAD

Drainage → → →

35'

PROPERTY LINE

BANK UP TO ROAD

CENTER OF US 90 DIXIE HY

STATE HAS 60' RIGHT OF WAY 30' FROM CENTER OF ROAD

DIXIE HY

MAP # 2

COPY

CLUR # 96-BCBOA-010-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Samuel Bailey
11616 Dixie Highway
Walton, Kentucky 41094
2. ADDRESS OF PROPERTY
11616 Dixie Highway
Walton, Kentucky
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

DEED BOOK:344

PAGE NO: 101

GROUP NO: 2073

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 16th day of August 1996.

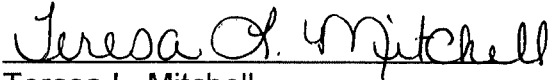


NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



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.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Variance as approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of July 10, 1996 Certificate of Land Use Restriction (# 96-BCBOA-010-A), for Samuel Bailey, Property Owner.

The following conditions will apply: No Conditions

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 344 PAGE NO. 101 Group No. 2073