

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 7-9-96 Fee Received \$364.00 RA#10692
2. Is application complete? Yes No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 8-14-96
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: Single Family Home

APPLICANT: Finke Homes, Inc.

LOCATION: Lot 22 Cardinal Cove Subdivision, Boone County, Kentucky

ZONING: Suburban Residential One (SR-1)


DATE: August 14, 1996

The applicant is requesting a Variance to reduce the front yard setback by one foot because the home which was constructed on the lot was mistakenly place one foot too close to the property line. The house is located on the north side of a curve of Cardinal Way in the Cardinal Cove Subdivision which is located on the east side of North Bend Road (See Map #1). The Boone County Zoning Regulations require that a home be setback 30 feet in the front yard of the property. The house was placed at 29 feet in the western corner of the site (See Map #2).

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,

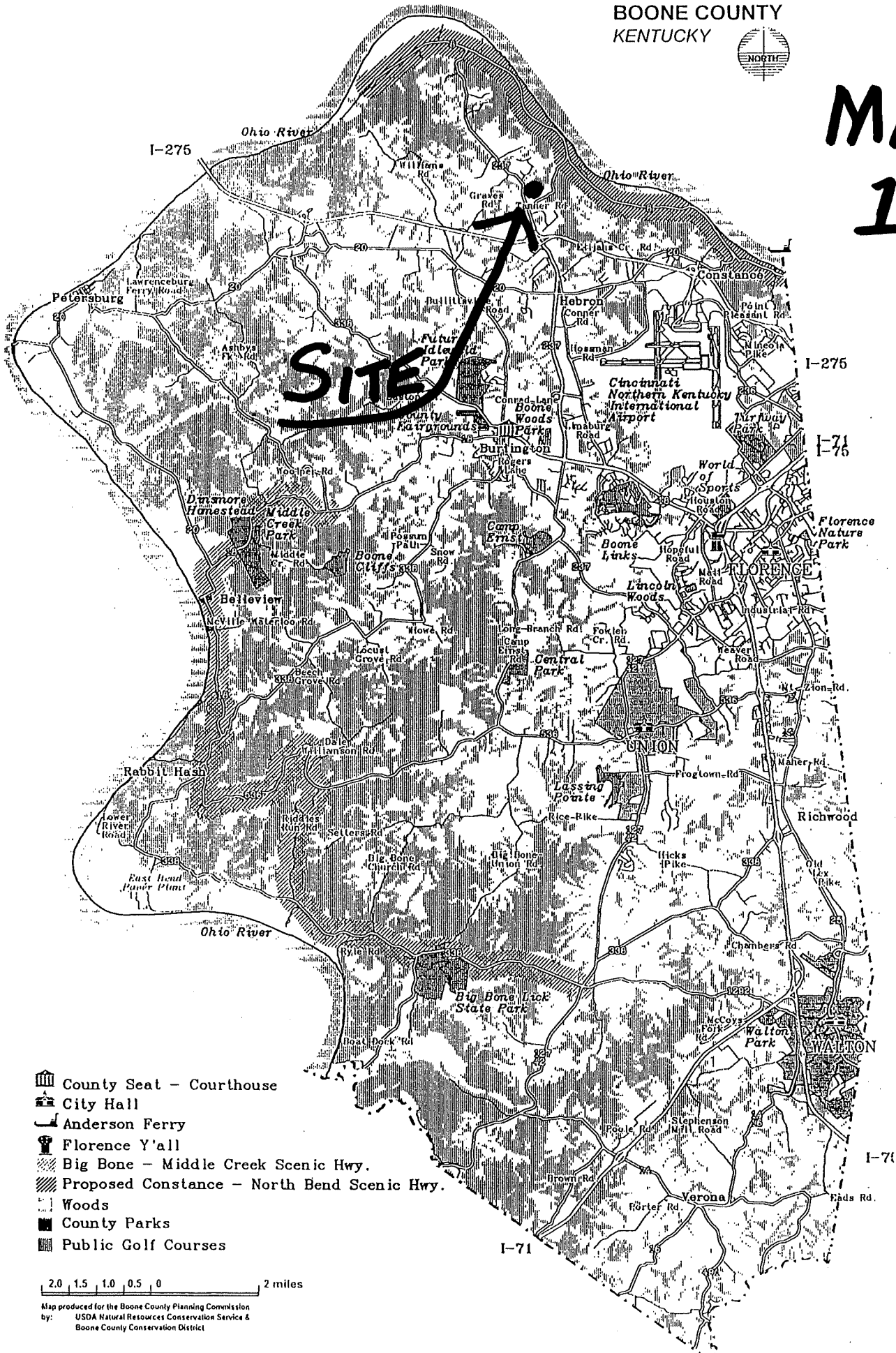











Jeffrey F. Hayes, AICP
Planner

JFH\par



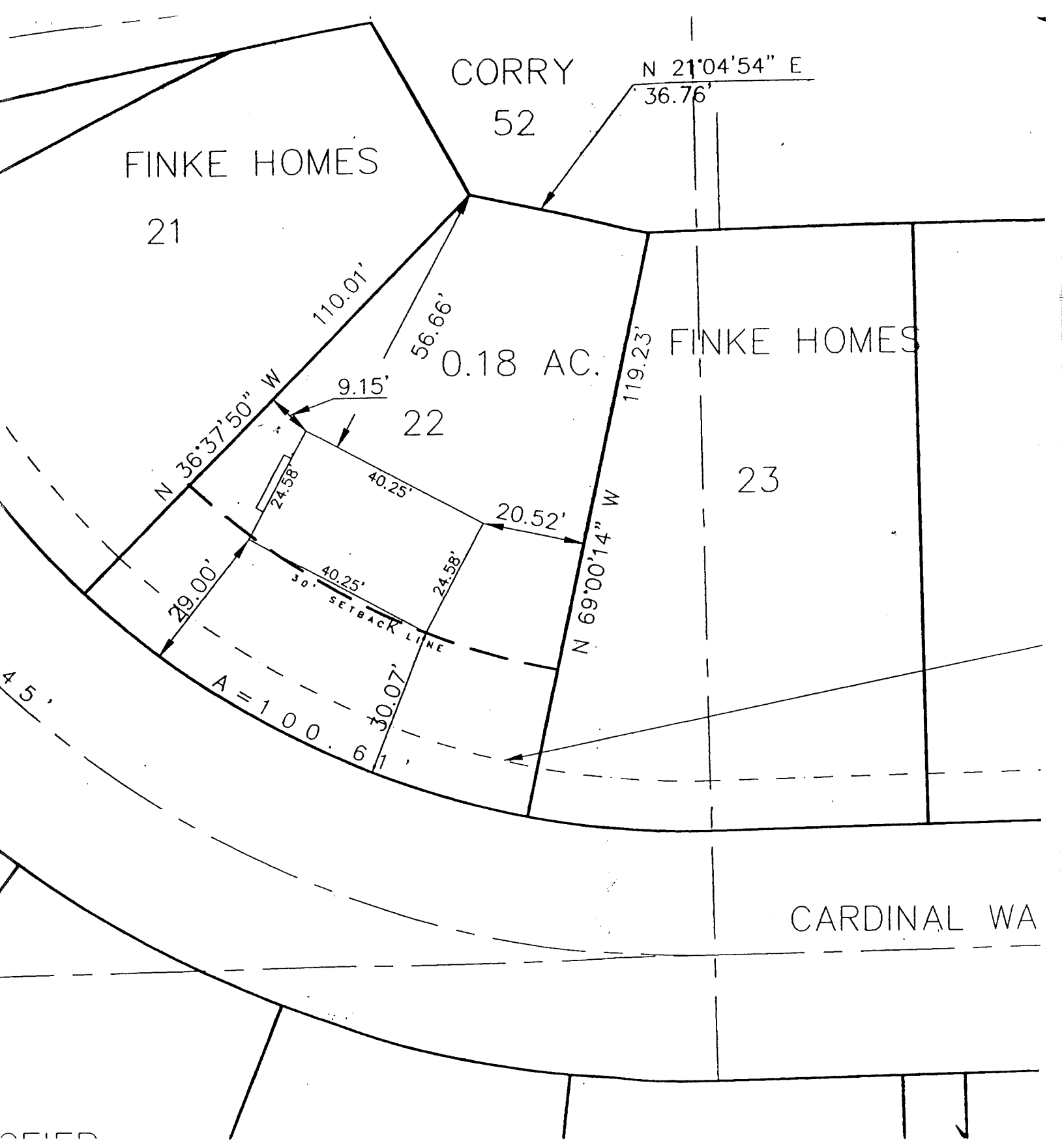
MAP #
1



-  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

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



↑
MAP #
2

COPY

CLUR # 96- BCBOA-013-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Finke Homes, Inc.
3180 Burlington Pike
Burlington, Kentucky 41005

2. ADDRESS OF PROPERTY

Cardinal Cove/Lot 22
Hebron, Kentucky

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Cardinal Cove Subdivision

DEED BOOK: 477

PAGE NO.: 219

GROUP NO.: 2002

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

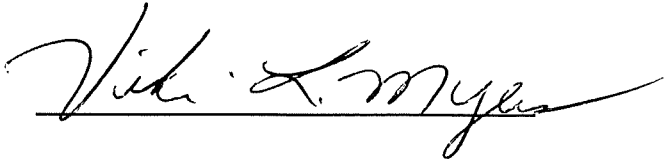

SIGNATURE OF COMPLETING OFFICIAL

Jeffrey 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 14th day of August 1996.

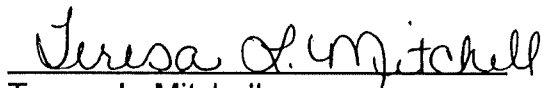


NOTARY PUBLIC, State at Large

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 August 14, 1996 Certificate of Land Use Restriction (# 96-BCBOA-013-A), for Finke Homes, Inc., Property Owner.

The following conditions will apply: No conditions will apply.

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 477 PAGE NO. 219 Group No. 2002