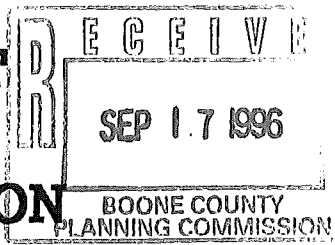


APPLICATION FORM
**BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION**
(See Boone County Zoning Regulations)



SECTION A (To be completed by applicant)

- 1. (Check One) Boone Florence Walton Union
- 2. (Check One) Conditional Use Permit Variance Appeal
- 3. Change in Non-Conforming Use
- 3. Applicant's Name JAMES HELVEY
Phone Number 485-1070 Fax No. _____
Applicant's Address 14975 WALTON - VERONA Rd.
VERONA KY 41092
City State Zip
- 4. Description of Request: Variance Request Due to Special Circumstances of Lot Shape at Rear Property Line. Width Set Back of 30' will not Allow Proposed Bldg to meet the 30' Set Back Req. Site only Allowed 10' from Rear Prop. Line
- 5. Name of Development Storage Addition for Verona Market.
- 6. Location of Development Storage Addition Address
14975 Walton - Verona Rd. Verona Ky. 41092
- 7. Acreage Under Review 0.188 ACRE
- 8. Lot Number and Name of Subdivision (if part of a subdivision)
Not A Subdivision
- 9. Owner of Property James Helvey
Phone Number of Owner 485-1070
- 10. Address of Property Owner 14975 Walton - Verona Rd.
Verona Ky. 41092
City State Zip
- 11. Proposed Use(s) on Site Merchandise Storage for the Verona Market.
- 12. Total Square Footage of Existing and/or Proposed Buildings
Existing 2 story Brick Sq Ft. 4,536 Proposed New Addition 530 Sq. Ft.
- 13. Current Zoning on Property SA-1/5C
- 14. Deed Book 330 Page No. 91 Group No. 2085
- 15. Is the site subject to a zone change? NO
If yes, give date of approval _____
- 16. Have you submitted a Site Plan with this request? YES
- 17. Have you submitted a list of adjoining property owners with this request? YES
- 18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.
Applicant's Signature: James A Helvey
Property Owner's Signature: James A Helvey

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 SEPT 17 1996 Fee Received _____
2. Is application complete? complete? Yes _____ No _____
3. Staff Reviewer [Signature]
4. Scheduled Board Action Date _____
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: SEE MINUTES

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: Verona Market

APPLICANT: James Helvey

LOCATION: 14975 Walton-Verona Road, Boone County, Kentucky

ZONING: Suburban Residential One/Small Community (SR-1/SC)

DATE: October 9, 1996

The applicant is requesting a Variance to allow a reduction in the rear yard setback for a new storage addition to be located on the back side of the Verona Market located at 14975 Walton-Verona Road in Verona (See Sheet 1). The applicant is requesting that the rear yard setback be reduced from 30 feet to 16 feet in order to construct a new 630 square foot storage building on the back of the existing market (See Sheet 2). The minimum rear yard setback for a building in a Suburban Residential One zone is 30 feet.

The applicant owns and lives in a house adjacent to the Verona Market on the west side. Star Bank is located immediately east of the site.

Conclusion

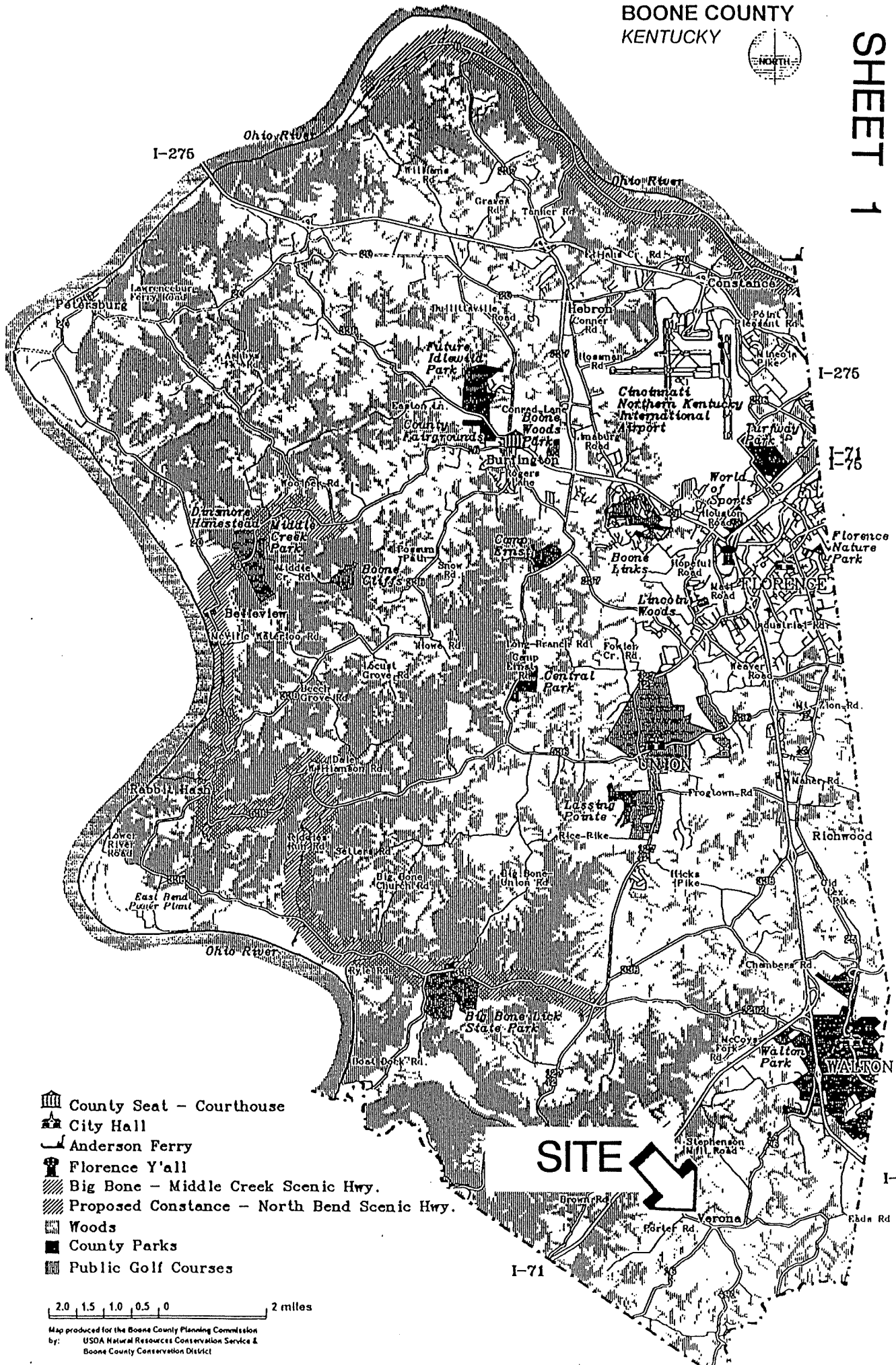
Staff concludes that the proposed rear yard setback and request for a Variance will not adversely affect the public health, safety, or welfare nor does Staff believe that the Variance will alter the essential character of the general vicinity. This conclusion is based on the proposed use, the type of structure, the surrounding land uses, and the irregular shape of the lot.










Respectfully Submitted,



Edward Coleman
Planner

EC\par



-  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

SITE 

I-71

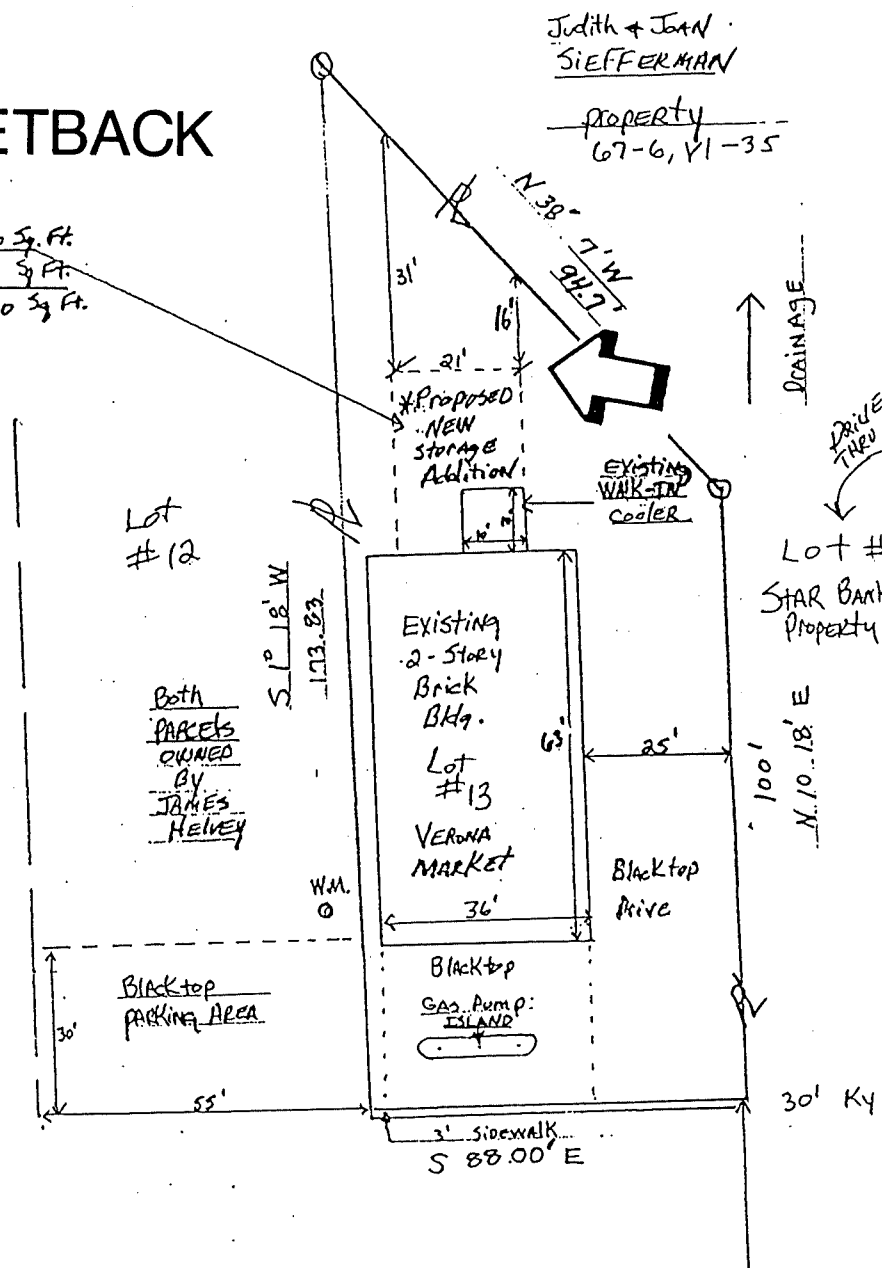
SETBACK

VERONA MARKET
 NEW Bldg DIMS. 21' X 30' = 630 Sq. Ft.
 Existing WALK-IN cooler 10' X 10' = 100 Sq. Ft.
 Sq. Ft. NET = 530 Sq. Ft.

Judith & Joan
 SIEFFERMAN
 PROPERTY
 67-6, V1-35

Stanley Legg
 PROPERTY
 Lot # 11

Both
 PARCELS
 OWNED
 BY
 JAMES
 HELVEY



Ky Hwy 16

Fire plug At: JCT'S Ky 16, 14, & 491
 APPX. = 275 TO W

Robert
 KAWNADY
 Lot # 7, 8, & 9
 Property

DENNYE
 BROWN
 Lot # 10
 Property

SCALE: = 1" = 20' V & H.
 SITE PLAN



Verona

Map produced by Boone County Planning Commission - GIS Services Division

COPY

CLUR # 96- BCBOA-019-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

James Helvey
14975 Walton - Verona Road
Verona, Kentucky 41092

2. ADDRESS OF PROPERTY

14975 Walton-Verona
Verona, Kentucky

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Verona Market

DEED BOOK: 330

PAGE NO.: 81

GROUP NO.: 2085

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

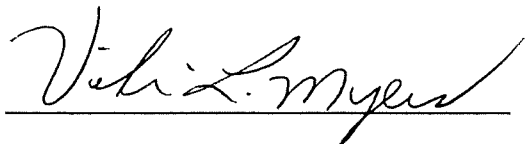

SIGNATURE OF COMPLETING OFFICIAL

Edward Coleman, Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Edward Coleman on behalf of the
Boone County Planning Commission this 9th day of October 1996.

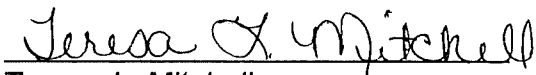


NOTARY PUBLIC, State at Large

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 October 9, 1996 Certificate of Land Use Restriction (# 96-BCBOA-019-A), for James Helvey, 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 330 PAGE NO. 81 Group No. 2085