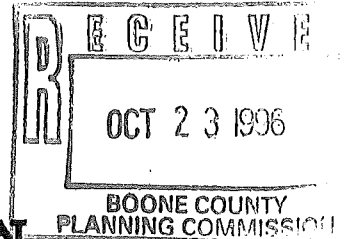


APPLICATION FORM
**BOARD OF ADJUSTMENT
 AND
 ZONING APPEALS ACTION**



(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. (Check One)
 Boone _____ Florence _____ Walton _____ Union _____
 (Check One)
2. _____ Conditional Use Permit _____ Variance _____ Appeal _____
 Change in Non-Conforming Use
3. Applicant's Name Northern Kentucky Engineering, Inc.
 Phone Number 689-4858 Fax No. 689-4858
 Applicant's Address 7595 River Road

<u>Hebron</u>	<u>Kentucky</u>	<u>41048</u>
City	State	Zip
4. Description of Request: permit change in nonconforming use to permit a 5000 sq. ft building addition to
5. Name of Development _____
6. Location of Development _____
7. Acreage Under Review 8.00 acres
8. Lot Number and Name of Subdivision (if part of a subdivision)
N/A
9. Owner of Property Northern Kentucky Engineering, Inc.
 Phone Number of Owner 689-4858
10. Address of Property Owner 7595 River Road

<u>Hebron</u>	<u>Kentucky</u>	<u>41048</u>
City	State	Zip
11. Proposed Use(s) on Site designing and building thermoplastic molds for the molding and casting industry. *injection molds*
12. Total Square Footage of Existing and/or Proposed Buildings
Existing 3100 existing; 5000 proposed total approx 8,000
13. Current Zoning on Property A-1
14. Deed Book 462 Page No. 135 Group No. 2002
15. Is the site subject to a zone change? No
 If yes, give date of approval N/A
16. Have you submitted a Site Plan with this request? No
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: _____, President
 Property Owner's Signature: _____, President

(over)

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 10/23/96 Fee Received \$330.00 RA-11803
2. Is application complete? Yes Yes _____ No _____
3. Staff Reviewer [Signature]
4. Scheduled Board Action Date 12/11/96
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: _____

7. Reasons for Denial: SEE MINUTES OF THE PUBLIC HEARING
DN 12/11/96

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: Northern Kentucky Engineering, Inc.

APPLICANT: Stan Trinkle

LOCATION: 7595 River Road, Boone County, Kentucky

ZONING: Agriculture (A-1)

DATE: December 11, 1996

The applicant is requesting a Change in Non-Conforming Use to allow a building modification on an 8 acre site located at 7595 River Road (Sheet 1-Location Map). The site is currently own and operated by Northern Kentucky Engineering, Inc. The business designs and builds thermoplastic molds for the molding and casting industry. The property is currently zoned Agriculture (A-1).

The applicant currently operates out of an existing building that is approximately 3100 square feet. The request is to increase the size of the existing building by approximately 5000 square feet. Currently the business must move equipment and products inside and outside depending on which products are being manufactured, in order to have enough room inside the building. The amount of equipment and machinery used within the building is not increasing. The increase will be in floor area only, so that adequate space can be provided for between each piece of machinery and equipment for proper maintenance and cleaning. The business also must currently load and unload parts and products outside. The new addition would enable the trucks to load and unload indoors, thereby eliminating the weather as a deterrent. The applicant has also proposed straightening the existing driveway and reducing the slope in order to allow trucks to enter the site and turn around without having to back into the site. Trucks currently have to take 237 to River Road, head south, and then back into the site up the driveway. This is unsafe and blocks traffic heading in both directions on River Road (See Sheet-2 Site Plan).

The site is already cleared and level where the addition is proposed and will not be seen from River Road in either direction.

The Board of Adjustments and Zoning Appeals has the power to hear and render decisions on applications to permit a change from one non-conforming use to another. The Board shall not permit such a change unless the new non-conforming use is as equally or more compatible with permitted uses in the district in which it is located as the existing non-conforming use. The Board shall not allow any changed non-conforming use to be increased or enlarged, nor extended to occupy a greater area of land than was occupied by the original non-conforming use. In permitting such change, the Board may require

appropriate conditions and safeguards in accordance with other provisions of this order.

Surrounding Land Uses and Zoning
(See Sheet 3-Zoning Map)

There are no developments, buildings, or structures immediately adjacent with the site. Land immediately to the east, south, and west is zoned Agriculture (A-1). North of the site across River Road is land zoned Agriculture Estates/Suburban Residential One/Recreation/Planned Development (A-2/SR-1/R/PD), (See Sheet 4-Aerial Photo).

Staff Concerns and Comments

1. Staff reminds the applicant that any exterior changes approved by the Board of Adjustment will require Site Plan approval.

Conclusion

It is Staffs' opinion that the requested Change in Non-Conforming Use to permit a building modification is appropriate considering the following facts:

The building and its use, although non-conforming are pre-existing. The building expansion will not cause an increase in area of the existing property where the non-conforming use is presently occurring. The Non-Conforming Use would be confined to only that area enclosed by the building and the addition. This would eliminate any potential impacts the business might have on the surrounding properties, if these properties develop, by moving all functions of the business indoors, and therefore actually reduce the Non-Conforming Use.

Approving the proposed expansion will place no visual impact on any of the surrounding properties because the building is surrounded by woods, has an elevation of at least 25 feet higher than properties to the north, east, and west, and can not be seen in either direction when driving on River Road.

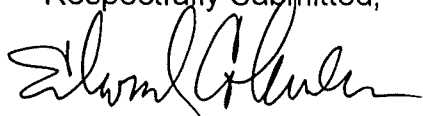
The building expansion would create a safer environment for the employees by spacing the each machine further apart, thereby providing more accessibility for the cleaning, maintenance, and operation of each machine.

The proposed reconfiguration of the driveway would enable trucks to enter the site from the south while traveling northbound on River Road, make deliveries and pickups, turn around within the site, and exit the site in a in a safer, more efficient manner than can be done on the site at the present time.

Northern Kentucky Engineering, Inc.
December 11, 1996
Page 3

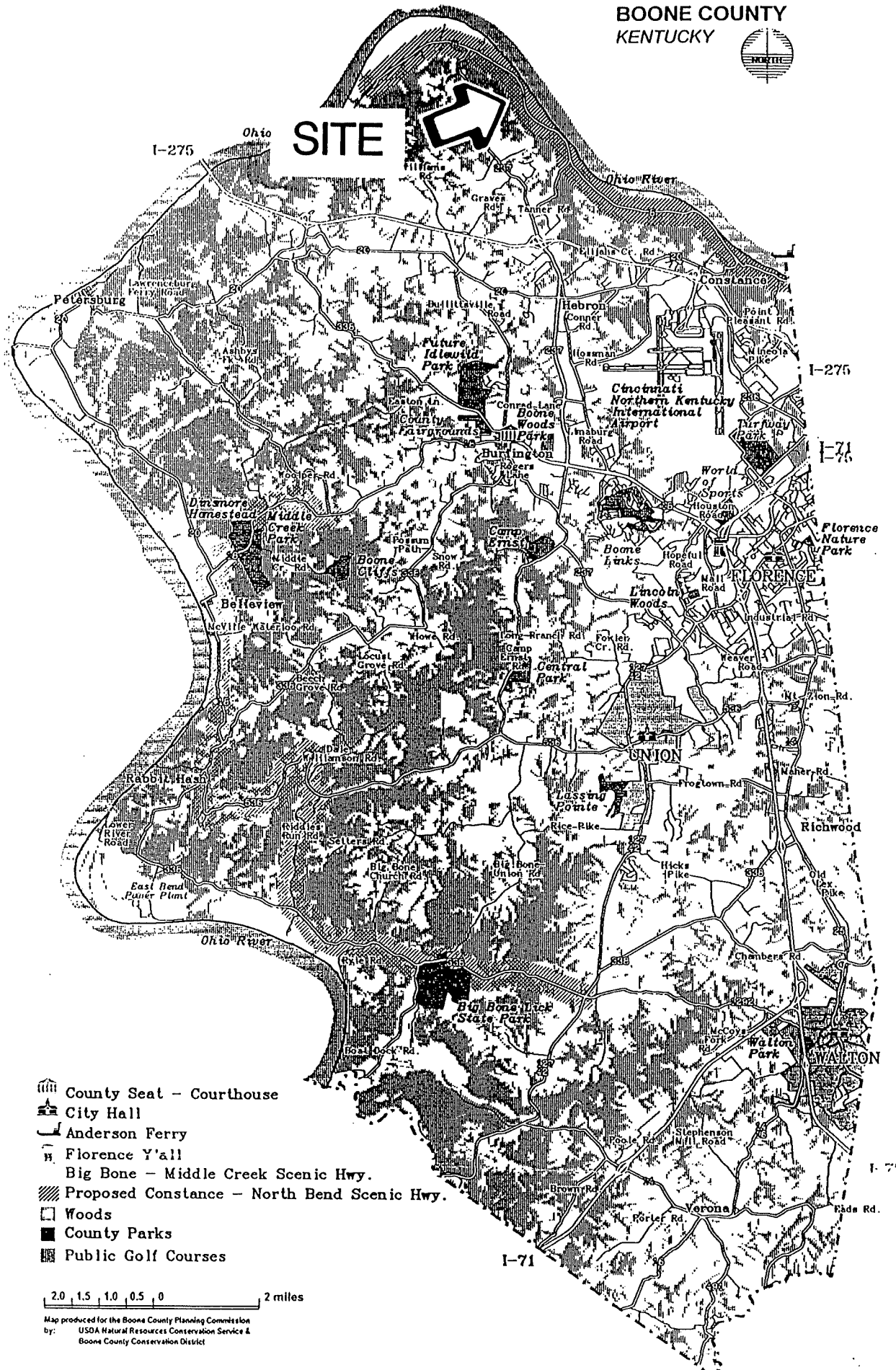
The Board should review the applicant's request with regard to the compatibility of the proposed non-conforming use with the surrounding area compared to the existing non-conforming use and the surrounding area within this Agriculture district. The Board shall not permit the increase or expansion of a non-conforming use and must determine if this proposed use is equally or more compatible with the district than the current and original non-conforming use.

Respectfully Submitted,

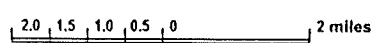
A handwritten signature in black ink, appearing to read "Edward Coleman", written in a cursive style.

Edward Coleman
Planner

EC\par



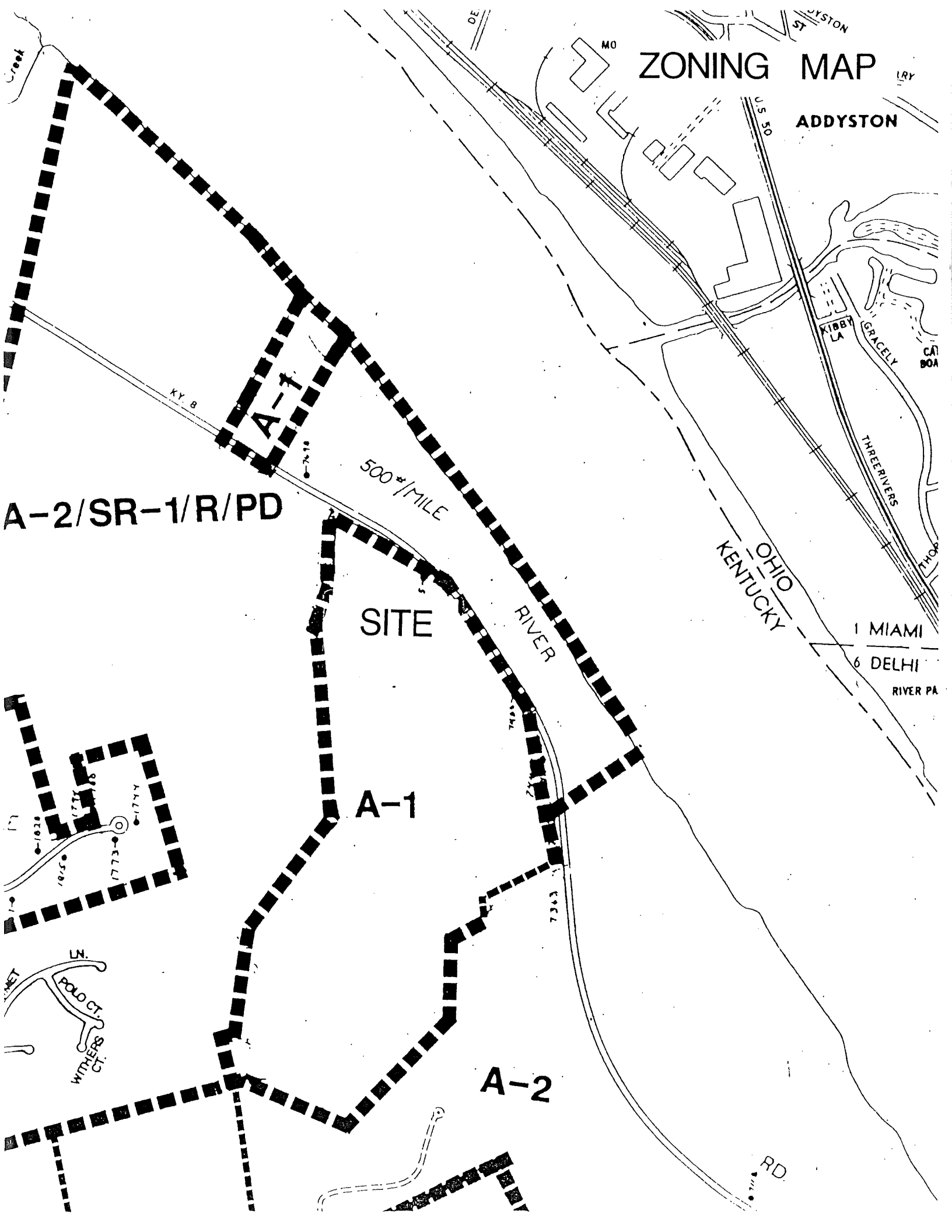
- County Seat - Courthouse
- City Hall
- Anderson Ferry
- Florence Y'all
- Big Bone - Middle Creek Scenic Hwy.
- Proposed Constance - North Bend Scenic Hwy.
- Woods
- County Parks
- Public Golf Courses



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

ZONING MAP

ADDYSTON



A-2/SR-1/R/PD

500' / MILE

SITE

RIVER

OHIO
KENTUCKY

1 MIAMI

6 DELHI

RIVER PA

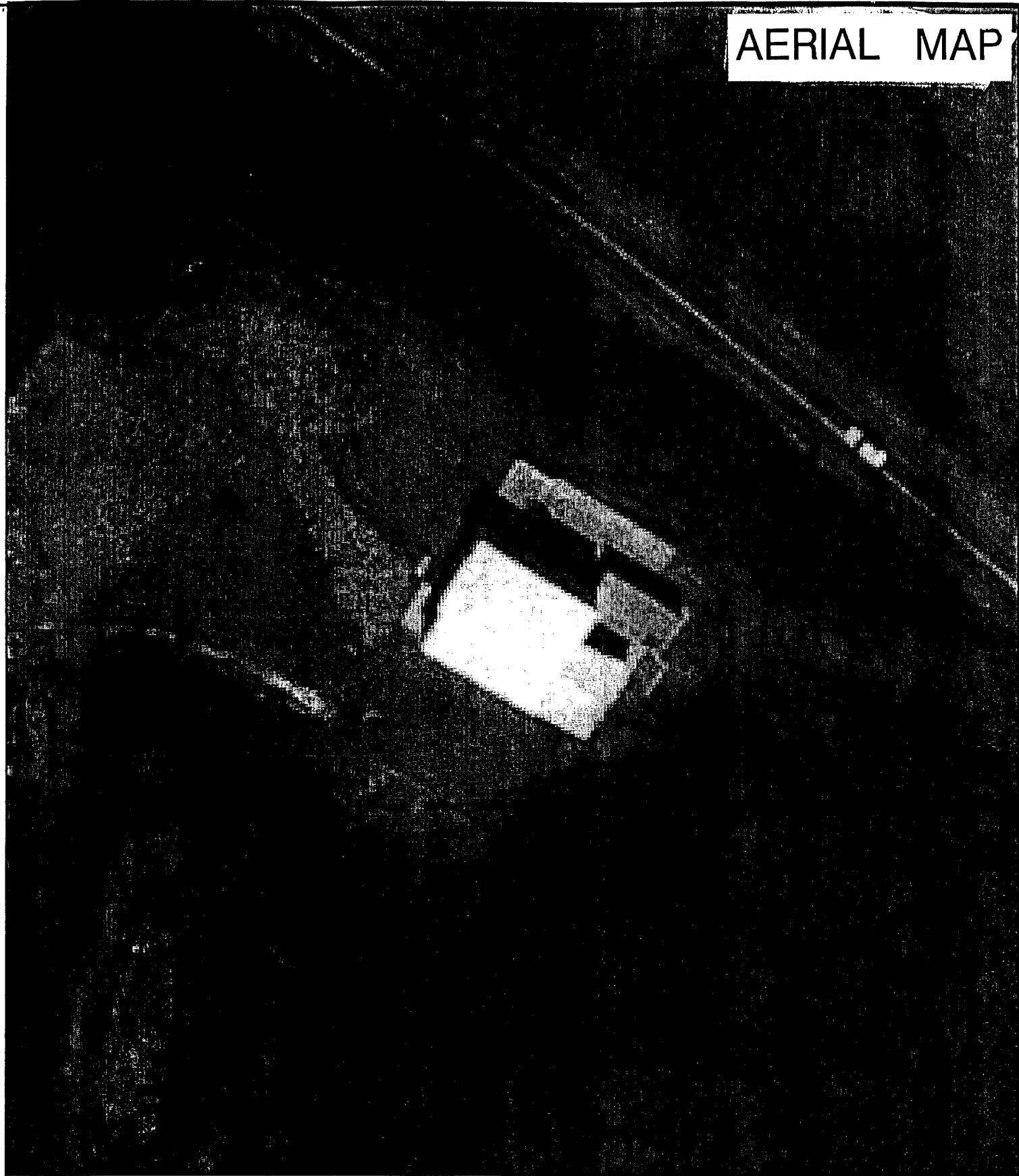
A-1

A-2

RD.

POLO CT.
WITHERS CT.

AERIAL MAP



50 0 50 Feet

Northern Kentucky Engineering Inc

1 inch equals 50 feet
Produced by the
Boone County Planning Commission
GIS Services Division
December 6, 1996



COPY

CLUR # 96-BCBOA-022-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Northern Kentucky Engineering, Inc.
7595 River Road
Hebron, Kentucky 41048
2. ADDRESS OF PROPERTY
7595 River Road
Boone County, Kentucky
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Northern Kentucky Engineering.

DEED BOOK: 462

PAGE NO.: 135

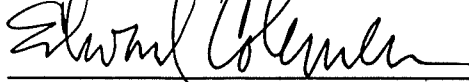
GROUP NO.: 2002

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

- Zoning Map Amendment:
From to
- Development Plan
- Subdivision Plat
(Unrecorded)
- Variance
- Conditional Use Permit
- Conditional Zoning
- Other: Change in Non-Conforming Use

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



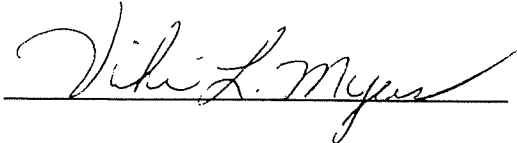
SIGNATURE OF COMPLETING OFFICIAL

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 22 day of January 1997.

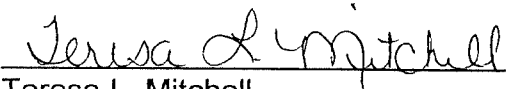


NOTARY PUBLIC, State at Large

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 Change in Non-Conforming Use as approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of December 11, 1996 Certificate of Land Use Restriction (# 96-BCBOA-022-A), for Northern Kentucky Engineering, Inc., Property Owners

The following conditions will apply: Upon completion of the building expansion, all operations on site shall occur and be performed within the building.

The approved Change in Non-Conforming Use as well as the preceding conditions apply to the property

described in: DEED BOOK 462

PAGE NO. 135

Group No. 2002