

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 [checked] Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
2. (Check One) Conditional Use Permit \_\_\_\_\_ Variance [checked] Appeal \_\_\_\_\_
3. Applicant's Name JADE A. RITTER
Phone Number 513-891-1066 Fax No. 513-794-2594
Applicant's Address WINEGARDNER & HAMMONS 4243 HUNT RD.
CINCINNATI OHIO 45243
4. Description of Request: ZONING VARIANCE FOR A REDUCTION IN PARKING.
REQUIRED AMOUNT OF PARKING SPACES = 538. WE ARE PROPOSING TO ELIMINATE
40 SPACES LEAVING 499. THIS WOULD ALLOW FOR AN ADEQUATELY LANDSCAPED
BUFFER BETWEEN OUR HOLIDAY INN AND THE NEW BUDGETEL INN CURRENTLY UNDER CONSTRUCTION.
5. Name of Development HOLIDAY INN - CINCINNATI - NORTHERN KENTUCKY AIRPORT
6. Location of Development 1717 AIRPORT EXCHANGE BOULEVARD
ERLANGER, KENTUCKY 41018
7. Acreage Under Review 1/4 ACRE
8. Lot Number and Name of Subdivision (if part of a subdivision)
No LOT #: I-275 @ MINEOLA PIKE
9. Owner of Property AIRPORT EXCHANGE HOTEL PARTNERS
Phone Number of Owner 513-891-1066
10. Address of Property Owner 4243 HUNT ROAD
CINCINNATI OHIO 45243
11. Proposed Use(s) on Site FULL SERVICE HOTEL: GUEST ROOMS
MEETING ROOMS AND RESTAURANT DINING.
12. Total Square Footage of Existing and/or Proposed Buildings
EXISTING BUILDING SQUARE FOOTAGE: 27,335 S.F.
13. Current Zoning on Property F1/O2/C-3/PP(CD)
14. Deed Book 414 Page No. 198 Group No. 20 2022
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? (1) INDUSTRIAL DEVELOPMENTS INTERNATIONAL (ADDRESS BELOW)
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: [Signature]
Property Owner's Signature: [Signature]

ADJOINING PROPERTY OWNER:

(over)

INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC.
1840 AIRPORT EXCHANGE BLVD.
ERLANGER, KENTUCKY 41018

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 NOV 20 1996 Fee Received 526.00 R# 12027
- 2. Is application complete? Yes No 12028
- 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: \_\_\_\_\_

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:** Holiday Inn Hotel

**APPLICANT:** Jade A. Ritter

**LOCATION:** 1717 Airport Exchange Boulevard, Boone County, Kentucky

**ZONING:** Industrial One/ Office Two/ Commercial Services/ Planned Development (I-1/O-2/C-3/PD)

**DATE:** December 11, 1996

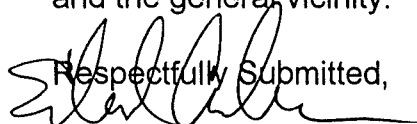
The applicant is requesting a Variance to allow a reduction in required parking on a .25 acre tract located at 1717 Airport Exchange Boulevard, Boone County, Kentucky (Sheet 1-Location Map). The lot is part of the Holiday Inn Hotel property in the Airport Exchange Business Park. The applicant is asking for a reduction of 40 parking spaces between the Holiday Inn and the adjacent parcel where the Budgetel Inn Hotel is under construction. The current number of required spaces is 538. The applicant is proposing to replace the parking spaces with a 30-foot buffer green space containing two staggered rows of Austrian Pines (Sheet 2-Proposed Site Plan).

The adjoining property (Budgetel Inn) to the west is also zoned I-1-2/C-3/PD. I-275 borders the property to the south. Airport Exchange Boulevard borders the property to the north (Sheet 3-Zoning Map).

### Conclusion

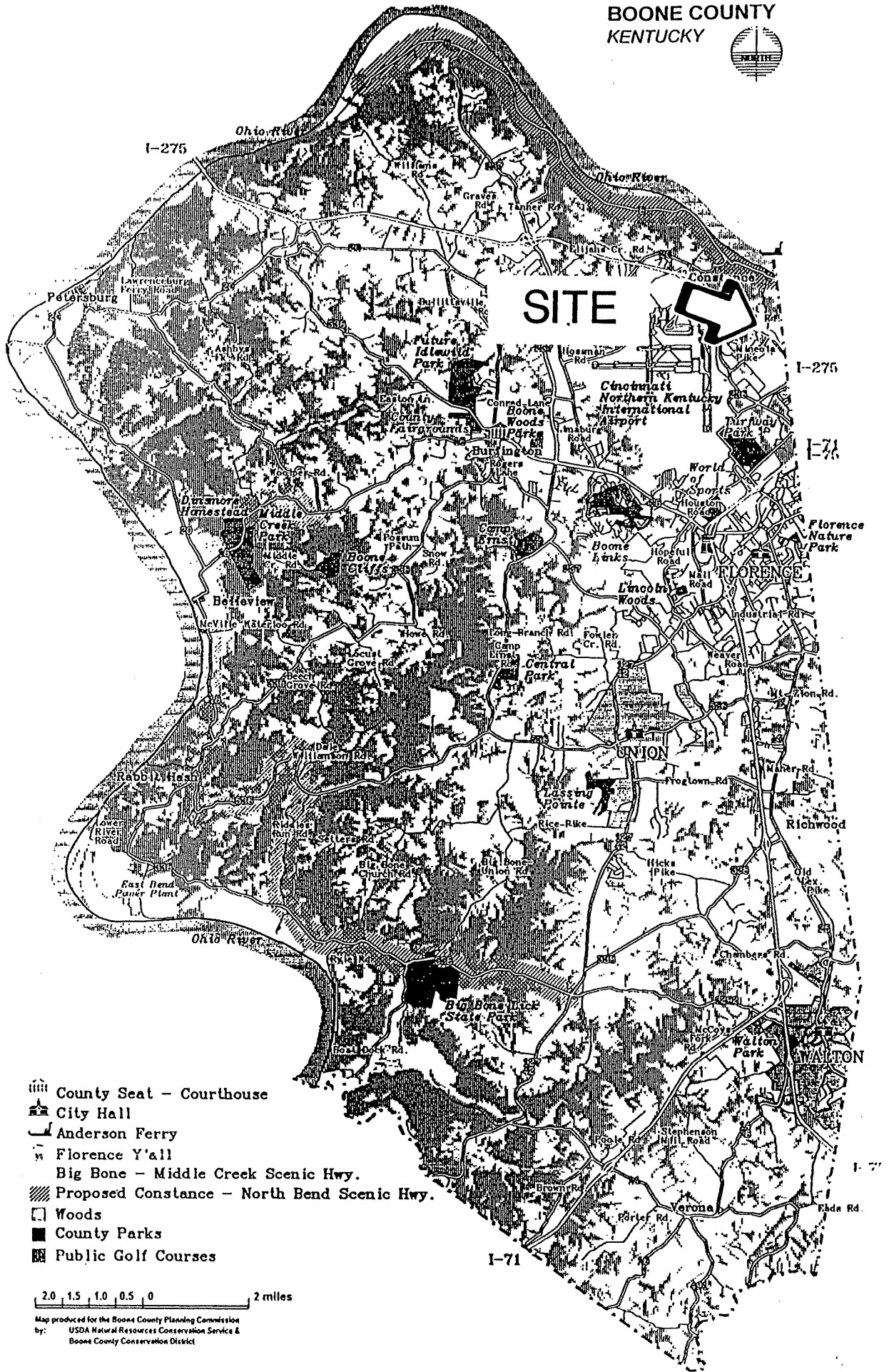
It is Staffs' opinion that granting a Variance to reduce parking spaces at the Holiday Inn will not adversely affect the public health, safety, or welfare, nor does Staff believe that the Variance will alter the essential character of the general vicinity. Staff has been to the site on three occasions prior to the Board of Adjustment Public Hearing and at no time were any of the parking spaces proposed for elimination being used. It is Staffs' opinion that if the parking is not being used, the reduction of an unused impervious area (asphalt) with the increase in green space will increase the essential character of the immediate area and the general vicinity.

Respectfully Submitted,

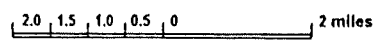


Edward Coleman  
Planner

EC\par



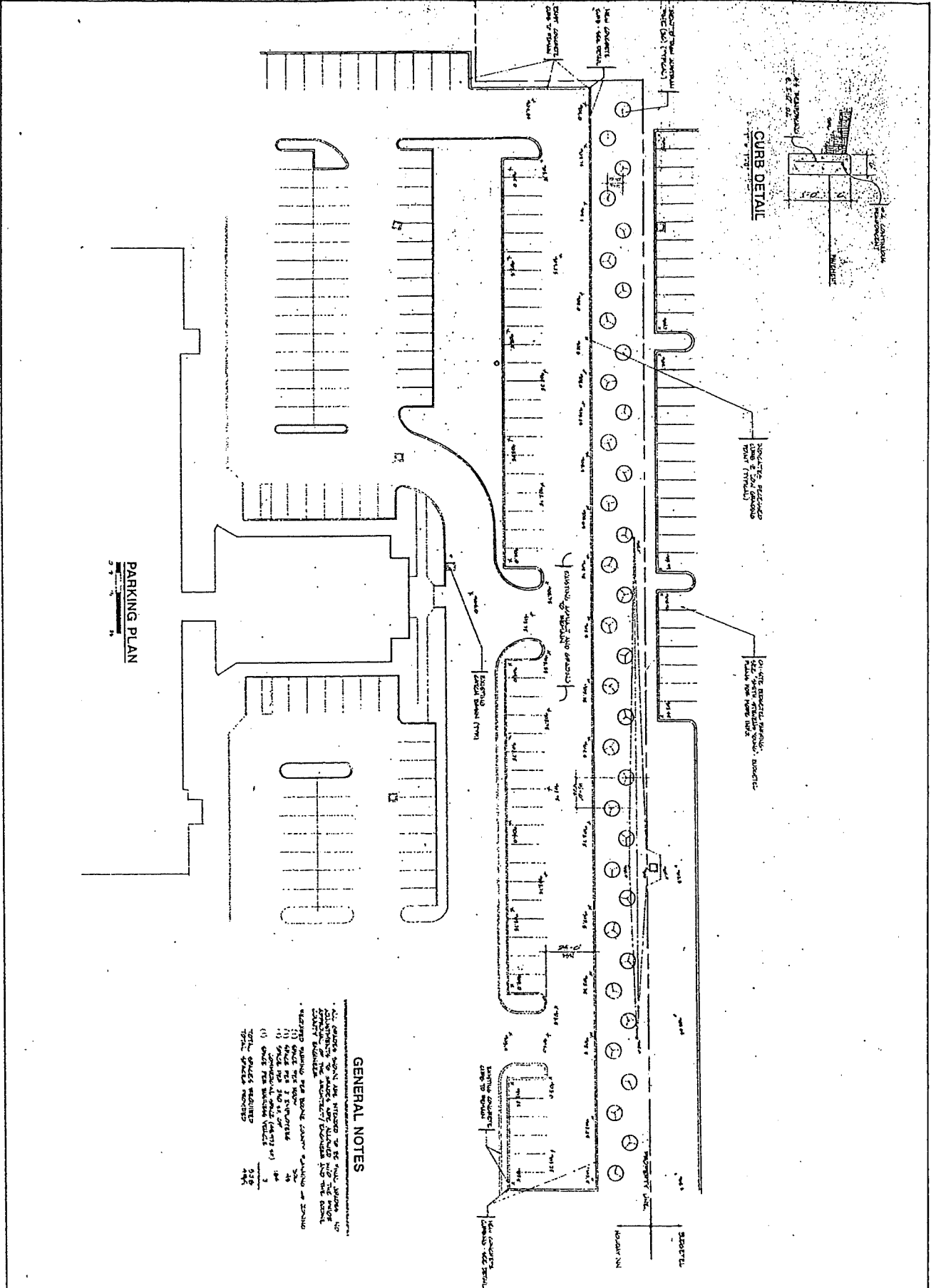
- County Seat - Courthouse
- City Hall
- Anderson Ferry
- Florence Y'all
- Big Bone - Middle Creek Scenic Hwy.
- Proposed Constance - North Bend Scenic Hwy.
- Woods
- County Parks
- Public Golf Courses



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

# SITE PLAN

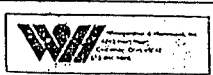
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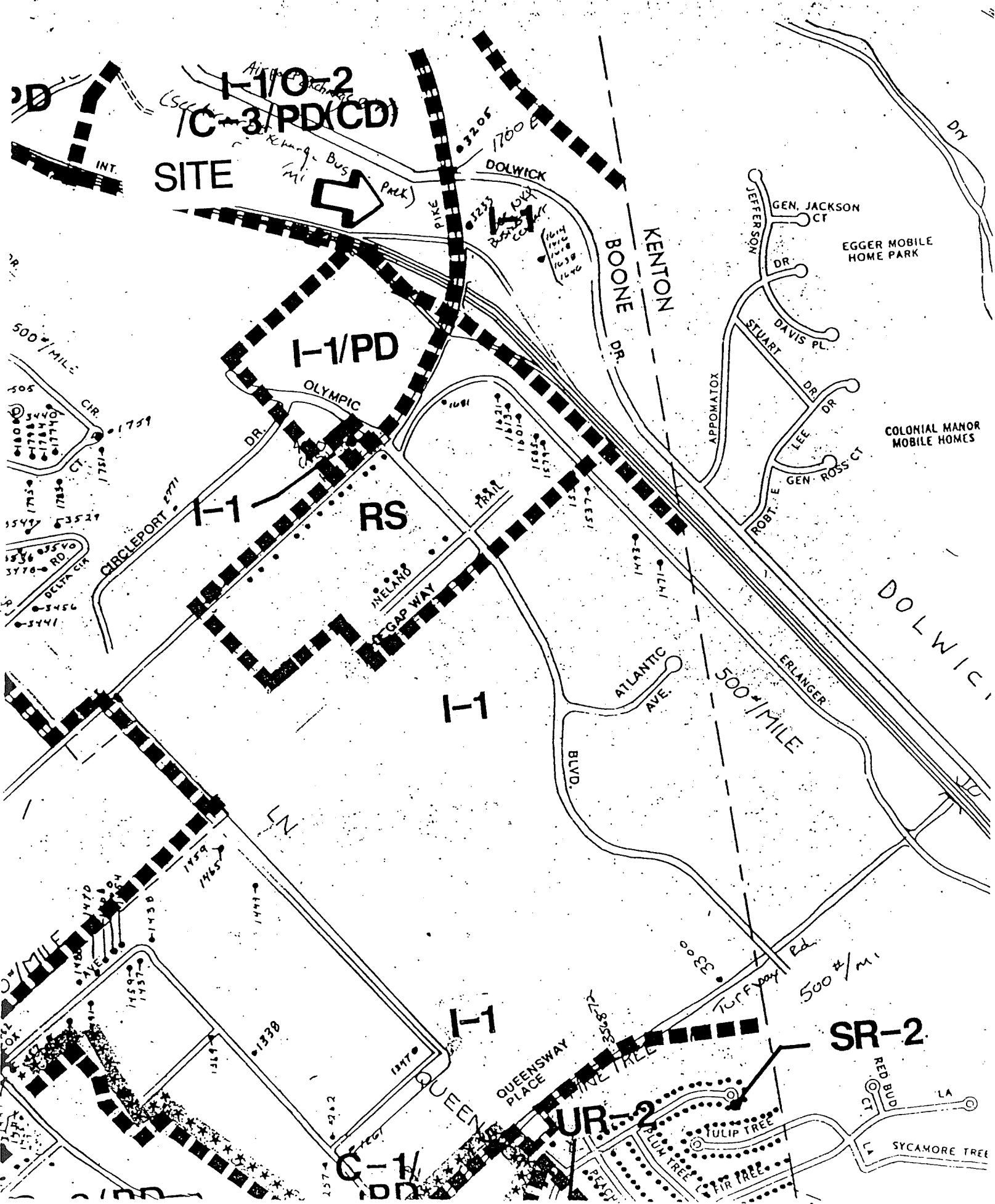
PARKING PLAN

### GENERAL NOTES

- 1. ALL DIMENSIONS SHOWN ARE INTENDED TO BE FINAL UNLESS OTHERWISE NOTED.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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<p><b>G-1</b></p>	<p><b>SITE PLAN</b>  <b>CINCINNATI AIRPORT</b>  <b>HOLIDAY INN</b>  <b>PARKING RENOVATION</b></p>		<p>DATE: _____          DRAWN BY: _____          CHECKED BY: _____          PROJECT NO.: _____          SHEET NO.: _____</p>
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# ZONING MAP



## VARIANCE

The following reviews the criteria the Board must use to judge each Variance request:

1. If the Variance is granted, it would not adversely affect the public health, safety or welfare.
2. The Variance will not alter the essential character of the general vicinity.
3. The Variance will not cause a hazard or a nuisance to the public.
4. The Board should decide if the Variance will allow an unreasonable circumvention of the requirements of the Zoning Regulations.
5. The requested Variance does not arise from special circumstances which do not generally apply to land in the general vicinity, or in the same zone.
6. The Board should decide if the strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.
7. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the Zoning Regulation from which relief is sought.
8. The Board shall deny any request for a Variance arising from circumstances that are the result of willful violations of the Zoning Regulations by the applicant subsequent to the adoption at the Zoning Regulation from which relief is sought.

COPY

CLUR # 96-BCBOA-023-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Airport Exchange Hotel Partners  
4243 Hunt Road  
Cincinnati, Ohio 45243

2. ADDRESS OF PROPERTY

1717 Airport Exchange Blvd  
Boone County, Kentucky

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Holiday Inn

DEED BOOK: 414

PAGE NO.: 198

GROUP NO.: 2022

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 22 day of January 1997.

Viki 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.)

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 December 11, 1996 Certificate of Land Use Restriction (# 96-BCBOA-023-A), for Airport Exchange Hotel Partners, Property Owners

The following conditions will apply: NO CONDITIONS

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 414 PAGE NO. 198 Group No. 2022