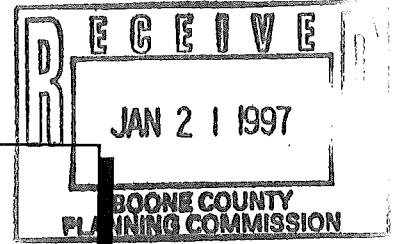


APPLICATION FORM



BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations SECTION A (To be completed by applicant)

- (Check One) 1. Boone Florence Walton Union
(Check One) 2. Conditional Use Permit Variance Appeal
3. Applicant's Name Paul DEVR00MEN
Phone Number 606 384-4687 Fax No.
Applicant's Address 810 HIGHGATE DR. FLORENCE KY 41042
4. Description of Request: To allow me to train horses on my camp ERNST Rd property for my clients
5. Name of Development
6. Location of Development 8276 CAMP ERNST Rd.
7. Acreage Under Review 7.96
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property PAUL DEVR00MEN
Phone Number of Owner 606 384-4687
10. Address of Property Owner 810 HIGHGATE DR FLORENCE KY 41042
11. Proposed Use(s) on Site HORSE TRAINING FACILITY
12. Total Square Footage of Existing and/or Proposed Buildings 10,000
13. Current Zoning on Property
14. Deed Book 11 Page No. 111 Group No. 2037A
15. Is the site subject to a zone change?
If yes, give date of approval
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: Paul DeVroomen
Property Owner's Signature: Paul DeVroomen

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 Jan 21, 2011 Fee Received 494.00 R# 12435
2. Is application complete? Yes 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: _____

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: DeVroomen Horse Training Facility

APPLICANT: Paul DeVroomen

LOCATION: 8276 Camp Ernst Road, Boone County, Kentucky

ZONING: Agriculture Estate (A-2)

DATE: February 12, 1997

The site is located along the east side of Camp Ernst Road approximately one-half (1/2) mile north of Longbranch Road. The property is zoned Agriculture Estate (A-2) and is approximately eight (8) acres in size, (See Location Map). The applicant is requesting a Conditional Use Permit to allow a horse training facility at 8276 Camp Ernst Road so that Mr. DeVroomen, the applicant, can train horses for his clients. The site contains a barn frame, but the barn has not been completed. It is the applicant's intent to finish the construction of the barn and then to use the barn as the boarding stables for the horse training facility, (See Plat).

Article 2, Section 220 of the Boone County Zoning Regulations states that the Board of Adjustments and Zoning Appeals shall have the authority to grant conditional use permits and may prescribe appropriate conditions and safeguards as part of the terms under which a conditional use permit is granted.

Article 6, Section 613 of the Boone County Zoning Regulations permits a horse training facility (Riding Stables/Boarding Stables) as a Conditional Use in an Agricultural Estate (A-2) zoning district provided the Board finds the following:

- a) The activity is an integral part of the agricultural or residential use of the land, and the activity is not of scale, nature or other character which will detract or conflict with the principal purposes of the district; or
- b) the activity is necessary to provide the specified public service for the residents of the district so long as the service area, use, scale or other character of the activity does not overpower, transient or conflict with the principal purpose of the district; and
- c) provided the arrangement of use, building, or structure is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

In addition to Section 613, the Board must consider the "General Standards Applicable to All Conditional Uses" in Article 2, Section 262 of the Boone County Zoning Regulations.

Surrounding Land Uses and Zoning

The adjoining property to the north is a two acre tract of land that use to be part of the applicant's site. This two acre tract contains a single family residence. The other adjoining property north of the site contains grassland pastures for the property owner's horses. East of the site is farm land that contains a stand of trees along the adjoining property line. Two houses adjoin with the property to the south along with a few single family houses west of the site across Camp Ernst Road. All the surrounding properties are zoned Agricultural Estate (A-2), (See Zoning Map).

Staff Comments

It is Staffs' opinion that the proposed use is an appropriate land use for the applicant's property because of the amount of acreage involved, the surrounding uses and because of the character of the general vicinity.

The property meets the minimum five (5) acres required for this type of Conditional Use request. If the Conditional Use Permit is approved by the Board, the property will require a Site Plan to be reviewed by the Boone County Planning Commission Staff.

Conclusion

K.R.S. 100.237 gives the Boone County Board of Adjustment and Zoning Appeals the authority to grant the applicant's request for a Conditional Use Permit to permit a horse training facility on the applicant's site. It is Staff's opinion that the proposed Conditional Use Permit will not adversely affect the Public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

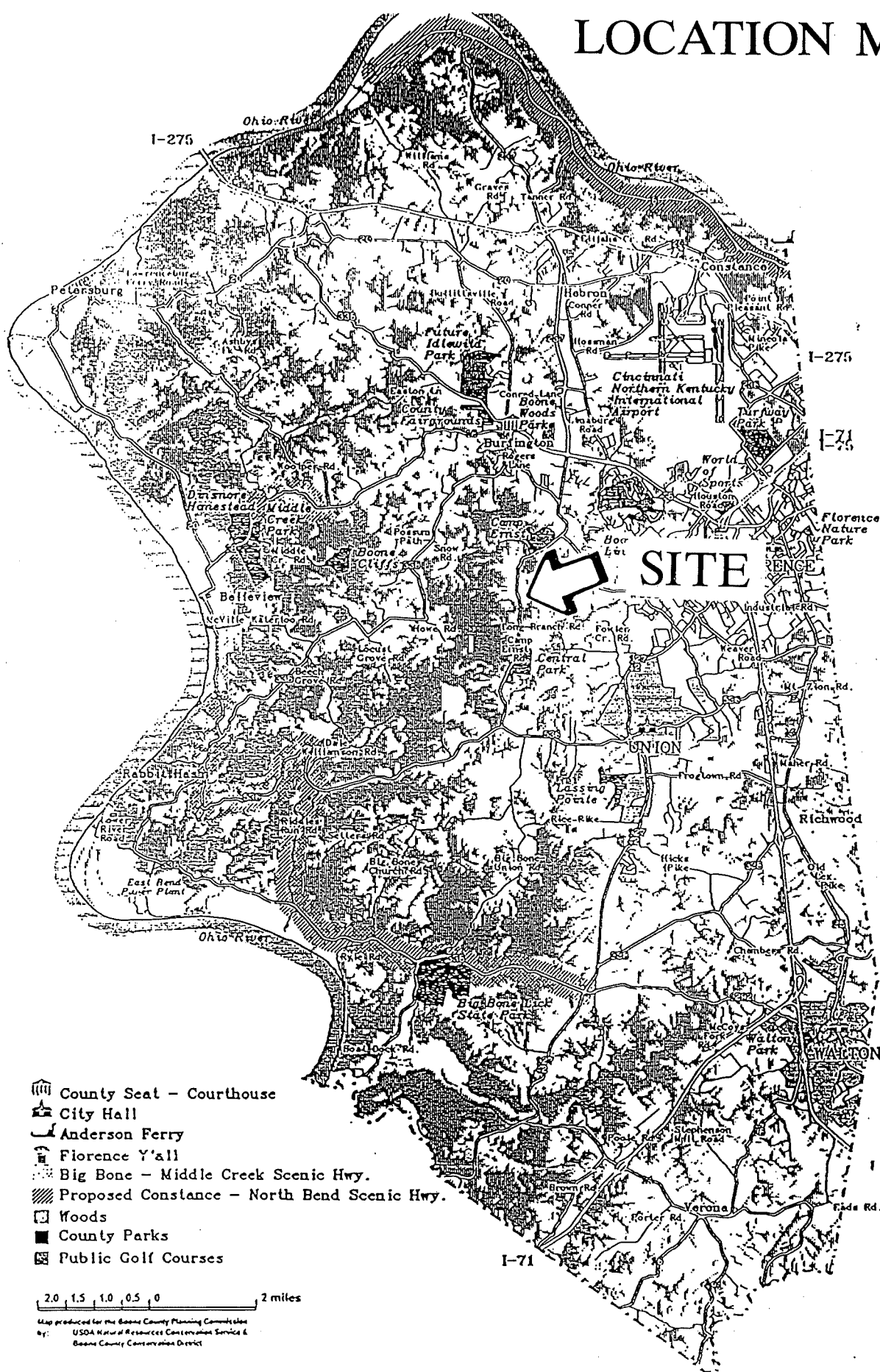
Respectfully Submitted,












Edward Coleman
Planner

EC\par

LOCATION MAP



-  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

PLAT

PLAT - 7.88 ACRES PARCELS WITH M.S.L. CON-
 & DEED DIMENSIONS SHOWING PROPOSED RES-
 LOCATION & LEACHFIELD FOR PAUL DEYVROGEMEN

SCALE: 1" = 100' APPROVED BY: N.F.P. Group 20234

DATE: 11/20/91

Deed References to Burlington R
 District, Boone Co., Ky.

WALTON & WALTON, ENGINEERS-SURVEYORS
 BOX 216, BURLINGTON, KY, 606-586-6017

