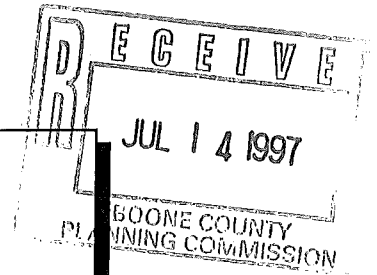


APPLICATION FORM

BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION



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

- 1. (Check One)  
 Boone \_\_\_\_\_ Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
- 2. (Check One)  
 Conditional Use Permit \_\_\_\_\_ Variance \_\_\_\_\_ Appeal \_\_\_\_\_  
\_\_\_\_\_ Change in Non-Conforming Use \_\_\_\_\_
- 3. Applicant's Name LOREN J. HAND  
Phone Number 689-4400 Fax No. 689-4400  
Applicant's Address 5063 FLINTLOCK DR  
BURLINGTON KY 41005  
City State Zip
- 4. Description of Request: CONDITIONAL USE PERMIT FOR DETAIL SHOP  
TO BE BUILT IN I-1 ZONE.
- 5. Name of Development COMMERCE PARK WEST SUBD.
- 6. Location of Development LIMBURG RD, BURLINGTON, KY
- 7. Acreage Under Review 1.2913 1.25
- 8. Lot Number and Name of Subdivision (if part of a subdivision)  
# 54
- 9. Owner of Property WILLIAM HASANK Precision Cons.  
Phone Number of Owner 371-8800 Pres.
- 10. Address of Property Owner BURLINGTON KY 41005  
City State Zip
- 11. Proposed Use(s) on Site DETAIL SHOP, ONE STOP SHOP FOR  
RECONDITIONING CARS
- 12. Total Square Footage of Existing and/or (Proposed) Buildings 6,000 S.F.
- 13. Current Zoning on Property I-1
- 14. Deed Book 290 Page No. 332 Group No. 2026
- 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? \_\_\_\_\_
- 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: Loren J. Hand

Property Owner's Signature: Precision Cons William Hasank pres.

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 July 14, 1997 Fee Received 726.00 R# 14107
2. Is application complete? Yes Yes \_\_\_\_\_ No \_\_\_\_\_
3. Staff Reviewed [Signature]
4. Scheduled Board Action Date 8/13/97
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

**APPLICANT:** Loren Hand

**LOCATION:** Lot 54, Commerce Park West, Boone County, Kentucky

**ZONING:** Industrial One (I-1)

**DATE:** August 13, 1997

### Proposal

The Applicant is requesting a Conditional Use Permit to allow an automobile detailing shop on a 1.25 acre tract, located on Production Drive, in Commerce Park West, Boone County, Kentucky. Lot 54 is located at the end of Production Drive, which is currently under construction. The Concept Development Plan/Site Plan shows a new 6,000 square foot building to be constructed with parking located between the building and Production Drive. The maximum size of a building allowed on a 1.25 acre site in an Industrial One (I-1) zoning district is 31,250 square feet.

Article 11, Section 1133 of the Boone County Zoning Regulations permits an automobile detailing shop (automobile repair facilities) within an Industrial One (I-1) zoning district as a Conditional Use. The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit stated in Section 262 and the following criteria from Section 1133 of the Boone County Zoning Regulations:

The following uses and appropriate accessories are permitted subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided:

- a. the activity is provided primarily in support of and obtains its trade from the employees of the district; or
- b. the activity is of integral relation to the purpose of the district;
- c. the use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and
- d. provided the arrangement of uses, buildings, or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

The 1995 Boone County Comprehensive Plan's Future Land Use Map indicates the site's future land use as Industrial.

The Land Use Section of the Comprehensive Plan for the Commerce Park West area states:

"Due to the impacts of noise, industrial uses are recommended along the east side of Limaburg Road from Hossman Road South to KY 18.", (p.216).

#### Surrounding Land Uses and Zoning

South of the site are existing lots and businesses along Production Drive within Commerce Park West. The property is zoned Industrial One (I-1). West of the site is the Golf Ranch driving range. The portion of the Golf Ranch that adjoins Commerce Park West is zoned Industrial One (I-1). The property north of the site is zoned Industrial One (I-1), but has not been developed. East of the site is additional undeveloped property zoned Industrial One (I-1).

#### 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 allow an automobile detailing shop in Commerce Park West, Boone County, Kentucky. It is Staff's opinion that the proposed Conditional Use 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. It is Staffs' opinion that this type of use is appropriate in an Industrial One (I-1) zoning district and that the proposed use is in character with other uses in Commerce Park West.

Respectfully submitted,

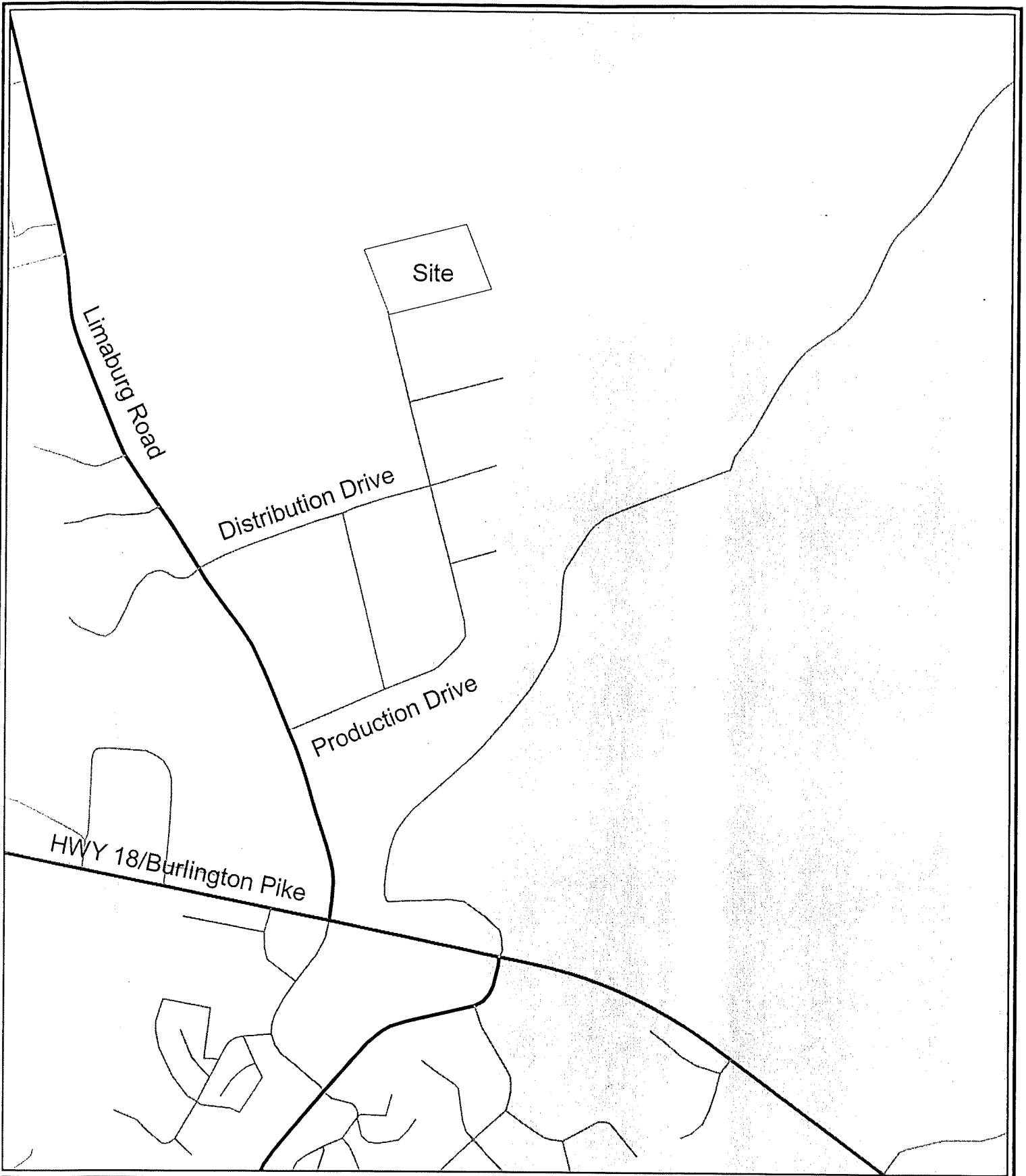


Edward Coleman  
Planner

EC\par

#### Attachments

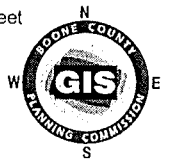
- Location Map
- Concept Plan/Site Plan
- Aerial Photo



# Lot 54-Commerce Park West

800 0 800 Feet

1 inch equals 800 feet  
Produced by the  
Boone County Planning Commission  
GIS Services Division  
August 8, 1997





# Lot 54-Commerce Park West

200 0 200 Feet

1 inch equals 200 feet  
Produced by the  
Boone County Planning Commission  
GIS Services Division  
August 8, 1997



EXISTING SAN. MH  
RIM = ADJ. TO GRADE  
INV. = 829.08

EXISTING C.B.  
RIM = 835.50  
INV. = 832.00

EXIST. 60" STORM SEWER

EXISTING SAN. MH  
RIM = ADJ. TO GRADE  
INV. = 819.03

AT END OF EXIST. 60" STORM SEWER CONST. MH  
RIM = 836.40'  
60" INV. = 812.75

PROPOSED 8" SAN. SEWER  
RIM = 838.82  
INV. = 815.88

PROPOSED 10" SAN. SEWER  
RIM = 840.00  
INV. = 817.00

PROP. 171 L. 12%  
PVC AT 3.407

10x20' CONC. CLUSTER PAD  
W/ 6" HT. WOOD FENCE ALL AROUND

6" SAN. SEWER LANDSCAPE AREA  
Ø 12" MIN (PVC)

WATER METER

1" WATER SERVICE (P.V.C.)

PROPOSED BUILDING  
BLDG. HT. 20'  
(60' X 100')

FF. 841.10  
PROPOSED USE  
AUTO DETAIL S-GP

CONC. PARKING STOPS  
2.5' OFF FACE OF BLDG.

(5") CONCRETE

SECURITY LIGHTS  
DOORS

ASPHALT

15' UTILITY EASEMENT

EXIST CURB

PRODUCTION DRIVE

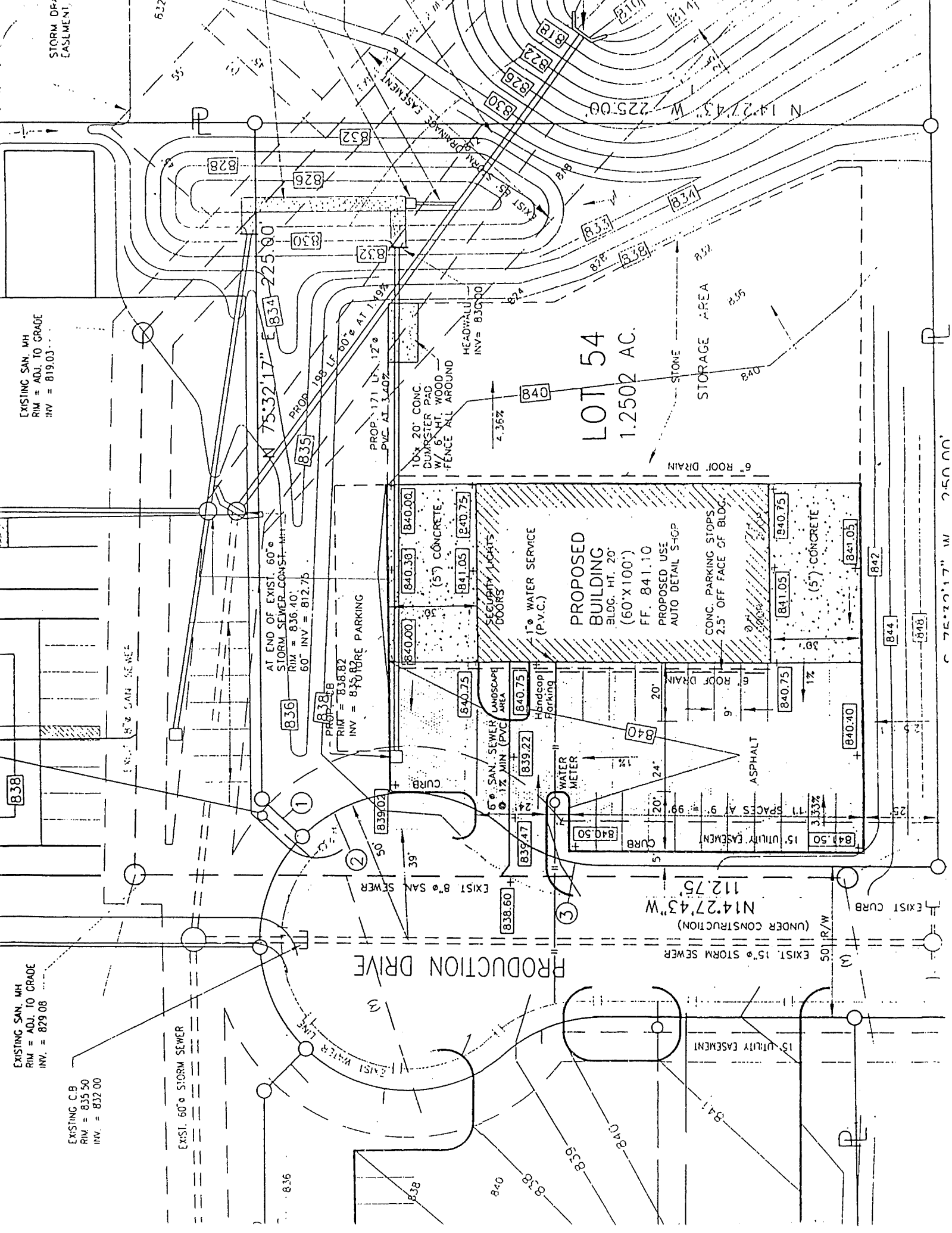
EXIST. 15" STORM SEWER  
(UNDER CONSTRUCTION)  
N14.27.43" W 112.75'

LOT 54  
1.2502 AC.

STORAGE AREA

6" ROOF DRAIN

STONE



COPY

CLUR # 97-BCBOA-007-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

William Hasank  
Limaburg Road  
Burlington Kentucky 41005

2. ADDRESS OF PROPERTY

Production Drive  
Boone County, Kentucky

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Commerce Park West

DEED BOOK: 290

PAGE NO.:332

GROUP NO.:2026

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

Zoning Map Amendment:  
From            to           

Conditional Use Permit

Development Plan


Conditional Zoning

Subdivision Plat  
(Unrecorded)  
 Variance

Other: Site Plan

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

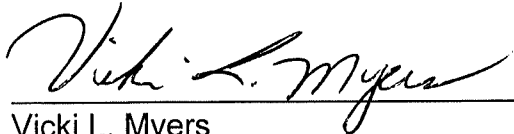
Edward Coleman, Planner

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 28th day of August 1997.

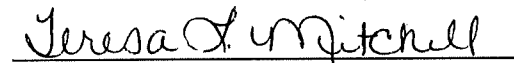


Vicki L. Myers  
NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Teresa L. Mitchell  
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 Conditional Use Permit approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of August 13, 1997 Certificate of Land Use Restriction (# 97-BCBOA-007-A), for William Hasank, Property Owners

The following conditions will apply: 1). No Conditions.

The approved Conditional Use Permit as well as the preceding conditions apply to the property

described in: DEED BOOK 290

PAGE NO. 332

Group No. 2026