

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 [X] Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
2. (Check One) Conditional Use Permit [X] Variance \_\_\_\_\_ Appeal \_\_\_\_\_ Change in Non-Conforming Use \_\_\_\_\_
3. Applicant's Name DAVID J. HUNLEY, PE Phone Number 371-5454 Fax No. 371-5514 Applicant's Address 3498 AIRPARK DR., STE 110 HEBRON KY 41048
4. Description of Request: We request a Conditional Use Permit Based upon the following Reasons: (SEE ATTACHED)
5. Name of Development BOONE County Pee-wee Football League Field
6. Location of Development Hopeful Church Road FLORENCE, KY 41042
7. Acreage Under Review 0.48 AC
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property BOONE County Pee-wee Football League Phone Number of Owner 670-3976 Address of Property Owner Po Box 141 Florence, KY 41042
11. Proposed Use(s) on Site Football Games
12. Total Square Footage of Existing and/or Proposed Buildings
13. Current Zoning on Property SR-1
14. Deed Book 413 Page No. 186 Group No. 2039
15. Is the site subject to a zone change? No
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: David J. Hunley, PE

Property Owner's Signature: Tim Stone, President

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 20 1998 Fee Received 494.00 R# 17557
2. Is application complete?  Yes  No
3. Staff Reviewer Ed Colman
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

**APPLICANT:** David J. Hunley, P.E./Boone County Pee Wee Football League

**LOCATION:** Hopeful Church Road, Boone County

**ZONING:** Suburban Residential One (SR-1)

**DATE:** August 12, 1998

### Proposal

The applicant is requesting a Conditional Use Permit to expand the existing gravel parking lot at the Boone County Pee Wee Football League field. The existing gravel parking lot and field are zoned Recreation (R) and are located within the city limits of Florence. The location of the parking lot addition is in Unincorporated Boone County. The property where the parking lot expansion is to occur is within a Suburban Residential One (SR-1) zoning district.

The Suburban Residential One (SR-1) zoning district permits unlighted athletic fields as conditional uses. Parking is accessory to an athletic field. It has been determined by the Zoning Administrator that the applicant may seek a conditional use to expand the parking lot on the portion of the property that is zoned Suburban Residential One (SR-1) because the expansion would service an existing principally permitted use (the football field) and because the proposed use (parking lot) is accessory to a conditional use (unlighted athletic field) of the Suburban Residential One (SR-1) zoning district.

The applicant has indicated that no grading or utility construction will occur on the site. A copy of the letter submitted with the application by the applicant is included with this report. The area for additional parking has been previously graded. Access to the site occurs off of Hopeful Church Road.

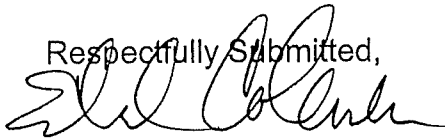
The use may be permitted by the Boone County Board of Adjustment provided that:

1. The activity is an integral and subordinate function of a permitted use; or
2. the activity will not contradict the low density character of the district; and
3. the arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

Conclusion

K.R.S. 100.237 gives the Boone County Board of Adjustment and Zoning Appeals the authority to approve the applicant's request for a Conditional Use Permit to allow the expansion of parking lot for the Boone County Pee Wee Football League. 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. The Board should base its decision on the applicant's request as it relates to the compatibility of the seven criteria for a Conditional Use Permit and the criteria for a Conditional Use within a Suburban Residential One (SR-1) zoning district.

Respectfully Submitted,

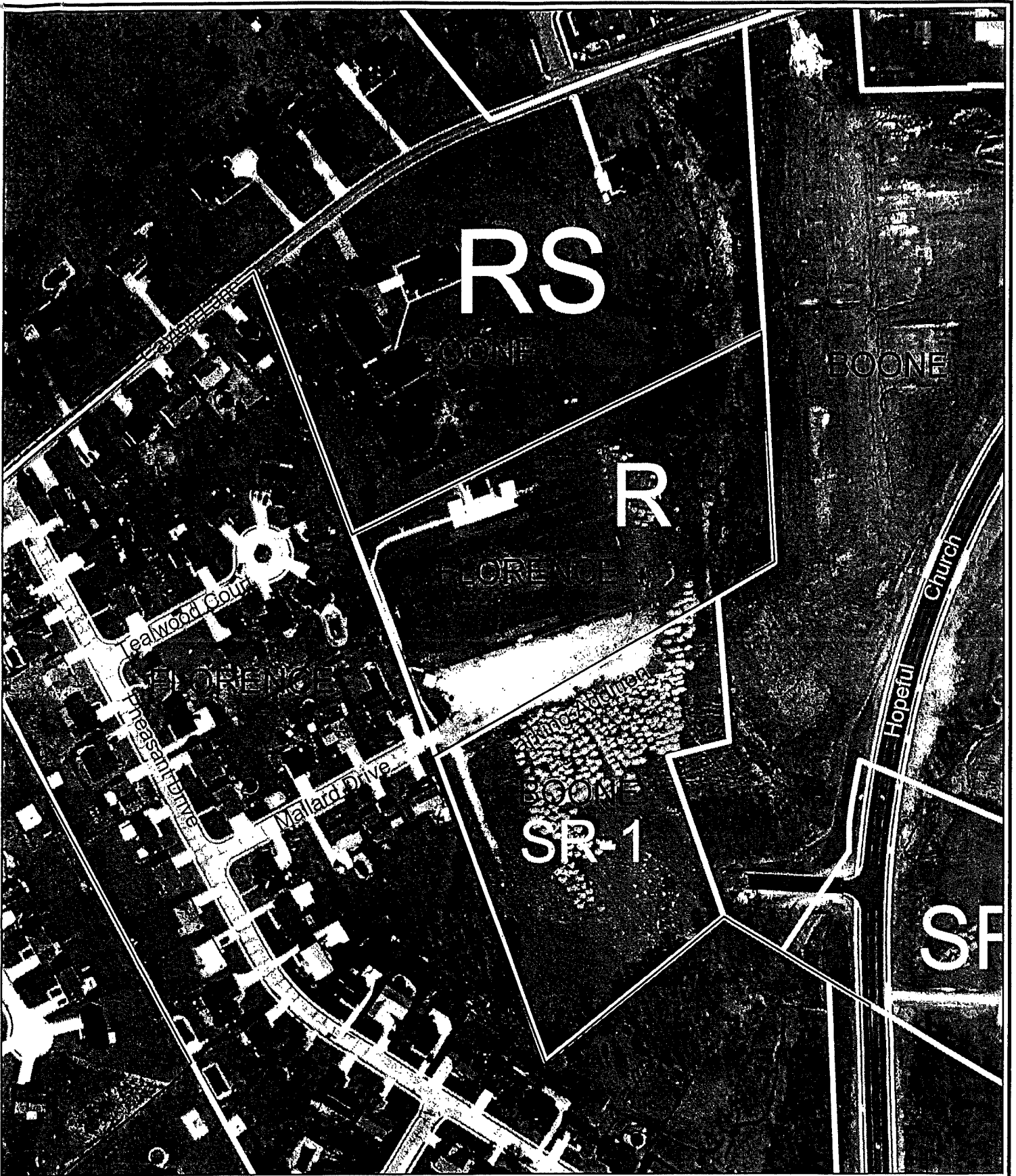


Edward Coleman  
Planner

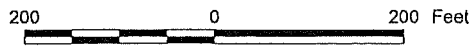
EC\pr

Attachments

- Site Map
- Proposed Site Plan
- Applicant's letter

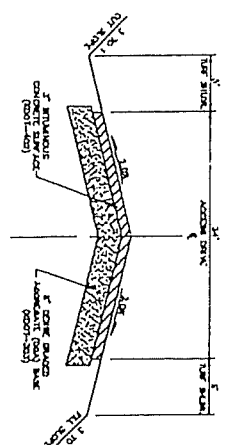
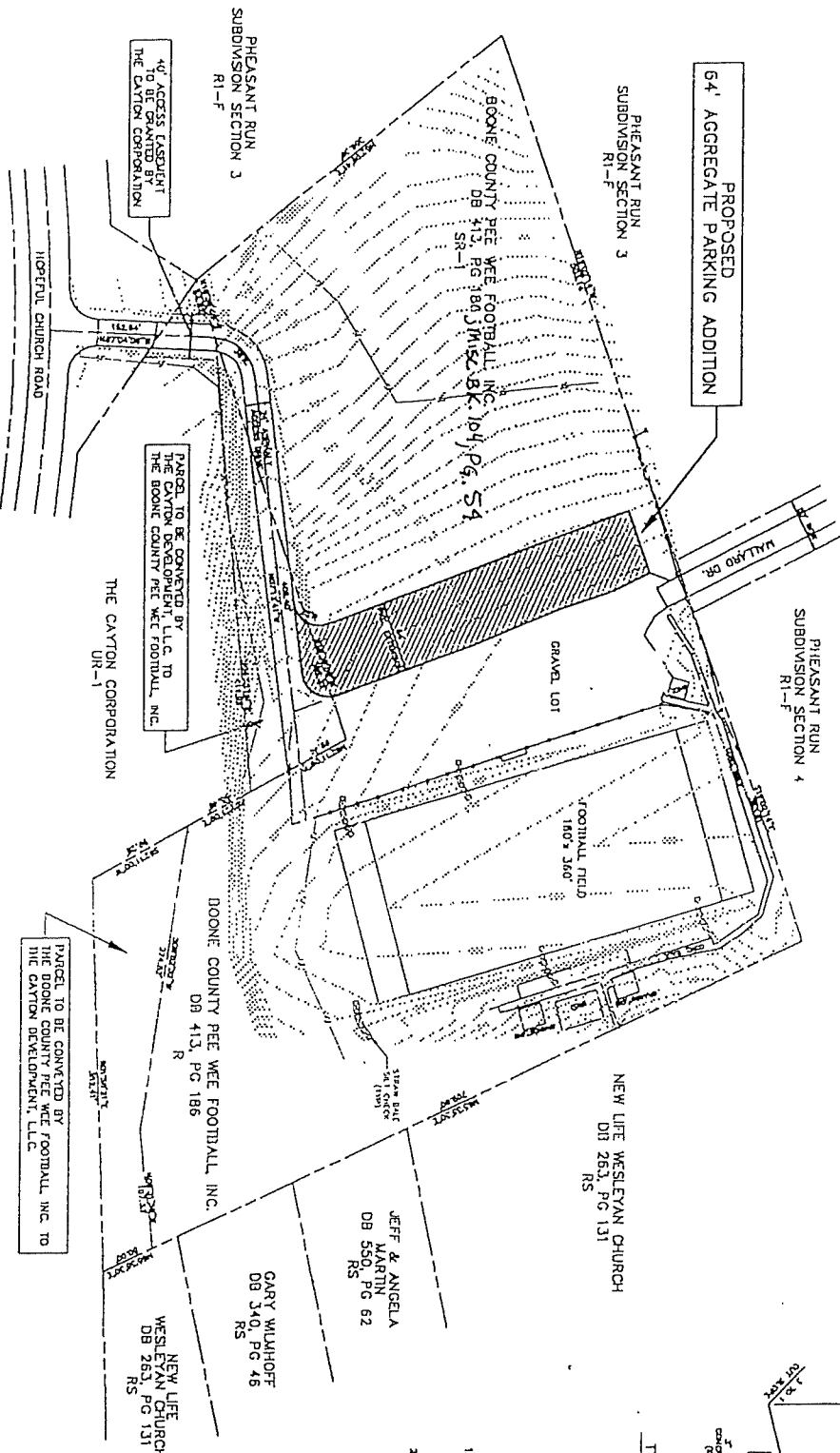


# Boone County Pee Wee Football League



1 inch equals 200 feet  
 Produced by the  
 Boone County Planning Commission  
 GIS Services Division  
 August 7, 1998





- NOTES:
1. THIS PLAN IS FOR GRADING AND THE CONSTRUCTION OF A 24 FOOT WIDE ACCESS DRIVE AS SHOWN ONLY - NO BUILDING, PUBLIC STREET OR UTILITY CONTRIBUTION IS PART OF THIS PLAN.
  2. ALL DISTURBED AREAS SHALL BE SAVED AND RESTORED TO ORIGINAL GRADE CONDITIONS.



*David J. ... 1-17-98*

ACCESS ROAD AND FIELD GRADING PLAN  
FOR  
BOONE COUNTY PEE WEE FOOTBALL LEAGUE

06/01/98 - AMKO ADDITIONAL PARKING AREA  
06/11/97 - REVISD PERI HPC COMMENTS

DATE	BY	DESCRIPTION
06/01/98	AMKO	ADD PARKING AREA
06/11/97	AMKO	REVISD PERI HPC COMMENTS

## Reasons for Request of Conditional Use Permit

We would like to expand our parking lot to allow for the additional cars on Football Saturdays and Sundays during the season. Our season is during the months of September and October every year. We only use the lot and field area for approximately 18 days out of the year. We would like to only place a gravel base on this lot in lieu of paving it with asphalt or concrete. We feel that due to the limited use during the year and the fact that we have an approximate 450' paved driveway that this small amount of additional parking onto a lot that is already a gravel lot will not harm the area. We will not be doing any grading of the lot as the area has already been graded under a previous project. By allowing us to place gravel on this level area that you can see on our site plan, we feel that this will alleviate any potential mud or other deleterious tracking onto Hopeful Church Road.

We would like to make the board aware that last year we stopped accessing the field by the Mallard Drive entrance and are now accessing by Hopeful Church Road. This has greatly reduced the traffic in the Pheasant Run Subdivision thereby reducing the congestion problems for the neighbors to our field.

Since we are a non-profit organization that is in place solely for the enjoyment of more than 500 young men and women in Boone County, we are not financially able to pave our parking lot. Yet the county continues to grow as well as our league causing us to have parking problems on game days. Since we will only use the complex for these approximate 18 days, we hope that you can see fit to grant this request.

# COPY

CLUR # 98-BCBOA-014-A

## CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Boone County Pee Wee Football League  
P.O. Box 141  
Florence, Kentucky 41042

ADDRESS OF PROPERTY

Hopeful Church Road  
Boone County, Kentucky

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Boone County Pee Wee Football

DEED BOOK: 413

PAGE NO.: 186

GROUP NO.: 2039

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

Zoning Map Amendment:  
From \_\_\_\_\_ to \_\_\_\_\_

Conditional Use Permit

Development Plan

Conditional Zoning

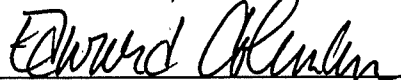
Subdivision Plat  
(Not Recorded)

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

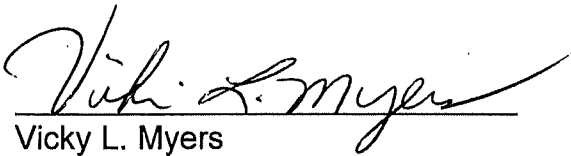
Edward Coleman, Planner

Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

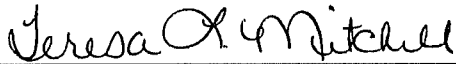
Subscribed, sworn to, and acknowledge before me by Edward Coleman, on behalf of  
the Boone County Planning Commission this 26th day of August 1998.



Vicky 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 12, 1998 Certificate of Land Use Restriction (# 98 BCBOA -014-A), for Boone County Pee Wee Football League, 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 413      PAGE NO. 186      Group No. 2039