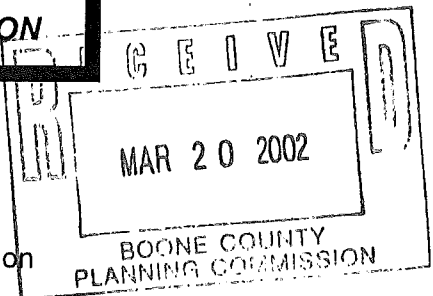


02-BOON-Devel

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) Boone [checked] Florence [checked] Walton [checked] Union [checked]

(Check One) Conditional Use Permit [checked] Variance [checked] Appeal [checked]

3. Applicant's Name JERRY STEFFEN Phone Number (859) 261-1989 Fax No. (859) 261-1987 Applicant's Address 121 W PIKE ST COVINGTON KY 41011

4. Description of Request: EXPANDING SQUARE FOOTAGE OF TOOL RENTAL BUSINESS FROM 5920 sq ft to 17,050. (SEE ATTACHED LETTER)

5. Name of Development STEFFEN TOOL CRIB 6. Location of Development 8920 US 42

7. Acreage Under Review 1.67 8. Lot Number and Name of Subdivision (if part of a subdivision)

9. Owner of Property JERRY STEFFEN Phone Number of Owner (859) 261-1989 10. Address of Property Owner 121 W PIKE ST COVINGTON KY 41011

11. Proposed Use(s) on Site TOOL RENTAL BUSINESS

12. Total Square Footage of Existing and/or Proposed Buildings 5577 EXISTING; 17,54 PROPOSED

13. Current Zoning on Property C-2

14. Deed Book 441/322 Page No. 154/154 Group No. 2040A

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? 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: [Signature]

Property Owner's Signature: [Signature]

(over) questions call - Pete Watters @ 393-8389

**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 3-20-02 Fee Received \$400.00 R# 30784
2. Is application complete? \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
\_\_\_\_\_ **Approved**  
\_\_\_\_\_ **Approved with Conditions** (See #6)  
4-10-02 **Denial** (See #7)
6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_
7. Reasons for Denial: SEE 4-10-02 FBOA  
MEETING MINUTES  
\_\_\_\_\_  
\_\_\_\_\_

**Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountky.org - E-mail**

[www.boonecountky.org](http://www.boonecountky.org)

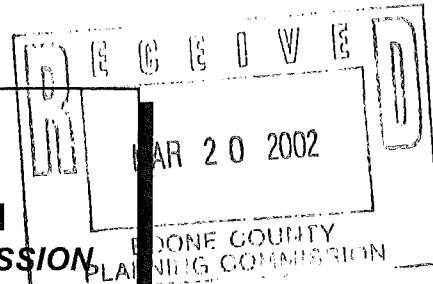
**NOTE:** See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

**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.**

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 [checked] Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_

2. (Check One) Conditional Use Permit [checked] Variance \_\_\_\_\_ Appeal \_\_\_\_\_ Change in Non-Conforming Use \_\_\_\_\_

3. Applicant's Name JERRY STEFFEN Phone Number (859)-261-1989 Fax No. (859) 261-1987 Applicant's Address 121 W. PIKE ST. COVINGTON KY 41011

4. Description of Request: REDUCING REAR YARD SETBACK REQUIREMENT FROM 50' TO 18'-8"

5. Name of Development STEFFEN'S TOOL CRIB

6. Location of Development \_\_\_\_\_

7. Acreage Under Review 1.67

8. Lot Number and Name of Subdivision (if part of a subdivision) \_\_\_\_\_

9. Owner of Property JERRY STEFFEN Phone Number of Owner (859) 261-1989 Address of Property Owner 121 W PIKE ST COVINGTON KY 41011

11. Proposed Use(s) on Site TOOL RENTAL BUSINESS

12. Total Square Footage of Existing and/or Proposed Buildings 5,577

13. Current Zoning on Property C-2

14. Deed Book 441/322 Page No. 154/154 Group No. 2040 A

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: [Signature]

Property Owner's Signature: [Signature]

**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 3-20-02 Fee Received \$538.00 *R# 30782*
2. Is application complete? \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
\_\_\_\_\_ **Approved.**  
\_\_\_\_\_ **Approved with Conditions** (See #6)  
4-10-02 **Denial** (See #7)
6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_
7. Reasons for Denial: SEE 4-10-02 FBOA MEETING  
MINUTES  
\_\_\_\_\_  
\_\_\_\_\_

**Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
  
www.boonecountyky.org**

**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: Jerry Steffen  
LOCATION: 8420 U.S. 42, Florence, Kentucky  
ZONING: Commercial Two (C-2)  
DATE: April 10, 2002

### Proposal

Jerry Steffen is requesting a Change in Non-Conforming use to increase the building square footage of Steffen's Tool Crib and a Variance to reduce the rear yard requirement. The tool rental business is located at 8420 U.S. 42 and is zoned Commercial Two (C-2). Mr. Steffen has proposed the following changes to the property:

- (1) Remove the existing 1,835 square foot office showroom, which fronts on U.S. 42, and replace it with a 2-story office showroom building which is 4,800 square feet in size;
- (2) Construction of a 2-story, 2,400 square addition onto the west side of the shop. The proposed addition would add approximately 800 square feet to the shop and 1,600 square feet of storage space;
- (3) Construction of a 45' x 15' shed roof onto the east side of the shop. The roof is being proposed so that equipment can be stored underneath it; and
- (4) Construction of a 2-story, 6,600 square foot storage building near the rear property line. In order to approve this the building, the Board of Adjustment will also need to grant a variance to reduce the rear yard setback requirement from 50 feet to 19 feet.

Staff has computed that proposal as submitted would increase the building square footage on the lot from 5,577 square feet to 17,542 square feet.

### Applicable Regulations

Article 2, Section 220 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals shall have the power to hear and decide on applications for variances and changes in non-conforming use.

Article 2, Section 250 of the Boone County Zoning Regulations defines a variance "as a departure from the dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247."

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a variance as stated in Section 251 of the Boone County Zoning Regulations:

1. Before any variance is granted, the Board must find that the granting of the variance 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 nuisance to the public, and will not allow an unreasonable circumvention of the requirements contained in the zoning regulations.
  - A. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
  - B. The strict application of the provisions contained in the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
  - C. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
2. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Article 2, Section 270 of the Boone County Zoning Regulations states that it is the intent of the regulations to keep non-conforming lots, uses or structures from being "enlarged or extended beyond the scope and area of its operation at the time it became a legal non-conforming use, nor shall other uses or structures which are prohibited elsewhere in the same district be permitted on lots of non-conforming uses or structures."

Article 2, Section 272 of the Boone County Zoning Regulations states that where, at the time of adoption of this order, legally established, uses of land exist which would not be permitted by regulations imposed by this order, the uses may be continued so long as they remain otherwise lawful, provided the Board shall not allow the enlargement or extension of a non-conforming use beyond the scope and area of its operation at the time these regulations were adopted.

K.R.S. 100.253 allows the following:

1. The lawful use of a building or premises, existing at the time of the adoption of any zoning regulations affecting it may be continued, although such use does not conform to the provisions of such regulations, except as otherwise provided herein.
2. The board of adjustment shall not allow the enlargement or extension of a non-conforming use beyond the scope and area of its operation at the time the regulation which makes its use nonconforming was adopted, nor shall the board permit a change from one (1) nonconforming use to another unless

the new nonconforming use is in the same or a more restrictive classification, provided, however, the board of adjustment may grant approval, effective to maintain nonconforming-use status, for enlargements or extensions, made or to be made, of the facilities of a nonconforming use, where the use consists of the presenting of a major public attraction or attractions, such as a sports event or events, which has been presented at the same site over such period of years and has such attributes and public acceptance as to have attained international prestige and to have achieved the status of a public tradition, contributing substantially to the economy of the community and state, of which prestige and status the site is an essential element, and where the enlargement or extension was or is designed to maintain the prestige and status by meeting the increasing demands of participants and patrons.

3. Any use which has existed illegally and does not conform to the provisions of the zoning regulations, and has been in continuous existence for a period of ten (10) years, and which has not been the subject of any adverse order or other adverse action by the administrative official during said period, shall be deemed a nonconforming use. Thereafter, such use shall be governed by the provisions of subsection (2) of this section.

Article 10, Section 1021 of the Boone County Zoning Regulations does not list heavy equipment tool rental businesses as a principally permitted use in the C-2 zoning district.

Article 11, Section 1141 of the Boone County Zoning Regulations lists heavy machinery and transportation vehicles and equipment as a principally permitted use in the I-2 zoning district.

Article 36, Section 3605 of the Boone County Zoning Regulations states that "improvements to an existing site that include building additions, vehicular use area expansions or loading/unloading area expansions shall be required to bring only the new improvements into compliance with this Article."

Article 36, Section 3635 of the Boone County Zoning Regulations states that "loading/unloading areas, storage areas, utility and mechanical equipment and trash collection areas shall be screened from any public street right-of-way or if visible to an adjoining property. This screening shall be accomplished by continuous solid closed fence, wall, earthen berm, hedging, evergreen plant materials or combination thereof which is high enough to effectively screen the items mentioned above from view. Any wall or fence shall be the same or compatible, in terms of texture and quality, with the material and color of the principle building."

#### Surrounding Land Uses and Zoning

North: Duplex Dwellings on Winthrop Place (SR-2)

South: U.S. 42, Grammas Center (C-2/PD), and a Dentist Office (C-2)

East: Village Drive Shopping Plaza (C-2)

West: AE Door Sales & Service (C-2/PD)

Staff Comments

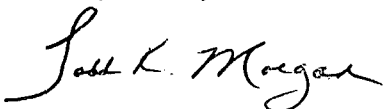
1. The business is non-conforming because the Commercial Two (C-2) zoning district does not permit equipment rental businesses. Rental businesses that deal with light equipment, such as Bobcats, generators, compressors, etc., are permitted in the Commercial Services (C-3) district. Rental businesses that deal with heavy equipment, such as bulldozers, excavators, backhoes, and cranes, are only permitted in the Industrial Two (I-2) zoning district.
2. The Board needs to determine if the proposed buildings and additions constitute an enlargement or extension of the existing non-conforming use. While the request increases the building square footage by 11,965 square feet, it will also allow a great deal of the equipment that currently stored outdoor to be located inside a building or under roof. The outdoor tool and equipment storage areas are non-conforming because they are not screened by solid fences, walls, berms, hedging, or evergreen plant materials.
3. Staff is concerned about the aesthetic appearance of the proposed buildings from U.S. 42 and Winthrop Place. The proposed buildings are composed entirely of split face block, metal siding, and metal roofs and will have an industrial appearance. This is a concern because the existing office showroom which fronts on U.S. 42 is all brick and because Winthrop Place is residentially zoned. If the requests are approved, Staff recommends some conditions pertaining to building design and permitted materials. Staff believes that the storage buildings should use sturdy materials such as masonry or pre-cast with colors and design details that are appropriate for a residential adjacency.
4. Staff is concerned that the proposed building along the rear property line is 26 feet tall because there is already a 20 foot elevation difference between the proposed location (890 feet) and the Winthrop Place cul-de-sac (870 feet). Staff believes that this elevation difference will give the building an overpowering presence on Winthrop Place, especially when considering that the Applicant is seeking a rear yard setback variance from 50 feet to 19 feet. If the Board grants approval of the requests, Staff suggests a condition that would limit the building to single-story construction with an appropriate height limitation.
5. If the Board grants approval, Staff suggests a condition that would require a Type A buffer yard along U.S. 42, and portions of the western property line where a proper driveway aisle can be maintained (minimum of 24 feet). In addition, Staff would suggest another condition which specifically lists the screening which would be required along the rear property line. The proposed rear yard setback variance and retaining walls will makes it impossible for the applicant to install the 30' buffer.
6. If the Board grants approval, Staff suggests a condition which would prohibit tools and equipment from being stored in the front yard of the development.

7. The equipment storage area of the business is currently enclosed with a chainlink fence. Staff would recommend a condition that requires the chainlink fencing to be moved off the western property line. This will allow the required landscaping to be placed on the outside of the fence. In addition, Staff would recommend that the chainlink fencing along the front building line should be brought into compliance with current code (solid fencing). An alternative would be for the applicant to place PVC slatting in the fence to screen the storage area.
8. Florence Public Services has expressed some concern over the width of the curb cut on U.S. 42. The curb cut is 68' wide, while the maximum curb cut allowed today is 35' wide. As a result, Staff would suggest a condition which reduces the size of this curb cut.
9. The gas tank which is shown on the western property line will need to be relocated if the request is approved. The proposed location would place the tank in a 10' wide buffer yard.
10. If the Board grants approval, the Applicant will need to file a Site Plan with the Planning Commission which addresses building setbacks, parking, storm water detention, landscaping, and any pertinent conditions of approval.
11. Please see the attached list of comments from Florence Public Services.

#### Conclusion

KRS 100.253 and Section 220 of the Boone County Zoning Regulations gives the Florence Board of Adjustment and Zoning Appeals the authority to grant the applicant's requests for a Change-in-Non-Conforming Use and a Variance.

Respectfully submitted,



Todd K. Morgan, AICP  
Planner, Zoning Services

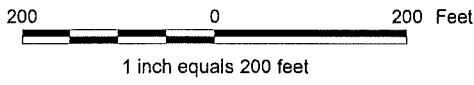
TKM/pr

#### Attachments

- Exhibit A – Site Vicinity Map
- Exhibit B – Letter From Applicant
- Exhibit C – Letter From Florence Public Services
- Exhibit D – Concept Plan
- Exhibit E – Elevation Drawings
- Exhibit F – Zoning Map
- Exhibit G – Topographical Map
- Exhibit H – Applications



# Steffen's Tool Crib Site Vicinity Map



Produced by the  
Boone County Planning Commission  
GIS Services Division  
March 29, 2002



March 4, 2002

Boone County Planning Commission

RE: Steffen's Tool Crib, Inc.  
Remodeling and Improvement of Existing Buildings and Land

Dear Commission:

Steffen's Tool Crib, Inc. is a locally owned small business and has been at its present Florence location for over twenty-five years. Steffen's core business is the sale and rental of tools, machinery and party supplies.

The current building was on the property when it was purchased. In 1984a shop was added to the back of the existing building. Currently, the building is in disrepair and is inadequate for business needs. In order to remain a viable Florence business we propose the following enhancements (in order of construction):

- (1) A 15' x 80' two story addition will be made to the west side of the shop currently attached to the existing building. This will increase the shop area by approximately 800 square feet and provide room for storage.
- (2) The existing office/ showroom will be raised and a new two story office and showroom building will be constructed.
- (3) A shed roof will be attached to the east side of the existing shop.
- (4) Construction of a two-story L shaped building (as per attached plot plan) for storage of existing equipment.

The footprint of the new office/showroom is a 40' x 60' steel building with the first floor in split faced block and the second in steel siding. The new building will be shorter and slightly wider than the current structure, adding approximately 480 sq. ft. The west addition will be of the same construction as the new office/showroom. The shed roof attached to the east side of the building is needed keep rain/snow off equipment, thereby extending the life of the equipment. The new office/showroom building, as well as the

east and west additions meet the current setback requirements. The current use of the buildings will not change.

The two-story L-shaped building referenced in number four above will be constructed on land currently used for outside equipment storage. In order to maintain the existing driveway between the office/showroom and storage building, the construction will require an adjustment to the current rear setback requirements. The land located behind Steffen's is zoned SR-2. However, although an adjustment to setback requirements is being requested, the new building and planned landscaping will be more aesthetically pleasing to the homeowners located in the residential area behind the business. The requested adjustment would allow Steffen's to use its land to its full potential without disruption to current neighbors.

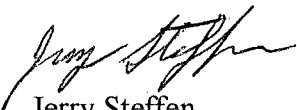
It is possible that in the future the property owned by A-E Garage Door Sales & Service may become available. However, the property is not currently listed for sale and negotiations have not taken place. If the sale comes to fruition, Steffen's would be interested in purchasing the property, perhaps for the party supply rental and sales business. However, no decisions have been made, as the property is not yet available. We would like to proceed with current development plans without consideration to the possible future availability of the adjacent property.

It is requested that the projects outlined in the first three referenced plans be approved while considerations are made for the adjustments required for the L-shaped building referenced in item number four.

Expansion and remodeling of our existing structure will not only add value to our business, but will reaffirm our commitment to providing excellent service to the City of Florence and its residents.

Thank you for your consideration of this proposal. If you have any questions or concerns regarding the project, please contact me at (859) 291-1989 or the contractor, Pete Watkins of Watkins Construction, at (859) 393-8389.

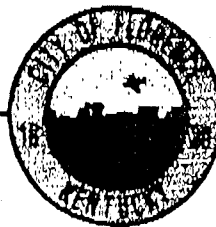
Sincerely,



Jerry Steffen  
Owner  
Steffen's Tool Crib, Inc.

Attachment

*City of Florence*

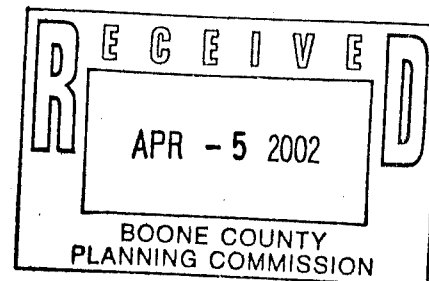


PUBLIC SERVICES DEPARTMENT  
Robert W. Townsend, Director

April 5, 2002

Mr. Todd Morgan  
Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005

Re: Steffen's Tool Crib, Inc.



Dear Mr. Morgan,

The City of Florence has reviewed the site and elevation drawings submitted for the Steffen's Tool Crib, Inc. site redevelopment. It's the City's desire, for a redevelopment project of this magnitude, that the existing site be brought into or as close to compliance with current regulations as possible. There are several issues the redevelopment plans did not address as well as creates some additional concerns.

The following is a list of current uses that are not permitted by the current regulations, and have not been addressed in the redevelopment site plan as reviewed:

1. Non-conforming C-2 land use.
2. Size of the curb cut along U.S. 42 exceeds regulations.
3. Storage of equipment in front parking area.
4. Current buffer yards clearances are not being met.
5. Barb wire along the top of existing chain link fence.
6. The use of gravel as a storage lot pavement.

The following list of concerns reflect issues the City has found with the new redevelopment plans:

1. Plans should show a buffer yard "A" along U.S. 42.
2. Plans should show a buffer yard "A" along the west side of the property.
3. Size of new building requires landscaping buffer up against the structure along three sides.
4. Reduction in the size of the curb cut on U.S. 42.

5. Removal of all equipment storage in front yard. All storage shall be within fenced areas.
6. Removal of barb wire and replacement of fencing around perimeter.
7. Location of the gas tank is not acceptable.
8. Height of storage sheds are not acceptable. These two story storage sheds will tower over neighboring properties located at much lower elevation.
9. The architectural design of the new building and building materials need to be of a concrete masonry unit. Especially the front elevation facing U.S. 42.
10. The City needs storm water calculations for the entire site.
11. Buffer yards along rear and east property lines need to be correct size with proper fencing and landscaping.
12. Chain link fencing fronting U.S. 42 needs at a minimum to have slats to create a visual buffer.
13. Site plan needs to show parking lot requirements.
14. Plans need to show any new signage or modifications to the existing signage.

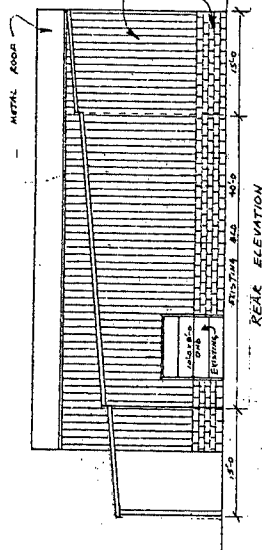
The City is pleased to see Steffen Tool Crib, Inc. interested in the betterment of their site, however the above listed issues needs addressing to insure not only complete compliance with current regulations, but over all improvement to the site and surrounding area.

If you have any questions, please don't hesitate to call (859-647-5416).

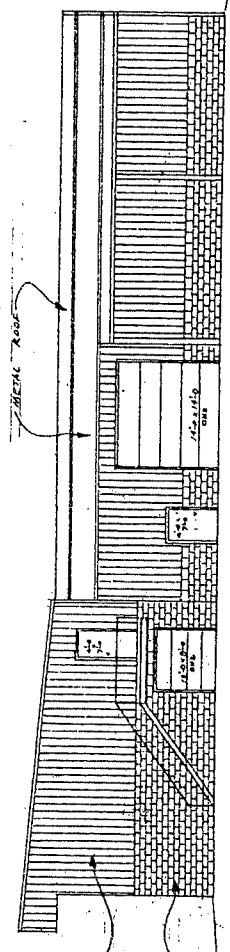
Sincerely,

  
Peter M. Glenn  
Project Manager

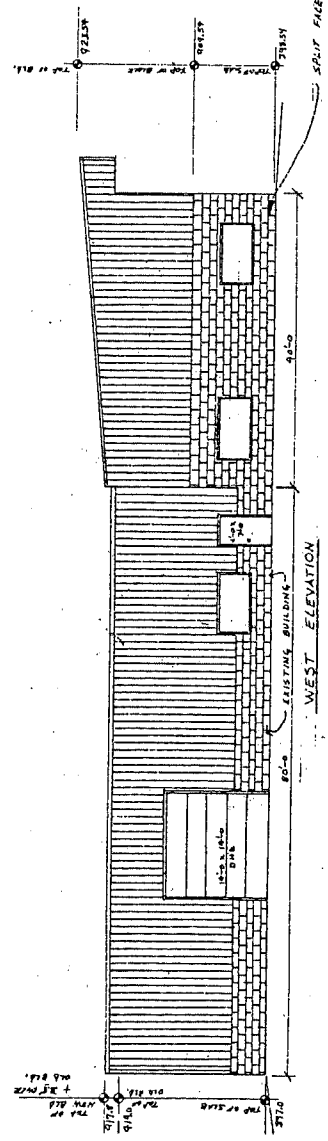




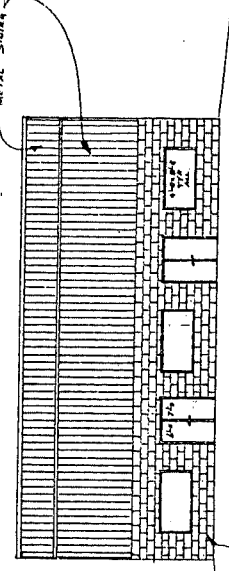
REAR ELEVATION



EAST ELEVATION

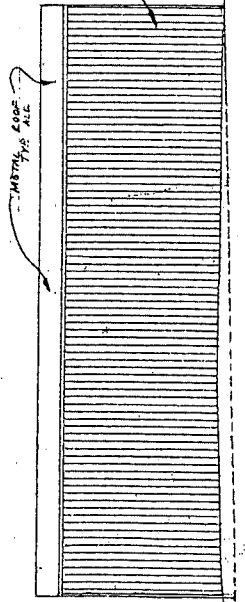


WEST ELEVATION



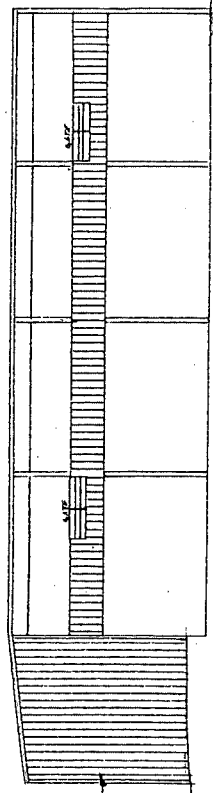
NEW STORE FRONT ELEVATION

STEPHEN TOL CLO		2002-11
8920 WYV. #2	LEBENGE, KY	
DATE	BY	
11/15	WATKINS	
WATKINS CONSTRUCTION CO.		
MURKIN, KY		
ELEVATIONS		

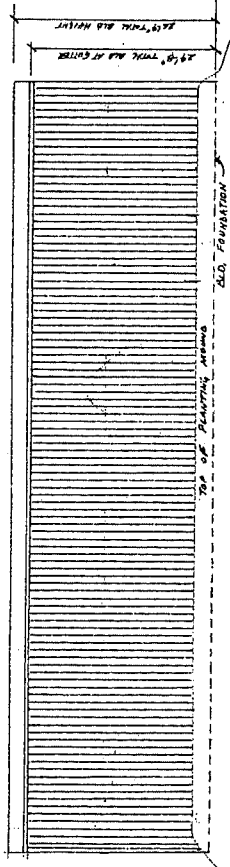


WEST ELEVATION

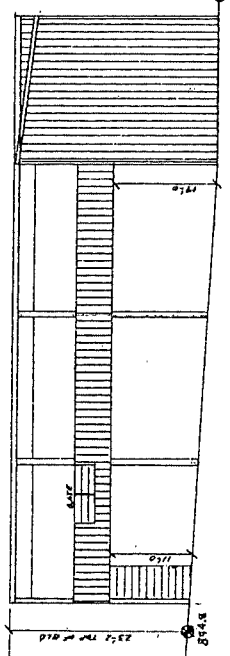
METAL SIDING ALL



SOUTH ELEVATION



NORTH ELEVATION

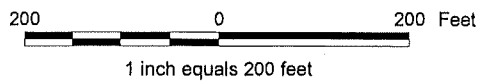


EAST ELEVATION

STEFFEN TOOL CRIB	
8820 US 82	FARMERS KY
4576	2133
WATKINS CONSTRUCTION CO	
UNION KY	
STORAGE SHED	
EAP-50	

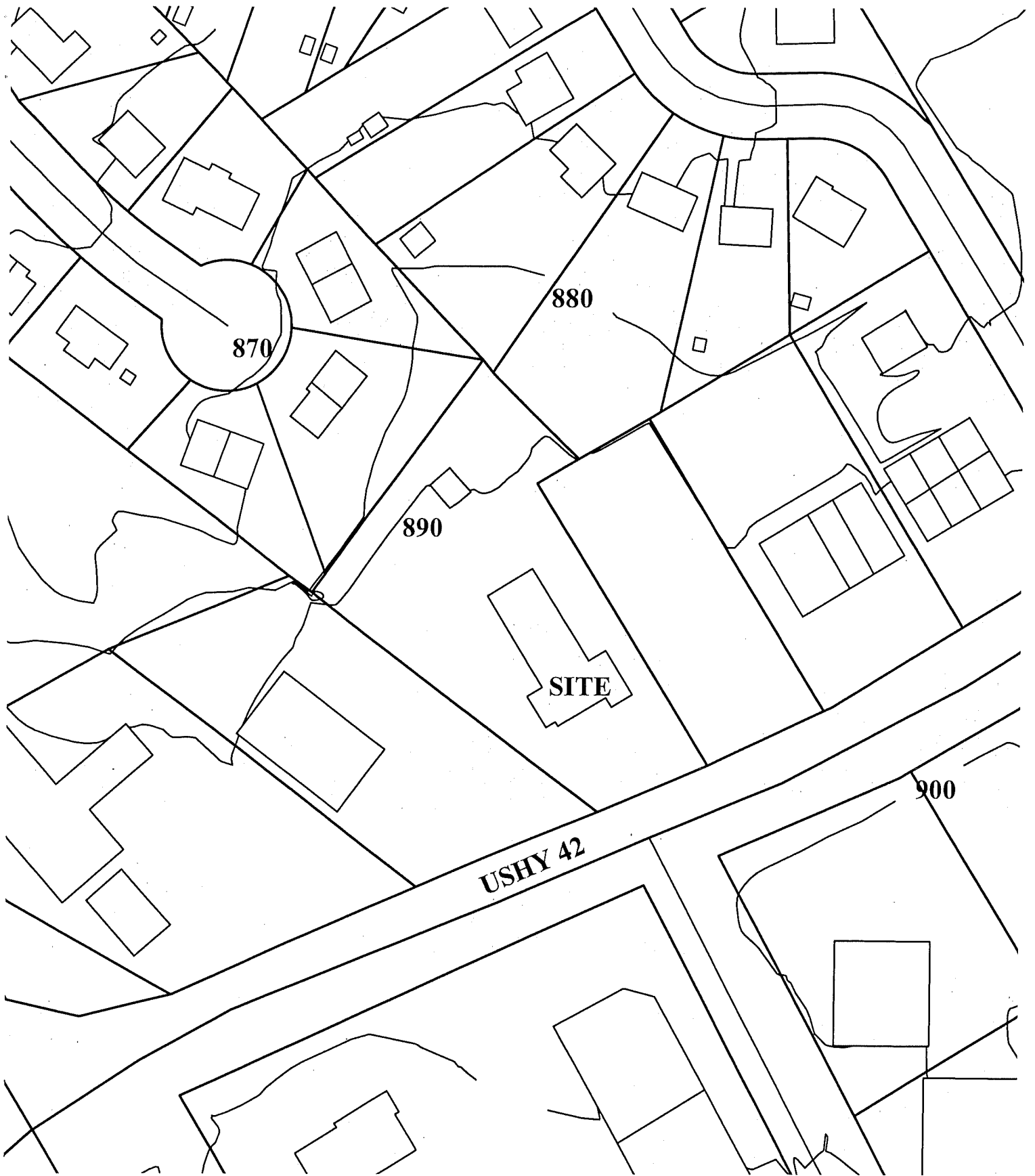


# Steffen's Tool Crib Zoning Map



Produced by the  
Boone County Planning Commission  
GIS Services Division  
March 29, 2002



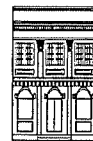


# Steffen's Tool Crib Topographical Map

100 0 100 Feet

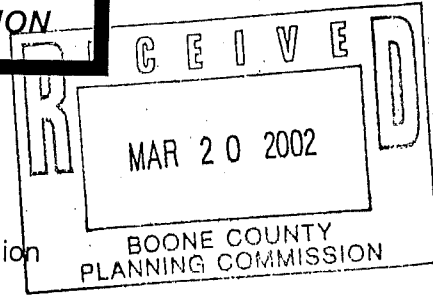
1 inch equals 100 feet

Produced by the  
Boone County Planning Commission  
GIS Services Division  
April 4, 2002



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  
 Change in Non-Conforming Use

3. Applicant's Name JERRY STEFFEN  
Phone Number (859) 261-1989 Fax No. (859) 261-1987  
Applicant's Address 121 W. PIKE ST  
COVINGTON KY 41011  
City State Zip

4. Description of Request: EXPANDING SQUARE FOOTAGE OF TOOL RENTAL BUSINESS FROM 5920 SQ FT TO 17,050. (SEE ATTACHED LETTER

5. Name of Development STEFFEN TOOL CRIB

6. Location of Development 8920 US 42

7. Acreage Under Review 1.67

8. Lot Number and Name of Subdivision (if part of a subdivision)

9. Owner of Property JERRY STEFFEN

Phone Number of Owner (859) 261-1989 10.  
Address of Property Owner 121 W PIKE ST COVINGTON KY 41011  
City State Zip

11. Proposed Use(s) on Site TOOL RENTAL BUSINESS

12. Total Square Footage of Existing and/or Proposed Buildings 5577 ~~EXISTING~~ 17,050 ~~17,54~~ PROPOSED

13. Current Zoning on Property C-2

14. Deed Book 441/322 Page No. 154/154 Group No. 2040A

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? 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.

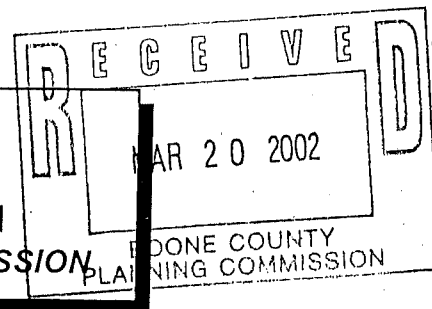
Applicant's Signature: [Signature]

Property Owner's Signature: [Signature]

(over)  
questions call - Pete Watters @  
202-8280

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 JERRY STEFFEN  
Phone Number (859)-261-1989 Fax No. (859) 261-1987  
Applicant's Address 121 W. PIKE ST.  
COVINGTON KY 41011  
City State Zip
- 4. Description of Request: REDUCING REAR YARD SETBACK REQUIREMENTS  
FROM 50' TO 18'-8
- 5. Name of Development STEFFEN'S TOOL CRIB
- 6. Location of Development \_\_\_\_\_
- 7. Acreage Under Review 1.67
- 8. Lot Number and Name of Subdivision (if part of a subdivision) \_\_\_\_\_
- 9. Owner of Property JERRY STEFFEN  
Phone Number of Owner (859) 261-1989 10.  
Address of Property Owner 121 W PIKE ST COVINGTON KY 41011  
City State Zip
- 11. Proposed Use(s) on Site TOOL RENTAL BUSINESS  
5.577
- 12. Total Square Footage of Existing and/or Proposed Buildings ~~57~~ EXISTING ; ~~17,54~~ PROPOSED
- 13. Current Zoning on Property C-2
- 14. Deed Book 441/322 Page No. 154/154 Group No. 2040 A
- 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? 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: x [Signature]

Property Owner's Signature: x [Signature]