

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

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 PATRICK PARENTO  
Phone Number 859-466-1764 Fax No. \_\_\_\_\_  
Applicant's Address 8390 St. Louis Blvd  
Union ky 41091  
City State Zip
- 4. Description of Request: Reducing 35' rear set back to 21'  
to allow covered porch
- 5. Name of Development 8390 St. Louis Blvd, Union, ky 41091
- 6. Location of Development: same as above
- 7. Acreage Under Review .36
- 8. Lot Number and Name of Subdivision (if part of a subdivision) \_\_\_\_\_
- 9. Owner of Property Patrick Parento  
Address of Property Owner 8390 St. Louis Blvd Phone No. 859-466-1764
- 10. Union ky 41091  
City State Zip
- 11. Proposed Use(s) on Site House with covered porch
- 12. Total Square Footage of Existing and/or Proposed Buildings Covered Porch 540'sq
- 13. Current Zoning on Property SR-1/PD
- 14. Deed Book 978 Page No. 149 Group No. 2038A
- 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? \_\_\_\_\_
- 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.

ORIGINAL Property Owner's Signature: [Signature]  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature]  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**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 5-22-12 Fee Received \$63200 Receipt # 64891
2. Is application complete?  Yes  No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
\_\_\_\_\_  
6/13/12 **Approved**  
**Approved with Conditions** (See #6)  
**Denial** (See #7)
6. Conditions of Approval: SEE FBOA Meeting Minutes  
AND CIVR  
\_\_\_\_\_  
\_\_\_\_\_
7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
www.boonecountyky.org - Web Page**

**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: Patrick Parento

LOCATION: 8390 St. Louis Boulevard

ZONING: Suburban Residential One/Planned Development (SR-1/PD)

DATE: June 13, 2012

### Proposal

The applicant is requesting a Variance to reduce the required 35' rear yard setback to 21' so he can construct a covered patio onto the back of his house. The proposed structure will cover an existing 20' x 27' concrete patio pad that is located immediately behind his house. The submitted plans show that the covered patio will have cultured stone and cedar columns, a cultured stone fireplace, and a shingle roof that will match the house (see attachments).

### Site History

1999 - Orleans North is rezoned to Suburban Residential One/Planned Development (SR-1/PD) and Public Facilities (PF). The approved Concept Plan and narrative indicate that single-family residential dwellings will be constructed on 12,000 square foot lots in Area H. The building setbacks are approved as 35' front, 35' rear, and 5' minimum - 15' total side yards.

2006 - A Zoning Permit is issued allowing the construction of a single-family residential dwelling. The house is shown with a 36.15 foot front yard setback and 39.91 foot rear yard setback.

2012 - A Zoning Permit is issued to allow the construction of a deck onto the back of the house.

### Applicable Regulations

Section 250 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. A variance is defined 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.

Section 3123 of the Boone County Zoning Regulations states that open structures such as porches, canopies, balconies, platforms, carports, covered patios, and similar architectural projections which occupy space three (3) or more feet above the general ground level of the yard shall be considered parts of the building to which attached and shall not project into the required minimum front, side, or rear yard. Chimneys, overhangs and gutters may extend up to two and one-half (2½) feet into a required front, side, or rear yard. However, such extensions into a required yard shall not impede, disrupt, or interfere with storm water flow and may need to be cantilevered above grade or necessitate the construction of a storm pipe system with drainage structures or other improvements to provide adequate site drainage.

#### Site Characteristics

The 0.36 acre property is located on the southwest corner of St. Louis Boulevard and Lapalco Court in Orleans North Subdivision. The property contains a two-story single-family residential dwelling with a basement. The house is constructed with brick, vinyl siding, and asphalt shingles. A 20' x 27' concrete patio is located immediately behind the house. The patio is buffered by a large number of evergreen and deciduous plantings. The topography of the parcel falls from approximately 840' above sea level at the street intersection to 830' above sea level at the southwest property line. The property adjoins other single-family residential lots in Orleans North.

#### Staff Comments

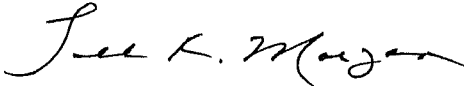
- 1. The request is a 40% reduction of the 35 foot rear yard setback requirement. Staff asked the applicant to consider if the length of the covered porch could be reduced so a greater rear yard building setback can be achieved.
- 2. Staff made the applicant aware that Orleans North has a Home Owners Association and that he should speak to them about their approval process.
- 3. Adjoining properties to the north and west are still owned by a developer and are undeveloped.
- 4. While taking pictures of the site, Staff noticed that the two households to the southeast had attached decks (one of them is covered). Staff reviewed the Zoning Permits for these structures and found that they complied with the 35 foot rear yard setback requirement.
- 5. Staff normally recommends a landscape buffer to be installed along the rear property line for such requests. In this particular case, the owners have already installed a large number of plantings to screen the existing patio from the rear and corner side property lines. Staff would like the applicant to address if this landscaping will be retained once construction is complete.

6. Staff recommends that the Board should analyze the Variance criteria before acting on the request.
7. Staff recommends the following conditions if the request is approved:
  - A. The covered patio shall be constructed per the submitted plans.
  - B. The evergreen and deciduous plantings along the corner side and rear property line are required plantings and shall be documented before Zoning Approval is granted for the covered patio.

Conclusion

KRS 100.241 and Section 250 of the Boone County Zoning Regulations gives the Florence Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

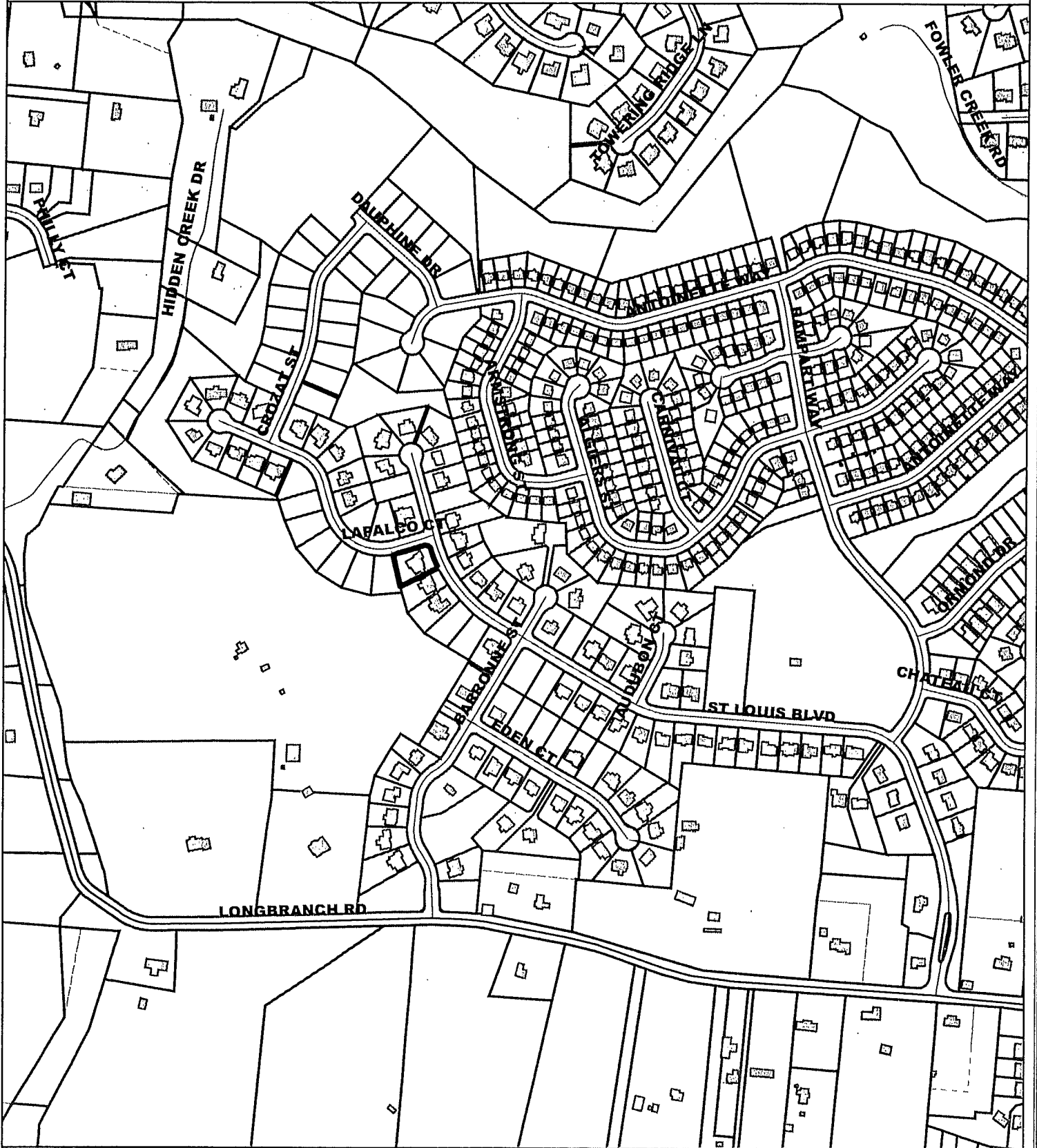
TKM/dw

Attachments

- \*Site Vicinity Map
- \*Proposed Plot Plan
- \*Covered Patio Plans
- \*Zoning Map
- \*2009 Aerial Map
- \*Topographical Map
- \*1999 Orleans North Zone Change (Area Map and Development Standards)
- \*5/12/06 Zoning Permit
- \*4/10/12 Zoning Permit
- \*Application

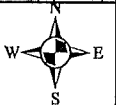
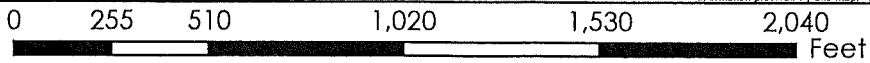
# SITE VICINITY MAP

www.boonecountygis.com



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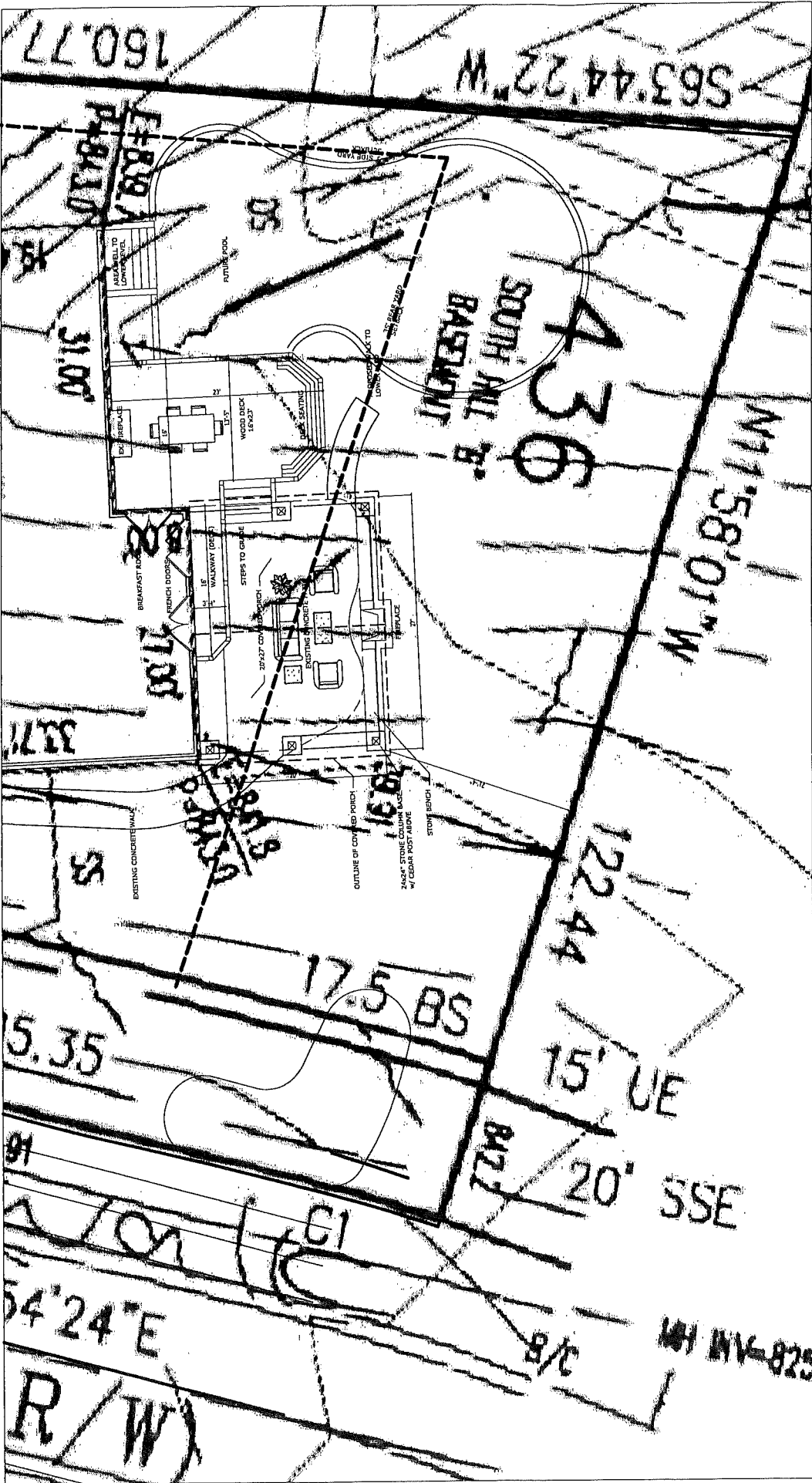
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**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 01/01/2008

Boone County GIS  
ArcMap Document: \*mxd



SITE PLAN 1" = 10'-0"

TAYLOR DESIGN  
 2113 BLANKENBECKER DRIVE  
 FLORENCE, KENTUCKY 41042  
 859-647-1267

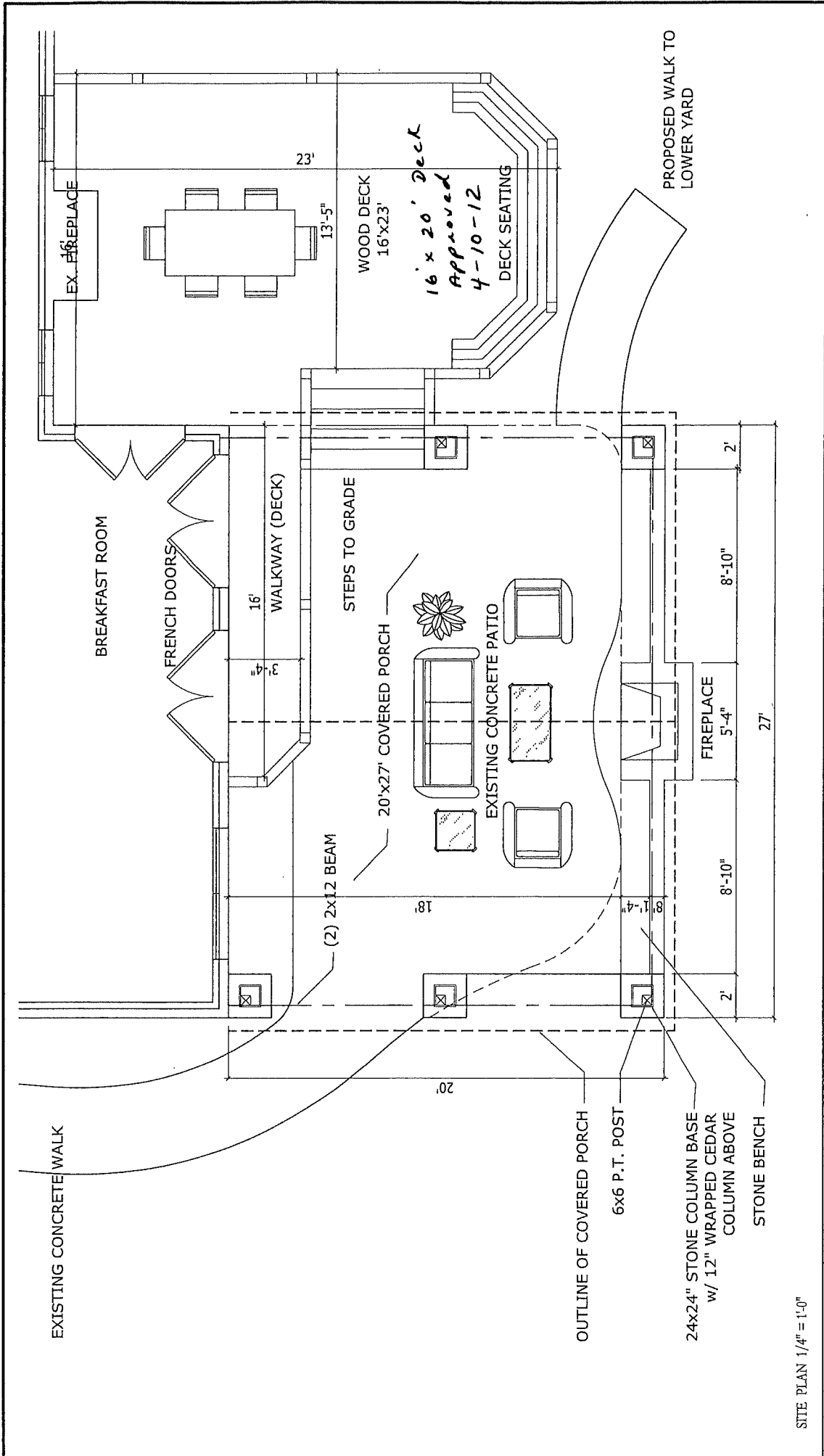
PARENTO RESIDENCE  
 CONCEPT PLAN (ALT. 2)

PARENTO RESIDENCE  
 8390 ST. LOUIS BLVD.  
 FLORENCE, KENTUCKY 41042  
 JULY 24, 2011

SHEET  
 L1

NOTES

- ① 16' x 20' Deck Approved 4-10-12
- ② Future Pool Not Part of Proposal



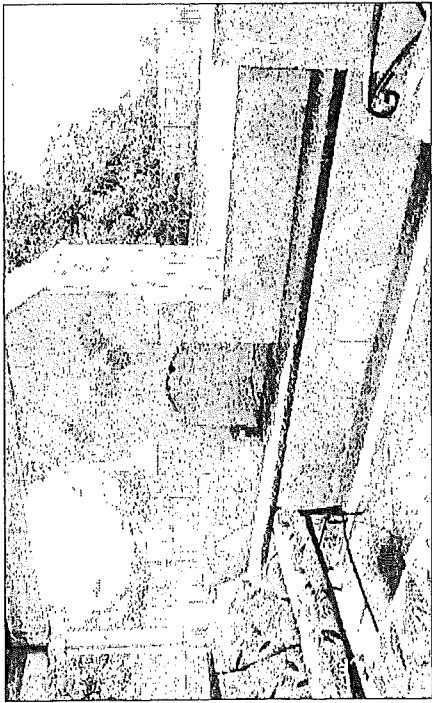
**PARENTO RESIDENCE**  
CONCEPT PLAN (ALT. 2)

PARENTO RESIDENCE  
8390 ST. LOUIS BLVD.  
FLORENCE, KENTUCKY 41042  
JULY 11, 2011

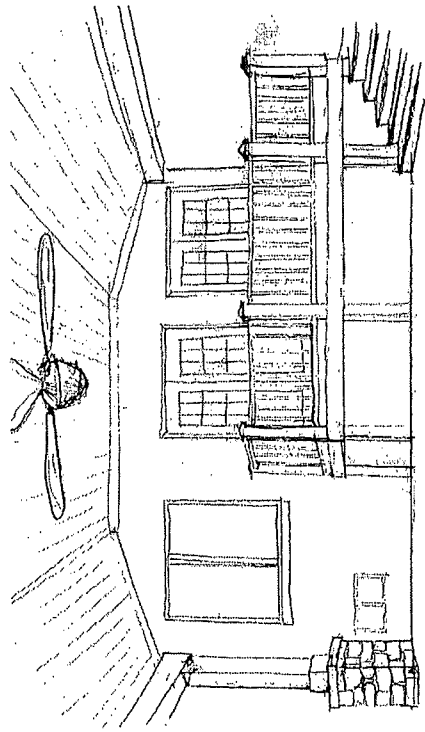
SHEET  
**L1**

SITE PLAN 1/4" = 1'-0"

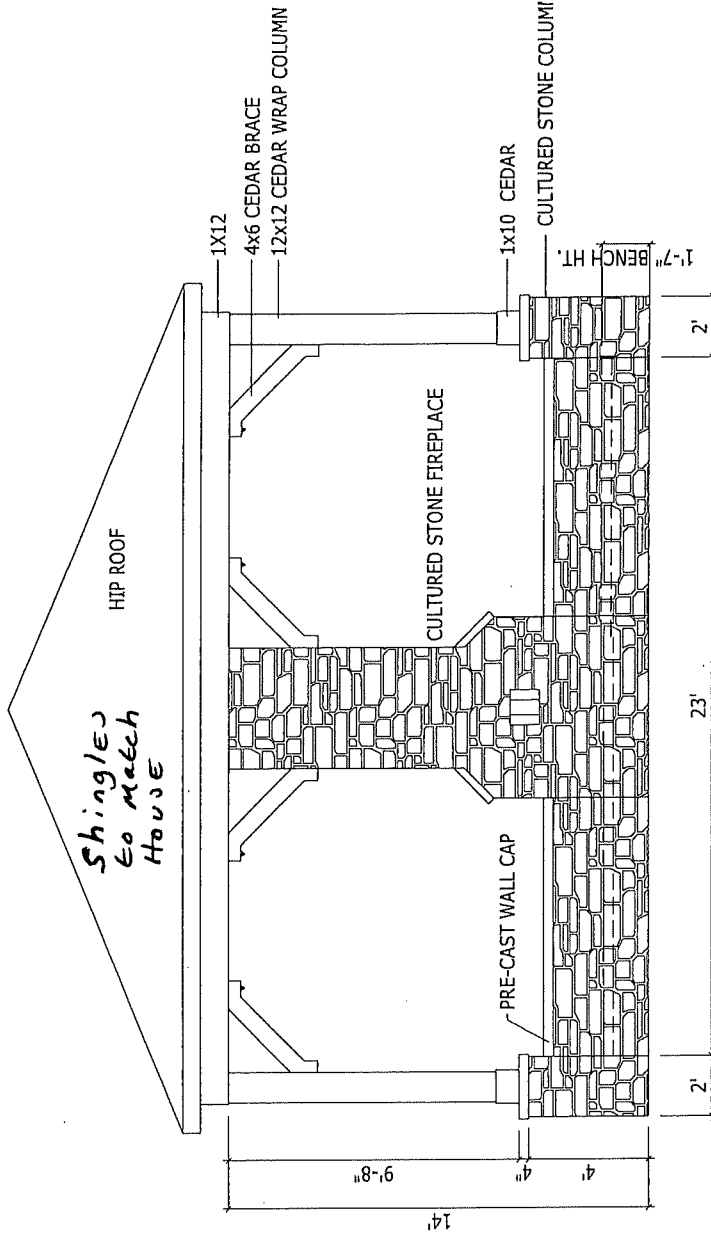
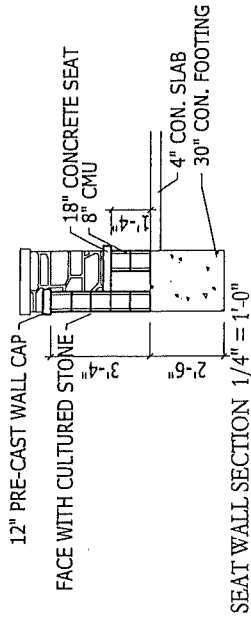
TAYLOR DESIGN  
2113 BLANKENBECKER DRIVE  
FLORENCE, KENTUCKY 41042  
859-647-1267



FIREPLACE EXAMPLE



COVERED PORCH INTERIOR



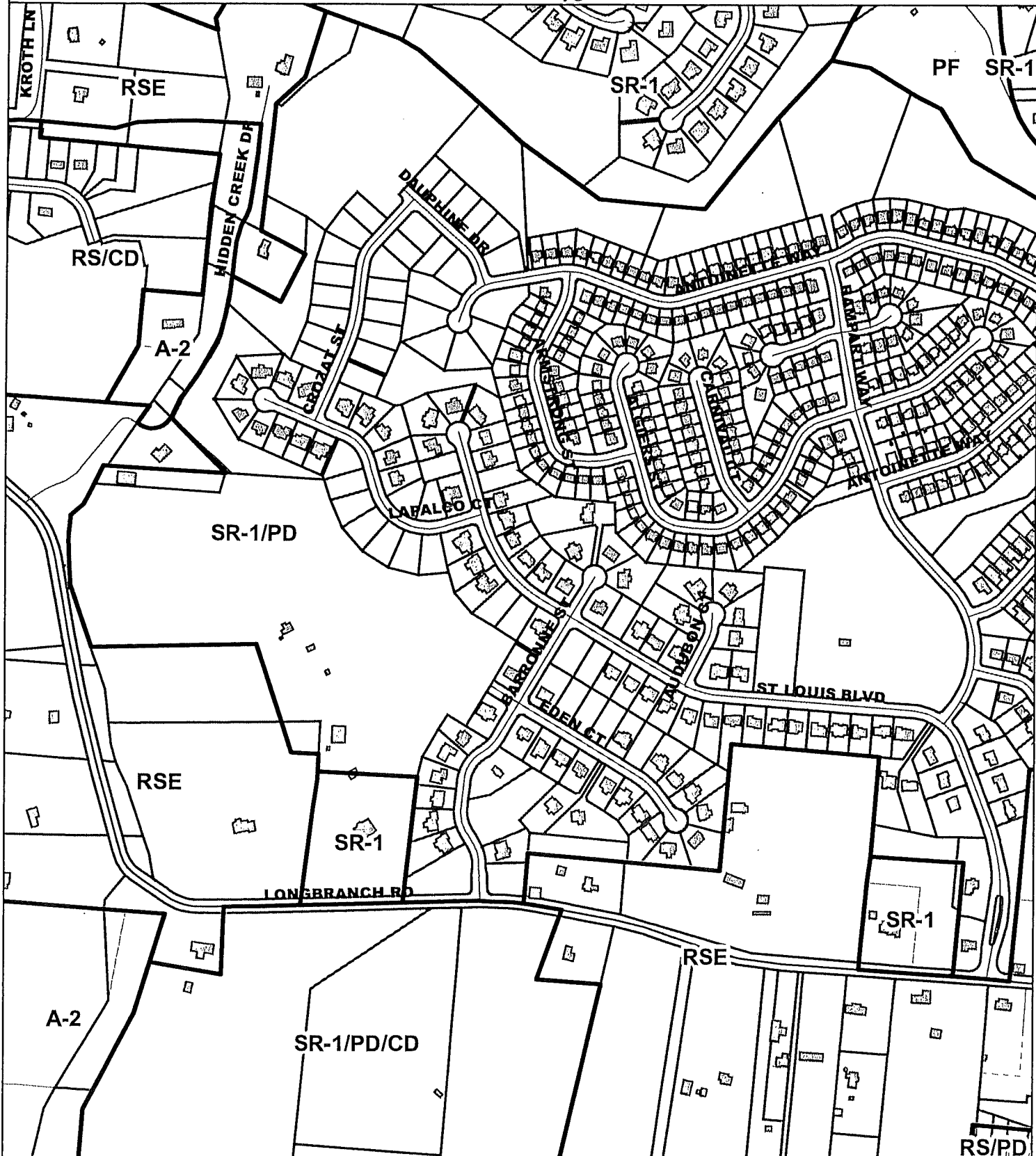
TAYLOR DESIGN  
2115 BLANKENBECKER DRIVE  
FLORENCE, KENTUCKY 41042  
859-647-1267

PARENTO RESIDENCE  
CONCEPT PLAN (ALT. 2)

PARENTO RESIDENCE  
8390 ST. LOUIS BLVD.  
FLORENCE, KENTUCKY 41042  
JULY 11, 2011

# ZONING MAP

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0 8,750 17,500 35,000 52,500 70,000

Feet

1 inch = 83,333 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



# 2009 AERIAL MAP

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0 8,750 17,500 35,000 52,500 70,000

Feet

1 inch = 83,333 feet

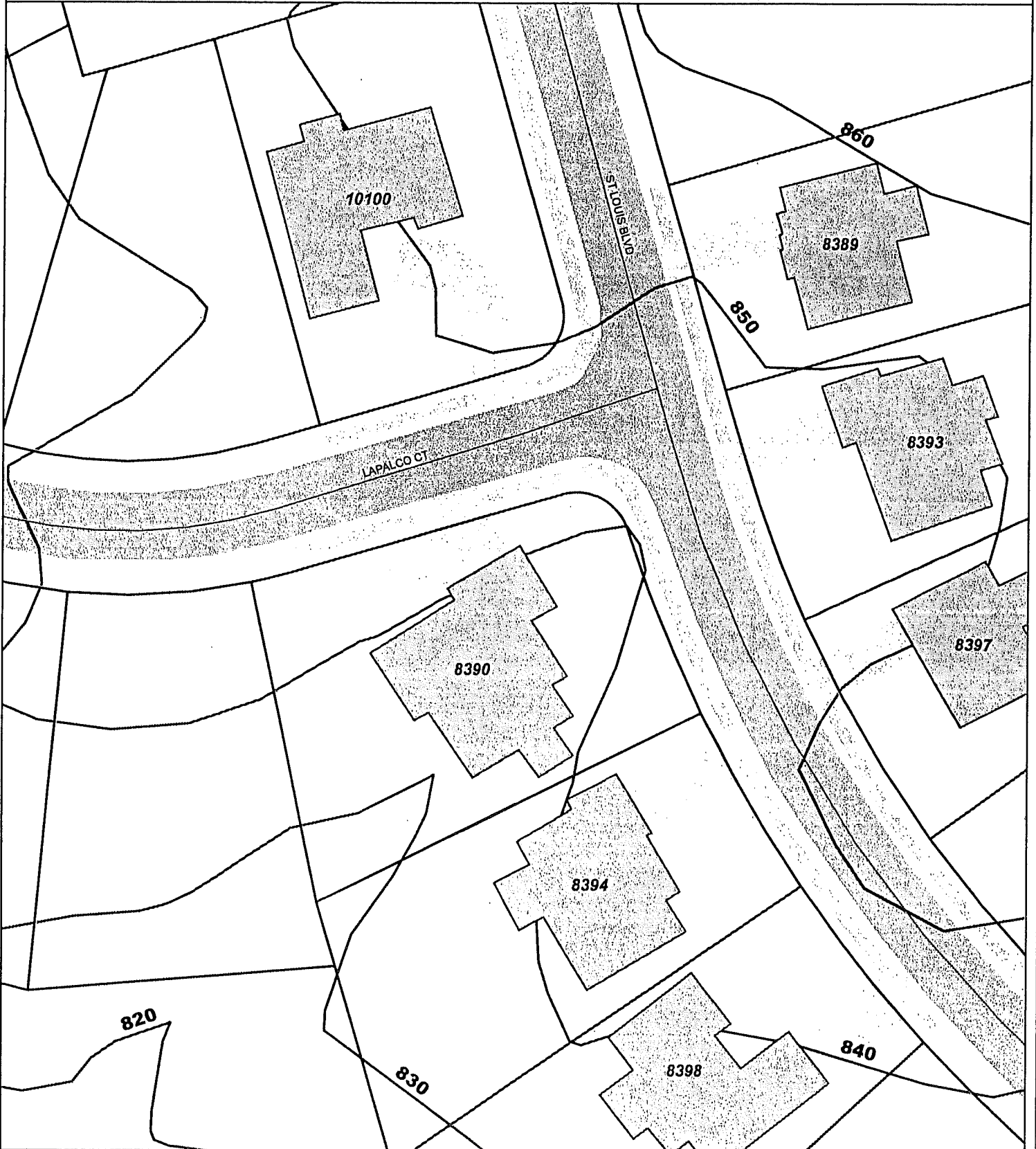


**Boone County GIS - Putting Northern Kentucky on the Map**



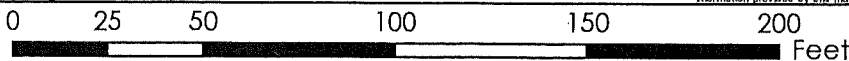
# TOPOGRAPHICAL MAP

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1 Inch = 50 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



**\* Dimensional Standards for Residential Areas**

Areas	Minimum Lot Size	Minimum Frontage	Maximum Height	Front	Minimum Yard Setbacks		
					Rear	Side	
* A, B & H	12,000 s.f.	80 ft.	45 ft.	35 ft.	35 ft.	5 ft. min. - 15 ft. total	
C, D & E	10,000 s.f.	70 ft.	45 ft.	30 ft.	30 ft.	5 ft. min. - 15 ft. total	
F, G, I & J	4,000 s.f.*	50 ft.	45 ft.	20 ft.	20 ft.	0 ft. min. - 10 ft. total	

\*Minimum lot size for 50' minimum lot width areas targeted by Developer to be marketed toward entry level housing shall be 5,500 s.f. Entry level homes shall have a two-car garage.

**Street Standards**

The subcollector primary streets shown on the Concept Plan shall be constructed to the following minimum standards: right-of-way width, minimum of 50 ft. wide; pavement width, a minimum of 24 ft. wide with shoulder/ditch typical street section (no parking) or a minimum of 28 ft. wide with curb and gutter typical street section (parking limited to one side); maximum street grade, 10%. Lots fronting on subcollector streets will have a minimum of 80 foot frontage and a minimum front yard building setback of 40 feet. The number of building lots permitted direct driveway access to the subcollector street in Longbranch Park South shall be limited to 29 building lots. The bridge and subcollector street in Longbranch Park South shall be constructed prior to occupancy of homes in Longbranch Park North. Within the residential areas, local, cul-de-sac and court streets shall be permitted to be constructed to the following minimum standards:

Street Type	Right-of-way Width	Minimum Pavement Width	Maximum Street Grade
Local	50 ft.	25 ft.	12%
Cul-de-sac	50 ft.	25 ft.	12%
Court (service 6 lots or less)	42 ft.	22 ft.	12%

The proposed subcollector streets may be constructed with either a curb and gutter typical street section and/or shoulder/ditch typical street section. Local, cul-de-sac and court streets shall all be constructed with curb and gutter typical street section. Additional roadway system design features may include rotaries, eyebrows and landscaped medians. Sidewalk shall be required on both sides of proposed subcollector streets, except where such streets are constructed with bicycle pathways, which shall be limited to one side. Sidewalks shall be required on both sides of local streets and cul-de-sac streets with more than 25 lots and shall be required on one side of cul-de-sac streets and court streets. All sidewalks shall be constructed to a minimum width of 4 feet. All bicycle pathways shall be constructed to a minimum width of 8 feet, per County Subdivision Regulation standards. Local streets, cul-de-sac streets and court streets may be constructed as private streets. Court streets may utilize the turn-around details for dead-end streets shown on the attached Exhibit "A".

BUILDING ADDRESS OR LOCATION: St. Louis Blvd  
Lot 436 Orleans

**NOTICE**

I certify that what is submitted is true and accurate and I or we understand and agree that all construction work will be performed in accordance with this Zoning Permit Application, the Boone County Zoning Regulations and the Boone County Subdivision Regulations.

NAME AND ADDRESS OF APPLICANT (PLEASE PRINT): Ryland Homes  
4660 Duke Dr Ste 100 Mason, OH 45040

APPLICANT'S SIGNATURE: Ryland Debbie Grant As Ste 100  
 Authorized by Property Owner Mason, OH 45040

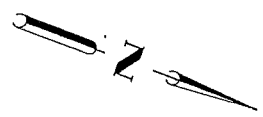
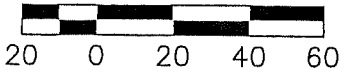
DATE 5/11/06 PHONE NUMBER: 513-339-2127

This Portion of the Application to be Completed  
 the Boone County Planning Commission

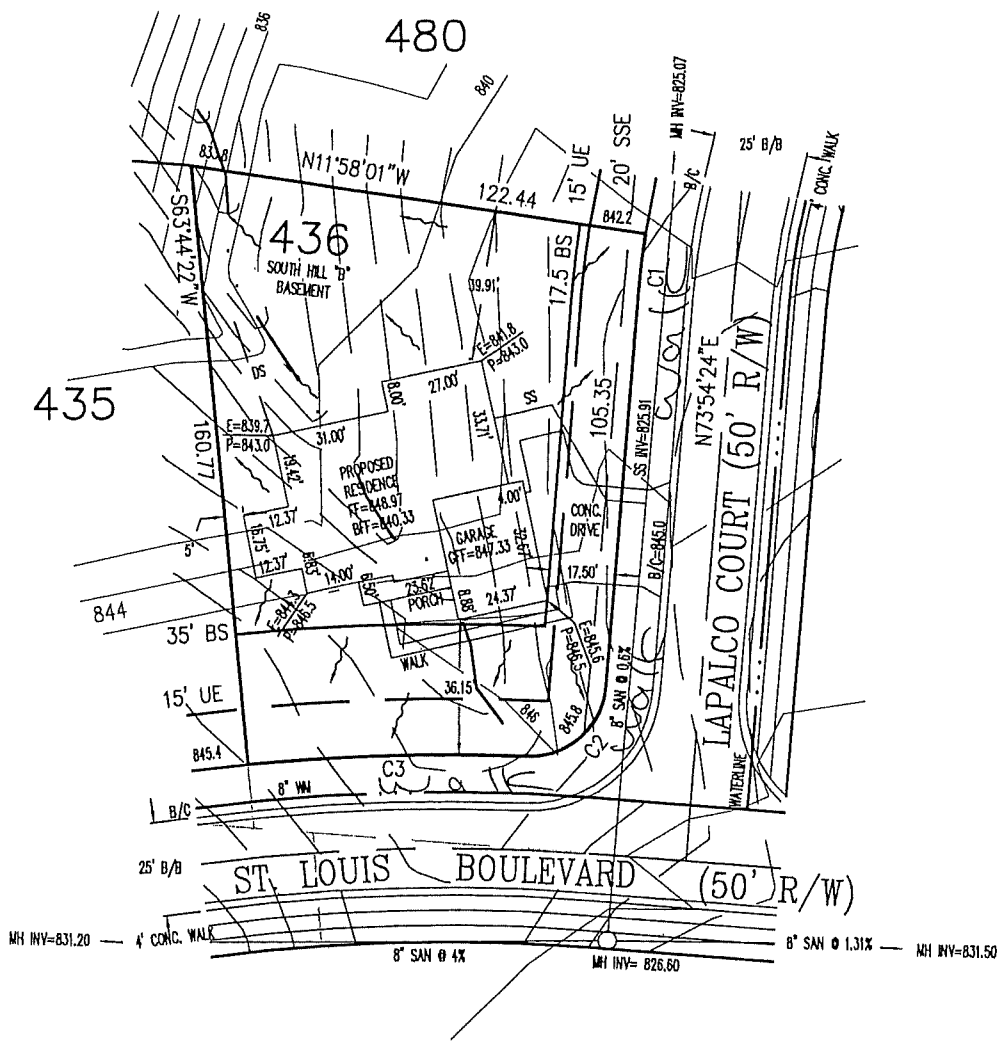
Zoning District	<u>SR1/PD</u>	Date	<u>5/12/06</u>	Fee	<u>75</u> <del>\$50.00</del>	Farm Exempt
Approved	<input checked="" type="checkbox"/>	Denied	<input type="checkbox"/>		\$20.00	(No Fee)
Staff Reviewer	<u>Rudy Corbett</u>		Address/Location		<u>8390 St Louis Blvd</u>	
Subdivision	<u>Orleans - North</u>					
Lot #	<u>436</u>	Section #	<u>5</u>	Block/Phase #		

Type of Improvement	
<input checked="" type="checkbox"/> Single Family Residence	<input type="checkbox"/> Detached Garage
<input type="checkbox"/> Duplex	<input type="checkbox"/> Garage Addition
<input type="checkbox"/> Three Family	<input checked="" type="checkbox"/> Porch or Deck
<input type="checkbox"/> Apartment (# units _____)	<input type="checkbox"/> Barn or Shed
<input type="checkbox"/> Townhouse (# units _____)	<input type="checkbox"/> Swimming Pool
<input type="checkbox"/> Mobile Home	<input type="checkbox"/> Tenant Finish
<input type="checkbox"/> Residential Addition	<input type="checkbox"/> Other:
Jurisdiction	
<input type="checkbox"/> Boone County	<input checked="" type="checkbox"/> Florence
<input type="checkbox"/> Walton	<input type="checkbox"/> Union
Post Office	
<input type="checkbox"/> Burlington	<input type="checkbox"/> Florence
<input type="checkbox"/> Walton	<input checked="" type="checkbox"/> Union
<input type="checkbox"/> Hebron	<input type="checkbox"/> Verona
<input type="checkbox"/> Petersburg	<input type="checkbox"/> Erlanger
<input type="checkbox"/> Crittenden	
Group # <u>2038A</u>	Census Tract # <u>703.97</u>

PA 50042  
**RECEIVE**  
**MAY 11 2006**  
 BOONE COUNTY  
 PLANNING COMMISSION



Water Service	X	ft.
Sanitary Service	45.8	ft.
Sidewalk	X	sq. ft.
Driveway	962.0	sq. ft.
Approach	142.5	sq. ft.
Seed	4152.8	sq. ft.
Sod	9924.1	sq. ft.



INFORMATION FROM CONSTRUCTION DRAWINGS.

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND SANITARY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

Prior to construction, a geotechnical report shall be obtained by the builder. Apex assumes no responsibility for soil conditions.

C1	C2	C3
L=16.20	L=30.70	L=74.36
R=225.00	R=20.00	R=525.00

SETBACKS  
 REAR YARD=35'  
 SIDE YARD=5' MIN.-15' TOTAL

STATE of KENTUCKY  
 KENNETH R.  
 COMBS  
 3164  
 LICENSED  
 PROFESSIONAL  
 LAND SURVEYOR

PROJECT No. FRENCHQUARTER

DWG No. 060210PA

DATE: 03/16/06	RYLAND HOMES	EXHIBIT "A"
----------------	--------------	-------------

**PLOT PLAN**  
 LOT 436 (15861.7 SF)  
 THE FRENCH QUARTER AT ORLEANS SEC.-5  
 CITY OF FLORENCE  
 BOONE COUNTY, KENTUCKY  
 SCALE: 1"=40'  
 DRAWN: JWC  
 CHECKED: KC

**ENGINEERING & SURVEYING, INC.**  
 1068 NORTH UNIVERSITY BLVD. MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991 FAX - (513) 424-6202

BUILDING ADDRESS OR LOCATION: 8390 St. Louis Blvd, Union Ky 41091

**NOTICE**

I certify that what is submitted is true and accurate and I or we understand and agree that all construction work will be performed in accordance with this Zoning Permit Application, the Boone County Zoning Regulations and the Boone County Subdivision Regulations.

NAME AND ADDRESS OF APPLICANT (PLEASE PRINT): PATRICK PARENTO  
8390 St. Louis Blvd, Union Ky 41091

APPLICANT'S SIGNATURE: [Signature]  
 As Authorized by Property Owner

DATE 4-10-12 PHONE NUMBER: 859-466-1764

\*\*\*\*\*

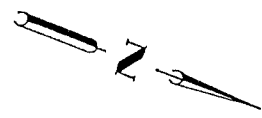
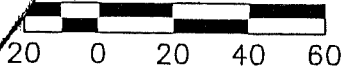
This Portion of the Application to be Completed  
 the Boone County Planning Commission

Zoning <u>SR-1/PP</u>	Date <u>4-10-12</u>	Fee <u>pp</u>	<input checked="" type="checkbox"/> \$90.00	Farm Exempt
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied		<input checked="" type="checkbox"/> \$45.00	(No Fee)
Staff Reviewer <u>R. Johnson</u>	Address <u>8390 St. Louis BLVD</u>			
Subdivision <u>Orleans - North</u>				
Lot # <u>436</u>	Section # <u>5</u>	Block/Phase #		

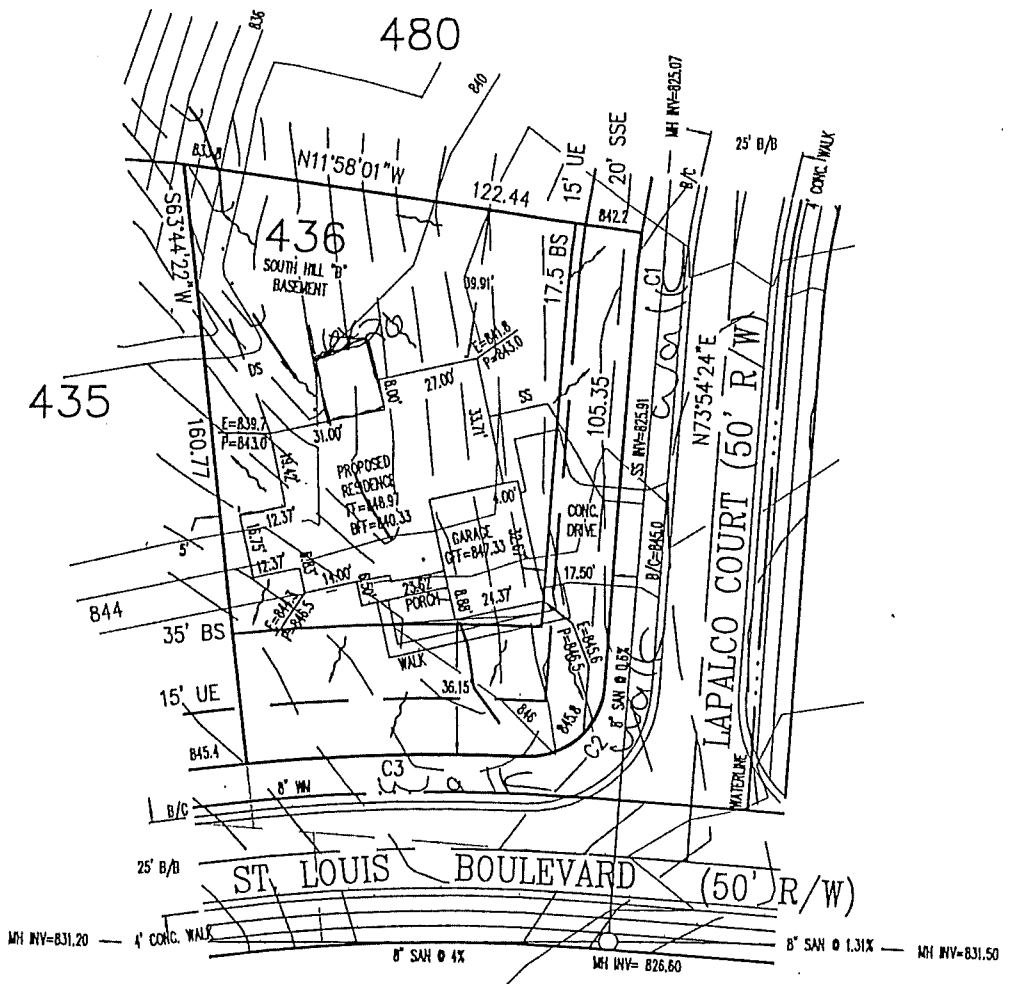
Type of Improvement			
<input type="checkbox"/> Single Family Residence	<input type="checkbox"/> Detached Garage		
<input type="checkbox"/> Duplex	<input type="checkbox"/> Garage Addition		
<input type="checkbox"/> Three Family	<input checked="" type="checkbox"/> Porch or Deck		
<input type="checkbox"/> Apartment (# units )	<input type="checkbox"/> Barn or Shed		
<input type="checkbox"/> Townhouse (# units )	<input type="checkbox"/> Swimming Pool		
<input type="checkbox"/> Mobile Home	<input type="checkbox"/> Tenant Finish		
<input type="checkbox"/> Residential Addition	<input type="checkbox"/> Other:		
Jurisdiction			
<input type="checkbox"/> Boone County	<input checked="" type="checkbox"/> Florence		
<input type="checkbox"/> Walton	<input type="checkbox"/> Union		
Post Office			
<input type="checkbox"/> Burlington (41005)	<input checked="" type="checkbox"/> Florence (41042)		
<input type="checkbox"/> Walton (41094)	<input type="checkbox"/> Union (41091)		
<input type="checkbox"/> Hebron (41048)	<input type="checkbox"/> Verona (41092)		
<input type="checkbox"/> Petersburg (41080)	<input type="checkbox"/> Erlanger (41018)		
<input type="checkbox"/> Crittenden (41030)	<input type="checkbox"/> Independence (41051)		
Group # <u>2038a</u>		Census Tract # <u>703.07</u>	

R#164616

**RECEIVED**  
 APR 10 2012  
 BOONE COUNTY  
 PLANNING COMMISSION



Water Service	X	ft.
Sanitary Service	45.8	ft.
Sidewalk	X	sq. ft.
Driveway	962.0	sq. ft.
Approach	142.5	sq. ft.
Seed	4152.8	sq. ft.
Sod	9924.1	sq. ft.



**INFORMATION FROM CONSTRUCTION DRAWINGS.**

CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF WATER AND SANITARY SERVICES BEFORE CONSTRUCTION.

ALL ELEVATIONS ARE EXISTING UNLESS SPECIFIED WITH AN "E" FOR EXISTING OR A "P" FOR PROPOSED.

UNLESS F.F.E., M.O.E. OR M.B.E. ARE FIELD VERIFIED BY AN ENGINEERING FIRM, CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE FINISH FLOOR ELEVATION.

A STANDARD FORMULA WAS USED TO DETERMINE FINISH FLOOR GRADE. FINAL FINISH FLOOR ELEVATION IS CONTRACTOR'S RESPONSIBILITY.

Prior to construction, a geotechnical report shall be obtained by the builder. Apex assumes no responsibility for soil conditions.

C1	C2	C3
L=16.20	L=30.70	L=74.36
R=225.00	R=20.00	R=525.00

SETBACKS  
 REAR YARD=35'  
 SIDE YARD=5' MIN.-15' TOTAL

PROJECT No. FRENCHQUARTER  
 RYLAND HOMES

STATE of KENTUCKY  
 KENNETH R.  
 COMBS  
 3164  
 LICENSED  
 PROFESSIONAL  
 LAND SURVEYOR

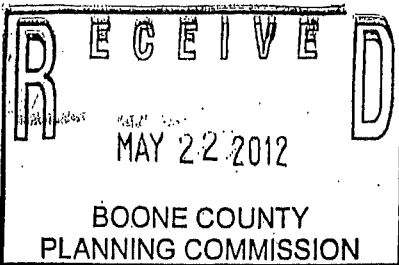
DWG No. 060210PA  
 EXHIBIT "A"

DATE: 03/16/06

**PLÓT PLAN**  
 LOT 436 (15861.7 SF)  
 THE FRENCH QUARTER AT ORLEANS SEC.-5  
 CITY OF FLORENCE  
 BOONE COUNTY, KENTUCKY

SCALE: 1"=40'      DRAWN: JWC      CHECKED: KC

**ENGINEERING & SURVEYING, INC.**  
 1068 NORTH UNIVERSITY BLVD.    MIDDLETOWN, OHIO 45042  
 PH.-(513) 424-5202 OR (513) 932-8991    FAX - (513) 424-6202



APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

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 [ ]
3. Applicant's Name: PATRICK PARENTO, Phone Number: 859-466-1764, Applicant's Address: 8390 St. Louis Blvd, Union, KY 41091
4. Description of Request: Reducing 35' rear set back to 21' to allow covered porch
5. Name of Development: 8390 St. Louis Blvd, Union, KY 41091
6. Location of Development: Same as above
7. Acreage Under Review: .36
8. Lot Number and Name of Subdivision:
9. Owner of Property: Patrick PARENTO, Address of Property Owner: 8390 St. Louis Blvd, Union, KY 41091, Phone No. 859-466-1764
10. Proposed Use(s) on Site: House with covered porch
11. Total Square Footage of Existing and/or Proposed Buildings: Covered Porch 540'sq
12. Current Zoning on Property: SR-1/PD
13. Deed Book: 978, Page No. 149, Group No. 2038 A
14. Is the site subject to a zone change?
15. Have you submitted a Site Plan with this request?
16. Have you submitted a list of adjoining property owners with this request?
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: [Signature] (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature] (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

Copy

CLUR #12-FBOA-006-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Patrick Parento  
8390 St.Louis Blvd  
Union, KY 41091

2. ADDRESS OF PROPERTY

8390 St.Louis Blvd  
Union, KY 41091

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Patrick Parento

4. DEED BOOK 978

PAGE NO. 149

GROUP NO. 2038A

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

Zoning Map Amendment:  
From  To

Conditional Use Permit

Development Plan

Conditional Zoning

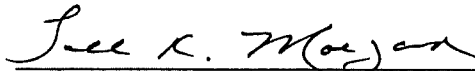
Subdivision Plat  
(Not Recorded)

Other:

Variance

6. 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  
2950 WASHINGTON STREET, ROOM 317  
P.O. BOX 958  
BURLINGTON, KENTUCKY 41005



SIGNATURE OF COMPLETING OFFICIAL

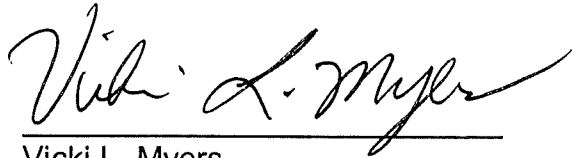
Todd K. Morgan, Senior Planner, Zoning Services  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan

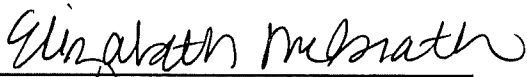
on behalf of the Boone County Planning Commission this 19th day of June, 2012.



Vicki L. Myers  
Vicki L. Myers  
Notary ID 438411  
NOTARY PUBLIC, State at Large

My commission Expires:  
April 17, 2015

This instrument was prepared for recording purposes only by:



Elizabeth McGrath  
Elizabeth McGrath  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
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 approved by the Florence Board of Adjustments and in accordance with the current zoning in effect as of June 13, 2012 Certificate of Land Use Restriction (#12-FBOA-006-A), for Patrick Parento, Property Owner(s).

The following conditions will apply:

1. The covered patio shall be constructed per the submitted plans and elevation drawing. However, the French doors shown on the back of the house are not required.
2. The evergreen and deciduous plantings along the corner side and rear property line are required plantings and shall be documented before Zoning Approval is granted for the covered patio.
3. The Home Owners Association approval documentation will be submitted to Staff at the time of Zoning Permit application is submitted.

The approved Variance as well as the preceding conditions apply to the property described in:

DEED BOOK 978

PAGE NO. 149

GROUP NO. 2038A