

APPLICATION FOR ZONING ACTION

TO:

- Boone County Planning Commission
- City of Florence Board of Adjustment
- Boone County Board of Adjustment
- City of Union Board of Adjustment
- City of Walton Board of Adjustment
- Zoning Enforcement Officer

FOR:

- Zoning Text Amendment
- Comprehensive Plan Change
- Preliminary Plat Review
- Conditional Use Permit
- Concept Development Plan Change
- Preliminary Development Plan
- Change of Non-Conforming Use
- Design Review Board and Certificate of Appropriateness
- Zoning Map Amendment
- Planned Development Overlay Change
- Improvement Plat Review
- Final or Deed Plat Review
- Site Plan Review
- Historic District Overlay
- Appeal or Variance
- Sign or Zoning Permit

Applicant: Florence Auto Sales, Inc. DBA Boone Auto Sales

Owner

Address: 7544 BURLINGTON PIKE FLORENCE

Agent

Telephone: 525-0111

Location: 203 MAIN ST FLORENCE

Name of Property Owner: HIGHLAND PETROLEUM

Address of Property Owner: 1075 SOUTH YUKON, LAKEWOOD, COLO, 80226

Zoning District: C-2

Area in Acres: _____

Deed Book: 234 Page Number: 215 Group Number: 2043 A

Description of Request: TO ADD A 12 X 12 TO EXISTING BUILDING

Applicant's Signature: Larry Barnett Sec/Treas FAS INC.

Property Owner's Signature: SEE LEASE AGREEMENT

FOR PLANNING COMMISSION USE ONLY

Application Fee: 234.00 Date Received: 1/14/86 By: D. Brewer

Referred To: Castro Meeting Date: _____

Action Taken: _____ Date of Action: _____

STAFF REPORT

APPLICANT: Florence Auto Sales, Inc.
LOCATION: 203 Main Street
ZONE: Commercial Two
DATE: February 12, 1986

The applicant is requesting a Conditional Use Permit to allow for the expansion of the sales office for their business. This activity is listed as a conditional use of the Commercial Two zoning district under Article 9, Section 923 and was granted approval by the board in October of last year.

The property is currently in use as a used car lot. To the north is the Y.M.C.A. property and the building which houses the Florence Post Office and several commercial uses. To the west is the Roberts and Hudson Tire Company and to the south is Hugh's Oyster House. The Boone County Comprehensive Plan Land Use Map shows the future land use of the subject tract and adjoining properties to the south and west as commercial. The property to the north is planned for public facilities.

The submitted plan indicates a 12 foot by 12 foot addition to the existing building. This addition would not have any impact on the Conditional Use Permit or the attached conditions previously granted by the board. No other changes or alterations are being requested.

Should the board decide to approve this request, I would have no recommendations for conditions to the plan.

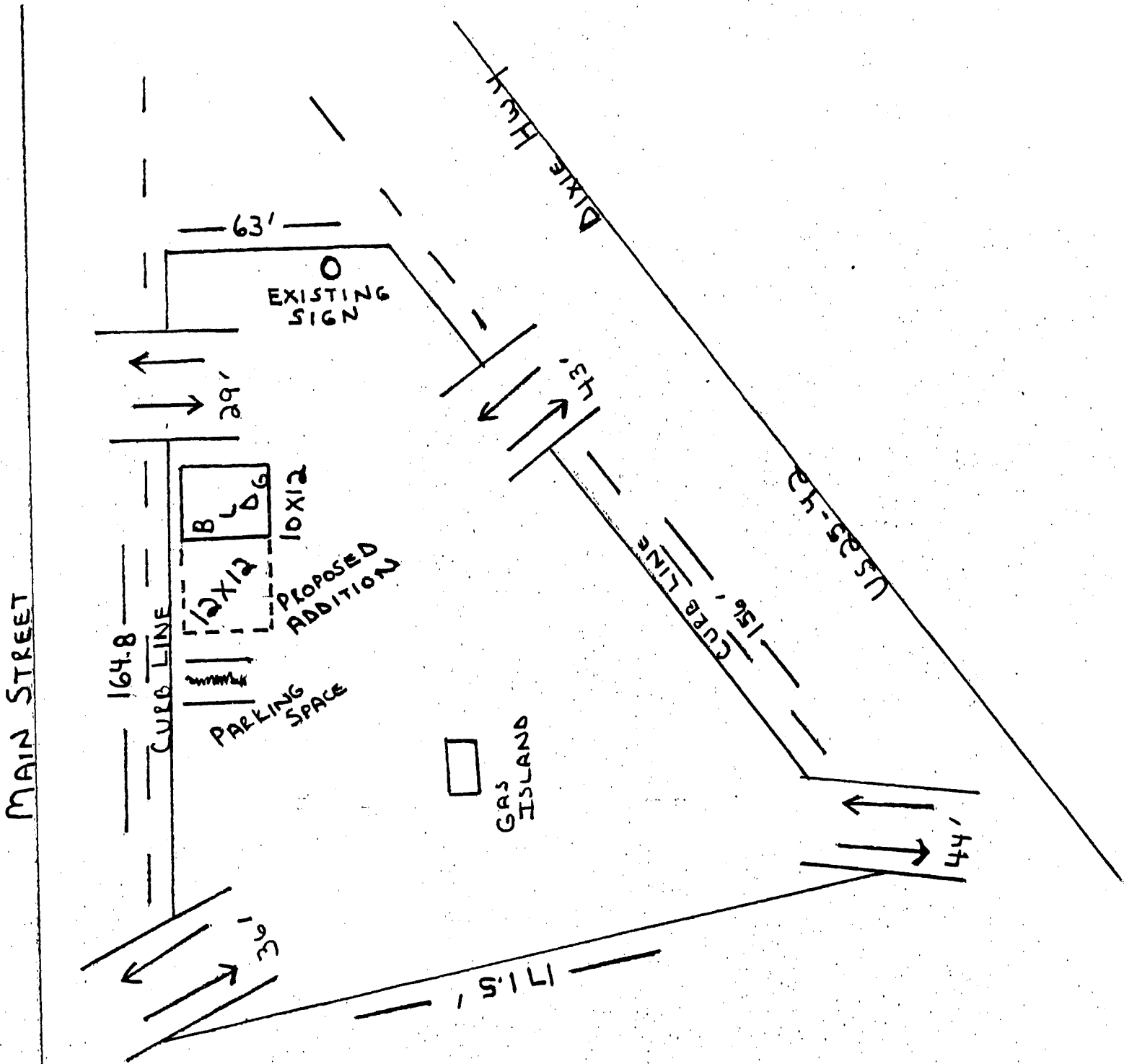
Respectfully Submitted,



Ralph Hopper
Plans Examiner

Florence Auto Sales, Inc.

7544 Burlington Pike • Florence, Kentucky 41042 • (606) 525-0111



ROBERTS + HUDSON

FLORENCE BOARD OF ADJUSTMENT MINUTES

FEBRUARY 12, 1986

7:30 P.M.

Vice-Chairman Archie Bolton called the meeting to order. Roll call was taken by staff member Ralph Hopper. Three members present. Absent: Chairman Holland and Mrs. Lanigan. Atty. Dale Wilson was also present.

Chairman Holland arrived.

Chairman Holland moved to postpone action on the January 12th and 21st, 1986 Florence Board of Adjustment Minutes. The motion was seconded by Mr. Wilder.

Chairman Holland proceeded to the item on the agenda.

Conditional Use Permit

A request of Florence Auto Sales, Inc., DBA Boone Auto Sales for a Conditional Use Permit to construct an addition to the sales office for their business located at 203 Main Street, Florence. The property is currently zoned Commercial Two, C-2.

Mr. Larry Barnett, representative for Florence Auto Sales, explained the need for the Conditional Use which was to expand their office facility.

Mr. Wilder inquired about the driveways that were suppose to be closed according to the previously granted Conditional Use Permit.

Mr. Barnett stated the driveways would be closed and noted the gas tanks had already been removed as part of the conditions on the original Conditional Use Permit.

Mr. Bolton inquired if the proposed building to be constructed would be similar to the existing building.

Mr. Barnett responded affirmatively.

Mr. Wilder inquired of the limit on the number of cars permitted on the lot.

Mr. Barnett stated they had been limited to thirty-five (35) cars as a condition to the original approval.

Mr. White moved to approve the Conditional Use Permit for a 12 x 12 addition to the office of Florence Auto Sales located at 203 Main Street, Florence, Ky. The motion was seconded by Chairman Holland.

Atty. Wilson inquired if the previous conditions would remain.

Mr. White agreed the previous conditions be made part of the motion.

After further discussion, the motion carried unanimously.

Chairman Holland noted consideration of the adoption of the By-Laws would be postponed until March, 1986 to allow time for the Board members to review them.

Chairman Holland moved the meeting adjourn. The motion was seconded by Mr. Wilder. After further discussion, the motion carried unanimously.

The meeting adjourned.

CHARLES HOLLAND, CHAIRMAN

ATTEST:

DEE ANN BREWER, ADMINISTRATIVE ASSISTANT