



Residential Rental

10. Proposed Use(s) on Site: \_\_\_\_\_

11. Total Square Footage of Existing and/or Proposed Buildings: 1745 sq. ft.

12. Current Zoning: FMS

13. 

<u>1159</u>	<u>314</u>	<u>2041B</u>
Deed Book	Page	Group Number

14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: \_\_\_\_\_

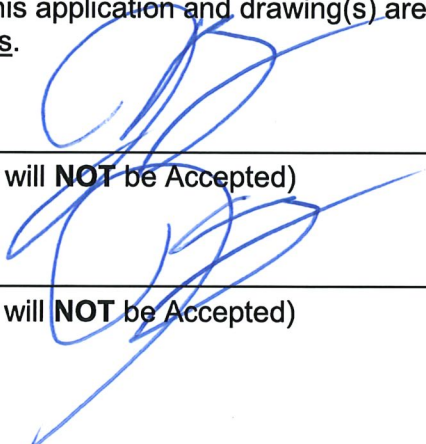
15. Have you submitted a Site Plan with this request:  Yes  No

16. Have you submitted a list of adjoining property owners with this request:  Yes  No

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:** \_\_\_\_\_  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

**ORIGINAL Applicant's Signature:** \_\_\_\_\_  
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)



**SECTION B:** (To be completed by Planning Commission staff)

1. Date Received: 5/17/22 Fee Received: \$966 Receipt #: 86224

2. Is application complete: \_\_\_\_\_

3. Staff Reviewer: Todd Morgan

4. Scheduled Board Action Date: 6/8/22

5. Board Action: \_\_\_\_\_

\_\_\_\_\_ Approved

Approved with Conditions (see #6)

\_\_\_\_\_ Denial (See #7)

6. Conditions of Approval: ① Planning Commission staff and the applicant's engineer shall determine how much shrubbery is appropriate near the deck once the site plan application is submitted for review.

7. Reasons for Denial: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: 859-334-2196 Fax: 859-334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## STAFF REPORT

#1

APPLICANT: Brewer Family Revocable Trust

LOCATION: 268 Main Street, Florence, Kentucky

ZONING: Florence Main Street (FMS)

DATE: June 8, 2022

### PROPOSAL

The applicant is requesting a Variance to reduce the 10 feet perimeter landscaping buffer yard requirements. The submitted plan shows that two parking stalls will be leased and removed from the Double Take Salon parking lot and that three new parking spaces will be constructed behind the apartment building located at 268 Main Street. The proposed parking lot is shown 2.5 feet from the northeast property line, 5.3' from the northwest property line, and 6.5 feet from the southwest property line.

### PERTINENT SITE HISTORY

On January 5, 2021, the Zoning Administrator wrote the applicant a letter outlining how the building could be used and the parking that was required.

The submitted plan indicates the building was converted into two apartments. One apartment is a one-bedroom and the other is a studio.

### APPLICABLE REGULATIONS

- A. Section 250 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to hear and decide on applications for variances.
- B. Section 250 of the Boone County Zoning Regulations defines a variance as a departure from 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.
- C. The Board should evaluate the request as it relates to the criteria necessary for granting a Variance as stated in Section 251 of the Boone County Zoning Regulations.
  1. Findings listed in Section 251:

- a. 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 a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:
  - (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
  - (2) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
  - (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
- b. 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.

D. Section 2300 of the Boone County Zoning Regulations states the intent of the Florence Main Street District is as follows:

The Florence Main Street (FMS) District consists of an eclectic mix of buildings dating from the 1840s to the 2000s with a range of uses, building types, and architectural styles. The core of pre-1960 structures in Stringtown, as the area was once called, is complemented by later buildings that provide context and reflect the history of Florence Main Street's development over time. The FMS District and associated development and design standards were originally created in 1994.

After 25 years of development under the 1994 FMS zoning, the City of Florence determined that an update was appropriate and retained three consulting firms to address key issues. Sullebarger Associates updated the historic architectural survey along Main Street and completed additional survey work in adjacent areas. Yard & Company and Calfee Zoning, in conjunction with a committee of Boone County Planning Commission (BCPC) staff, City staff, and architectural-engineering professionals, reviewed and analyzed the 1994 FMS zoning and subsequent impact. These initiatives identified several objectives:

1. Update ARTICLE 23 text and the zoning map in the zoning regulations.
2. Expand the FMS district to include additional blocks to the north and south.
3. Create user-friendly development standards and design requirements.
4. Revise and streamline the review process to emphasize standards over procedure.
5. Implement standards that promote an active, walkable, mixed-use district.

The intent of these updated standards and review process is to preserve and protect the existing character of the businesses and residences found along Main Street in Florence, Kentucky, and to promote their continued vitality. Florence Main Street affords the opportunity to create a strong community identity and pedestrian environment; therefore, the zoning should encourage and promote this type of development. The purpose of this zoning district is to:

1. Provide a mixing of commercial, professional and residential uses.
2. Establish, protect and promote neighborhood and community identity.
3. Establish a more urban character that provides needed community services.
4. Promote and protect pedestrian activity.
5. Establish and maintain the district as an authentic 24-hour daily destination.

The variety of land uses and authenticity found on Main Street cannot be practically accommodated by the other existing basic zoning districts established. Therefore, the use of the FMS district will promote more flexibility and mixing of uses essential to maintaining the vitality, viability, and character of Main Street.

E. Buffer Yard Tables 1 and 2 found in Section 3645 of the Boone County Zoning Regulations state that Buffer Yard A is required when a developing property is zoned FMS and adjoins another property that is zoned FMS. Buffer Yard A needs to be a minimum of 10' wide and contain the following plantings per 100 linear feet:

1. Five (5) small trees from Plant List C or three (3) large/medium/evergreen trees from Plant List A, B, or D.
2. Thirty (30) small shrubs from Plant List E or fifteen (15) large shrubs from Plant List C.

#### SURROUNDING LAND USES AND ZONING

Northeast: Multi-tenant building with Double Take Salon, Iron Crow Tattoo, Kentucky Botanical Company (FMS)

Northwest: Double Take Salon/Iron Crow Tattoo/ Kentucky Botanical Company  
Parking Lot (FMS)

Southeast: Main Street and Hope Ministries (FMS)

Southwest: Mary Rose Mission (FMS)

### SITE CHARACTERISTICS

- A. The approximate 0.15 acre site is located on the northwest side of Main Street and has 50 feet of street frontage.
- B. The house on the property has been converted into two apartments. One is a one-bedroom unit and the other is a studio. The front of the structure contains a covered porch and the rear contains a small deck.
- C. The rear yard is currently a grass/landscaped area.
- D. Public sidewalks (brick pavers) and a street light exist in front of the house in the Main Street right-of-way.
- E. Vehicular access to the site is provided from driveway that goes behind Mary Rose Mission, the subject site, and the Double Take Salon/Iron Crow Tattoo building. Access to this driveway exists on Girard Street and Shelby Street.
- F. The topography of the site falls from 934' above sea level in the rear yard to 930' in the front yard.

### STAFF COMMENTS

- A. Staff would like the applicant's engineer to address the following:
  - 1. Are all needed easements in place or proposed?
    - Driveway access through the Mary Rose Mission and Double Take Salon parking lots.
    - A new 6' sidewalk is shown along a portion of the northeast property line and crosses onto the adjoining property.
    - Shared parking. A note on the plan says the extra parking space on site can be used by the multi-tenant building.
- B. Staff sent out an agency email regarding the request and received notice that

Florence Fire and Boone County Building Department had no comments.

- C. Staff believes the strict application of the buffer yard requirements would impose a hardship on the property owner.
- D. Staff recommends the following condition if the request is approved:
  - 1. Three (3) additional large shrubs shall be required between the existing deck and proposed 6' wide sidewalk.

### CONCLUSION

- A. KRS 100.241 and Section 220 of the Boone County Zoning Regulations give the Florence Board of Adjustment and Zoning Appeals the authority to act on the request.
- B. Section 251 of the Boone County Zoning Regulations identifies criteria necessary for granting a Variance. The applicant needs to provide information as to how their application meets this criteria.

Respectfully submitted,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

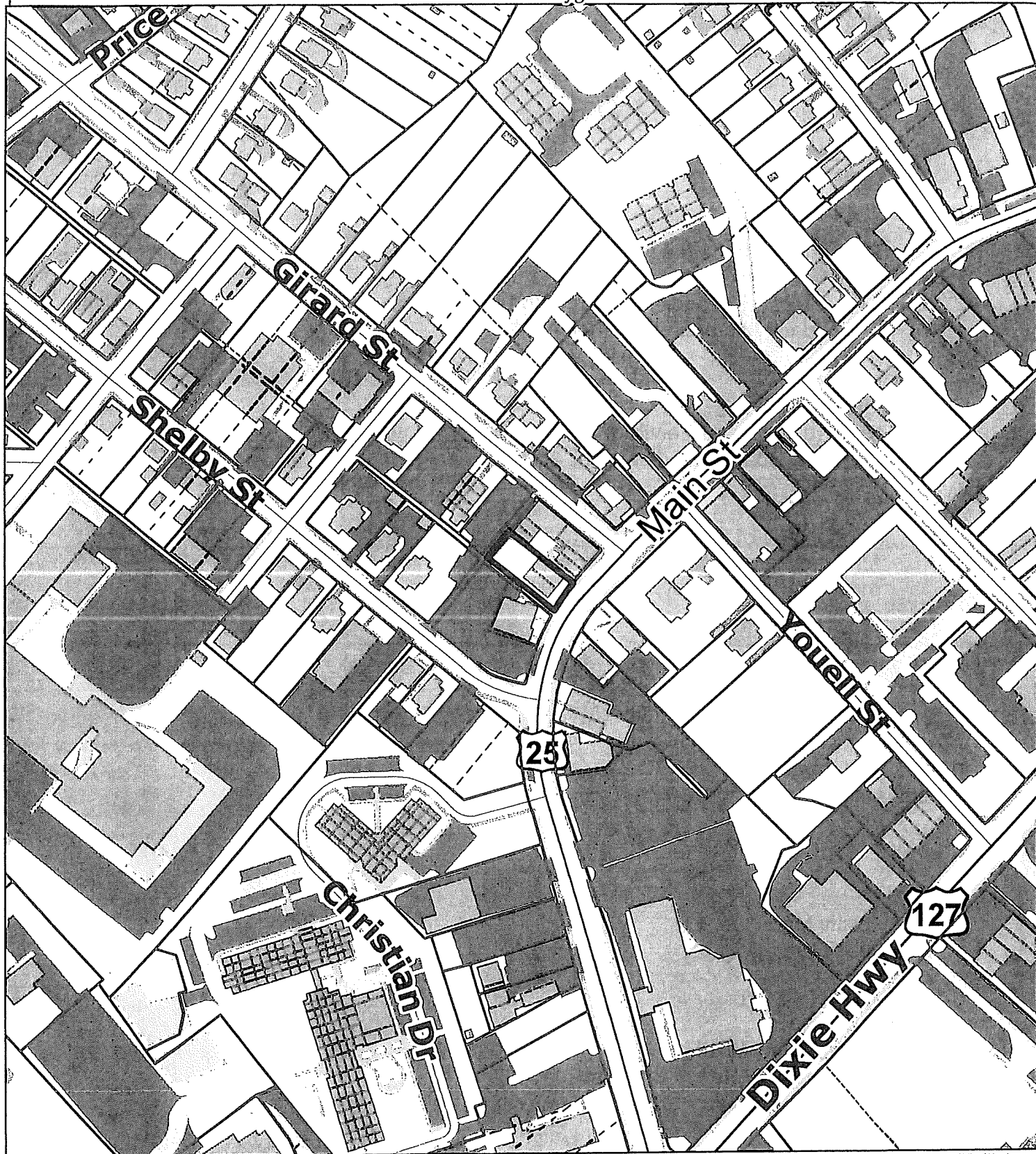
TKM/ss

### Attachments

- \*Site Vicinity Map
- \*Submitted Plans
- \*Zoning Map
- \*Topographical Map
- \*2020 Aerial Map
- \*1/5/21 Letter to Applicant
- \*5/23/22 Email from Randy Childress, Florence Fire
- \*5/23/22 Email from Jerry Noran, Boone County Building Dept.
- \*Application

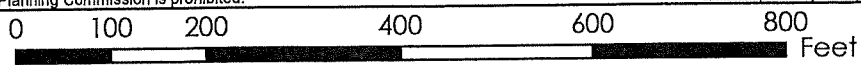
# SITE VICINITY MAP

www.boonecountygis.com



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1 inch = 200 feet



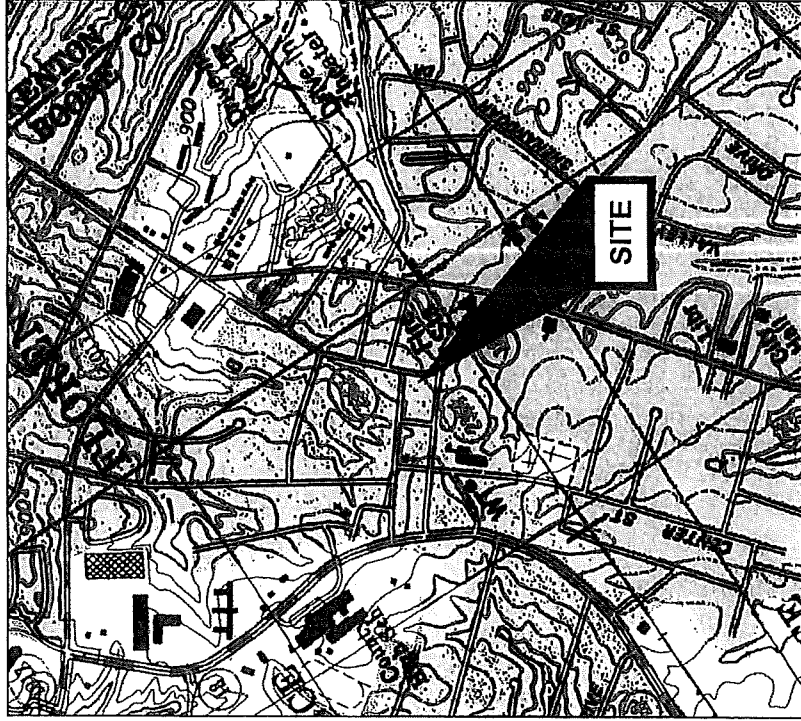
**Boone County GIS - Putting Northern Kentucky on the Map**



# PARKING ADDITION

268 MAIN STREET  
FLORENCE, KY 41042

BOONE COUNTY, FLORENCE, KENTUCKY



**VICINITY MAP**  
SCALE: 1:1000

**SITE DATA**

Site Location: 268 Main Street  
 Property Owner: Brewer Family Revocable Trust  
 Parcel ID: 061.11-26-006.00  
 Deed Reference: D.B. 1159 PG. 314  
 Group Number: 2041B  
 Current Zoning: FMS  
 Total Site Area: 0.153 ACRE  
 Disturbed Site Area: 0.070 ACRE  
 Soil Types: R8B

**SITE SUMMARY**

Current Use: Site is rented as two units of residential housing, a one bedroom apartment and a studio apartment. Disturbed area is unused space behind building.  
 Proposed Use: Unused space to become parking for tenants.

**PARKING SUMMARY**

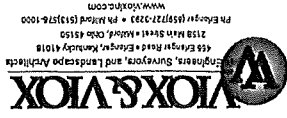
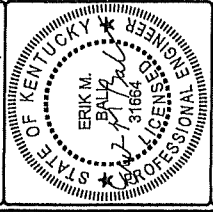
Existing Parking Spaces: 0  
 Proposed Parking Spaces: 3

**SITE ZONING DATA**

Current Zone: FMS  
 Minimum Lot Size = n/a  
 Existing Lot Size = 0.153 AC  
 Proposed Lot Size = 0.153 AC  
 Maximum Intensity = 12,000-15,000 sq. ft.  
 Minimum Frontage = n/a  
 Maximum Height = 50 Ft  
 Minimum Front Yard Setback = 10 Ft. max  
 Minimum Rear Yard Setback = 20 Ft  
 Minimum Side Yard Setback = n/a



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COVER  
 City of Florence, Boone County, Kentucky  
 268 MAIN STREET  
 PARKING ADDITION


Project No:	Checked:
Date:	Group:
5/17/2022	Rev:
	EWB

**PROJECT CONTROL**  
 Vertical Control was established by real time kinematic GPS using KYTC Virtual Reference Station via cell phone.  
 HORIZONTAL CONTROL = NAD 83 (NAD83 2011) KY, EP, ACS, NORTH ZONE  
 U.S. FEET VERTICAL CONTROL = NAVD 83 - U.S. FEET

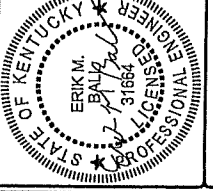
# 268 MAIN STREET PARKING ADDITION SITE PLAN

City of Florence, Boone County, Kentucky

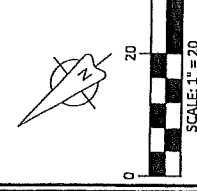
Project No:	Check:
Date:	Rev:
5/22/2022	EMB
	EMB



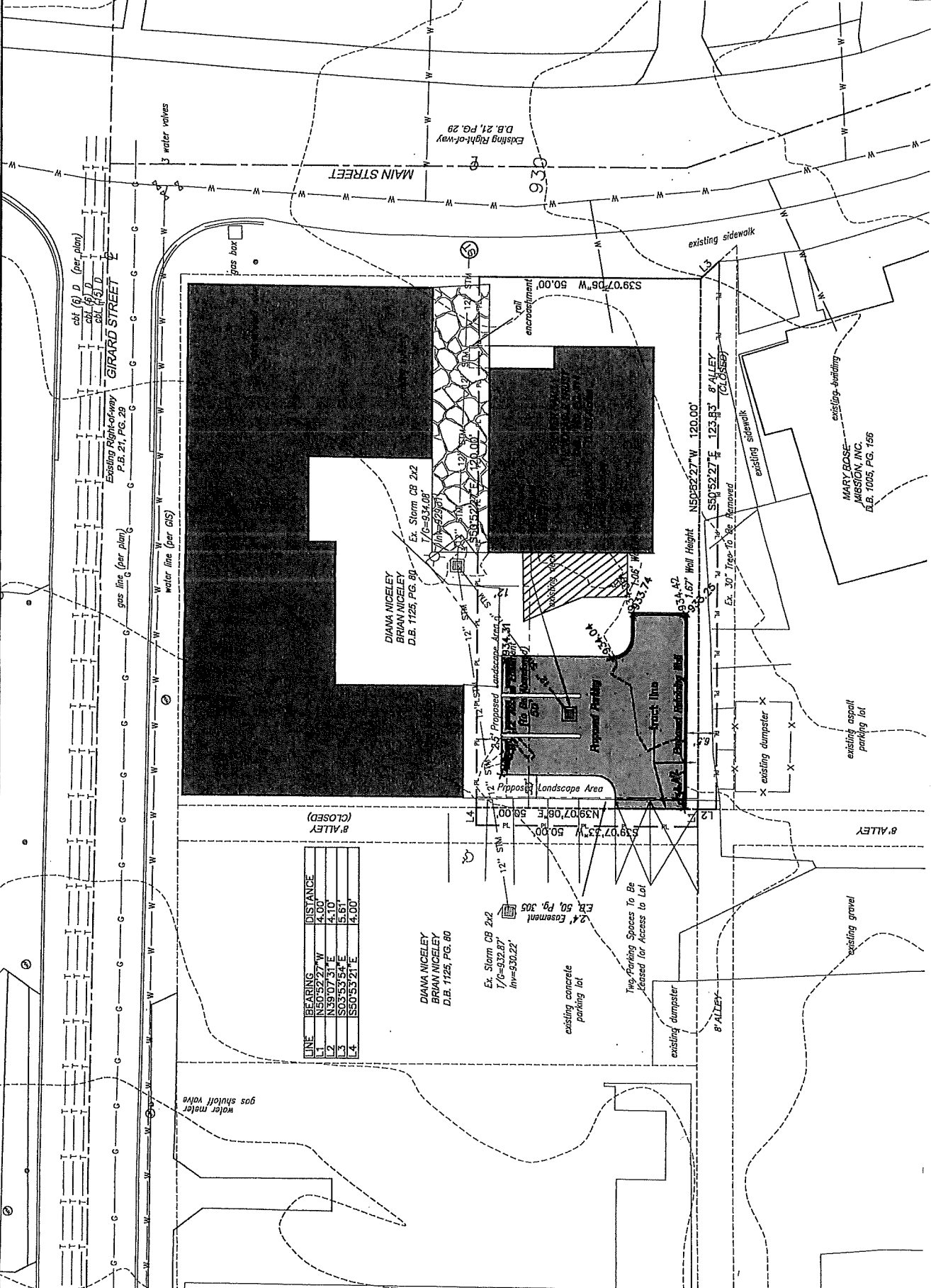
**VIOX & VIOX**  
 Engineers, Surveyors, and Landscape Architects  
 428 Eastern Avenue - Evansville, Kentucky 41816  
 815 West Street - Paducah, Kentucky 40350  
 P.O. Box 1000 - Paducah, Kentucky 40301  
 www.viox.com



ERIK M. BALLY  
 PROFESSIONAL ENGINEER  
 STATE OF KENTUCKY  
 31664



SCALE: 1" = 20'  
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LINE	BEARING	DISTANCE
L1	N50°52'27"W	4.00'
L2	N39°07'31"E	4.10'
L3	S03°53'54"E	5.61'
L4	S50°53'21"E	4.00'

DIANA NICELEY  
 BRIAN NICELEY  
 D.B. 1125, PG. 80

Ex. Storm CB 2x2  
 T/O=832.87'  
 Inv=530.22'

existing concrete  
 parking lot

The Parking Spaces To Be  
 Leased For Access to Lot

existing dumpster

existing gravel

existing asphalt  
 parking lot

MARY ROSE  
 HUSON, INC  
 D.B. 1005, P.G. 156

existing building

existing sidewalk

existing sidewalk

encroachment

Existing Right-of-Way  
 D.B. 24, PG. 29

MAIN STREET

cut (6) D (per plan)  
 cut (1) D  
 cut (1) D  
 cut (1) D

Existing Right-of-Way  
 P.B. 21, PG. 29

gas line (per plan)  
 water line (per GIS)

gas shut off valve

gas shut off valve

gas shut off valve

gas shut off valve

gas shut off valve

**BUFFER YARD REQUIREMENTS:**

- 160 LF 10' WIDE BUFFER YARD A REQUIRED
  - REQUESTING BUFFER VARIANCE FOR THE 10' BUFFER WITH HALF NUMBER OF TREES AND SHRUBS DUE TO SITE CONSTRAINTS
- Landscaping required per 100 linear feet at 10 feet wide:

5 Small Trees - Plant List C, OR

3 Large Trees / 3 Medium Trees / or 3 Evergreen or any combination of 3 - Plant List A, B, or D, AND

160 / 100 = 1.60 X 3 = 4.8/2 = 2.4--3 TREES

30 Shrubs - Plant List E or 15 Shrubs - Plant List C

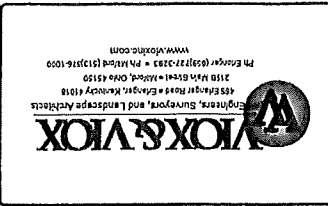
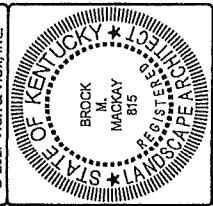
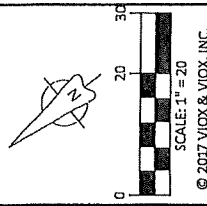
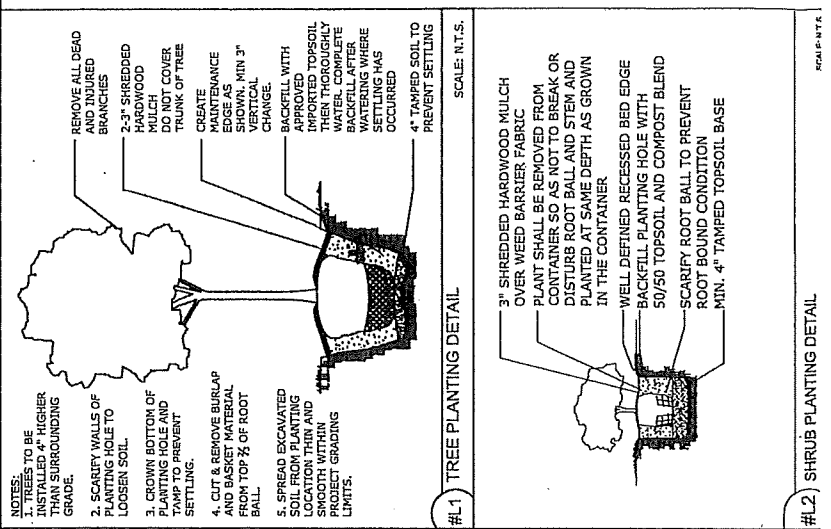
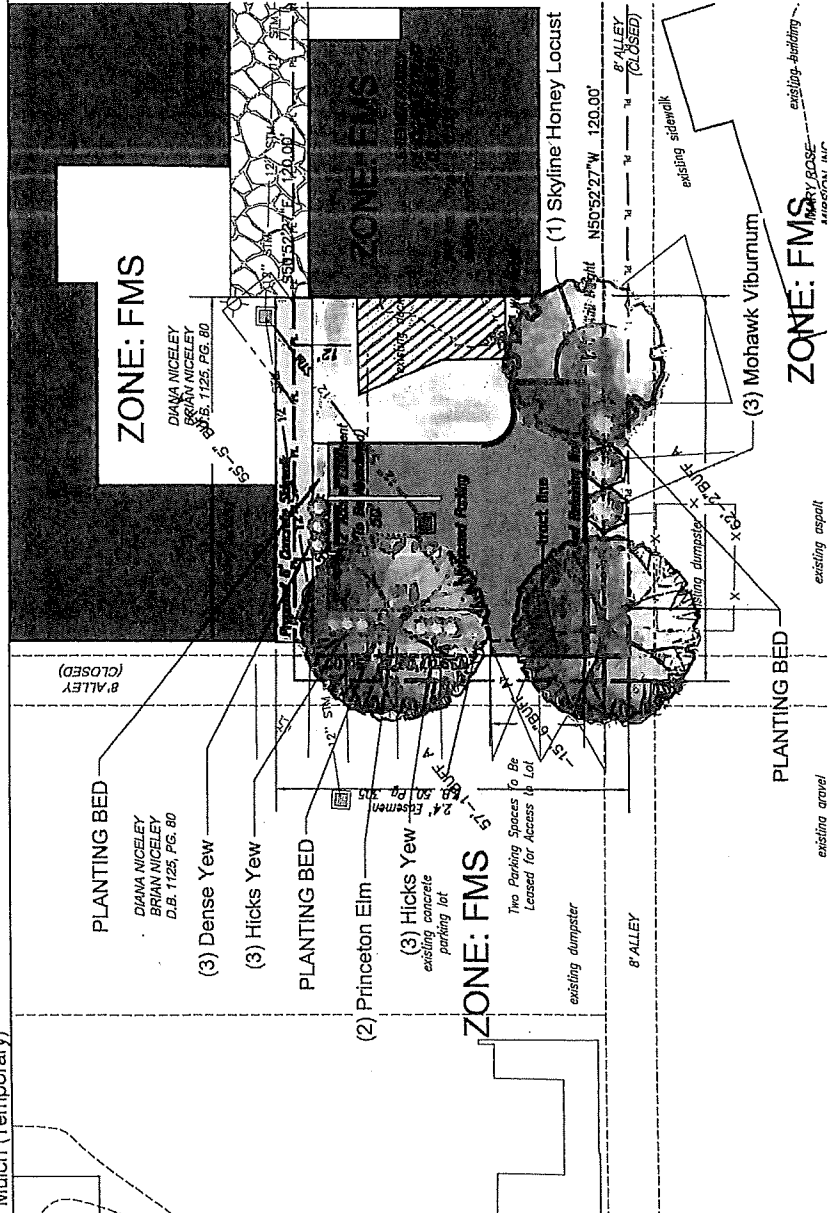
160 / 100 = 1.6X15=24 SHRUBS/2= 12 SHRUBS

Ground Cover (Required in all areas not covered with grass; seed and straw all disturbed areas not covered in mulch)  
Mulch (Temporary)

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (FT)	CONT.	QTY	UNIT COST	TOTAL
	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2' Cal.		B&B	1	\$525	\$525
	Ulmus Amelanchia 'Princeton'	Princeton Elm	2' Cal.	n/a	B&B	2	\$525	\$1,050
SHRUBS	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	QTY	UNIT COST	TOTAL
	Viburnum X Burkwoodii 'Mohawk'	Mohawk Viburnum	B&B	24-30"	7' 0"	3	\$110	\$330
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	QTY	UNIT COST	TOTAL
	Taxus X media 'Densiformis'	Dense Yew	B&B	24-30"	3' 6"	3	\$125	\$375
	Taxus X Media 'Hicksii'	Hicks Yew	B&B	24-30"	3' 0"	6	\$125	\$750
							TOTAL:	\$3,030

**REQUIRED MATERIALS: 4 CY MULCH (2"), 5 CY TOPSOIL (3"), 5 CY COMPOST (3")**

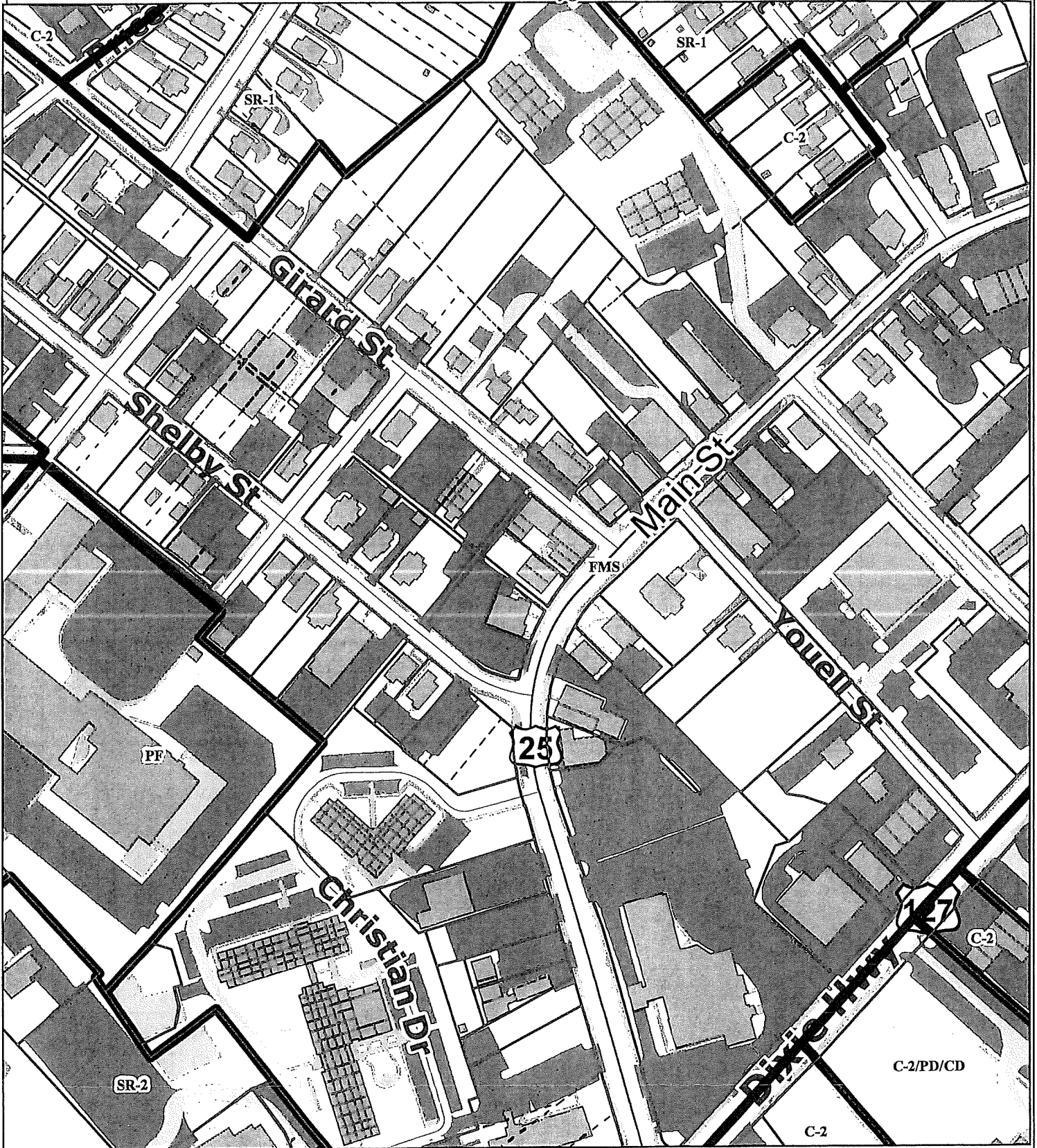


City of Florence, Boone County, Kentucky  
**268 MAIN STREET**  
**PARKING ADDITION**  
**LANDSCAPE PLAN**

Project No: BMM  
Date: 5/12/2022  
Ref: RHA

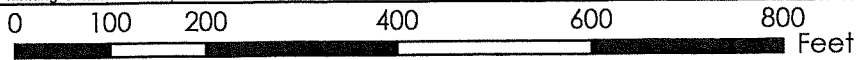
# ZONING MAP

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1 Inch = 200 feet



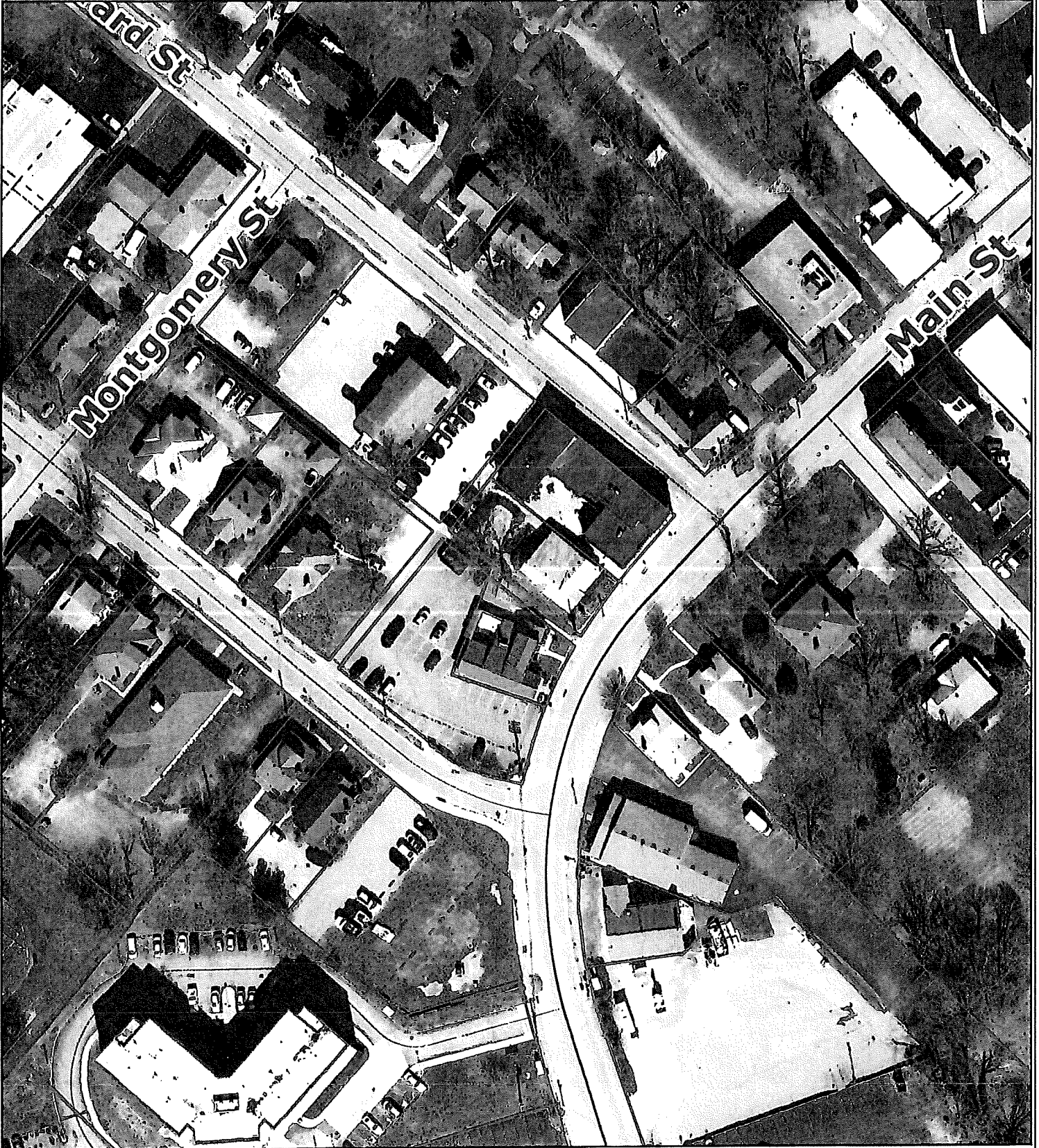
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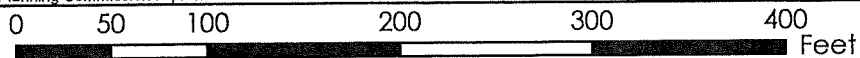
# 2020 AERIAL MAP

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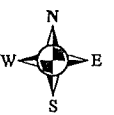
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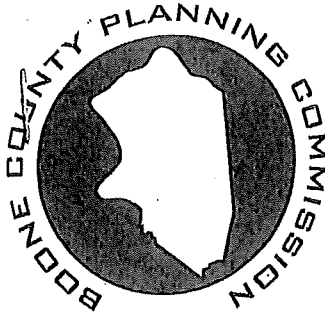


1 inch = 100 feet



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





# BOONE COUNTY PLANNING COMMISSION

[www.boonecountyky.org/pc](http://www.boonecountyky.org/pc)  
[www.boonecountygis.com](http://www.boonecountygis.com)

Boone County Administration Building  
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Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)

January 5, 2021

Mr. Jesse Brewer  
814 Brittany Trail  
Florence, KY 41042

RE: Zoning Questions for 268 Main Street, Florence, Kentucky; FMS Zone.

Dear Mr. Brewer:

As you are aware, the above referenced property is within the Florence Main Street Zoning Study (FMS) zone. Your 1/5/21 email states that the property had previously been used as an office and that the building contains approximately 1,500 square feet. Answers to the questions raised in your email and our phone discussion are as follows.

Principally Permitted Use #15 allows "detached single-family, duplex, townhouse, apartments, condominium and landominium dwelling units." In short, both detached single family dwellings and duplex (two family) dwellings are permitted at this location.

Principally Permitted Use #2 allows a variety of office uses. This use category is described as "professional services and professional offices to include legal, architecture, engineering, real estate, insurance, accounting, financial, travel agencies and similar type uses."

The Florence Main Street Zoning Study requires one parking space per 500 gross square feet for commercial uses (the parking standards for other uses are outlined in Article 33 of the Boone County Zoning Regulations). Based on the building size that we discussed on the phone (1,400-1,500 sf range), three (3) parking spaces are required for the recent office use. Per Section 3325 of the zoning regulations, a duplex with two one-bedroom units requires three (3) spaces (2 units x 1.5 spaces per unit), and a detached single family dwelling unit requires two (2) spaces. Based on these facts, additional parking is not required if the property is used for a professional office (assuming the building is not enlarged), a detached single family dwelling unit, or a duplex dwelling with two one-bedroom units.

## Todd Morgan

---

**From:** Jerry Noran  
**Sent:** Monday, May 23, 2022 11:28 AM  
**To:** Todd Morgan  
**Subject:** RE: Variance Application - 268 Main Street, Florence, KY

No comment.

Sincerely,  
Jerald E. Noran, CBO, AIA  
Chief Building Official  
Boone County Building Department  
2950 Washington Street  
P.O.Box 900  
Burlington, KY 41005  
859-334-3288  
jnoran@boonecountyky.org

**From:** Todd Morgan <TMorgan@boonecountyky.org>  
**Sent:** Sunday, May 22, 2022 10:50 AM  
**To:** Joshua Hunt <Joshua.Hunt@Florence-KY.gov>; Randy Childress <Randy.Childress@Florence-KY.gov>; Jerry Noran <jnoran@boonecountyky.org>  
**Subject:** Variance Application - 268 Main Street, Florence, KY

All,

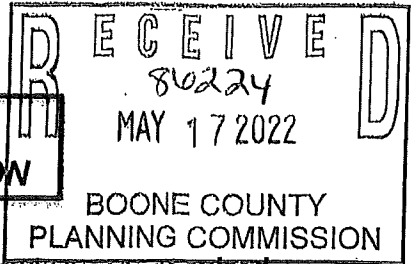
A Variance application has been submitted to reduce the perimeter landscaping buffer yard requirements at 268 Main Street, Florence, KY. The proposed plan shows that three parking spaces will be added immediately to the rear of 268 Main Street and the 10' landscaping buffer yard requirements will not be met. Two parking spaces will be leased and eliminated from the adjoining parking lot to provide access to these stalls. Notes on the plan indicate that the building at 268 Main Street contains two apartments. One is a studio apartment and the other is a 1 bedroom.

The public hearing for this application has been scheduled for 6/8/22, at 7:30 P.M. Please let me know if you have any questions or comments. If possible, I'd like receive all comments back by June 1<sup>st</sup> so I can include them in my Staff Report.

Thanks,

Todd K. Morgan, AICP  
Senior Planner, Zoning Services  
Boone County Planning Commission  
(859) 334-2196

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

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

**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: Brewer Family Revocable Trust

Address: 343 W. Pike St.

Covington Kentucky 41015  
City State Zip Code

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: eball @ vox inc com

4. Description of Request:  
Variance for perimeter landscape buffer yards for approximately 50% reduction. The property does not have enough space to add the parking spaces and have the required buffered yards.

5. Name of Development: 268 Main Street Parking Addition

6. Location of Development: 268 Main Street

Florence Kentucky 41042  
City State Zip Code

7. Acreage Under Review: 0.070 Ac.

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

9. Current Owner: Brewer Family Revocable Trust

Address: 343 W. Pike Street

Covington Kentucky 41015  
City State Zip Code

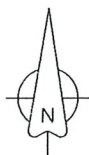
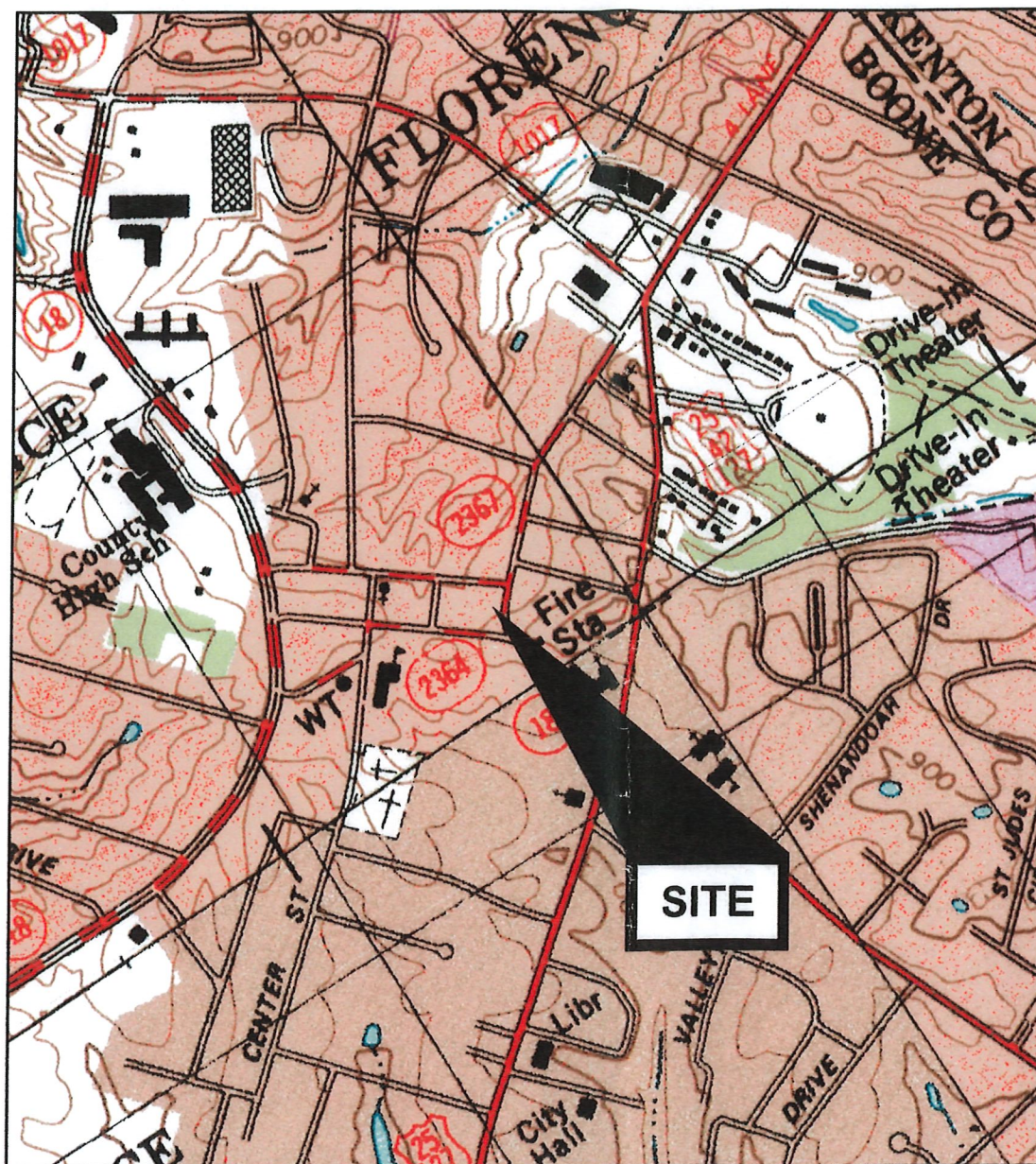
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Email: \_\_\_\_\_

# PARKING ADDITION

268 MAIN STREET  
FLORENCE, KY 41042

BOONE COUNTY, FLORENCE, KENTUCKY



VICINITY MAP

SCALE: 1:1000

### SITE DATA

Site Location: 268 Main Street  
Property Owner: Brewer Family Revocable Trust  
Parcel ID: 061.11-26-006.00  
Deed Reference: D.B. 1159 PG. 314  
Group Number: 2041B  
Current Zoning: FMS  
Total Site Area: 0.153 ACRE  
Disturbed Site Area: 0.070 ACRE  
Soil Types: RsB

### SITE SUMMARY

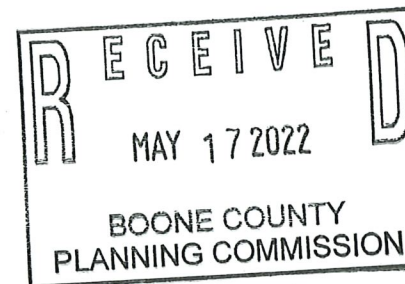
Current Use: Site is rented as two units of residential housing, a one bedroom apartment and a studio apartment. Disturbed area is unused space behind building.  
Proposed Use: Unused space to become parking for tenants.

### PARKING SUMMARY

Existing Parking Spaces: 0  
Proposed Parking Spaces: 3

### SITE ZONING DATA

Current Zone: FMS  
Minimum Lot Size = n/a  
Existing Lot Size = 0.153 AC  
Proposed Lot Size = 0.153 AC  
Maximum Intensity = 12,000-15,000 sq. ft.  
Minimum Frontage = n/a  
Maximum Height = 50 Ft  
Minimum Front Yard Setback = 10 Ft. max  
Minimum Rear Yard Setback = 20 Ft  
Minimum Side Side Yard Setback = n/a



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268 MAIN STREET  
PARKING ADDITION  
City of Florence, Boone County, Kentucky  
COVER

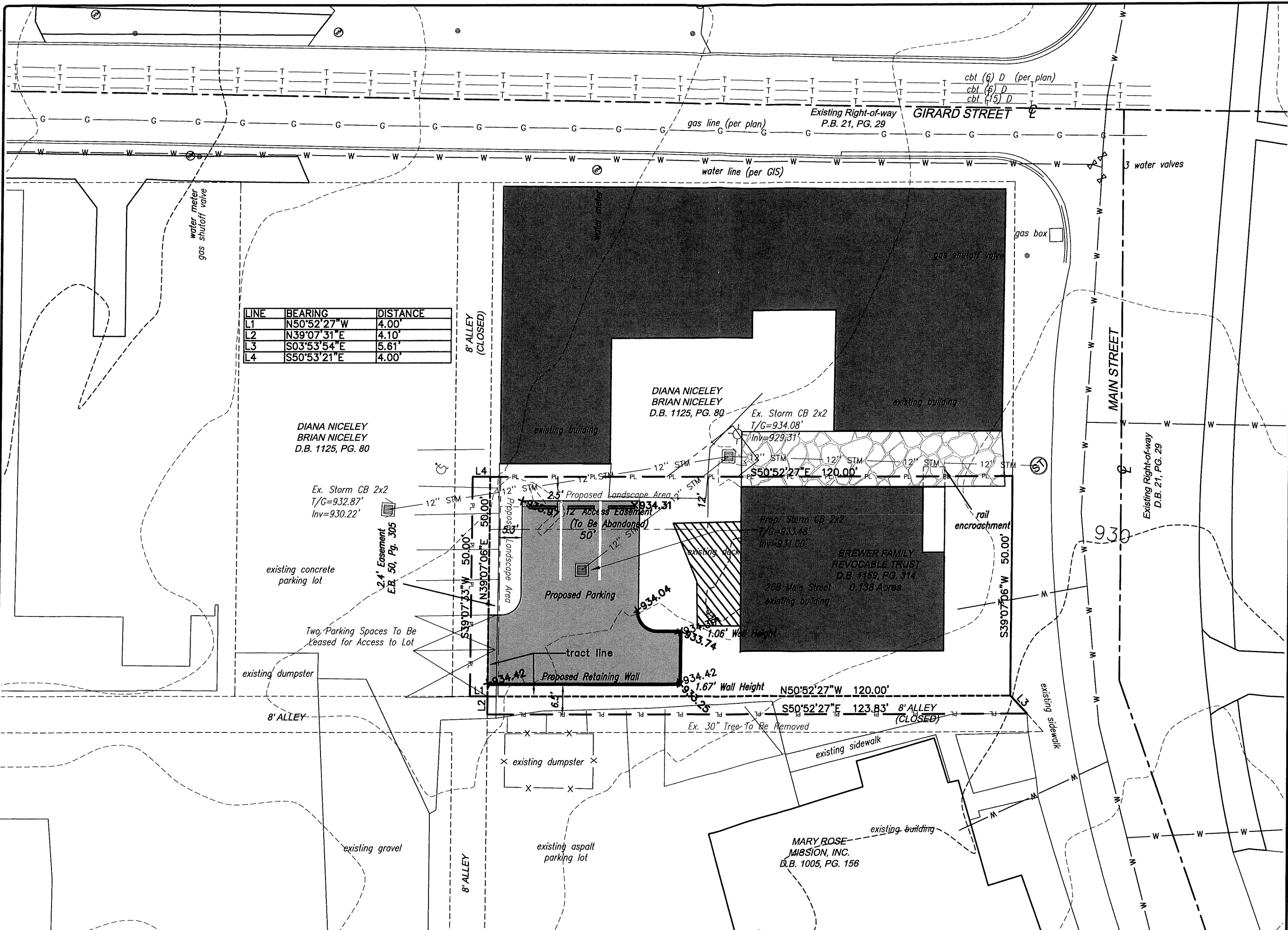


### PROJECT CONTROL

Vertical Control was established by real time kinematic GPS using KYTC Virtual Reference Station via cell phone.  
HORIZONTAL CONTROL = NAD 83 (NSRS 2007) KY. S.P.C.S. NORTH ZONE  
U.S. FEET VERTICAL CONTROL = NAVD 88 - U.S. FEET

Project No:	Checked: EMB
Date: 5/12/2022	Ref: EMB

COVER



LINE	BEARING	DISTANCE
L1	N50°52'27"W	4.00'
L2	N39°07'31"E	4.10'
L3	S03°53'54"E	5.61'
L4	S50°53'21"E	4.00'

0 20 30

SCALE: 1" = 20  
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STATE OF KENTUCKY  
ERIK M. BALDWIN  
31664  
LICENSED PROFESSIONAL ENGINEER

**VIOX & VIOX**  
Engineers, Surveyors, and Landscape Architects  
466 Erlanger Road • Erlanger, Kentucky 41018  
215B Main Street • Millard, Ohio 45150  
Ph: Erlanger (859) 727-3293 • Ph: Millard (513) 576-1000  
www.vioxinc.com

**268 MAIN STREET  
PARKING ADDITION**  
City of Florence, Boone County, Kentucky  
**SITE PLAN**

Project No:	Checked: EMB
Date: 5/12/2022	Ref: EMB
Sheet: 1	

**BUFFER YARD REQUIREMENTS:**

- 160 LF 10' WIDE BUFFER YARD A REQUIRED
- REQUESTING BUFFER VARIANCE FOR THE 10' BUFFER WITH HALF NUMBER OF TREES AND SHRUBS DUE TO SITE CONSTRAINTS

Landscaping required per 100 linear feet at 10 feet wide:

5 Small Trees - Plant List C, OR

3 Large Trees / 3 Medium Trees /or 3 Evergreen or any combination of 3 - Plant List A, B, or D, AND

$\frac{160}{100} = 1.60 \times 3 = 4.8/2 = 2.4 \sim 3$  TREES

30 Shrubs - Plant List E or 15 Shrubs - Plant List C

$\frac{160}{100} = 1.6 \times 15 = 24$  SHRUBS/2 = 12 SHRUBS

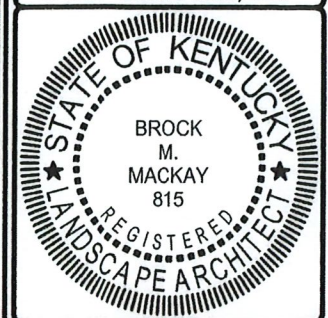
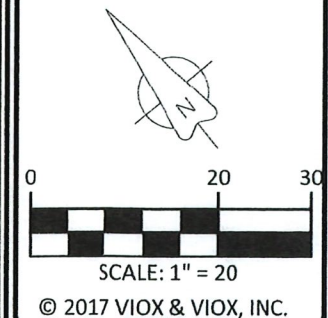
Ground Cover (Required in all areas not covered with grass; seed and straw all disturbed areas not covered in mulch)

Mulch (Temporary)

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	CAL.	SIZE (HT)	CONT.	QTY	UNIT COST	TOTAL
	Gleditsia Triacanthos 'Skyline'	Skyline Honey Locust	2" Cal.		B&B	1	\$525	\$525
	Ulmus Americana 'Princeton'	Princeton Elm	2" Cal.	n/a	B&B	2	\$525	\$1,050
SHRUBS	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	QTY	UNIT COST	TOTAL
	Viburnum X Burkwoodii 'Mohawk'	Mohawk Viburnum	B&B	24-30"	7'0"	3	\$110	\$330
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	QTY	UNIT COST	TOTAL
	Taxus X media 'Densiformis'	Dense Yew	B&B	24-30"	3'6"	3	\$125	\$375
	Taxus X Media 'Hicksii'	Hicks Yew	B&B	24-30"	3'0"	6	\$125	\$750
							TOTAL:	\$3,030

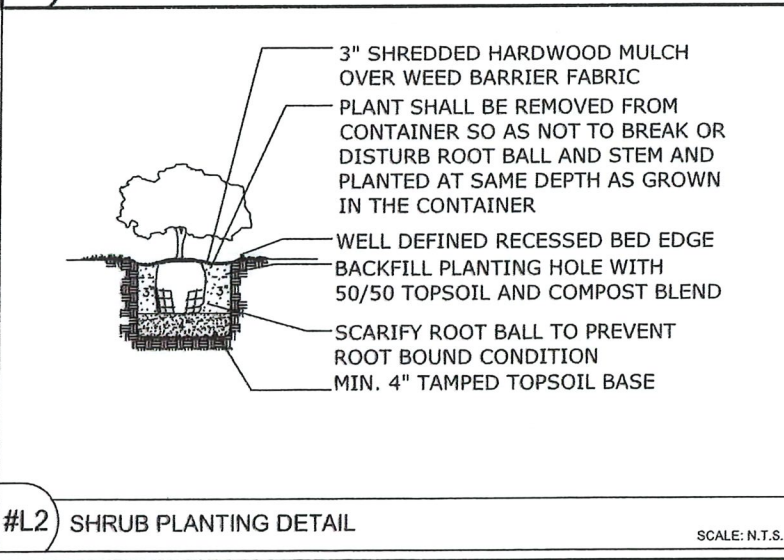
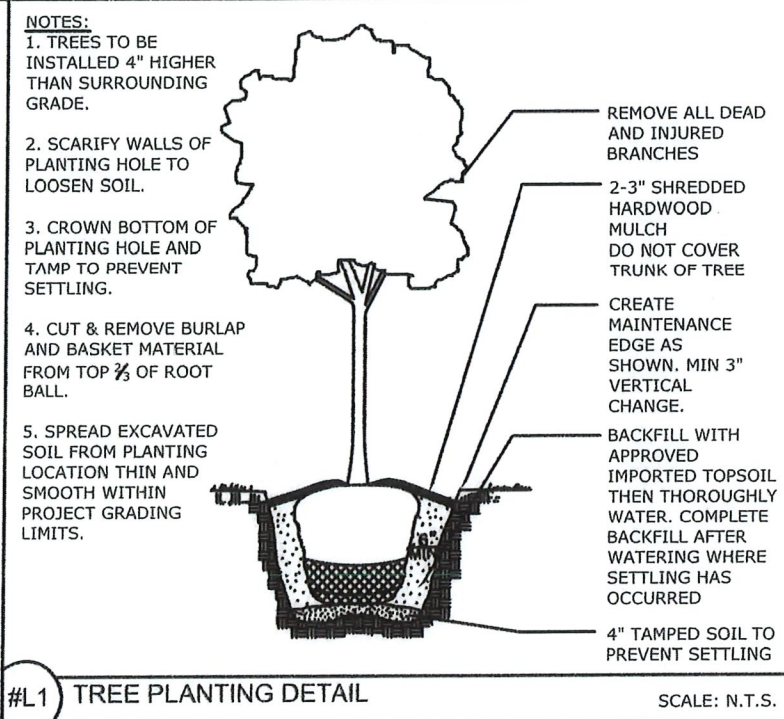
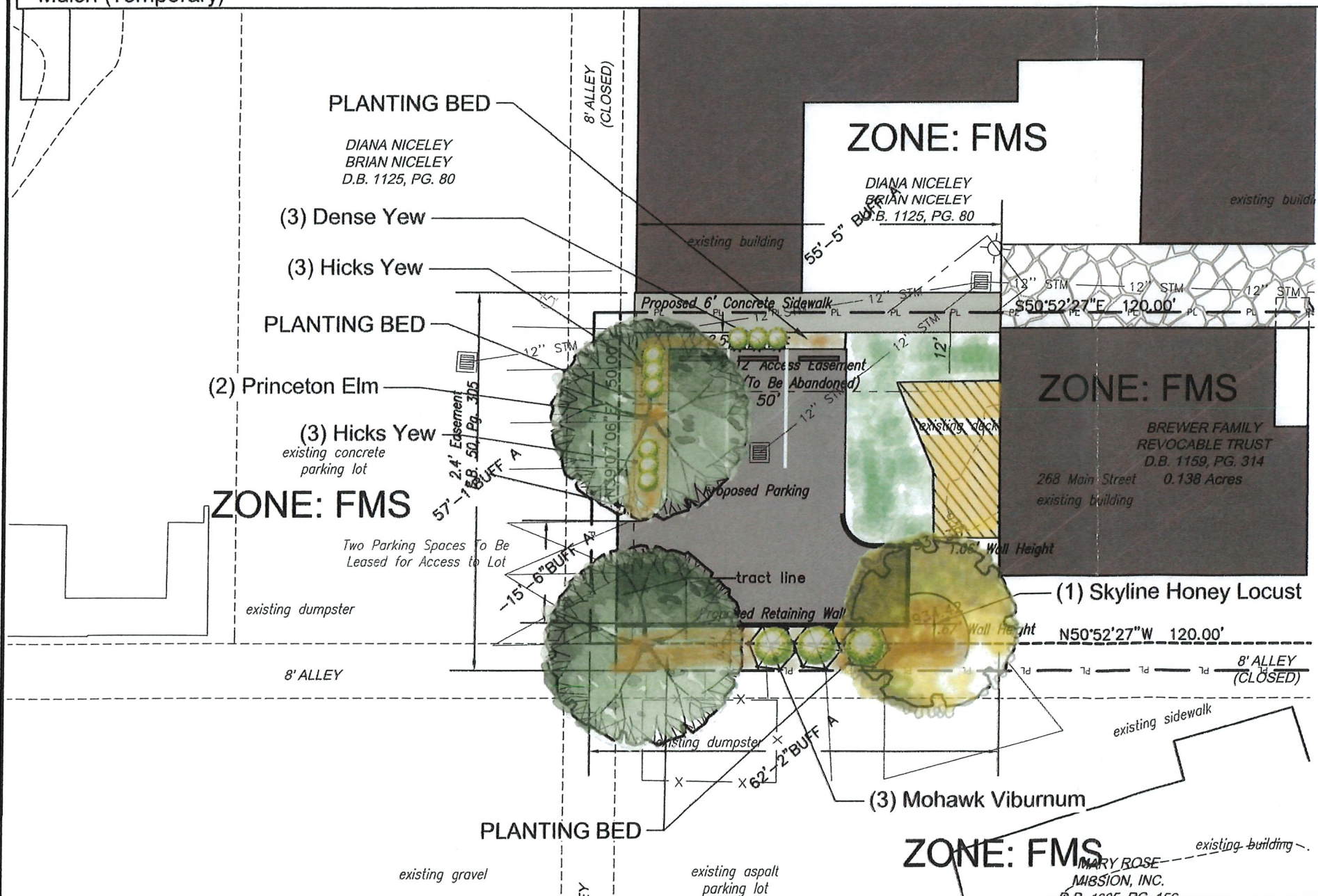
**REQUIRED MATERIALS: 4 CY MULCH (2"), 5 CY TOPSOIL (3"), 5 CY COMPOST (3")**



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**268 MAIN STREET  
 PARKING ADDITION**  
 City of Florence, Boone County, Kentucky  
**LANDSCAPE PLAN**

Project No:	Checked: BMM
Date: 5/12/2022	Ref: NHA
Sheet: <b>2</b>	



CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Brewer Family Revocable Trust  
343 W Pike St  
Covington, KY 41015
- 2. ADDRESS OF PROPERTY  
268 Main St  
Florence, KY 41042
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Main Street Parking Addition

4. DEED BOOK 1159                      PAGE NO. 314                      GROUP NO. 2041B

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

- Zoning Map Amendment:                       Conditional Use Permit  
From \_\_\_\_\_ To \_\_\_\_\_
- Development Plan                                       Conditional Zoning
- Subdivision Plat                                       Other:  
(Not Recorded)
- 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

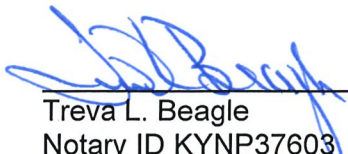
Todd K. Morgan  
SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, AICP, Senior Planner  
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 13<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
Treva L. Beagle  
Notary ID KYNP37603  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2025

This instrument was prepared for recording purposes only by:

  
\_\_\_\_\_  
Nicole Dierna  
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 Adjustment and in accordance with the current zoning in effect as of June 8, 2022, Certificate of Land Use Restriction (#22-FBOA-002-A), for Brewer Family Revocable Trust, Property Owner(s).

The following conditions will apply:

1. Planning Commission staff and the applicant's engineer shall determine how much shrubbery is appropriate near the deck once the Site Plan application is submitted for review.

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

DEED BOOK 1159

PAGE NO. 314

GROUP NO. 2041B