

APPLICATION FOR ZONING ACTION

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

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

Applicant: Robert J. Pope (Bob's Service Center & Sales)  Owner  
Address: 6721 Dixie Highway - Florence, Ky. 41042  Agent

Telephone: 525-1999

Location: 6721 Dixie Highway Flor. Ky. 41042

Name of Owner: Robert J. Pope

Address of Owner: 422 Caldwell Drive - Elsmere, Ky 41018

Zone: C-2 Area in Acres: 1

Description of Request: Approval for Addition to existing bldg. & Chain Link fencing (w/Privacy Slats) around rear of Bldg.

& No Need for Blacktopping or Paving due to use of property. Owner's Signature: Robert J. Pope  
Date: \_\_\_\_\_ Applicant's Signature: Robert J. Pope

FOR PLANNING COMMISSION USE: 150.00 \$  
24.00 at 4/acre

Application date and fee of \$ 174.00 Received: April 22, 1983

Referred to: Flo. Board of Adjustment For Meeting Date: \_\_\_\_\_

Action: \_\_\_\_\_ Date: \_\_\_\_\_

BOARD OF ADJUSTMENT AND ZONING APPEALS

CHECKLIST

I. General Information

1. Applicant's name: ROBERT J. POPE

Interest in property: OWNER

2. Location and/or address of property: 6721 DIXIE HIGHWAY  
(BOB'S SERVICE CENTER)

Deed book and page number: BOOK: 293 PAGE: 209 GROUP: 2043

3. Request of the applicant: PERMISSION TO ADD ON AN  
ADDITION TO THE BUILDING AND EXPAND PARKING LOT  
STORAGE AREA TO THE REAR

4. Present zoning of subject property including page number and section number(s) of the Zoning Order (Ordinance): PRESENTLY  
ZONED COMMERCIAL TWO, C-2 ON PAGES 9-3 THROUGH 9-6 BEING  
SECTIONS 920 THROUGH 926

5. Present use of the subject property: PRESENTLY USED FOR CAR  
REPAIR AND A USED CAR SALES.

Present use of the adjoining properties: TO THE NORTH, ~~WEST~~  
EAST, AND WEST IS COMMERCIAL. TO THE SOUTH IS  
PRESENTLY RESIDENTIAL.

## II. Conditional Use Requests

1. Zoning of the adjoining properties: To THE NORTH, EAST, AND WEST IS CURRENT C-2. To THE SOUTH IS ~~THE~~ CURRENT SR-2 ZONING
2. Future land use of the subject property and adjoining properties according to the Comprehensive Plan: FUTURE LAND USE IS COMMERCIAL. To THE NORTH, EAST, AND WEST IS CURRENT PLANNED COMMERCIAL.
3. Was a site plan submitted, and if it was, does it conform to the zoning regulations? NONE WAS SUBMITTED AND IT CAN NOT BE DETERMINED IF THE REQUEST WOULD COMPLY
4. What, if any, conditions are recommended if the conditional use is granted? I would RECOMMEND NO ACTION UNTIL AN ACCURATE DRAWING DONE IN ACCORDANCE WITH ARTICLE 14, SITE PLAN REVIEW.
5. What, if any, special characteristics of the request and/or site should be noted? I would LIKE To NOTE THAT THE APPLICANT'S REAR YARD ABUTTS UP TO RESIDENTIAL LAND USE.  
ALSO, A ROUGH SITE DEVELOPMENT PLAN (DRAWN BY THE APPLICANT), INDICATES A "HEAVY REPAIRS" AREA.  
IT IS NOT KNOWN WHAT IS MEANT BY THIS.

FLORENCE BOARD OF ADJUSTMENT

MINUTES

MAY 11, 1983

7:30 P.M.

Mr. Holland called the meeting to order at 7:30 P.M. All members were present. Staff members present were, Mr. Block, Mr. Wilson, Ms. Sullivan and Mrs. Baker. Ms. Baker read the minutes of April 13, 1983. Mr. Holland moved to accept the minutes; Mr. Schreiber seconded. The vote carried unanimously. Mr. Wilson noted that he had sworn in Mr. Earl White as a new member of the Florence Board of Adjustment.

Mr. Holland proceeded to the request of Robert Pope for a Conditional Use Permit to allow an addition to an existing building and increase in parking lot and storage area for vehicles on property located at 6721 Dixie Highway, Florence, Kentucky in a Commercial Two (C-2) zoning district, containing 1 acre. Mr. Block read the Enforcement Officer's Report. Mr. Pope stepped forward and presented a site plan. The Board reviewed the site plan. Mr. Pope stated the addition will be used for alignment and transmission repair; the area behind the building would be chain link fence with privacy slats to be used for storage of vehicles waiting repair. In response to Mr. Block's question, Mr. Pope stated a drainage ditch will be installed. Mr. Block asked if the drainage situation had been presented to the City of Florence Public Works Department. Mr. Pope stated he discussed the situation with Mr. Bill Reiger and that Mr. Reiger said there would be no problem. Chairman Holland expressed concern as to the crushed stone surface to be used in the fenced in storage area. Mr. Block stated that if the area would be used as high circulation, driveway or parking area, it was required to be paved, but for storage and not high circulation, paving was not required. In response to Mr. Block's question, Mr. Pope stated he could not say exactly how long a vehicle would be stored, due to waiting on parts for repairs. Chairman Holland asked if there was any opposition. Mr. Matracia, 1 Rose Street, Florence, stepped forward and stated that due to problems he now has with Wendy's, he felt he should state an objection to Mr. Pope's request, then if a problem arises he will be on record as objecting at the time of the hearing. Chairman Holland asked if there was anyone else in opposition. No one responded. Mr. Pope stated that there might be a chance that the proposed storage area would be used for an impounding lot for the City of Florence. Chairman Holland asked for comments from the Board. Mr. White stated that since Mr. Pope has owned the property it has been well taken care of and always looks nice. Mr. Schreiber moved that the request be granted with the conditions that a drain be properly installed and

approved by the Public Works Department; a minimum of four (4) inches of crushed stone be maintained in the storage area; a seven (7) foot fence with privacy slats installed and maintained; and a permit of the Florence Building Inspector. Chairman Holland asked if there was any questions. Mr. Daniel Wolfe, representing Manuel D. Mayerson, Parkland Apartments, stated that the Parkland Apartments adjoin Mr. Pope's property and expressed concern as to the water run off. Mr. Wolfe stated that he felt one drain would not handle the run off sufficiently. Mr. Holland stated that one of the conditions of granting the request was that the drainage situation be addressed by the Florence Public Works Department. Mr. White seconded the motion. The Motion carried four (4) yes; One (1) no.

Chairman Holland proceeded to the request of Busald Funk, Zevely, Berger & Kathman, P.S.C. for a dimensional variance of setback requirements in order to build an extension onto their existing building located at 226 Main Street, Florence, Kentucky in a Commercial Two (C-2) zone, in a 1½ acre tract. Mr. Block presented the Enforcement Officers Report. Mr. Kathman stepped forward and presented site plans to the Board. Discussion followed concerning the site plans. Mr. Kathman stated there would be six new parking spaces on the site and that due to the front portion of the property needing fill, the builder may have to leave it in gravel over the winter in order that the fill can settle before blacktopping. In response to Chairman Holland's question, Mr. Schreiber stated that settlement could be a problem, it would depend on the compaction. Mr. Bolton asked how the Board could justify changing a setback from 75 feet to 35 feet. Mr. Kathman stated that there was an existing building and some thought was given to renovating, but what the applicant is asking is simply to trade a new building for the existing building which would enhance the appearance of the area. Chairman Holland moved to grant the request of variance from 75 feet to 34 feet due to the existing site boundary lines. Mrs. Lanigan seconded. Mr. Schreiber abstained. The vote carried four (4) yes. Mr. Schreiber abstained.

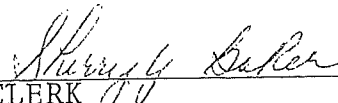
Chairman Holland proceeded to the request of Corporex Development for a variance in size of Temporary Leasing Sign on Tanners Lane, Florence, Kentucky, in a Commercial Two (C-2) zone, containing 6.53 acres. Mr. Block presented the Enforcement Officers Report. Mr. Hargis, representing Corporex Development, stepped forward and stated that the sign would be facing I-75 and at 55 mph a 32 square foot sign would not be adequate in size. Mr. Hargis stated that their advertising company has determined that a sign of 128 square feet would be of adequate size. Further discussion followed. Mr. Hargis stated the sign would be temporary of 3/4 plywood, mounted on a pole six foot off the ground for no more than one year. Mr. Schreiber moved to allow the variance for a temporary sign of 128 square feet for one year from May 11, 1983 or until a permanent sign can be erected, which ever date occurs first. Mr. White seconded. The vote carried four (4) yes; One (1) no.

Chairman Holland proceeded to the request of Mike Hoppenjans for a variance on rear year setback on property located at 29 Locust Street, Florence, Kentucky in a Commercial Two (C-2) zone. Mr. Block presented the Enforcement Officer's Report. Mr. Hoppenjans presented a site plan to the Board. Mr. Hoppenjans stated that at the rear corner of the property they were 29 feet short. The setback requirement is 50 feet and they only have 21 feet. Mr. Hoppenjans stated that the existing building is already 20 feet from the property line the new addition with the variance would still be one (1) foot farther from the property line than the existing building. Further discussion, Chairman Holland moved that the request be granted for a variance of 21 ft for the proposed addition. Mr. Bolton seconded. The vote carried unanimously.


Mr. Block stated that the Knights Inn sign had been removed.

Mr. Holland moved for adjournment; Mr. Bolton seconded. The meeting adjourned at 8:45 P.M.

RESPECTFULLY SUBMITTED:

  
CLERK

APPROVED: \_\_\_\_\_

  
CHAIRMAN