

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: Margo L. Grewbs P.S.C.  Owner

Address: 7281 Burlington Pike  Agent

Florence, Ky 41042 Telephone: 283-2000

Location: 7281 Burlington Pike, Florence, Ky

Name of Property Owner: MARGO L Grewbs & Sara Sidebottom

Address of Property Owner: \_\_\_\_\_

Zoning District: C-2 Area in Acres: 0.2

Deed Book: 317 Page Number: 294 Group Number: 330

Description of Request: \_\_\_\_\_

\_\_\_\_\_

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\* HAND CONTRACT TO MARGO Grewbs & SARA Sidebottom

Applicant's Signature: Margo L Grewbs P.S.C.

Property Owner's Signature: Margo L Grewbs & Sara Sidebottom

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FOR PLANNING COMMISSION USE ONLY

Application Fee: \_\_\_\_\_ Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Referred To: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Action Taken: \_\_\_\_\_ Date of Action: \_\_\_\_\_

STAFF REPORT

APPLICANT: Margo Grubbs, P.S.C.  
DEVELOPMENT: Law Office  
LOCATION: 7281 Burlington Pike  
ZONE: Commercial Two (C-2)  
DATE: January 13, 1988; 8:00 p.m.

REMARKS:

The applicant is requesting a Variance in order to allow an eight foot one inch driveway aisle. The 0.2 acre tract, located on the south side of Burlington Pike, across from Wallace Avenue, is zoned Commercial Two (C-2) and is owned by Margo Grubbs and Sara Sidebottom.

The applicant intends to convert a single-family residence into a law office. To allow this conversion of the 969 square foot structure, four off-street parking spaces are required. Three additional parking spaces would be required to accommodate the needs of the 660 square foot future addition. As shown on the plan, the applicant intends to place six of the required seven parking spaces in the front yard. Four additional spaces, reserved for employee parking, are proposed for the rear yard. To access these employee spaces, the existing eight foot, one inch driveway is proposed to be a driveway aisle. The Boone County Zoning Regulations require a two-way driveway aisle of 25 feet.

Surrounding zoning and land uses are (assuming east/west Burlington Pike):

North: R1F; single-family residential  
South: SR-1; single-family residential  
East: C-2; vacant, law office on Oblique Street  
West: C-2; single-family residence

The following reviews the four standards for Variances:

1. The narrow width of the lot and the position of the house on the lot require a Variance for any access, including residential, to the rear of the lot.
2. Strict application of the Zoning Regulations would allow the applicant to convert the existing residence into an office and meet the parking and driveway aisle requirements. The proposed future addition of 660 square feet creates the need for parking in the rear. The Board must decide if a reasonable use of the property is guaranteed without the future addition, or if an unnecessary hardship would be created.

Staff Report - Margo Grubbs, P.S.C.  
January 13, 1988  
Page Two

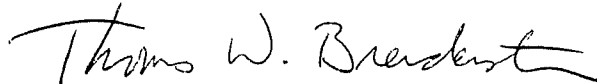
3. The lot size and location of the house are not the result of the applicant.
4. If granted, staff can find no reason why the public health, safety, and welfare would be affected, assuming parking in the rear can be controlled to employees only.

The applicant should be prepared to address these four points at the meeting.

Should this Variance be granted, staff would recommend that the Board consider the following conditions of approval:

1. That a sign be conspicuously posted on the building informing customers that the parking in the rear is designated for employees only.
2. That should the applicant purchase the residence to the west, the subject driveway should be expanded to more fully comply with the requirements of the Boone County Zoning Regulations. This expansion should only occur after the proper review process.

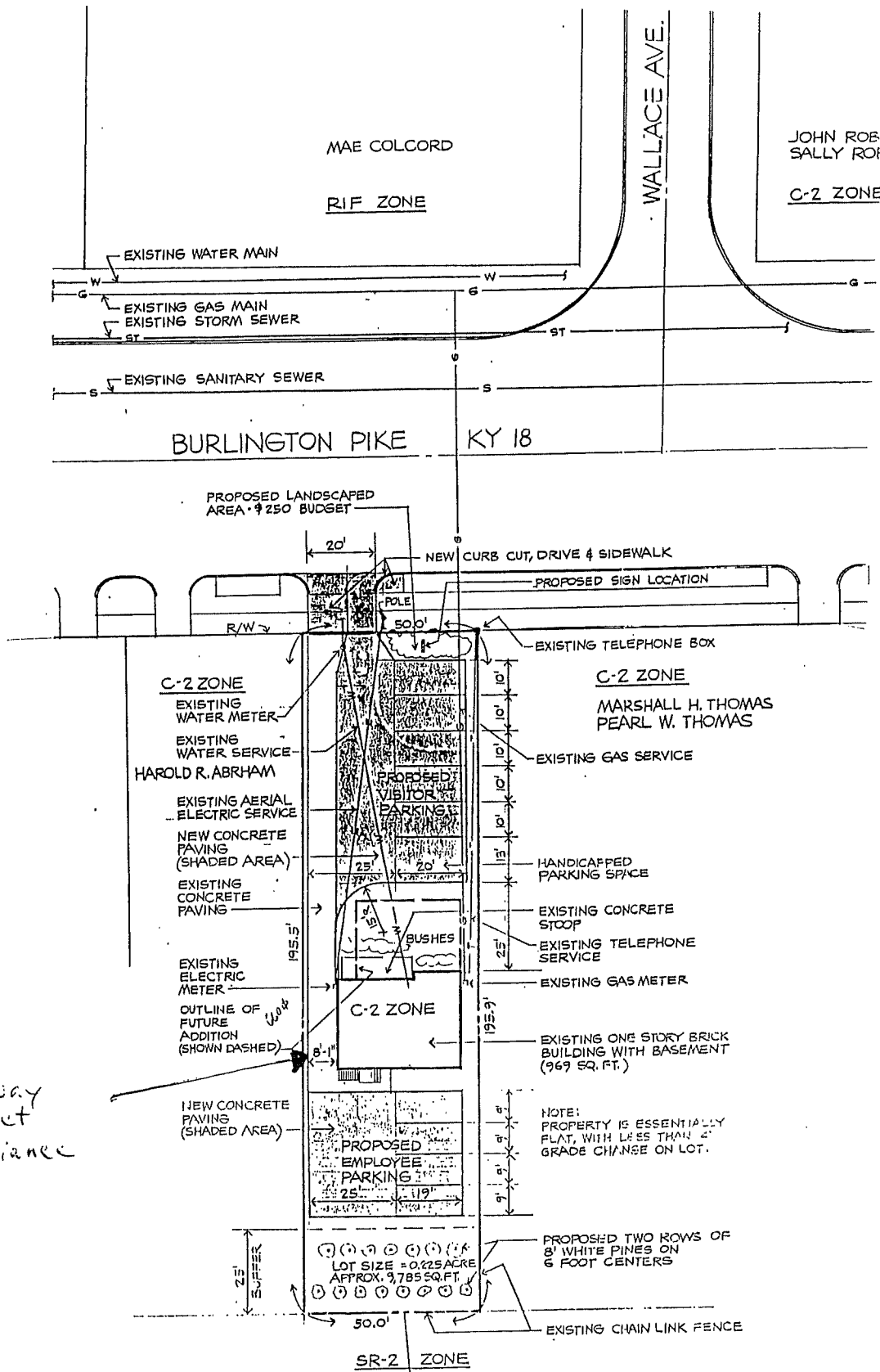
Respectfully submitted,



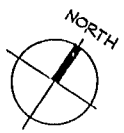
Thomas W. Breidenstein,  
Zoning Enforcement Officer

TWB:mcb

Attachment



driveway  
subject  
to variance



**SITE PLAN**  
1" = 20'

Margo Grubbs

driveway aisle Variance

January 13, 1988

CITY OF FLORENCE  
BOARD OF ADJUSTMENT

January 13, 1988 - 8:00 P.M.

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Chairman Holland called the meeting to order at 8:00 P.M..

BOARD MEMBERS PRESENT:

Mr. Ashcraft  
Chairman Holland  
Mrs. Meihaus  
Mrs. Ward  
Mr. White

BOARD MEMBERS NOT PRESENT:

None.

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Holland stated that each member had received a copy of the Minutes of the Board of Adjustment Meeting of December 9, 1987 and asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. White moved, seconded by Mr. Ashcraft, that the Minutes be approved as written. The motion carried unanimously.

1. A request of Lackner Sign Company for a Variance in the height of a free-standing sign. The site is approximately one acre in size. An existing free-standing sign, 35 feet in height and 254 sq. ft. in size, is located adjacent to I-75 near the northwest corner of the site. The applicant is proposing to raise this sign to 65 feet in overall height. (Deferred from the December 9, 1987 meeting.)

Staff Member, Jim Sturdevant, advised that the Staff Report and slides in regard to this request had been presented at the last meeting. He asked the Board if it was necessary to present this material again. The Board did not find it to be necessary to present the Staff Report and slide presentation again.

Mr. Bill Marquet, Lackner Sign Company, stated that they had reflagged the sign. He stated that Mr. Grone of McDonald's and Chairman Holland had been present for the flagging. He presented to the Board a drawing of the proposed sign.

In response to a question from Mr. Ashcraft, Mr. Breidenstein stated that he believed most of the signs in the area had been granted a Variance by the Board.

Counselor Wilson advised that a non-conforming use can continue without regard to ownership and that the advertising on the sign could be changed.

Chairman Holland stated that a letter had been received from Mr. Gallenstein, owner of the strip center which includes Peking Palace, indicating that he has no objection to McDonald's sign being raised.

Chairman Holland stated that he had traveled the expressway both northbound and southbound. The McDonald's sign is fairly visible going north and there is an additional sign for the exit. The sign is not visible southbound due to the topography.

Mr. Grone advised that he will remove his advertisement from the billboard sign one mile south of the Mt. Zion Road area as indicated at the last meeting.

Mr. White moved that the Variance be granted from 35 feet in height, not to exceed 65 feet in overall height. He noted that his motion did not include the condition of removing the advertising from the billboard sign in the Mt. Zion Road area. Mr. Ashcraft seconded the motion.

Chairman Holland asked if there was anyone in the audience who wished to speak in regard to this request. There was no response.

Chairman Holland asked if there was any further discussion. There being none, he asked for a roll call vote on the motion and it carried unanimously.

2. A request of Paul Kirn, Jr. for a Conditional Use Permit and a Variance in the required lot frontage in order to allow the construction of a duplex dwelling unit. The 8,000 sq. ft. tract, located west of 7049 Curtis Avenue and south of 7052 Curtis Avenue, is zoned Suburban Residential Two (SR-2) and is owned by Roy and Kim Dringenburg. (Deferred from the December 9, 1987 Meeting.)

Staff Member, Tom Breidenstein, presented slides of the subject site as had been shown at the previous meeting. He presented the Staff Report and noted its attachments. (see Staff Report)

In response to questions from Chairman Holland, Mr. Kirn stated that there would be two separate driveways to the project -- one for each unit. In response to questions from Mr. Ashcraft, he added that he would be the builder and most likely the owner of the project, but he would not occupy the property.

Mr. Charles Callan, 7035 Curtis Avenue, stated that he had previously owned the property and sold it to the Dringenburgs. He had had an offer from a builder but Mr. Callan did not want any more apartments on the street. He had also sold the property to the church for a parking lot. He stated that the Dringenburgs were moving and would not be living next door to this duplex. He noted that there are problems with rental properties. He noted a vacant lot on the corner of the street and stated that if this duplex is permitted, then a duplex may also be permitted on that lot. Mr. Callan stated that the lot should be used for a single-family dwelling.

Mr. Glen Waley, trustee of the Kentaboo Baptist Church, stated that they do not want drainage from this property to go onto their parking lot.

Arlene Jones, real estate agent, stated that the Dringenburg's home is for sale as their family has grown. She stated that they need to get the most money for their property and that this is the highest and best use of the property. She added that the church had the option to buy the property but they did not want to pay the price and if they can stop this Variance, then they can buy it for a lesser price.

Mr. Waley replied that the church is not interested in acquiring the lot, but is concerned by the drainage and grading.

Mr. Kirn stated that the drainage off the roof would be no different than a single-family house.

Mr. White advised that a four-foot drop beside the driveway would have to be filled to stop drainage via the natural drain onto the church property.

Mr. Kirn stated that he would fill the area indicated by Mr. White. He added that the City Manager had been to the site today with a representative of the real estate agency, but he did not know the result of the meeting.

Mr. White advised that he believed this was the Public Works Director, not the City Manager.

Mr. Phil Beeton, trustee of the Kentaboo Baptist Church, stated that there is no intention on the part of the church to block this project in order to buy the lot at a lesser price.

Mr. White stated that Mr. Gary Rice is opposed to this request due to parking problems. Mr. Jake Kendricks is also opposed on the basis that there are enough duplexes on the street. These gentlemen were not able to attend this meeting and asked Mr. White to speak for them.

Mr. Ashcraft stated that the applicant is asking for an exception at the expense of the people who live there and have homes there.

Mr. Kirn stated that he believes a duplex on the lot is better than a parking lot.

Mrs. Meihaus stated that she is in agreement with the residents of the area and that this development is not harmonious with the area.

Mr. Ashcraft moved that the Conditional Use Permit be denied as it is not in conformity with the Comprehensive Plan and it is an intrusion on the single-family residences in the area. Mrs. Ward seconded the motion.

Chairman Holland asked if there was any further discussion. There being none, he asked for a roll call vote on the motion which found Mr. Ashcraft, Mrs. Meihaus, Mrs. Ward and Chairman Holland in favor. Mr. White abstained. The motion carried.

Counselor Wilson advised that since the Conditional Use request was denied, the Variance cannot be granted.

3. A request of Ralph W. Sturdivant for a side yard Variance to allow the construction of a two-car garage. The 0.4-acre site, located at the northern corner of Burk Avenue and Roger Lane, is zoned Suburban Residential One (SR-1) and is owned by Ralph W. Sturdivant.

Staff Member, Tom Breidenstein, presented the Staff Report which included a slide presentation (see Staff Report).

Chairman Holland stated that he had visited the site and the applicant had pointed out that the garage was very small and near a furnace.

Mr. Sturdivant stated that the garage is too small for a pick-up truck or a station wagon. He stated that it is so near the hot water tank that he is concerned about safety.

In response to questions from Mr. White, Mr. Sturdivant added that he plans to build a two-car garage which will be attached to the house. He will block up the existing garage door. The new garage will be flat so that he can build a patio on top of it.

Mr. Ashcraft stated that he had visited the site and he does not feel that the new garage will adversely affect the neighborhood.

Chairman Holland stated that the reason why this request is before the Board is that this is a corner lot.

Chairman Holland asked if there was anyone present in opposition to the request. There was no one present opposed to the request.

There being no further discussion, Mr. White moved that the request be granted for a 7-foot setback to allow for construction of the proposed garage. Chairman Holland seconded the motion and asked for a roll call vote. The motion carried unanimously.

4. A request of Margo Grubbs, P.S.C., for a Variance in order to allow an eight-foot one-inch driveway aisle. The 0.2-acre tract, located on the south side of Burlington Pike, across from Wallace Avenue, is zoned Commercial Two (C-2) and is owned by Margo Grubbs and Sara Sidebottom.

Staff Member, Tom Breidenstein, presented the Staff Report which included a slide presentation (see Staff Report).

In response to a question from Mr. Ashcraft, Mr. Breidenstein clarified that proposed Condition #2 indicates that adding any frontage would make the lot "more fully comply" with the requirements.

Counselor Wilson advised that the existing driveway is 8'1" wide and the requirement is for a 25' wide driveway.

Miss Grubbs stated that they will provide client parking in front of the building and employee parking in the rear. She stated that the work would not be done until Spring. She added that it will be at least six months before the room addition is built.

Mr. White moved that the request be granted, subject to the conditions indicated in the Staff Report, and that the concrete work be done as soon as the weather permits. Mrs. Meihaus seconded the motion.

Miss Grubbs stated that she was agreeable to the conditions indicated.

Chairman Holland asked if there was anyone present who wished to speak in regard to this request. There being no one, he asked for a roll call vote on the motion and it carried unanimously.

5. A request of Carroll Properties for an extension of a previously approved Sign Variance to allow the continued use of a 150 sq. ft. "for lease" sign. The 26-acre site, which is located at the northeast quadrant of I-75 and Turfway Road, is zoned Office Two/Planned Development (O-2/PD) and is owned by Turfway Properties (Jerry Carroll, General Partner).

Staff Member, Tom Breidenstein, presented the Staff Report (see Staff Report). He noted a correction to the agenda which indicated the site to be located at the northeast quadrant of I-275 and Turfway Road. This should be I-75.

Mr. Mark Simendinger stated that Mr. Jerry Carroll plans to proceed with the second building as soon as the weather permits. The sign is needed to lease the new building. He stated that there will be a semi-circle of three identical buildings facing I-75. Leasing the project is critical to its success.

In response to questions from Chairman Holland, Mr. Simendinger stated that they would suggest the sign be permitted for another 18 months, with the option to reapply.

Mr. Ashcraft stated that he did not find the sign offensive.

Chairman Holland asked if there was anyone present who wished to speak in opposition to the request. There was no response.

Mrs. Ward moved that the 18-month extension be granted with the option to reapply for additional time. Mr. Ashcraft seconded the motion.

There being no further discussion, Chairman Holland asked for a roll call vote on the motion which found Mr. Ashcraft, Mrs. Ward, Mr. White, and Chairman Holland in favor. Mrs. Meihaus abstained.

BOARD ITEMS:

Counselor Wilson suggested that the Board may wish to hold its annual election of officers at this time.

Mr. Ashcraft moved that Mr. Holland be re-elected Chairman and that Mr. White be re-elected Vice Chairman. Mrs. Meihaus seconded the motion.

Chairman Holland asked for a vote on the office of Chairman. Chairman Holland abstained from voting. All voting members were in favor and Mr. Holland was re-elected Chairman.

Chairman Holland asked for a vote on the office of Vice Chairman. Mr. White abstained from voting. All voting members were in favor and Mr. White was re-elected Vice Chairman.

There being no further business to come before the Board, Chairman Holland moved, seconded by Mr. White, that the meeting be adjourned. The meeting was adjourned by unanimous consent at 9:15 P.M..

APPROVED:

  
Charles Holland, Chairman

ATTEST:

  
Jan Hancock, Recording Secretary