

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
- Improvement Plan Approval
- 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
- Preliminary Plat Approval
- Final or Deed Plat Approval
- Site Plan Review Approval
- Historic District Overlay
- Sign or Zoning Permit
- Appeal or Variance

Applicant: Robert L. Hall and John J. Blackburn  Owner

Address: 14 Sycamore Dr., Florence, KY. 41042 and 309 Cherrywood Drive,  
Ft. Mitchell, KY. 41011 Telephone: 371-7081 and 331-0846  Agent

Location: Southeast corner Ky. 18 & Shelby Street, Florence, KY. 41042

Name of Property Owner: Same as applicant above

Property Owner's Address: Same as applicant above

Zone: Commercial - Two Area in Acres: .2952 acres

Deed Book: 318 Page Number: 17 Group Number: 938

Description of the Request: To build one story building (33' x 74') and adjacent concrete parking to operate an automobile motor diagnosis and tune up business.

Owner's Signature: [Signature] Applicant's Signature: [Signature]

Application Fee: \$150.00 FOR PLANNING COMMISSION USE ONLY  
20.00 Application and Fee Received: 7/13/84  
170.00

Referred to: \_\_\_\_\_ Meeting Date: 8/8/84

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

BOARD of ZONING ADJUSTMENT and APPEALS CHECKLIST

MEETING: August 9, 1984

I. GENERAL INFORMATION

Applicant's Name: Robert L. Hall and John J. Blackburn

Interest in Property: Owners

Location and/or Address of the Property: Southeast corner of Ky. 18  
and Shelby Street, Florence

Deed Book: 318 Page Number: 17 GROUP NUMBER: 938

Request of the Applicant: Permission through an approval of a Conditional  
Use Permit for the construction of an one story building  
to operate an automobile motor diagnosis and tune up business.

Present Zoning of the Property and the Affected Sections of the  
Regulations: Presently zoned Commercial Two, C-2 and affecting  
Section 923 of the zoning regulations.by

Present Use of the Subject Property and the Adjoining Property(s):  
The subject property is not presently in use. To the south and  
east is currently residential. One lot adjoining to the south  
is Commercial (being a satellite dish sales store). To the  
west across Ky, 18 is Commercial (Kentucky Motors) and  
undeveloped. To the north is currently undeveloped.

II. CONDITIONAL USE REQUESTS:

1. *Zoning of the Adjoining Properties:* The present zoning of the adjoining properties on all sides to the subject property is currently Commercial Two, C-2 as is the subject property.  

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2. *Future Land Use of the Subject Property and the Adjoining Properties:* The future land use of the subject property is Medium Density Residential. To the west and some to the north, both directions being across Ky. 18, it is planned Medium Density Residential. To the north and east across Shelby Street is planned Commercial.  

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3. *The Site Plan Submitted and What Does it Show:* The plan submitted, though not drawn by a Land Surveyor/Engineer, shows the planned building with a minimum front yard setback of 50 feet From the property line along Ky. 18 and 27.5 feet from along Shelby Street. The other two planned setbacks are 10 and 14 feet. Neither planned setback from the streets comply.
4. *Conditions to the Request if Granted:* Should the Board decide to approve this request then I would recommend that the parking and driveway areas be surfaced in asphalt or concrete.  

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5. *Special Characteristics of the Site and/or the Request:* The application form shows that they own the property but another note says they own only lot 43 of the Ezra Fish Subdivision and that they are concluding negotiations to own the other lots involved in this request  

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COUNTY: \_\_\_\_\_  
 ROAD NAME: PRICE PIKE  
 PROJECT NO.: \_\_\_\_\_  
 TYPE CONTROL: \_\_\_\_\_  
 DATE: \_\_\_\_\_

STA. 47+50 MAINLINE =  
 STA. 10+00 SHELBY ST.

47+00

N 64° 27' 45" E  
 20.00'

S 61° 27' 48" E  
 21.68'

SHELBY ST.

TRACT NO. 1

TRACT NO. 2

TRACT NO. 3

N 33° 27' 30" W  
 20.00'

S 49° 08' 58" W  
 119.51'

SCALE: 1" = 20'

Alley 8'

127' ±

6+46.44

KV: 13

17.30

18.66

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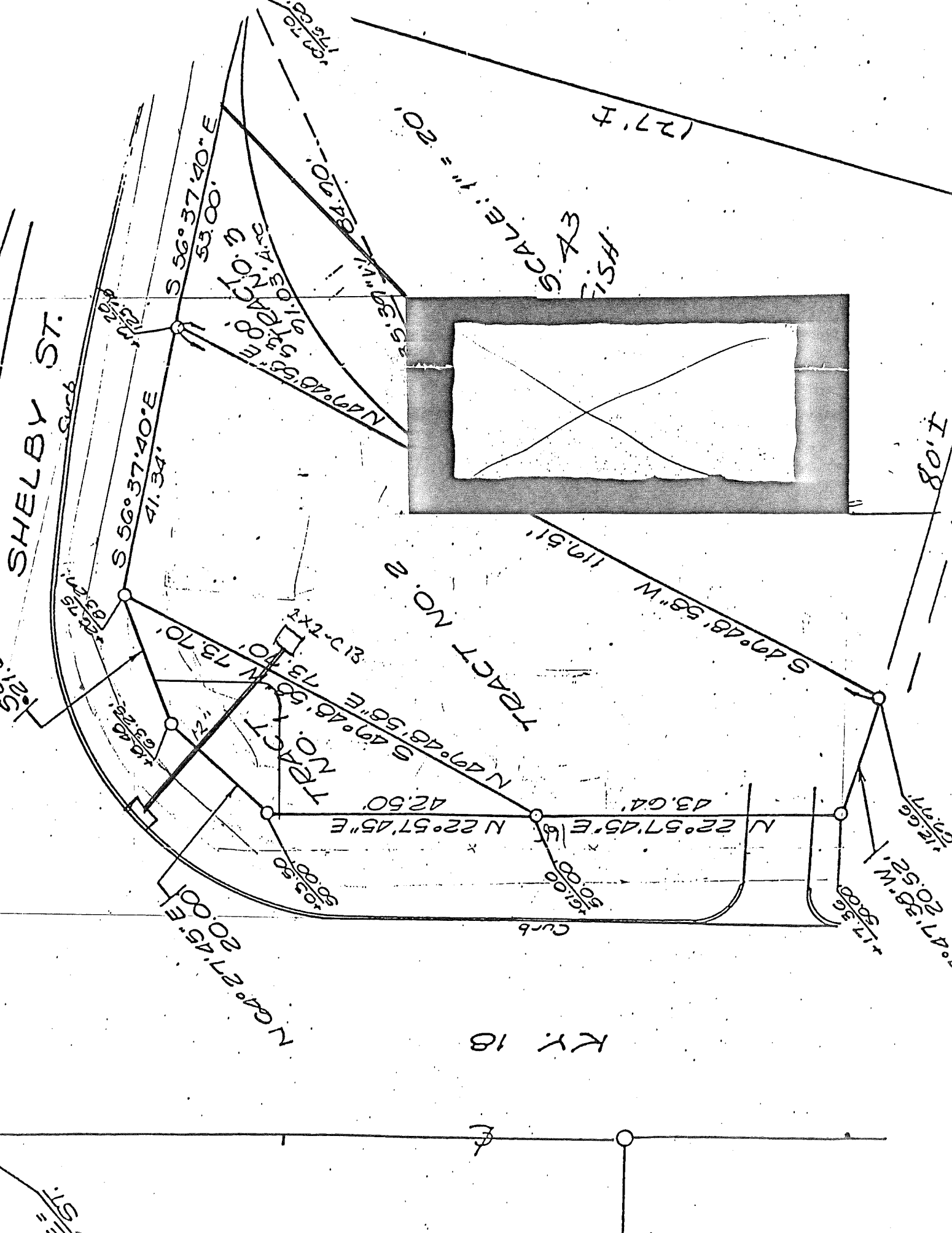
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SHELBY ST.



SCALE: 1" = 20'

G. A. 3  
FISH

TRACT NO. 2

KY. 18

S 56° 37' 40" E  
53.00' E

S 56° 37' 40" E  
41.34'

N 22° 57' 45" E  
42.50'

N 64° 27' 45" E  
20.00'

S 49° 48' 58" W  
119.51'

N 20° 52' W  
17.56'

80' ±

127' ±

ST.

FLORENCE BOARD OF ADJUSTMENTS

AUGUST 9, 1984

7:30 P.M.

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The roll call was taken. Three members present: Messrs. Bolton, White and Mrs. Lanigan. Counselor Ray Vincent was also present.

Board members reviewed the Minutes of the Florence Board of Adjustments meeting of of July 11, 1984. Mr. White moved that the Board approve the Minutes as reviewed. The motion was seconded by Mr. Bolton. After discussion, the motion carried unanimously.

Vice-Chairman Bolton proceeded to the Agenda items.

AGENDA ITEMS:

Conditional Use Permit

A request of Robert L. Hall and John J. Blackburn, property owners, for a Conditional Use Permit for the purpose of the construction of a one-story buiding to operate an automobile motor diagnosis and tune-up business for property located at the southeast corner of Ky. 18 and Shelby Street in Florence, Kentucky and currently zoned Commercial Two (C-2).

Mr. Blackburn, Owner, who was accompanied by Mr. Hall, urged the Board's approval of the proposed Conditional Use Permit.

There was no other support or opposition expressed.

Mr. White moved that the Board approve the Conditional Use Permit for the purpose of construction for an automobile diagnostic and tune-up business for property located at the southeast corner of Ky. 18 and Shelby Street in Florence, Kentucky. The motion was seconded by Mr. Bolton. After discussion, the motion carried unanimously.

Communication

The Agenda stated the Board is in receipt of a letter from Gulf Oil Corporation requesting the Board reconsider their action to deny their request for a dimensional variance for property located on Ky. 18 for a proposed addition and car wash building from the required 75' to requested 40' requirement.

Mr. White moved that the Board reject the original proposal submitted and moved that the Board not reconsider their actions taken on July 11, 1984. The motion was seconded by Mr. Bolton. After discussion, the motion was carried unanimously.

Vice-Chairman Bolton stated that Gulf Oil Corporation has submitted an alternate plan for consideration.

Mr. Tom Budke, Agent for Gulf Oil, stated that as the Board rejected the original proposal he would like to submit an alternate proposal for the location of the building, and respectfully request a variance on the new proposal.

There was no support or opposition expressed.

Mr. Bolton moved that the dimensional variance be granted on the alternate proposal. Counselor Vincent suggested the plan number be noted for purposes of clarity. Staff member Chip Block stated the plan notation was "Plot and Paving Plan Alternate #1".

Mr. White inquired of Counselor Vincent if the City of Florence could work with the Gulf Oil Corporation to alleviate the traffic flow problems out of the station. Mr. Vincent suggested either the police department or the Safety Dept. Mr. White inquired if it would come before the full council in order to affect such an effort. Mr. Vincent stated it would not have to come before Council unless a new ordinance were required. Mr. White asked that a stipulation be added that the appropriate departments be directed to review (Safety Committee or the Chief of Police or his representative) and study the traffic flow of the area. Mr. Budke stated that Gulf Oil would be agreeable to Mr. White's suggestion and acceptable to any suggestion as to interior directing signage on the subject location property. Mr. Block suggested a copy of the letter sent to the Chief of Police also be sent to the City Council to keep the City Council apprised of the concerns of the Board with respect to traffic flow of the area. Mr. White added that a copy of the letter should be sent to the Mayor. Counselor Vincent suggested the motion be amended to include a condition that Gulf Oil consult with the Safety Committee concerning the traffic signage, etc.

Mr. Bolton moved that the dimensional variance be granted on the Plot and Paving Plan Alternate #1 to Gulf Oil Corporation and a letter be sent by the Board to City Council with a copy to the Mayor, the Chief of Police and to the Chairman of the Safety Committee expressing the concerns of the traffic flow of the area. The motion was seconded by Mr. White.

A roll call vote was taken. Aye: Messrs. Bolton and White and Mrs. Lanigan. The motion was carried unanimously.

Mr. Budke inquired if GULF had to write a letter. Mr. White clarified the letter would be written by the Board. Mr. Budke thanked the Board.



Archie Bolton, Vice-Chairman