RECEIVED

REVIEW NO. _____

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. (Check One) _____ Boone __Xx__ Florence _____ Walton _____ Union
2. (Check One) __XX__ Conditional Use Permit _____ Variance _____ Appeal
   _____ Change in Non-Conforming Use
3. Applicant's Name James T. and Judith Ann Pichotta
   Phone Number (606) 384-3424
   Applicant's Address 2299 Hathaway Road
   Union, Kentucky 41091
   City State Zip
4. Description of Request: Build two (2) duplex buildings on property
5. Name of Development _____
6. Location of Development Chipman Drive
   Florence, Kentucky
7. Acreage Under Review 0.436 Acre
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Charles and Margaret Dietz
   Phone Number (606) 371-8032
10. Address of Property Owner 18 Ridgeview Drive
    Florence, Kentucky
    City State Zip
11. Proposed Use(s) On Site _____
12. Total Square Footage of Existing and/or Proposed Buildings
    1976 ø per building x 2 buildings 3952 ø
13. Current Zoning on Property SE-2
14. Deed Book 183 Page No. 597 Group No. 1 Lot Kentaboo
15. Is the site subject to a zone change? NO
    If yes, give date of approval _____
16. Have you submitted a Site Plan with this request? YES
17. Have you submitted a list of adjoining property owners with this request? Yes
18. Applicant's Signature: James T. Pichotta Judith A. Pichotta
19. Property Owner's Signature: Charles W. Dietz Margaret M. Dietz

SECTION B
(To be completed by Boone County Planning Commission Staff)

1. Date Received 12-18-90
2. Fee Received $321.00 R 3552
3. Is application complete? _____ Yes _____ No
4. Staff Reviewer _____
5. Scheduled Board Action Date _____
6. Board Action:
   _____ Approval
   _____ Approved With Conditions (See #7)
   _____ Disapproved (See #8)
7. Conditions: _____
8. Reasons For Disapproval: _____

STAFF REPORT

#1

DEVELOPMENT: Duplex Units

APPLICANT: **James T. and Judith Ann Pichotta**

LOCATION: Chipman Drive, Florence, KY

ZONING: Suburban Residential Two (SR-2)

DATE: January 10, 1991

REMARKS:

The applicant is requesting a Conditional Use Permit in order to construct two duplex units with a shared driveway. The 0.44 acre site is located on Chipman Drive and is zoned Suburban Residential Two (SR-2), and is owned by Charles and Margaret Dietz.

The following are the surrounding land uses and their zoning:

North - Single family residence, Suburban Residential Two (SR-2)
South - Single family residence, Suburban Residential Two (SR-2)
East - Single family residence, Suburban Residential Two (SR-2)
West - Single family residence, Suburban Residential Two (SR-2)

The following reviews the general criteria which the Board must use to judge each Conditional Use Permit:

1. The 1990 Boone County Comprehensive Plan Future Land Use Map indicates the site as High Suburban Density (HSD) which allows up to 6 dwelling units an acre.

   The Land Use Element makes no specific reference to this site.

   The 1990 Boone County Comprehensive Plan Goals and Objectives states under the Housing section:

   1. A broad range of housing opportunities shall be provided at locations which meet the needs and desires for all household types.

   5. In order to offer the citizens of Boone County maximum choice in living environment, residential development plans shall be judged primarily on the basis of gross density (average number of dwelling units per acre) and development design, with only secondary consideration given to type of dwelling unit.

2. This type of use will be harmonious and appropriate in appearance with the existing character of the area and general vicinity.

3. The use will not be hazardous to existing or future neighboring uses.

4. The site is adequately served by public facilities and services.

5. Additional excessive requirements at public cost for public facilities will not be created.

6. This development will not involve uses, activities, materials, equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, flare or odors.

7. The vehicular approach to the property will not create an interference with traffic on surrounding public thoroughfares.

STAFF CONCERNS

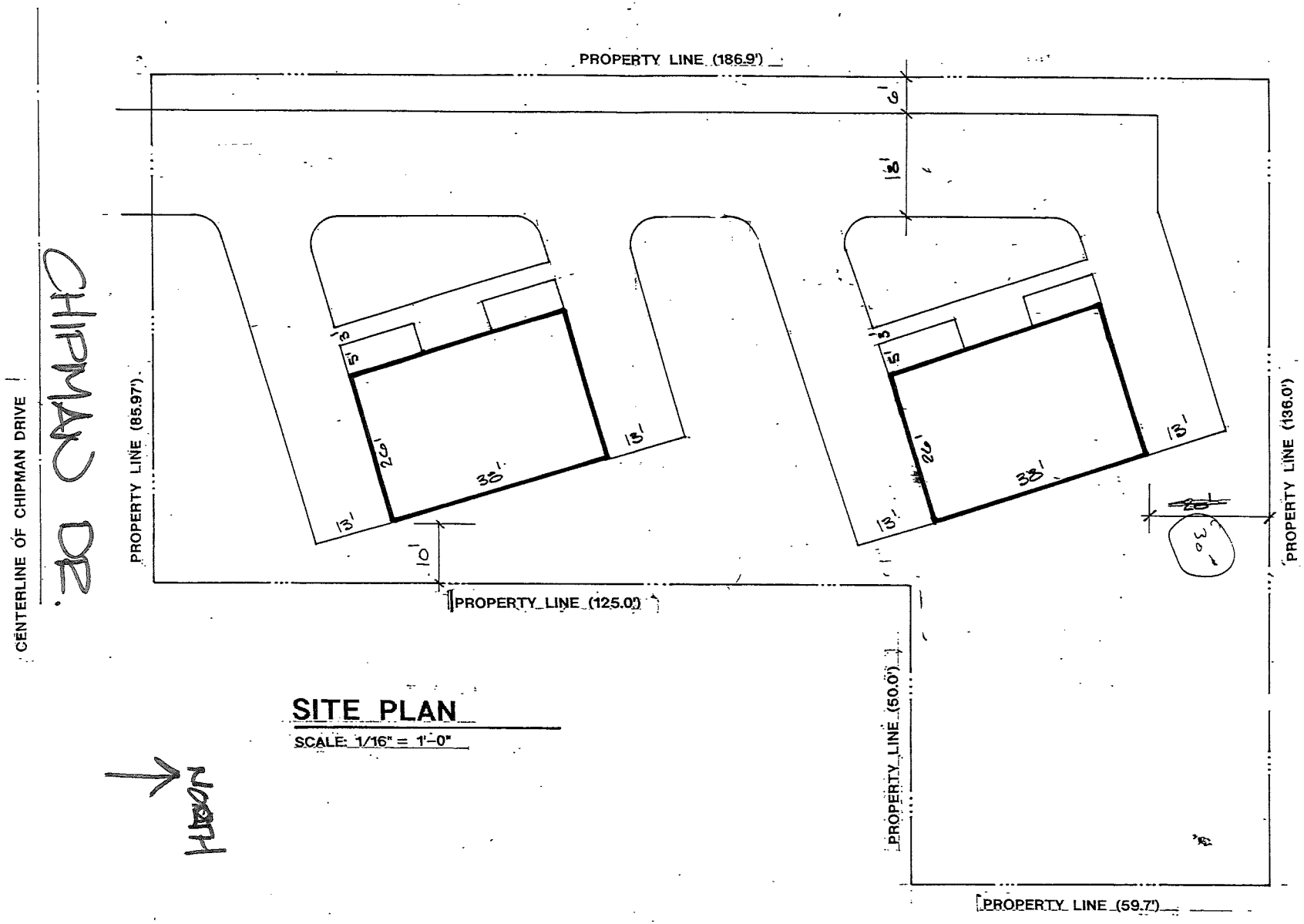
1. Staff is concerned about the buffering along the western property line. Since there are two duplexes, with one set back 125' feet from Chipman Drive, staff feels that a sufficient screened area should be planted in order to shield this duplex from the adjoining property to the west. The applicant had expressed a desire to have a buffer placed in this area, however at the time this report was produced new drawings had not been received.

2. The plan indicates the two duplexes accessing one driveway. With the development contained on one lot, the applicant must receive a waiver of the Boone County Subdivision Regulations, regarding this issue, from the Boone County Planning Commission.

Respectfully submitted,

J. Gregory Tulley
Planner I

JGT:kat



SITE PLAN

SCALE: 1/16" = 1'-0"