

Lot 16 & 17

BOONE COUNTY
PLANNING COMMISSION

REVIEW NO. _____

R OCT 24 1991 **D**
RECEIVED

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 Florence Walton Union
- 2. (Check One)
 Conditional Use Permit Variance Appeal
Change in Non-Conforming Use
- 3. Applicant's Name Quality First Homes
Phone Number 342-8815
Applicant's Address 3799 Narrows Road
Erlanger KY 41018
City State Zip
- 4. Description of Request: To build duplexes on Lots 16 & 17
Edwards Avenue, Florence, KY, as recorded in Plat Book 2,
Page 49 of the Boone County Clerk's records.
- 5. Name of Development Quality First Homes
- 6. Location of Development Lots 16 & 17 of Edwards Avenue
- 7. Acreage Under Review Each lot is 50 x 150
- 8. Lot Number and Name of Subdivision (if part of a subdivision)
16 & 17 of Fairfield Subdivision
- 9. Owner of Property Lex-Flor Holdings, Inc.
Phone Number 371-9889
- 10. Address of Property Owner 8193 N. Dilcrest
Florence KY 41042
City State Zip
- 11. Proposed Use(s) On Site Development of duplex residential
units
- 12. Total Square Footage of Existing and/or Proposed Buildings
Approximately 1800 sq. ft.
- 13. Current Zoning on Property SR-1
- 14. Deed Book 464 Page No. 317 Group No. 312
- 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? No
- 17. Have you submitted a list of adjoining property owners with
this request? Yes
- 18. Applicant's Signature: Michael W. Lyons, Pres.
- 19. Property Owner's Signature: Lex-Flor Holdings, Inc.
by Michael W. Lyons, Pres.

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 10-24-91
2. Fee Received \$ 552.00 R 7242
3. Is application complete? Yes No
4. Staff Reviewer Amie Motre
5. Scheduled Board Action Date 11/13/91
6. Board Action:
 Approval
 Approved with Conditions (See #7)
 Disapproved (See #8)
7. Conditions: _____

8. Reasons for Disapproval: Doesn't fit with the character of the neighborhood - too much development on 15,000 sq. ft.

STAFF REPORT

#2

DEVELOPMENT: two duplexes (four dwelling units)
APPLICANT: Quality First Homes
LOCATION: Edwards Avenue (lots 16 & 17), Florence, Kentucky
ZONING: Suburban Residential One (SR-1)
DATE: November 13, 1991

REMARKS:

The applicant is seeking a Conditional Use Permit to allow two duplexes (four dwelling units). This is to be located on Edwards Avenue (lots 16 & 17), Florence, Kentucky. The property is zoned Suburban Residential One (SR-1) and is owned by Lex-Flor Holdings, Inc.

Article 6, Section 613 of the Boone County Zoning Regulations states that one conditional use permitted on any site zoned SR-1 is "duplex dwelling units."

The following reviews the criteria that the Board must use to judge all Conditional Use Permit requests:

1. The activity will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan and/or zoning order.

Several Housing Objectives listed in the Boone County Comprehensive Plan are:

1. "A broad range of housing opportunities shall be provided at locations which meet the needs and desires for all household types."
2. "In order to offer the citizens of Boone County maximum choice of 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. The activity will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the area.

This residential area predominately consists of single family dwelling units. There is one duplex located on the street.

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

4. The activity be adequately served by essential public facilities and services.
5. Excessive additional requirements at the public cost for public facilities and services will not be created or be detrimental to the economic welfare of the community.
6. The proposed use and operation will not be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odor.
7. The vehicular approaches to the property will be designed so as not to create an interference with traffic on surrounding public streets.

The Board must also consider specific criteria which apply to Conditional Uses in SR-1 zoning districts:

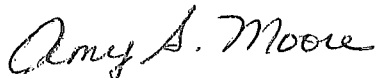
- a. The activity is an integral and subordinate function of a permitted use; or
- b. the activity does not contradict the low density character of the district; and
- c. the arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

STAFF CONCERNS:

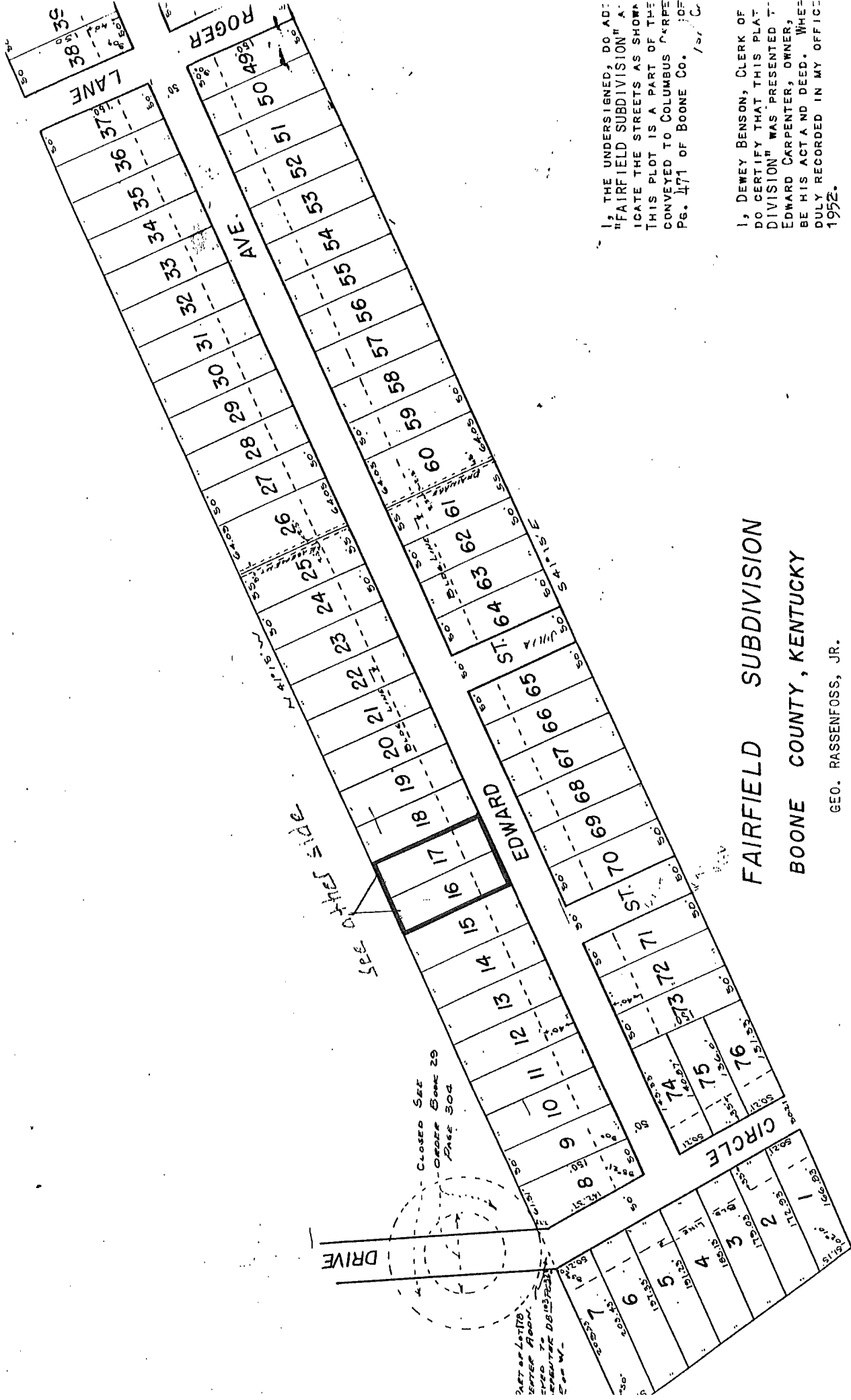
1. The third attachment illustrates the location of the proposed duplexes on the two lots. The plan illustrates that the applicant proposes to construct the driveways for the duplexes to meet each property line.

If this Conditional Use Permit request is approved, Staff has no suggested conditions.

Respectfully Submitted,



Amy S. Moore
Planner I

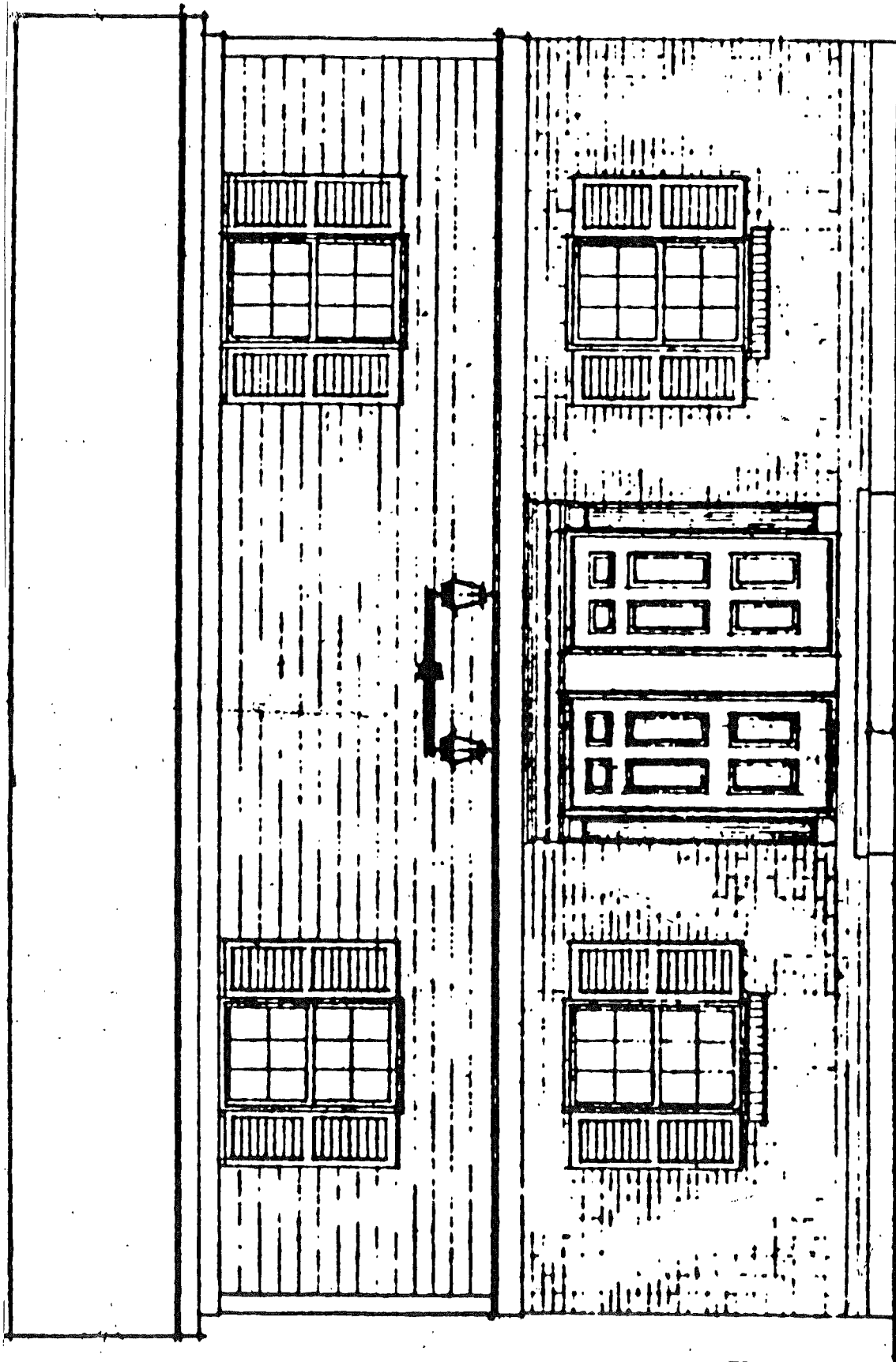


I, THE UNDERSIGNED, DO ADVERTISE THE "FAIRFIELD SUBDIVISION" AND INDICATE THE STREETS AS SHOWN ON THIS PLAT IS A PART OF THE CONVEYED TO COLUMBUS CARPENTER OF PG. 471 OF BOONE CO. REC. OF

DWEY BENSON, CLERK OF BOONE COUNTY, KY. DO CERTIFY THAT THIS PLAT WAS PRESENTED TO THE DIVISION OF LANDS AND MINES BY EDWARD CARPENTER, OWNER, AND THAT HE HAS BEEN DULY RECORDED IN MY OFFICE ON JUNE 6, 1952.

FAIRFIELD SUBDIVISION
BOONE COUNTY, KENTUCKY

GEO. RASSENFOSS, JR.
 CIVIL ENGINEER
 ERLANGER, KY. JUNE 6, 1952.



FRONT: ELEVATION

1/4" = 1'-0"

SCALE

