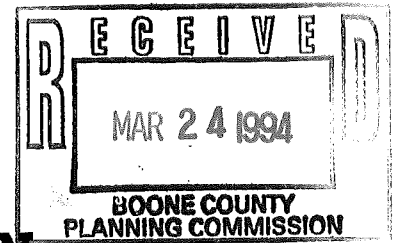


APPLICATION FORM
**BOARD OF ADJUSTMENT
 AND
 ZONING APPEALS ACTION**
 (See Boone County Zoning Regulations)



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 Don Conrad
 Phone Number 581-9226 Fax No. 655-6603
 Applicant's Address 219 Garrard
Covington Ky 41011
 City State Zip
4. Description of Request: Front and side yard variances
to permit construction of carwash
5. Name of Development Car Wash
6. Location of Development U.S. 42 at Mall Road
7. Acreage Under Review 24,500 sq. ft.
8. Lot Number and Name of Subdivision (if part of a subdivision)
N/A
9. Owner of Property Don Conrad
 Phone Number of Owner 581-9226
10. Address of Property Owner 219 Garrard
Covington Ky 41011
 City State Zip
11. Proposed Use(s) on Site Car Wash
12. Total Square Footage of Existing and/or Proposed Buildings
Existing - 0 Proposed 3225 sq. ft.
13. Current Zoning on Property C-2
14. Deed Book 426 Page No. 280 Group No. 2040-A
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? _____
17. Have you submitted a list of adjoining property owners with this request? Yes
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.
 Applicant's Signature: Don Conrad
 Property Owner's Signature: Don Conrad

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION APPLICATION PAGE 2

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

- 1. Date Received 476.00 3-24-94 Fee Received 476.00 R#3401+02
- 2. Is application complete? Yes No
- 3. Staff Reviewer Jeff Hayes
- 4. Scheduled Board Action Date 4-13-94
- 5. Board Action:
 - Approved
 - Approved with Conditions (See #6)
 - Denial (See #7)
- 6. Conditions of Approval: _____
- 7. Reasons for Denial: _____

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(606) 334-2196 Phone
(606) 334-2264 Fax

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

STAFF REPORT

DEVELOPMENT: Car Wash
 APPLICANT: Don Conrad
 LOCATION: Northwest Corner of U.S. 42 & Mall Road
 ZONING: Commercial Two (C-2)
 DATE: April 13, 1994

The applicant is requesting a front and side yard Variance to construct a 3250 square feet 6 bay self-service car wash facility with one additional automatic car wash bay (see sheet #1). The Board granted a Conditional Use Permit for the car wash facility on March 9, 1994 which is located on a approximately .5 acre site and is owned by Don Conrad.

Article 31, of the Boone County Zoning Regulations requires a property located within a Commercial Two (C-2) zone to have a front yard setback of 75 feet and a side yard setback of half the front yard setback for corner lots. Therefore, the applicant's lot requires a 37.5 feet side yard setback along Mall Road and a 20 feet rear yard setback. The applicant is requesting a Variance of 34 feet to the front yard setback and 12.5 feet to the side yard (see sheet #2). The rear portion of the property drops off approximately six (6) to eight (8) feet into the rear of the Sight and Sound building to the north and could not be developed without constructing a retaining wall. The applicant's lot is relatively narrow with a 135 feet of depth along the Mall Road side of the property and the rear property line contains the only vegetation on the site.


Surrounding Land Uses and Zoning (see sheet # 3)

North: Sight and Sound Music Store zoned Commercial Two (C-2)
 South: Vacant property zoned Residential One Family (R1F)
 East: Midas Mufflers zoned Commercial Two (C-2)
 West: Shell Station zoned Commercial Two (C-2)

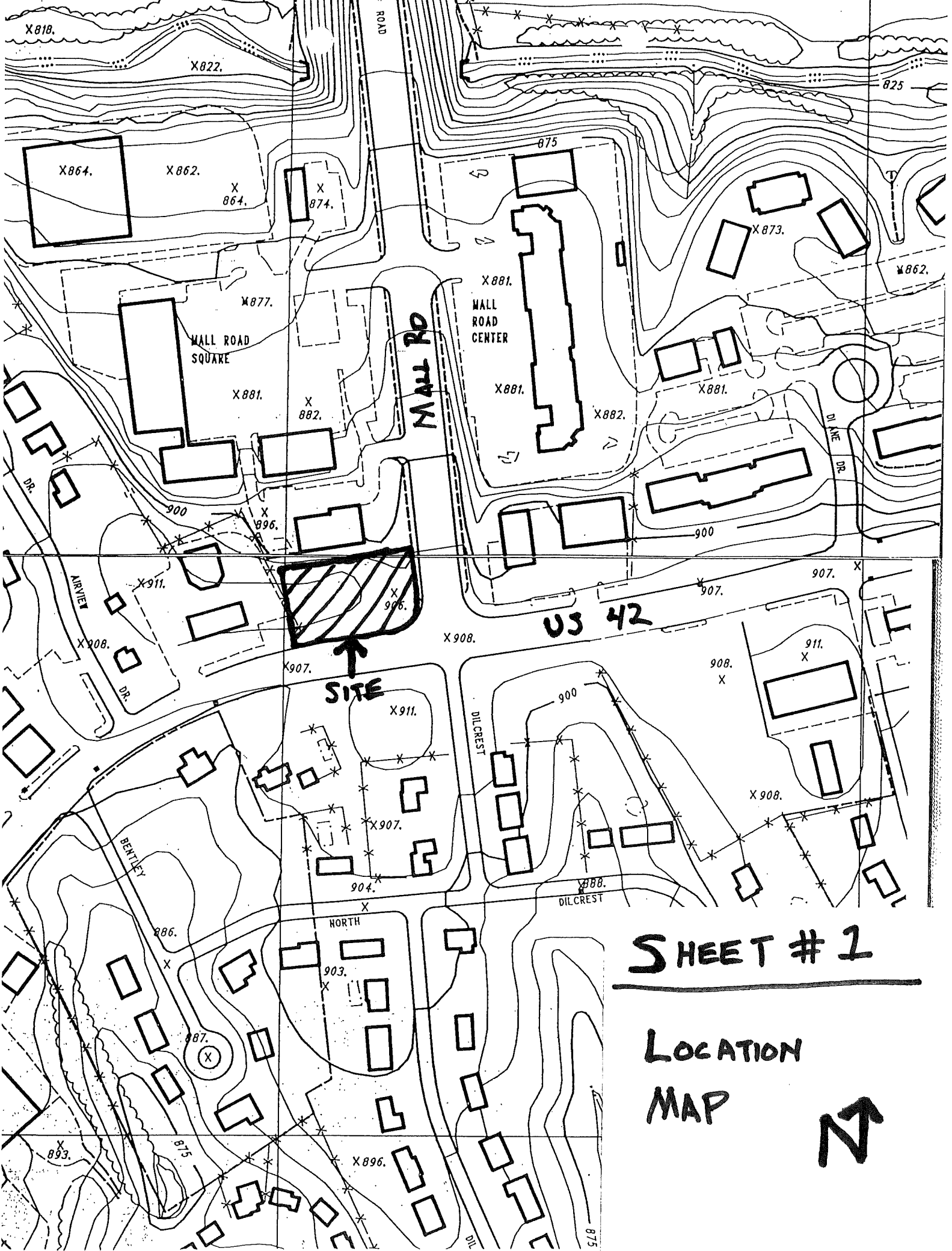
Conclusion

Staff believes that the proposed car wash facility will not alter the essential character of the general vicinity nor will it cause a nuisance or hazard to the public. The Board should also determine whether the strict application of the provisions of the Zoning Regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

Respectfully Submitted,


 Jeffrey F. Hayes
 Planner I

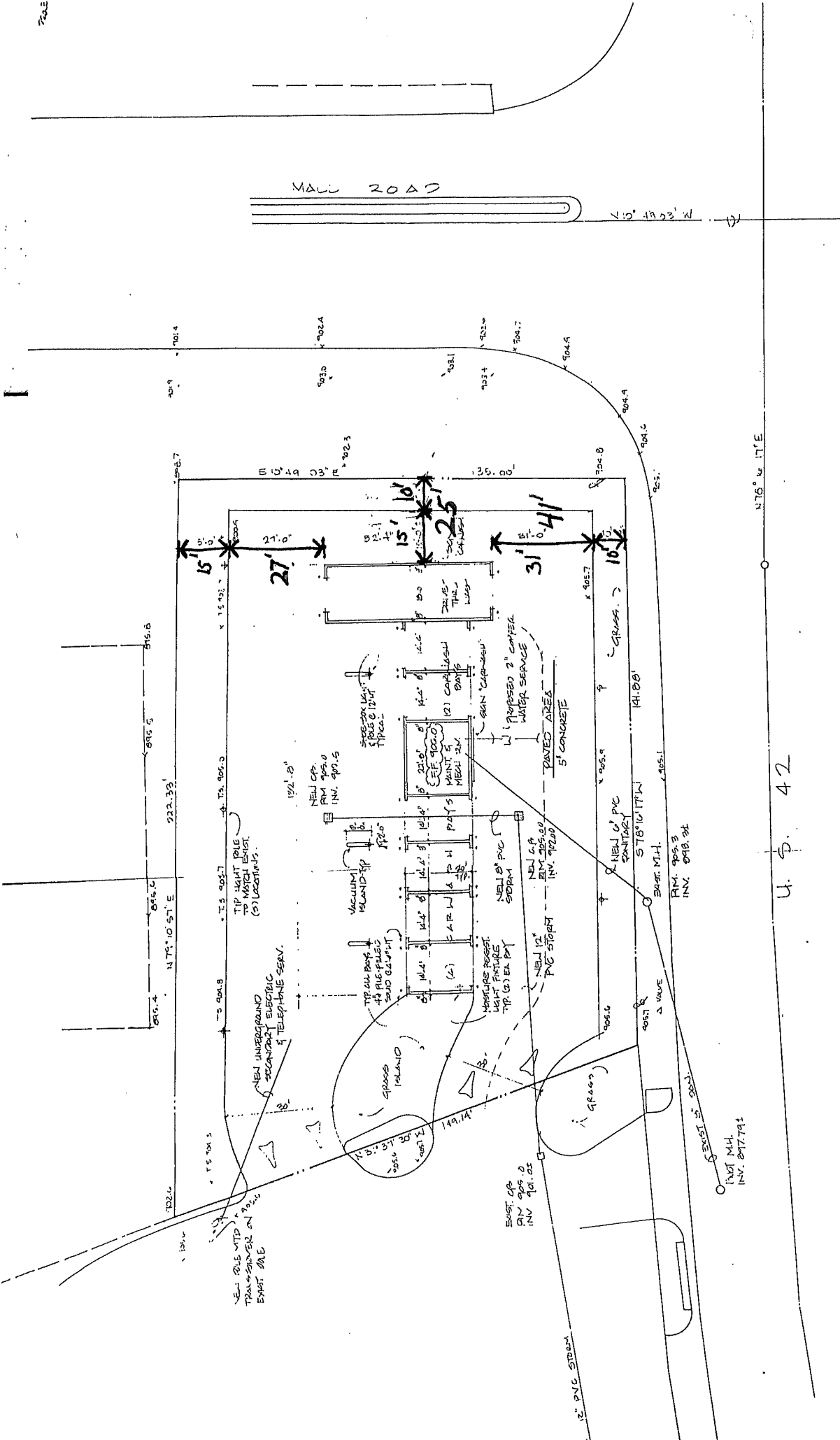
JFH\par



SHEET # 2

**LOCATION
MAP**





GENERAL NOTE

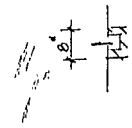
1. ZONING - C.
2. SOIL EROSION SHALL BE ENTIRELY PREVENTED BY EXPOSED AND THE WORK SHALL BE STAGED AND PROTECTED.

SHEET # 2

SITE PLAN

U. P. 42

SITE PLAN



1/4" = 20'

SHEET #3

ZONING MAP

