





## STAFF REPORT

DEVELOPMENT: Porch  
APPLICANT: Linda Nienaber  
LOCATION: 11 Woodland Avenue  
ZONING: Suburban Residential One (SR-1)  
DATE: July 13, 1994

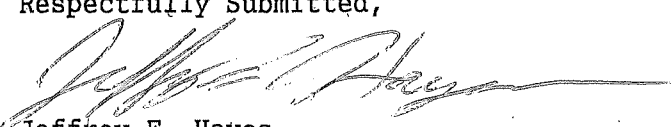
The applicant is requesting a Variance to permit the construction of a porch which would encroach upon the front yard setback. The applicants residence is located in Florence, Kentucky on Woodland Avenue (see sheet #1).

Article 31, of the Boone County Zoning Regulations requires a 30 feet front yard setback for uses located within a Suburban Residential One (SR-1) zone. The applicant is requesting an 8.5 feet variance to the front yard setback to permit the construction of a 180 square feet porch which would extend six (6) feet from the front of the house (see sheet #2).

### Conclusion

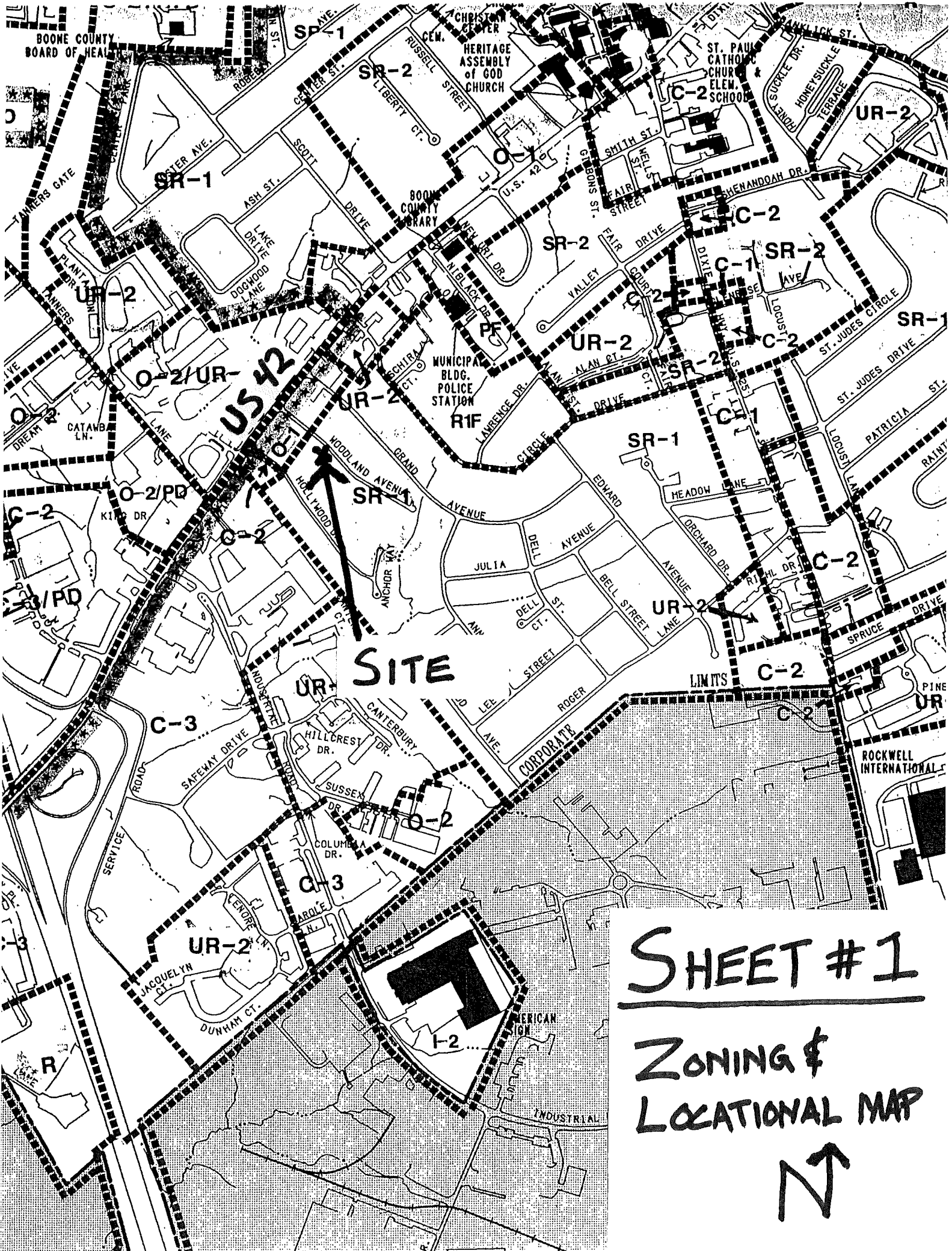
Staff believes that the proposed variance will have little impact on the character of the area and will not cause a hazard or a nuisance to the public if proper materials and architectural details are used. However, the Board must determine whether the Variance will allow an unreasonable circumvention of the Zoning Regulations or that the strict application of the provisions of the 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



BOONE COUNTY  
BOARD OF HEALTH

HERITAGE  
ASSEMBLY  
of GOD  
CHURCH

ST. PAUL  
CATHOLIC  
CHURCH  
ELEM.  
SCHOOL

MUNICIPAL  
BLDG.  
POLICE  
STATION

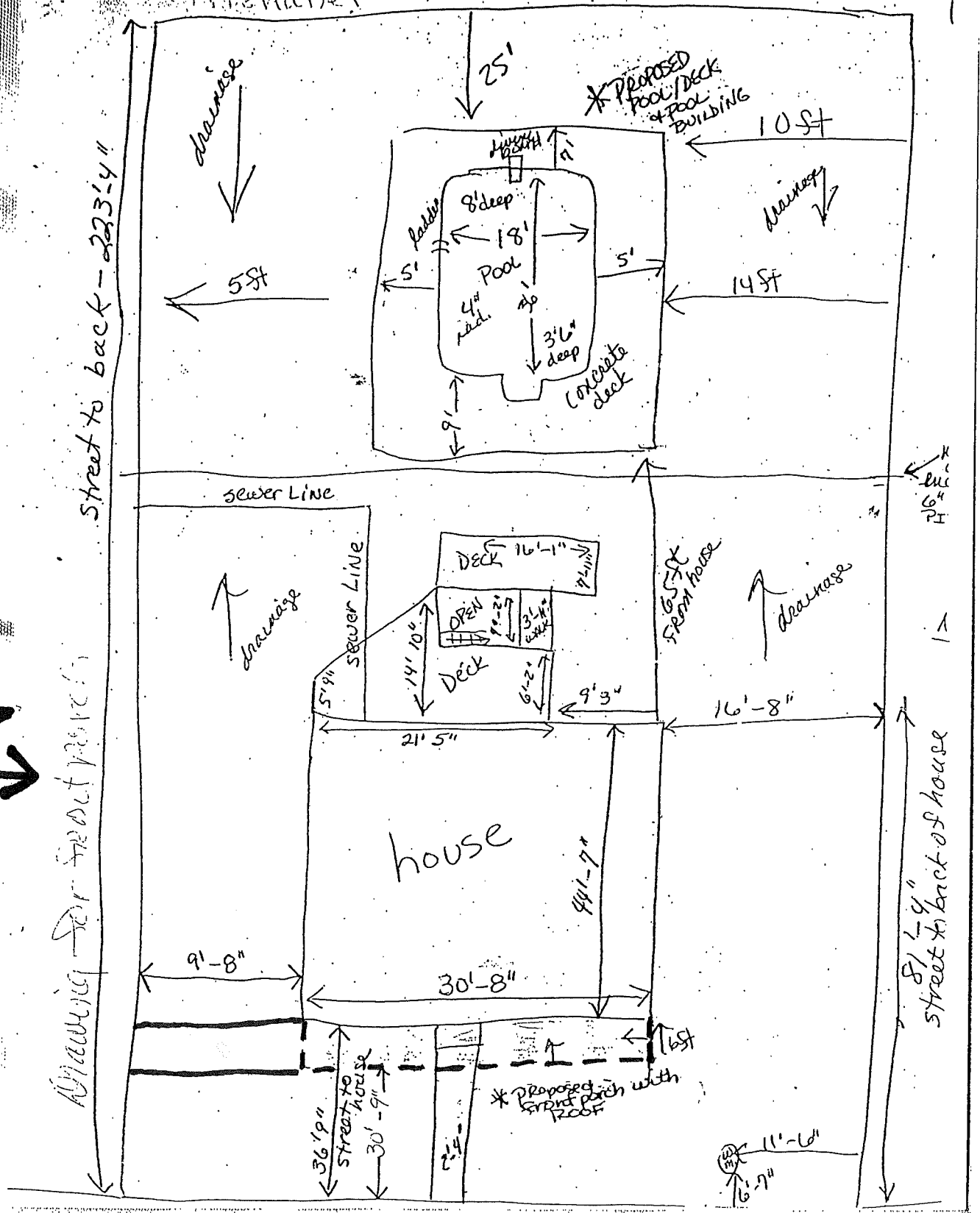
ROCKWELL  
INTERNATIONAL

**SITE**

**SHEET # 1**

**ZONING &  
LOCATIONAL MAP**





WOODLAND AVE