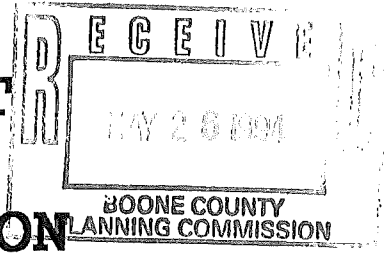


APPLICATION FORM
**BOARD OF ADJUSTMENT
 AND
 ZONING APPEALS ACTION**



(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 H. Thomas - Kathy Tracy
 Phone Number 282-1022 Fax No. _____
 Applicant's Address 68 Surrey Ct
Florence NC 28502
 City State Zip
4. Description of Request: Requesting to Rezone R 10420
5. Name of Development _____
6. Location of Development _____
7. Acreage Under Review _____
8. Lot Number and Name of Subdivision (if part of a subdivision)
9 - Stonegate Meadows
9. Owner of Property H. Thomas - Kathy Tracy
 Phone Number of Owner 282-1022
10. Address of Property Owner _____

 City State Zip
11. Proposed Use(s) on Site _____
12. Total Square Footage of Existing and/or Proposed Buildings
200 sq ft 10420 sq ft
13. Current Zoning on Property _____
14. Deed Book 20 Page No. 40 Group No. 21039
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. 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: H. Thomas Tracy
 Property Owner's Signature: H. Thomas Tracy

(over)

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 5-26-94 Fee Received 321.00/R 3925
2. Is application complete? Yes Yes _____ No _____
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date July 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: Storage Shed
APPLICANT: Kathy Tracy
LOCATION: 68 Surrey Court
ZONING: Suburban Residential One/Planned Development (SR-1/PD)
DATE: July 13, 1994

The applicant has installed a 10 feet by 20 feet shed which is being used for storage and refinishing of furniture in a Suburban Residential One/Planned Development (SR-1/PD) zone (see sheet #1). A complaint was filed about the applicant storage shed because it was located too close to the property line. A follow up was made regarding the complaint and it was discovered that the applicant did not obtain a Zoning Permit for the shed. Therefore, the Florence Zoning Inspector requested that an application for a Zoning Permit be submitted for the shed. This was done by the applicant but, the shed did not meet the required setback for an accessory structure of five (5) feet. Therefore, the applicant is requesting a variance of approximately three (3) feet (see sheet #2).

Article 31, of the Boone County Zoning Regulations requires that all accessory structures be located in the side or rear yards and that they be located a minimum of five (5) feet from the property line.

Conclusion

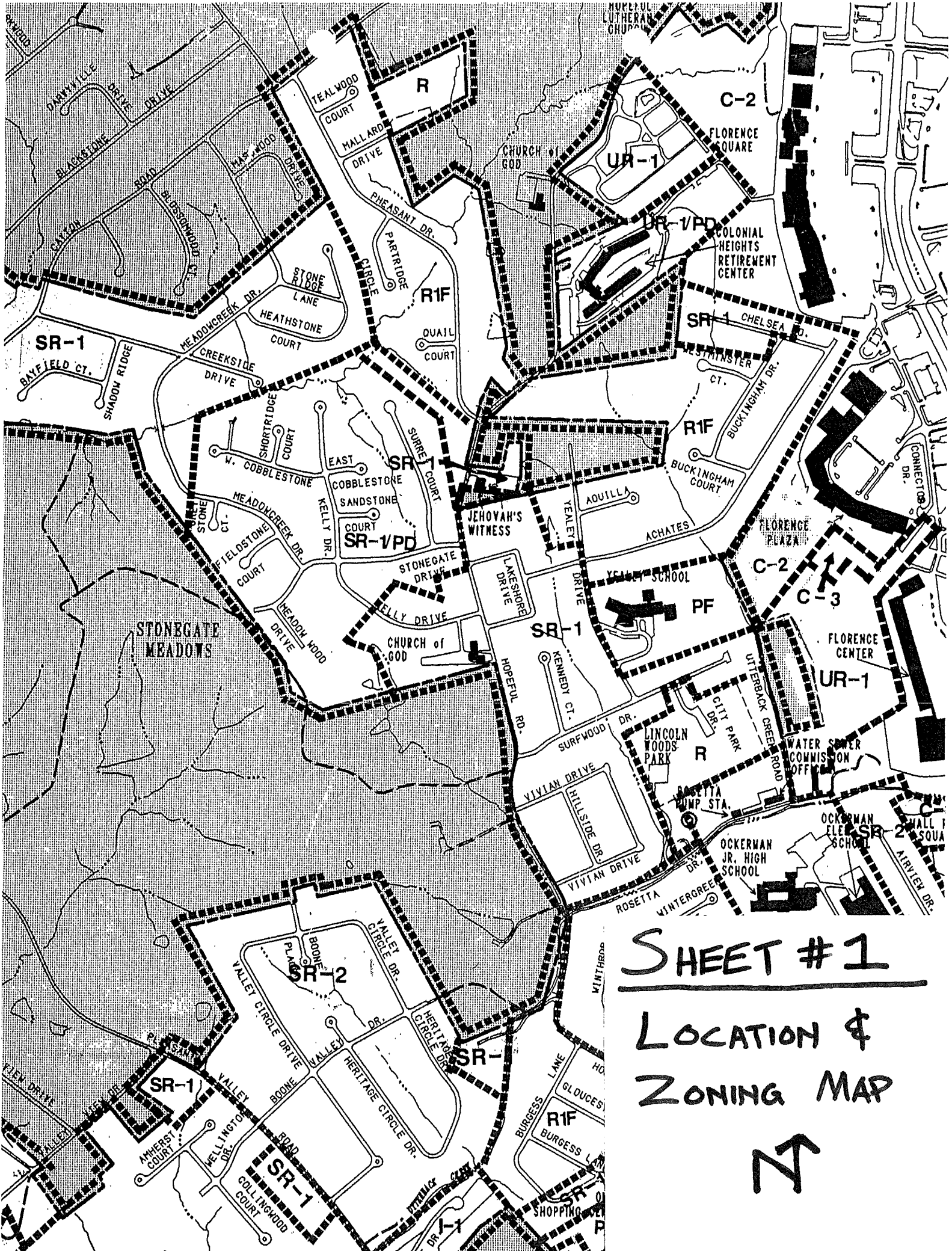
Staff believes that the proposed variance will have little impact on the character of the area and will not cause a hazard or a nuisance to the public because of the fact that a privacy fence already exists between the most affected neighbor. However, the Board must determine whether the Variance will 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



SHEET #1

**LOCATION &
ZONING MAP**



NOTE: This property is located in an area not designated as being a 100 year Flood hazard zone.

SHEET #2

FILE NUMBER: 93-NK-5812
 CLIENT: Harold Thomas & Kathy Tracy

STREET ADDRESS: 68 Surrey Court
 CITY OR VILLAGE: Florence
 TOWNSHIP: n/a
 COUNTY: Boone
 STATE: Kentucky
 CITY LOT NUMBER: n/a
 SUBDIVISION NAME: Stonegate Meadows

LOT NUMBER: 9
 PLAT BOOK: 20
 PAGE: 45

This identification plat is made for and at the instance of Northern Kentucky Title, Inc. and/or BancPlus Mortgage Corporation

I hereby certify, to the best of my knowledge, information and belief, and in my professional opinion that this Mortgage Location Survey shows the improvement of improvements as located on the premises described, that the improvement or improvements are entirely within the lot lines and that there are no encroachment upon the premises described by the improvement or improvements of any adjoining premises, except as indicated and that there are no record plat easements affecting the tract hereon, except as noted.

NOTE: This is a MORTGAGE INSPECTION and is not a recordable document and was prepared for IDENTIFICATION PURPOSES for the MORTGAGE in connection with a new mortgage, and is not intended or represented to be a land or property line survey. No corners were set. Do not use for establishing fence or building lines. No responsibility is extended herein to the landowner or occupant. IT DOES NOT MEET the minimum requirements for a survey under Kentucky law (201 KAR 18:150)

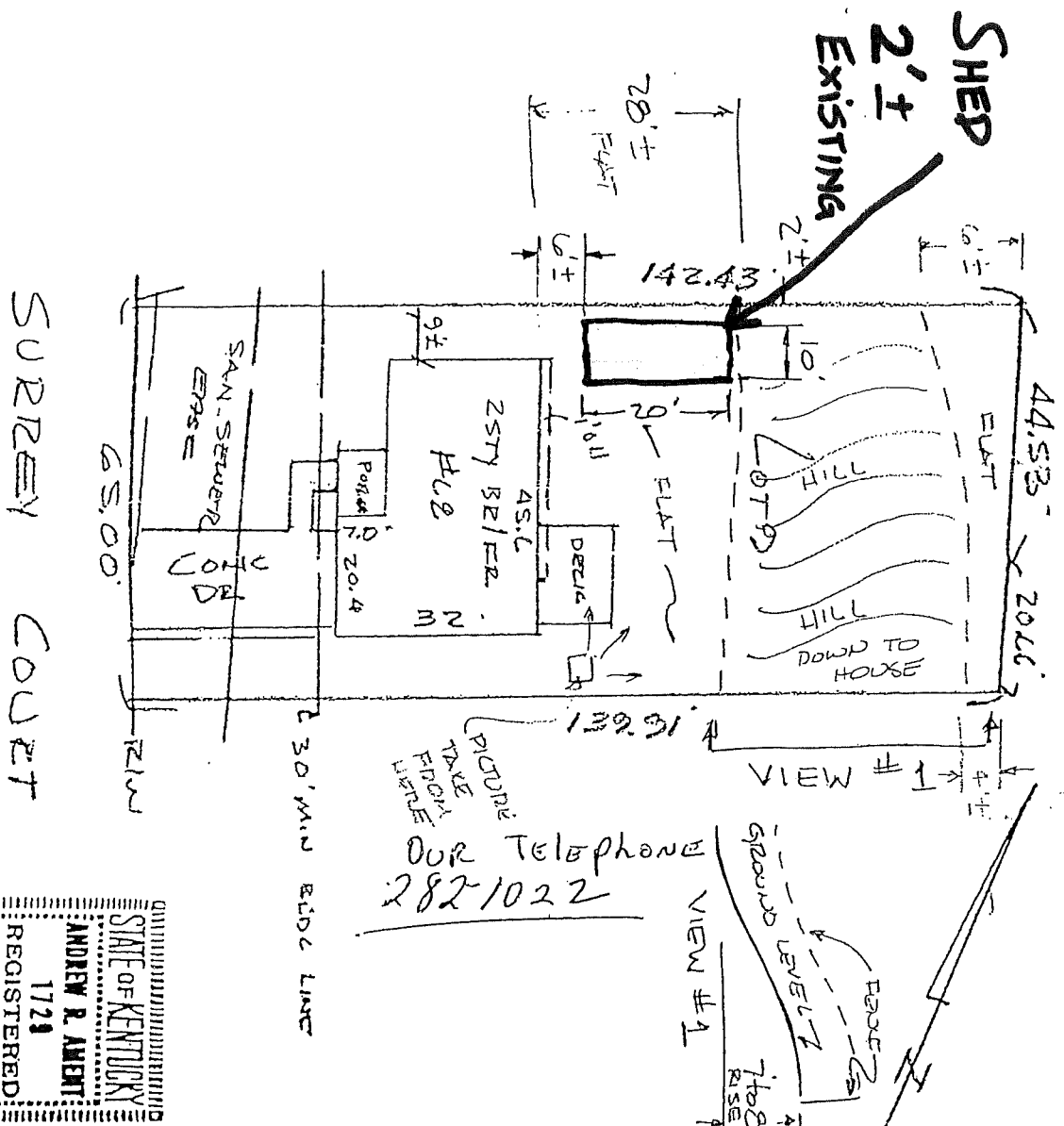
ACKNOWLEDGED BY CLIENT
[Signature]
 ACKNOWLEDGED BY SURVEYOR
 ANDREW R. AMENT

REGISTERED LAND SURVEYOR 1729

135 Honeysuckle Drive Apt. 1
 Florence Kentucky, 41042 606/525-2017

SCALE: 1" = 36' DRAWN BY: *[Signature]* CHECKED:

DATE: 4-28-93 JOB NO. 93-1205



SURREY COURT

STATE OF KENTUCKY
 REGISTERED LAND SURVEYOR
 ANDREW R. AMENT
 1729