RECEIVED
BOONE COUNTY
PLANNING COMMISSION

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 X Florence ____ Walton ____ Union
2. (Check One) ____ Conditional Use Permit X Variance ____ Appeal ____ Change in Non-Conforming Use
3. Applicant's Name McDonald's Corporation - Gust Mecera
   Phone Number (614) 891-3800 Fax No. (614) 891-3155
   Applicant's Address 635 Brooksedge Blvd.
   Westerville, OH 43081
   City State Zip
4. Description of Request: To reduce the front yard set back from 75 feet to 55 feet to allow McDonald's to construct a drive-thru face to face order booth
5. Name of Development McDonald's Restaurant
6. Location of Development Corner of Turfway and Dixie Highway
   6726 Dixie Highway
7. Acreage Under Review 0.74 acres
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property ~~[illegible]~~ McDonald's Corporation
   Phone Number of Owner (614) 891-3800
10. Address of Property Owner 635 Brooksedge Blvd., ~~[illegible]~~
    Westerville Ohio 43081
    City State Zip
11. Proposed Use(s) on Site McDonald's Restaurant
12. Total Square Footage of Existing and/or Proposed Buildings 190 S.F. addition on to existing restaurant
13. Current Zoning on Property C-2
14. Deed Book 363 Page No. 145 Group No. ~~766~~ 2034
15. Is the site subject to a zone change? Conditional use for drive-thru
    If yes, give date of approval 1989
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: Gust Mecera
    Property Owner's Signature: McDonald's Corporation
    Greg Alexander Real Estate Manager

(over)

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

1. Date Received 10-20-94 Fee Received $471.00 R5128
2. Is application complete? ✓ Yes _____ No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 11-9-94
5. Board Action:
   ___X___ **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.

BCPC: 2/93

# STAFF REPORT

DEVELOPMENT: **McDonald's**

APPLICANT: McDonald's Corporation

LOCATION: 6726 Dixie Highway, Florence, Kentucky

ZONING: Commercial Two (C-2)

DATE: November 9, 1994

The proposed Variance request would allow the construction of an approximately 190 square foot addition to the front of the existing McDonald's Restaurant (See Sheet # 1-3). This addition will be used for a face-to-face drive-thru which would replace the existing menu board. This is a new concept which McDonald's Corporation is implementing within its restaurants. The addition would encroach on the required 75 feet frontyard setback by 20 feet which would make the front of the building 55 feet from the property line. The surrounding buildings located on Dixie Highway are generally closer to the road than the McDonalds's (See Sheet #4).

Staff Concerns

1. Staff believes that the proposed addition will have little impact if the materials to be used are the same as the existing structure.

2. If the Variance is approved the applicant would be required to undergo Minor Site Plan Review. Staff believes at this time the applicant should provide landscaping which enhances the appearance of the building.

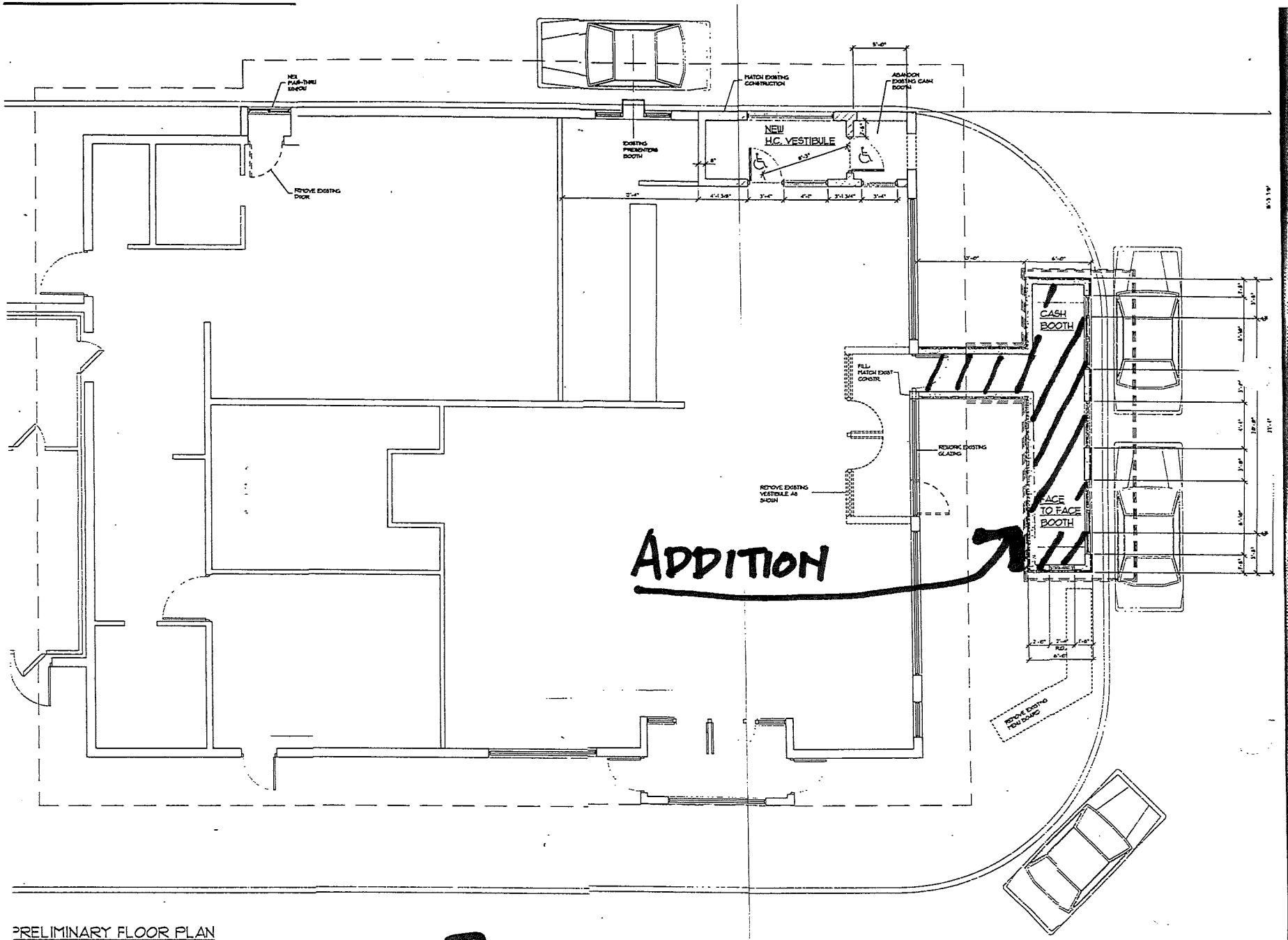
Conclusion

Staff believes that the proposed addition will not create an unreasonable circumvention of the requirements of the Zoning Regulations nor will it alter the essential character of the general vicinity because many of the surrounding buildings are located even closer to Dixie Highway. 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

JFH\par

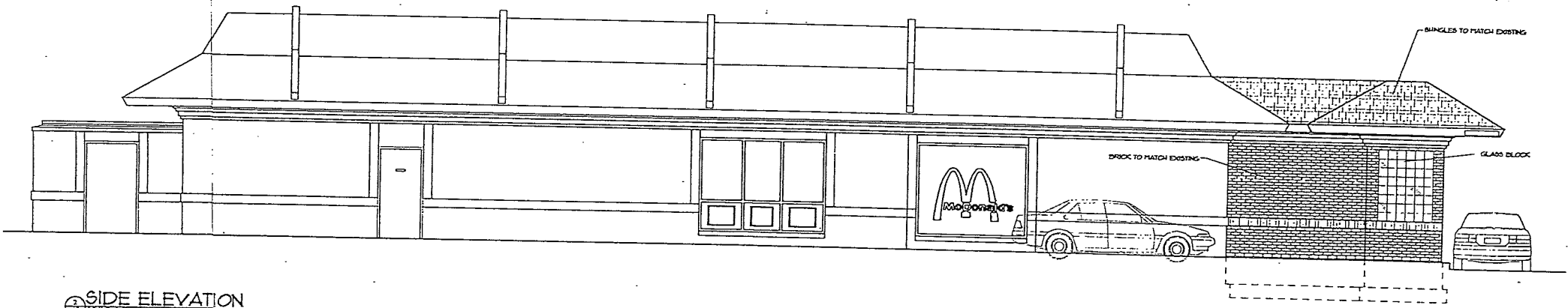



PRELIMINARY FLOOR PLAN

SHEET #1

1 A2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SHEET #2




2/A1 SIDE ELEVATION
SCALE 1/4" = 1'-0"

SHEET #3

# SHEET #4

## LOCATION MAP