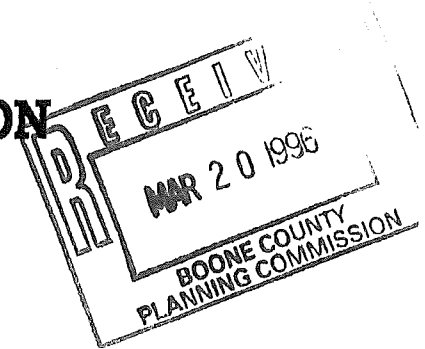


APPLICATION FORM
**BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION**

(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 Entire Auto Care, Inc.
Phone Number 525-8060 Fax No. _____
Applicant's Address 7209 Burlington Pike
Florence, Kentucky 41042
City State Zip
4. Description of Request: Applicant desires to enlarge his auto repair and service area by constructing an additional work bay across the rear of the existing building.
5. Name of Development Same as above
6. Location of Development Same as above
7. Acreage Under Review .2952 acre
8. Lot Number and Name of Subdivision (if part of a subdivision)
S.W. Cor. of intersection of Ky. 18 and Shelby St., Florence, Ky.
9. Owner of Property JOHN & TERESA D. DAVID HW
Phone Number of Owner 344-1800
10. Address of Property Owner 157 BARNWOOD DRIVE
Edge wood Kentucky 41017
City State Zip
11. Proposed Use(s) on Site Tire service, sales and auto repair
12. Total Square Footage of Existing and/or Proposed Buildings
Existing Bldg. 2,442 sq. ft. Proposed addition 1,480 sq. ft. +330'
13. Current Zoning on Property C-2
14. Deed Book 378 Page No. 58 Group No. 938 2041B
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: _____
Property Owner's Signature: John B. David

(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 3/20/94 Fee Received \$ 520.00 R#9501
2. Is application complete? Yes No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 4-10-96
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: See Minutes

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: **Entire Auto Care Inc.**

APPLICANT: Entire Auto Care Inc.

LOCATION: 7209 Burlington Pike, Florence, Kentucky

ZONING: Commercial Two (C-2)

DATE: April 10, 1996

The applicant is requesting a Variance to reduce the rear and the side yard setbacks. The Boone County Zoning Regulations require a rear yard setback of 20 feet and a side yard setback of half of the front yard setback (75 feet) when a property is located on a corner lot (See Map #1). Therefore, because the side of the building is located on Shelby Street the setback would be 37.5 feet. The applicant is requesting to reduce the rear yard setback from 20 feet to 10 feet and reduce the side yard setback from 37.5 feet to approximately 27.5 feet. (See Map #2). The addition to the side of the building will be ten feet wide.

The properties which surround the applicant's site are generally located closer to the street than the zoning regulations require because most of the buildings pre-dated the regulations. The building addition in the rear of the site would be 1,480 square feet in size while the addition on the side would be 330 square feet. The rear addition would be approximately 12 feet away from an existing single-family residence. However, the residence is zoned Commercial Two.

Staff Concerns

1. Staff believes that landscaping should be installed along the rear property line or a privacy fence to help to screen the adjoining residence. In addition, the side property line should be landscaped to improve the visual appearance of the building along Shelby Street.
2. The existing building is brick and Staff believes that the building additions should be constructed of the same material.

Conclusion

Staff believes that the rear yard and side yard Variances will not adversely affect the public health, safety or welfare nor does staff believe that it will alter the essential character of the general vicinity.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jeffrey F. Hayes". The signature is written in a cursive style with a large initial "J" and "H".

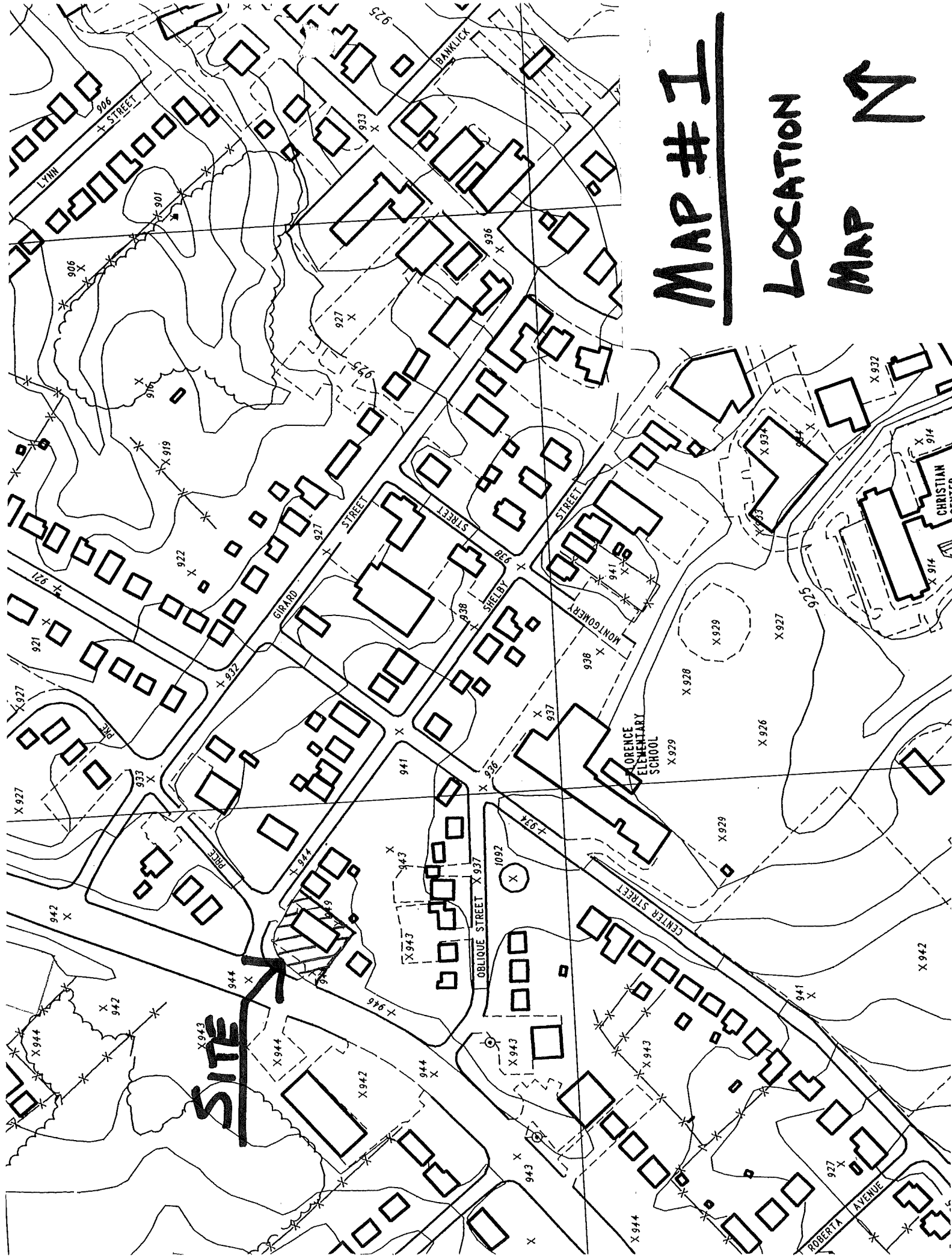
Jeffrey F. Hayes, AICP
Planner

JFK\par

MAP # 1

LOCATION

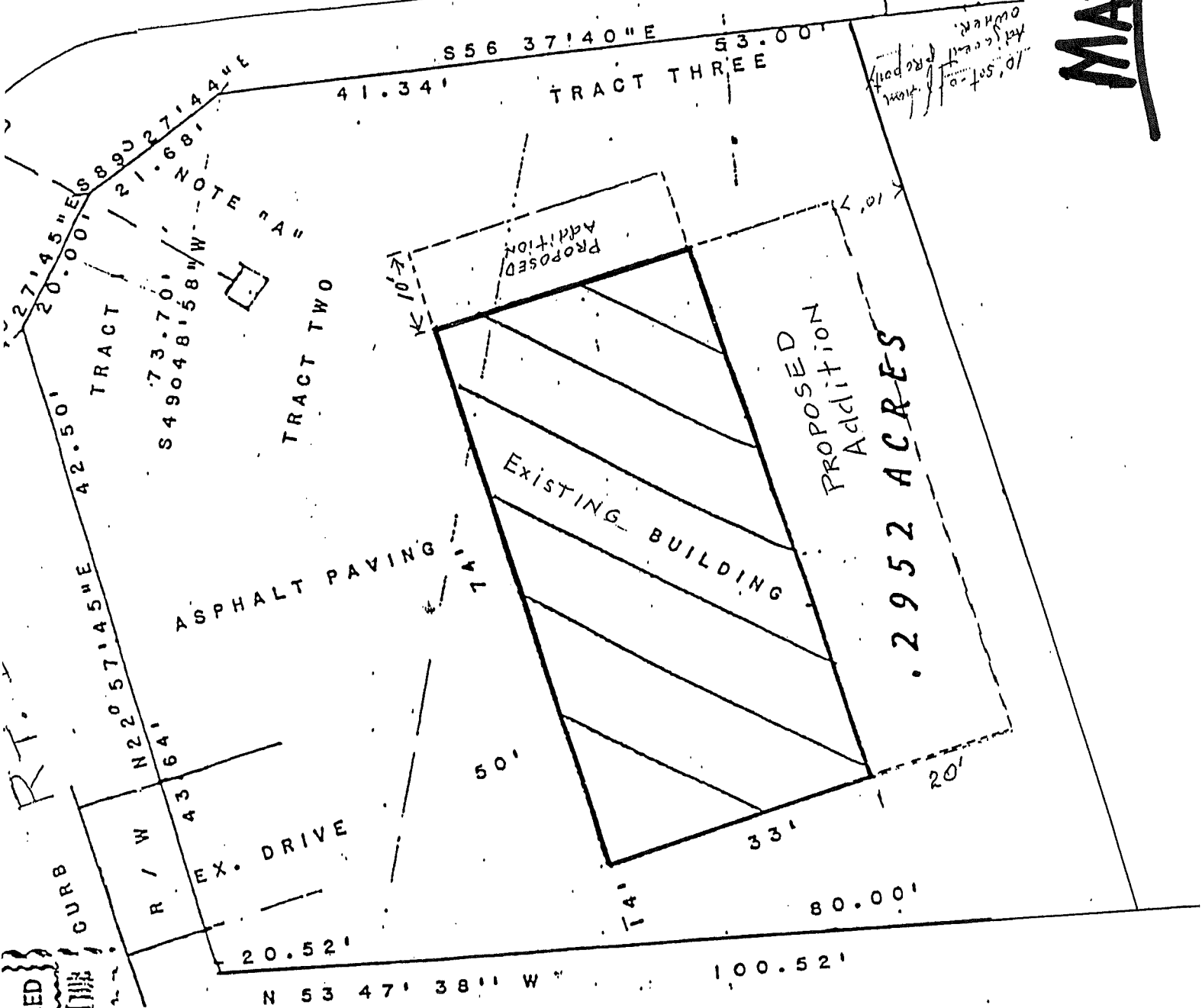
MAP



MAP # 2

SHELBY ST.

CURB



REGISTERED
LAND SURVEYOR

*PROPOSED Addition
20' X 74' & 10' X 33'*

N 53 47' 38" W 100.52'

RT.
CURB

27' 14.5" E 89' 27.14" S
20' 00' 42.50' N 22' 05' 71.45" E
42.50' N 22' 05' 71.45" E
43' 64' R / W
43' 64' R / W
EX. DRIVE

ASPHALT PAVING

TRACT TWO

TRACT THREE

EXISTING BUILDING

PROPOSED Addition

PROPOSED Addition

.2952 ACRES

10'0' offset

10'0' offset

10'0' offset

10'0' offset

10'0' offset

COPY

CLUR # 96-FBOA-003-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
John & Teresa David
157 Barnwood Drive
Edgewood, Kentucky 41017
2. ADDRESS OF PROPERTY
7209 Burlington Pike
Florence, Kentucky 41092
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Entire Auto Care

DEED BOOK: 378

PAGE NO.: 58

GROUP NO.: 2041B

4. TYPE OF RESTRICTION (S) (Check all that apply)
- Zoning Map Amendment:: From to Conditional Use Permit
- Development Plan Conditional Zoning
- Subdivision Plat (Unrecorded) Other:
- Variance
5. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2995 WASHINGTON STREET
BURLINGTON, KENTUCKY 41005

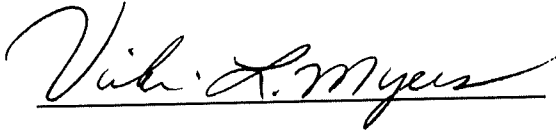

SIGNATURE OF COMPLETING OFFICIAL

Jeffrey Hayes, AICP/Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Jeffrey Hayes on behalf of the
Boone County Planning Commission this 20th day of June 1996.

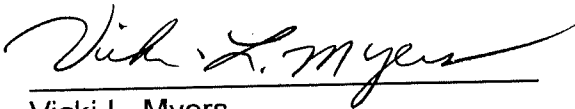


NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Vicki L. Myers
Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Variance as approved by the Florence Board of Adjustments and in accordance with the current zoning in effect as of April 10, 1996 (Certificate of Land Use Restriction # 96-FBOA-002-A), for John & Teresa David, property owner.

The following conditions will apply: (1) Landscaping should be installed along the rear property line or a privacy fence at the choice of the adjoining property owner. (2) The fence shall be no taller than 8 feet in height. (3) The addition shall be constructed of brick. (4) Landscaping shall be installed to improve the visual appearance of the building along Shelby Street.

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 378 PAGE NO. 58 Group No. 2041B