

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 Nov 20, 1996 Fee Received 470.00 RH 12032
2. Is application complete? Yes Yes _____ No _____
3. Staff Reviewer [Signature]
4. Scheduled Board Action Date 12/11/96
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: _____

7. Reasons for Denial: SEE MINUTES OF THE PUBLIC HEARING
DATED 12/11/96

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: Lot 2, Edward Avenue

APPLICANT: Albert Faulkner

LOCATION: Lot 2, Edward Avenue, Florence, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: December 11, 1996

The applicant is requesting a Conditional Use Permit to allow a duplex dwelling unit on a .44 acre lot, located on Edward Avenue, Florence, Kentucky (Sheet 1-Location Map).

Article 9 "Residential Districts," Section 933 of the Boone County Zoning Regulations, permits duplex dwelling units in the City of Florence as a Conditional Use within Suburban Residential One Districts. The Board must use the following criteria from Sections 933 in addition to the seven criteria in Section 262 of the Boone County Zoning Regulations to determine if a Conditional Use Permit is appropriate.

Section 933

- a.) The activity is an integral and subordinate function of a permitted use; or
- b.) The activity will not contradict the low density character of the district; and
- c.) the arrangement of uses, building or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

Surrounding Land Uses and Zoning

(Sheet 2- Zoning Map)

Edwards Avenue is single family residential in character. Single family residences adjoin the property to the north and west. Adjacent with the property to the south is a duplex that has the appearance of a single family residence. These adjoining properties are zoned Suburban Residential One. The property to the east is zoned Urban Residential Two and Commercial Two. Dixie Apartments are located on the UR-2 property. The C-2 property has not been developed.

Relationship to the Comprehensive Plan

The 1995 Boone County Comprehensive Plan's Future Land Use Map indicates the site's future land use classification as "Suburban Density Residential" and is defined as single family housing of up to four units per acre. This classification also includes any low density or estate residential developed as a formal subdivision. This particular site is not specifically mentioned or described in the Land Use Section of the Comprehensive Plan.

Site Plan

(Sheet 3-Site Plan)

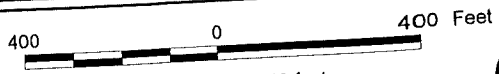
The site contains approximately .4429 acres and is triangular in shape. The minimum lot size for a duplex in a Suburban Residential One (SR-1) district in the City of Florence is 15,000 sq. ft. The minimum front and rear yard setbacks are 30 feet from the property lines. The side yard setbacks are a minimum of five feet on one side and a total of 15 feet for both side yard setbacks combined.

Staff Concerns and Comments

1. The applicant has submitted a Zoning Permit that indicates the garages being located in front of the house with two separate entrances. It is Staffs' opinion that the duplex be designed with parking behind the house with either an attached or detached garage and that there be a single common entrance. This design would give the house the appearance of being a single family dwelling unit similar to the other surrounding houses on Edwards Avenue.
2. The 1996 Boone County Zoning Regulations have standards that shall apply to all approved duplexes within the City of Florence. These standards are as follow:
 - A. A 15 X 40 foot driveway will be required for each duplex structure.
 - B. A common entrance shall be provided to the front of duplex buildings.
 - C. Each duplex dwelling shall provide landscaping in the front yard as per buffer yard "A" as outlined in Section 3645.
 - D. Duplex dwellings shall be encouraged to have a shared driveway with the parking located behind the unit if practical. A garage will be required for each unit which can either be attached or detached to the duplex building.
 - E. The building shall have the appearance of one building rather than two separate units. Therefore, separate materials and colors which designate one unit from another will not be permitted.



Edward Ave



1 inch equals 400 feet
Produced by the
Boone County Planning Commission
GIS Services Division
December 4, 1996



Conclusion

Staff believes that the duplex can be harmonious with surrounding area because the proposed use is consistent with the intent of Suburban Residential One districts and is no more intensive than the adjoining property to the south and less intensive than the apartments to the east. It is Staffs' opinion that no adverse impact to the area would be created if the standards described above are followed. The Board should base its decision on the applicant's request as it relates to the compatibility of the seven criteria for a Conditional Use Permit and the criteria for a Conditional Use within a Suburban Residential One (SR-1) zoning district.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Edward Coleman".

Edward Coleman
Planner

EC\par

SITE PLAN

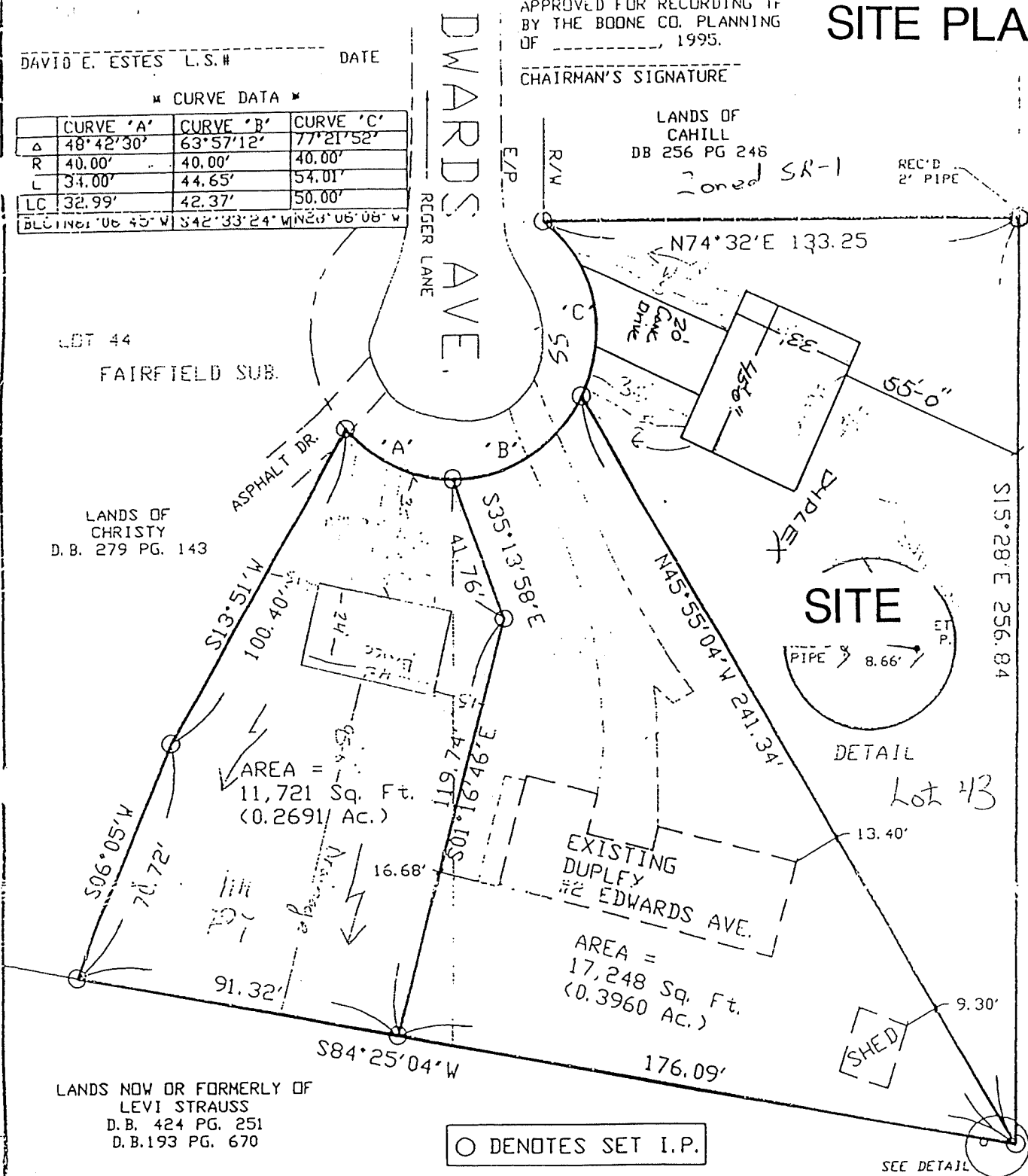
APPROVED FOR RECORDING IF
BY THE BOONE CO. PLANNING
OF _____, 1995.

DAVID E. ESTES L.S.# _____ DATE _____

CHAIRMAN'S SIGNATURE _____

★ CURVE DATA ★

	CURVE 'A'	CURVE 'B'	CURVE 'C'
Δ	48°42'30"	63°57'12"	77°21'52"
R	40.00'	40.00'	40.00'
L	34.00'	44.65'	54.01'
LC	32.99'	42.37'	50.00'
BLC	LINE 1 06°45' W	LINE 2 33°24' W	LINE 3 06°08' W



LANDS NOW OR FORMERLY OF DIXIE APTS. D. B. 225 PG. 251

Plot Plan for
Schreiber Homes
Lot 43 & 44
No. 2 Edwards Ave
Boone County, Ky

Drawn By:
G. BARKER

Date:
7/20/95

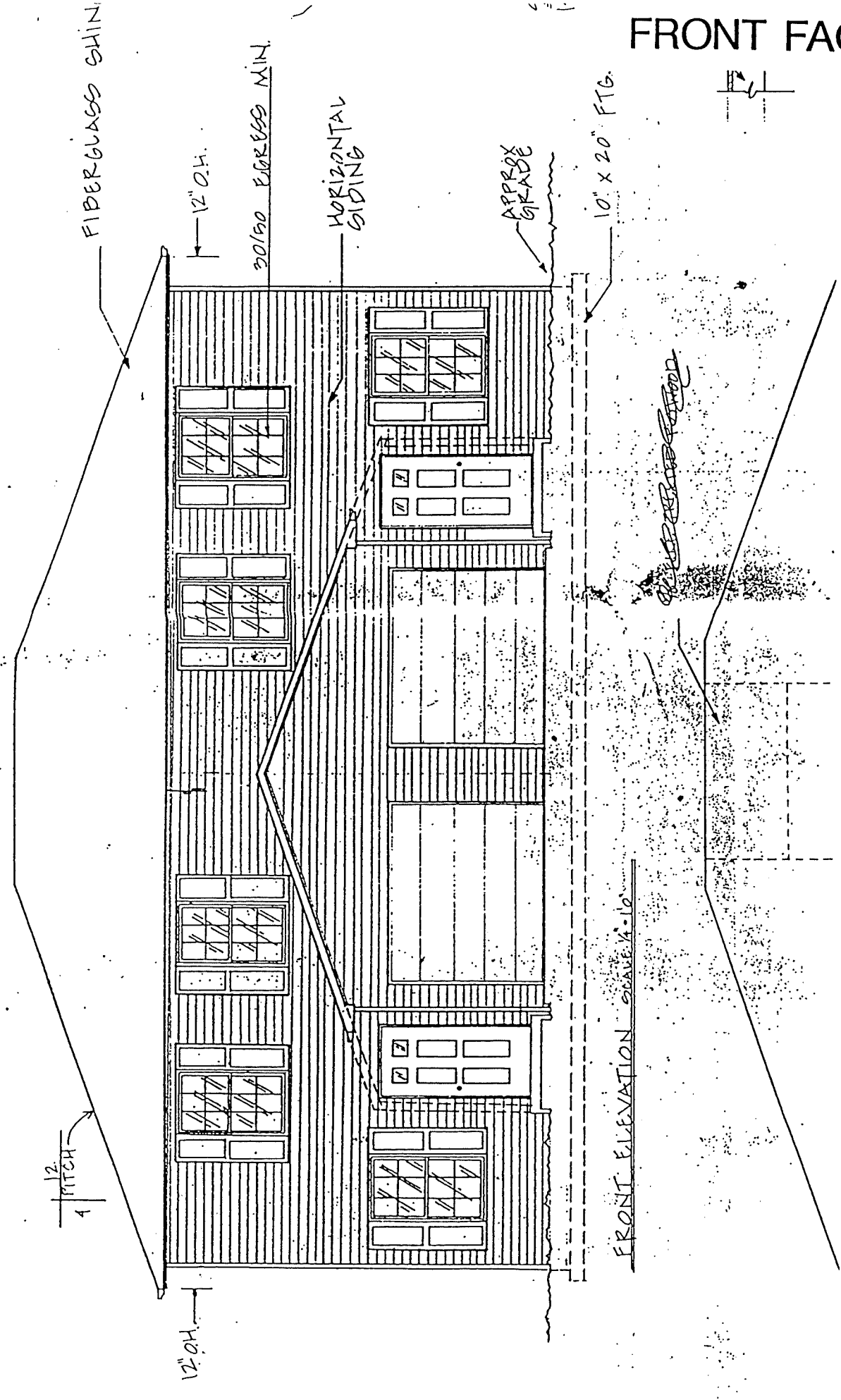
Scale:
1" = 40'

File No.
200-609

CONVEYANCE PLAT
FOR ALBERT FAULKNER
NO. 2 EDWARDS AVE., FLORENCE, KY.

 David E. Estes
Engineering, Inc.
CIVIL ENGINEERING AND LAND SURVEYING
7075 INDUSTRIAL ROAD, FLORENCE, KENTUCKY 41042
TELEPHONE (606) 342-6100

FRONT FACADE



CONDITIONAL USE PERMIT

The following reviews the seven criteria the Board must use to judge each Conditional Use request:

1. Will be harmonious with and in accordance with the general objectives or with any specific objective of the County Comprehensive Plan, a specific corridor plan and/or the zoning order.
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
3. Will be hazardous to existing or future neighboring uses.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
5. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
6. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.