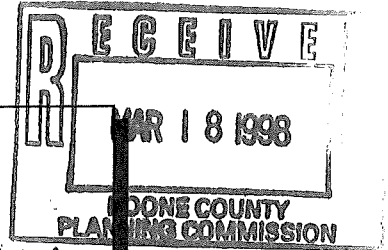


APPLICATION FORM



BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations SECTION A (To be completed by applicant)

- 1. (Check One) ~~Boone~~ Florence [checked] Walton Union
2. (Check One) [checked] Conditional Use Permit Variance Appeal
3. Applicant's Name Premier Car Rental Phone Number 771-2777 (513) Fax No. 771-4288 (513) Applicant's Address 1530 E. Kemper Rd Cincinnati OH 45246
4. Description of Request: Rental Car Business
5. Name of Development Florence Center
6. Location of Development 8107 Connector Rd Florence KY
7. Acreage Under Review
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Associated Land Group, Inc. Phone Number of Owner (513) 874-5360 Address of Property Owner 3840 Woodridge Blvd Fairfield OH 4504
10. City State Zip
11. Proposed Use(s) on Site Car Rental facility
12. Total Square Footage of Existing and/or Proposed Buildings 88,000
13. Current Zoning on Property C3 (C2)
14. Deed Book 332 Page No. 222 Group No. 1663 2040 A
15. Is the site subject to a zone change?
16. Have you submitted a Site Plan with this request?
17. Have you submitted a list of adjoining property owners with this request? [checked]
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: Wendy Brauer behalf of Premier CarRent
Property Owner's Signature: Marsha Omastus

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 March 18, 1998 Fee Received 720.00 R# 16249
2. Is application complete? Yes Yes _____ No _____
3. Staff Reviewer [Signature]
4. Scheduled Board Action Date 4/8/98
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: SEE MINUTES FROM FBOA DATED 4/8/98
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

APPLICANT: Premier Car Rental
LOCATION: 8107 Connector Drive, Florence, Kentucky
ZONING: Commercial Two (C-2)
DATE: April 8, 1998

Proposal

The applicant is requesting a Conditional Use Permit to allow a car rental business at 8107 Connector Road in the Florence Center.

Article 10, Section 1023 of the Boone County Zoning Regulations permits the leasing of new and used motor vehicles provided that the establishment have no more than 50 vehicles stored on the premises.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit in a Commercial Two (C-2) zoning district that is stated in Sections 262 and 1023 of the Boone County Zoning Regulations. A car rental facility is permitted as a Conditional Use in a Commercial Two (C-2) zoning district provided the Board finds the following:

- a) The activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or
- b) the activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and
- c) the arrangement of uses, buildings, or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Staff Concerns/Comments

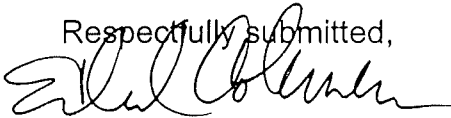
1. The applicant has not indicated the number of automobiles that are anticipated to be available for rental. The business would be located in a 1,440 square foot office space within the center. The Zoning Regulations requires a minimum of 6 parking spaces for 1,440 square feet of office space.

2. If the Board approves the applicant's request, all automobiles should be required to be parked at the end of the parking lot so that the spaces nearest the building are always available to customers of other businesses in the center.
3. If the Board approves the applicant's request, a condition should accompany the permit that prohibits any sales of automobiles or long term leasing of automobiles that are customarily associated with automobile dealerships.

Conclusion

K.R.S. 100.237 gives the Florence Board of Adjustment and Zoning Appeals the authority to grant the applicant's request for a Conditional Use Permit to allow a car rental business at 8107 Connector Road in the Florence Center. It is Staff's opinion that the proposed Conditional Use will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations.

Respectfully submitted,

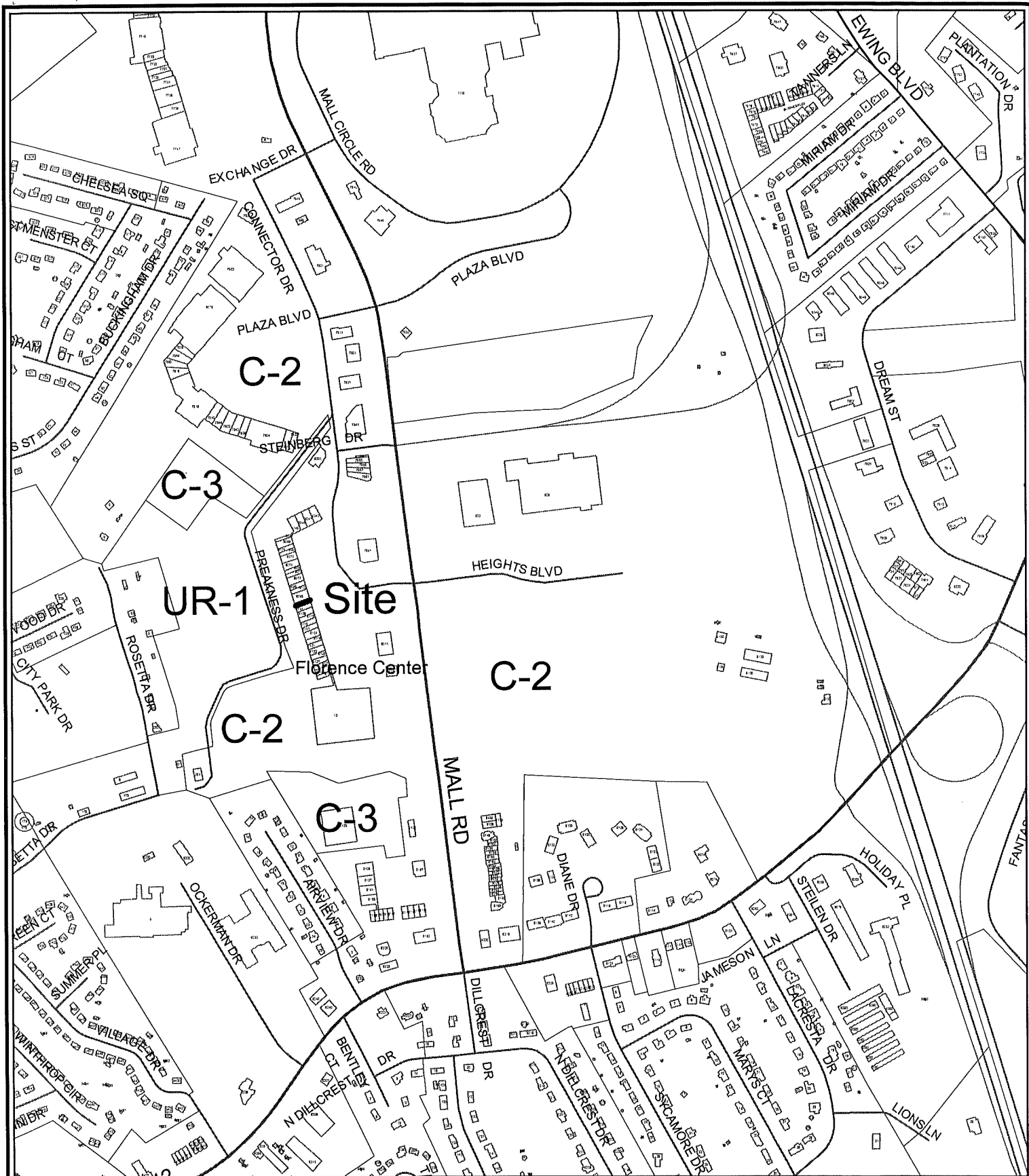


Edward Coleman
Planner

EC\par

Attachments

- Location Map
- Aerial Photo
- Site Map

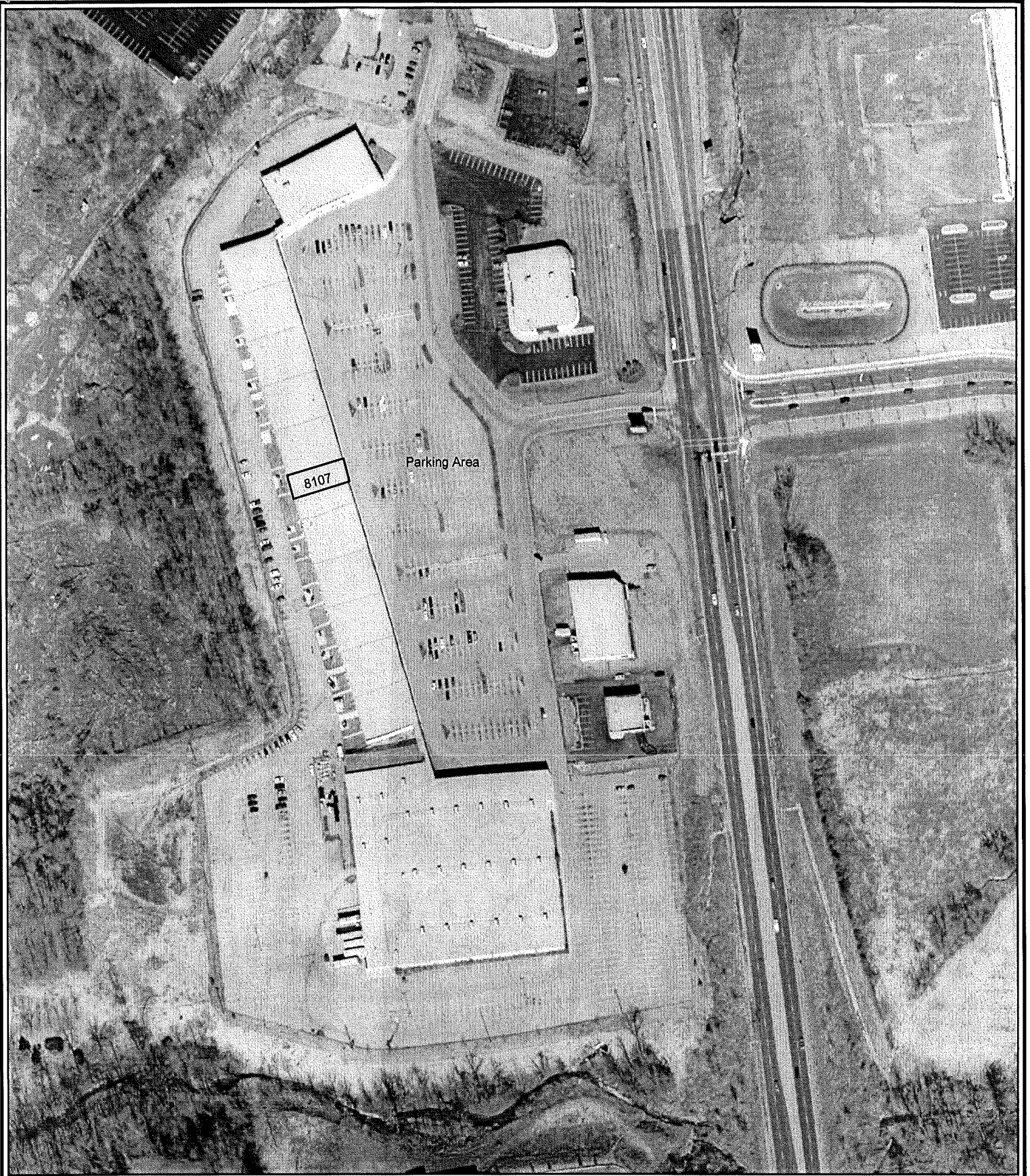


700 0 700 Feet

8107 Connector Drive

1 inch equals 700 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 April 7, 1998



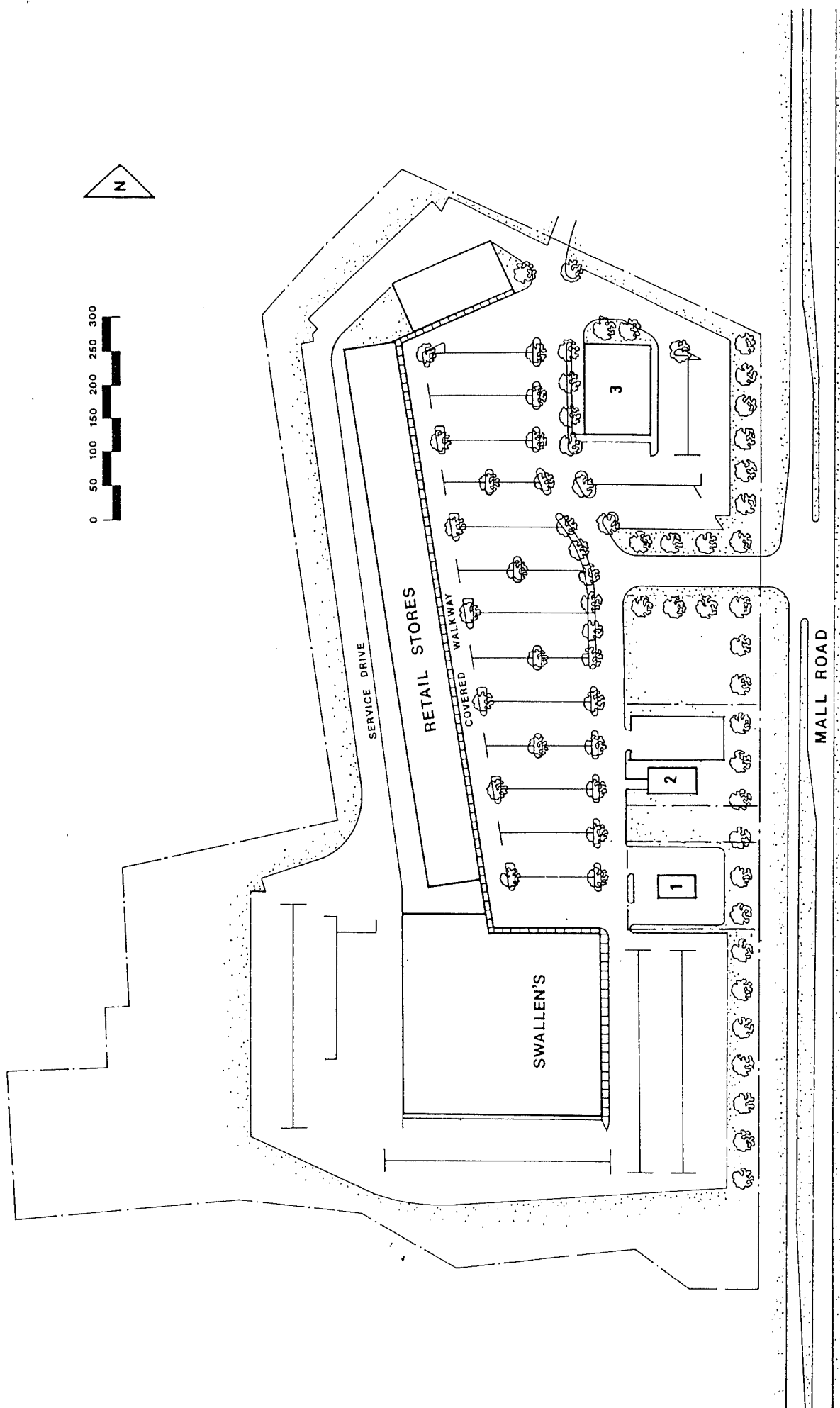
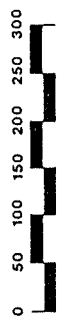


8107 Connector Drive

200 0 200 Feet

1 inch equals 200 feet
Produced by the
Boone County Planning Commission
GIS Services Division
April 7, 1998





- 1 SNAPPY LUBE
- 2 SNUGGY'S WATERBEDS
- 3 LAZY BOY SHOWCASE

SITE PLAN

Flournoy Center

COPY

CLUR # 98-FBOA-004-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Associated Land Group, Inc.
3840 Woodridge Blvd.
Fairfield, Ohio 45014

ADDRESS OF PROPERTY

8107 Connector Rd
Florence, Kentucky

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Premier Car Rental

DEED BOOK: 332

PAGE NO.:222

GROUP NO.:2040 A

4. TYPE OF RESTRICTION (S) (Check all that apply)

Zoning Map Amendment:
From _____ To _____

Conditional Use Permit

Development Plan

Conditional Zoning

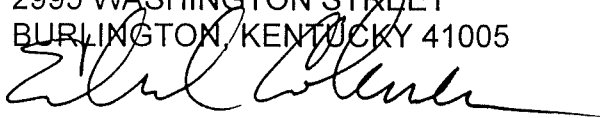
Subdivision Plat

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

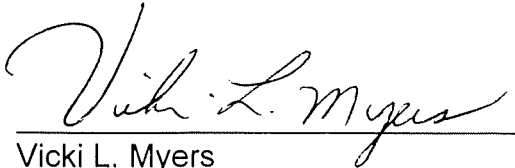
Edward Coleman, Planner

Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Edward Coleman, on behalf of
the Boone County Planning Commission this 1st day of May 1998.

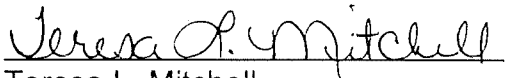


Vicki L. Myers
NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Teresa L. Mitchell
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 Conditional Use Permit approved by the Florence Board of Adjustments and in accordance with the current zoning in effect as of April 8, 1998 Certificate of Land Use Restriction (# 98-FBOA -004-A), for Associated Land Group, Inc. property Owners

The following conditions will apply: 1). The automobiles are to be parked at the far end of the parking isle. (2). There is to be no sales or long term leasing of automobiles. (3). There are to be no more than 20 automobiles for rent at the business. (4) There is to be no on site maintenance of automobiles (oil changes or repairs)

The approved Conditional Use Permit as well as the preceding conditions apply to the property

described in: DEED BOOK 332

PAGE NO. 222

Group No. 2040 A