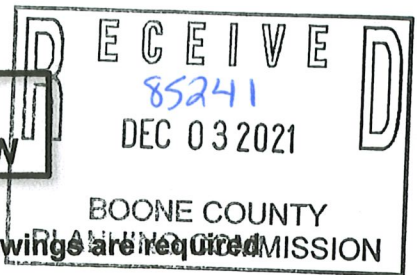


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required.

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

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: Brian Mischel and Kristin Logan Mischel

Address: 9209 Old Union Road

Union KY 41091

City State Zip Code

Phone Number: 502-396-5530 Fax Number: _____

Email: knlogan@gmail.com

4. Description of Request:
Owners seek Variance so they can deviate from the 120' setback requirement and construct home addition that will provide necessary home amenities. See attached for details.

N/A

5. Name of Development: _____

9209 Old Union Road

6. Location of Development: _____

Union KY 41091

City State Zip Code

7. Acreage Under Review: 1.1264 acres

8. Lot Number and Name of Subdivision (if part of a subdivision):
N/A

9. Current Owner: Brian Mischel and Kristin Logan Mischel

Address: 9209 Old Union Road

Union KY 41091

City State Zip Code

Phone Number: 502-396-5530 Fax Number: _____

Email: knlogan@gmail.com

Residential: family home

10. Proposed Use(s) on Site: _____

11. Total Square Footage of Existing and/or Proposed Buildings: _____ Existing: 2,510 Proposed: 2,201

12. Current Zoning: _____ SR-2/UTO

13. _____ 1023 _____ 568 _____ 2047
Deed Book Page Group Number

14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____

15. Have you submitted a Site Plan with this request: Yes No

16. Have you submitted a list of adjoining property owners with this request: Yes No

17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: _____
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 12/3/21 Fee Received: \$966 Receipt #: 85241

2. Is application complete:

3. Staff Reviewer: Todd Morgan

4. Scheduled Board Action Date: 1/11/22

5. Board Action: _____

Approved

Approved with Conditions (see #6)

Denial (See #7)

6. Conditions of Approval: SEE MEETING MINUTES
AND C.L.U.R.

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

4. Description of Request Con't:

The Benjamin Piatt Fowler House was built in 1817. While structurally sound, there are several problems with the home that render it unsuitable for us or any other modern family. More specifically, all three bedrooms are serviced by one small bathroom, which is not practical or reasonable for a family. Also, the laundry is in the basement of the home, which is a problem for several reasons. First, the basement leaks and is not suitable for use as living or laundry space. Also, as we intend to stay in this home long term, a first-floor laundry room is a reasonable need in the future, as is a first-floor master bedroom. Unfortunately, none of these things can be accomplished within the current footprint of the home.

Because we love this home and want to honor its history while also making it functional for our family, we seek to add an addition on the west end of the home that mirrors the footprint of the addition already existing on the east end. Floor plans for the proposed addition are enclosed with our application. The plans address the most pressing issues with the home, namely the need for a first-floor laundry and master bedroom, while also adding other reasonable features for a modern home, including additional bathrooms and living space. In coming up with these plans, we worked with the Kentucky Heritage Council, who gave positive feedback on the design because it is consistent with the character and history of the home.

A Variance is needed for several reasons. First, the features we seek to add are reasonable uses of the land and fulfill reasonable needs in a home. Most importantly, the current design is the only reasonable way to add these needed features in a manner that is consistent with the history and character of the home. The Kentucky Heritage Council emphasized the need to keep the front of the home (which faces the side of the property) consistent with its historical look, and they consider the existing addition to be part of that historic look because of its age. The Council also emphasized the importance of having the addition extend to the back of home so as to not be visible from the front of the home. All of the Council's recommendations are incorporated into the current design, including their request that we not attach the garage to the home.

The home in its current form does not function for us or any modern family. We want to modernize this home in a way that honors its history, which is what the current plans accomplish. Because of the special circumstances in this case, strict application of the 120' setback in the zoning regulations would deprive us of reasonable use of the land. Therefore, we ask that our application for a Variance be granted so that we can construct the proposed addition.

1.13 ACRES
at 9209 Old Union Rd

STAFF REPORT

#1

APPLICANT: Brian Mischel and Kristin Logan Mischel

LOCATION: 9209 Old Union Road, Union, Kentucky

ZONING: Suburban Residential Two/Union Town Overlay (SR-2/UTO)

DATE: January 11, 2022

Benjamin
Piatt
Fowler
House
Built in 1817
Addition in 1930

PROPOSAL

The applicant is requesting a Variance to reduce the minimum required front yard setback from one hundred and twenty (120) feet to approximately eighty-five (85) feet to allow a building addition to be constructed onto the front (eastern elevation) of the Benjamin Piatt Fowler house.

The submitted plans show the addition will be 32' long and 45'-8" wide. It will contain a lower level and first level, with the lower level being below grade (egress window and window well are shown). Building materials include stone and siding which will match the building addition that was constructed onto the east side of the house in 1930. This addition is included in the property's National Register listing.

The plans also show that a 24' x 24' detached garage will be constructed to the south of the addition and will have a 79.03' front yard setback. The garage is shown with two bays and siding that matches the existing house and proposed addition.

PERTINENT SITE HISTORY

- A. The Union Town Plan was adopted by the City of Union on August 28, 2000. A land use plan was adopted as part of the study and it shows a 120' front yard setback requirement for the subject site.

APPLICABLE REGULATIONS

- A. Section 250 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to hear and decide on applications for variances.
- B. Section 250 of the Boone County Zoning Regulations defines a variance as a departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.
- C. The Board should evaluate the request as it relates to the criteria necessary for granting a Variance as stated in Section 251 of the Boone County Zoning Regulations.
1. Before any variance is granted, the Board must find that the granting of the variance 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. In making these findings, the board shall consider whether:

- (a) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
- (b) 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;
- (c) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

2. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

D. Section 940 of the Boone County Zoning Regulations states the purpose of the Suburban Residential Two district is to provide a more compact, but essentially single family residential environment. Such districts will be located on suitable lands within established or proposed urban entities where adequate infrastructure facilities and services are available or proposed.

E. Section 2562 of the Boone County Zoning Regulations lists the following design criteria for all residential and agricultural development in the Union Town Overlay (UTO) zone:

1. Building Orientation - the first row of dwelling units along Old U.S. 42, New U.S. 42, or Hathaway Road must face (contain a typical designed front facade) toward the roadway. They can be served by combined driveways, private streets or alleys, or rear entrance. Maximum building height in high density areas will be a total of three levels.
2. Building Materials - The first row of dwelling units along Old U.S. 42, New U.S. 42, or Hathaway Road shall not contain vinyl or aluminum siding. Exposed concrete foundations shall be finished with brick, stone, or material having that appearance. Concrete foundations can be exposed at a maximum of two feet if screened with landscaping.
3. Garages - Attached and detached garages of the first row of dwelling units along Old U.S. 42, New U.S. 42, or Hathaway Road shall be rear or side-entry only with garage doors at least ninety degrees from those roadways.
4. **Setbacks - Building setbacks from Old U.S. 42, New U.S. 42, and Hathaway Road generally follow topography and are depicted on the Union Town Plan Land Use Map. All other principal structure setbacks shall be determined by the developer. Accessory structures shall be 10 feet from all**

property lines.

5. Utility/Cable Boxes - Utility/Cable boxes and similar that are visible from Old U.S. 42, new U.S. 42, Hathaway Road or Mt. Zion shall be screened by the developer with berms and/or landscaping.
6. Open Space - A minimum of five percent of the total development shall be retained as publicly accessible open space in the form of pocket parks, or recreation areas surrounding a lake or pond. The body of water can only be considered a part of the five percent if the entire shoreline is publicly accessible. Purely designated landscape areas do not satisfy this requirement. The proposed bike/pedestrian path area along old U.S. 42 can be counted toward this total on this particular part of the Study Area.

Pedestrian/Bike Path - developers shall construct a 10' minimum pedestrian/bike path as shown conceptually on the Land Use Plan Map.

7. Fences - Installation of a three or four rail post and board style horse fence is required within the setbacks for Old and New U.S. 42, and Hathaway Road for all developments.
 8. At the entrance of all new developments, ornamental street lights are required. These street lights must be depicted and approved as part the Subdivision Plat review process.
 9. Street trees are required along New U.S. 42 on average of 40 feet on center.
 10. Sidewalks at least 5 feet wide are required on both sides of all local, collector and arterial streets and at least 4 feet wide on both sides of all cul-de-sacs and dead-end streets, except alleys and private drives.
 11. The first 300 feet of a street entering a new residential development directly accessed from new U.S. 42 shall be a boulevard with landscaping in the middle. The only permitted driveway cuts will be for UNO zone development as shown on the 2000 Union Town Plan.
 12. Main streets shall contain no private driveway access where described on the 2000 Union Town Land Use Plan.
 13. A Sign package shall be submitted in accordance with the Union Town Special Sign District.
 14. Parking for townhouse or multi-family dwelling units along Old U.S. 42, New U.S. 42, or Hathaway Road shall be located outside of the setback and screened from public view from these roads by the building or a berm with landscaping.
- F. Section 3153 of the Boone County Zoning Regulations states that accessory structures or uses shall be placed in the side or rear yard only, but not the corner side yard.

SITE CHARACTERISTICS

A. The site in question is approximately 1.13 acres in area and fronts on the east side of Old Union Road.

B. The property contains the Benjamin Piatt Fowler and a stone smokehouse. The following description is provided in the book, Historic Places of Boone County, Kentucky.

“The Benjamin Piatt Fowler House has stellar associations with early settlement along Gunpowder Creek in the interior of Boone County. It was built in 1817 on land that belonged to Jacob Fowler, who acquired it through land grant. Benjamin Piatt Fowler, son of Jacob Fowler, founded the Boone House Hotel in Burlington in 1830. The only settlement-area stone house in the interior of Boone County, the Fowler House is an outstanding example of stone masonry, with exemplary detailing and craftsmanship. It is a two-story, single-pile, rectangular building of dressed limestone construction. Notable details include a modillioned portico with Ionic columns, and limestone jack arches and sills; an endless chain is laid in the mortar at each story. The stone was quarried from a nearby creek, which was named in the family's honor. A one-story stone wing was appended to the east side of the house in 1931. Beside the house stands a stone smokehouse with hipped roof. The 1931 transverse gable barn includes timbers salvaged from the original 1817 barn.”

C. Access to the site is provided from a long gravel driveway.

D. Boone County G.I.S. show that the topography falls from 826 feet above sea level in the northeastern part of the site to 804 feet above sea level in the southwestern part of the site.

E. The property contain substantial tree cover.

ADJOINING LAND USES AND ZONING

North: Villas of Fowlers Creek (SR-2/UTO)

South: Villas of Fowlers Creek (SR-2/UTO)

East: Villas of Fowlers Creek (SR-2/UTO)

West: Old Union Road, Clarkston Lane, and Don Junior's Garage (UC).

STAFF COMMENTS


A. The Boone County Planning Commission Staff Member for the Historic Preservation Board, Matt Becher, provided an email regarding the subject application and it is attached to the report. This email indicates that “the proposed addition should not detract from the architectural integrity of the property. It is designed to emulate the existing addition to the original house's east façade built c. 1930.”

- B. Staff has made the applicants aware the detached garage is proposed in the front yard. The garage will be required to have a front yard setback that is greater than or equal to the house addition.
- C. The Board needs to analyze the Variance criteria before acting on the request. Staff believes that the strict application of the 120' front yard setback deprives the applicants of the reasonable use of the land and creates an unnecessary hardship.
- D. Staff recommends the following conditions if the request is approved:
 - 1. The building addition and detached garage shall be constructed per the submitted plans. Minor changes could be approved by the Zoning Administrator.
 - 2. The detached garage shall not be located in the front yard.

CONCLUSION

- A. KRS 100.241 and Section 220 of the Boone County Zoning Regulations give the Union Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner

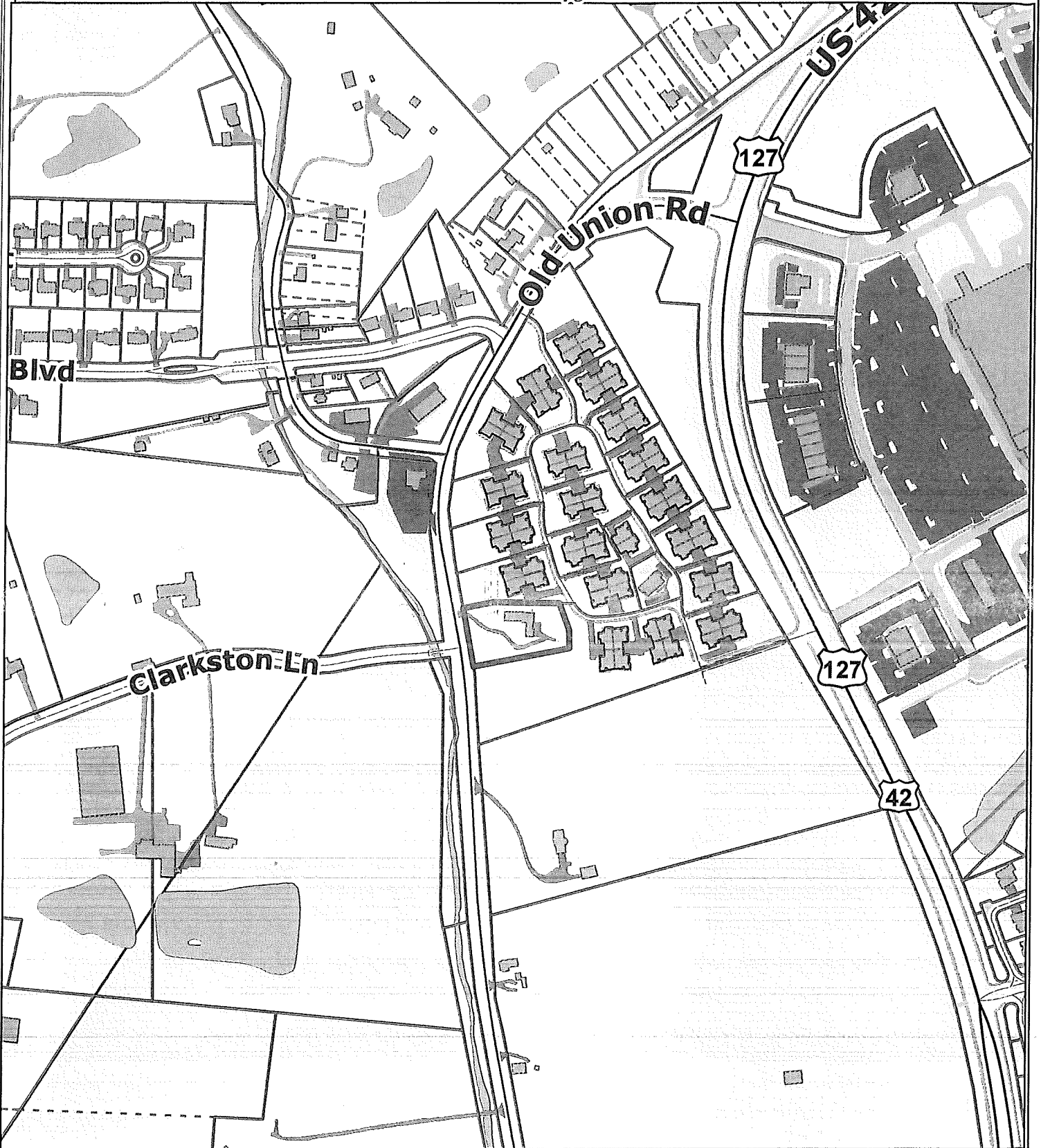
TKM/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2000 Union Town Land Use Plan
- *1/3/22 Email from Matt Becher
- *Application
- *Development Plans

VICINITY MAP

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet

Boone County GIS - Putting Northern Kentucky on the Map

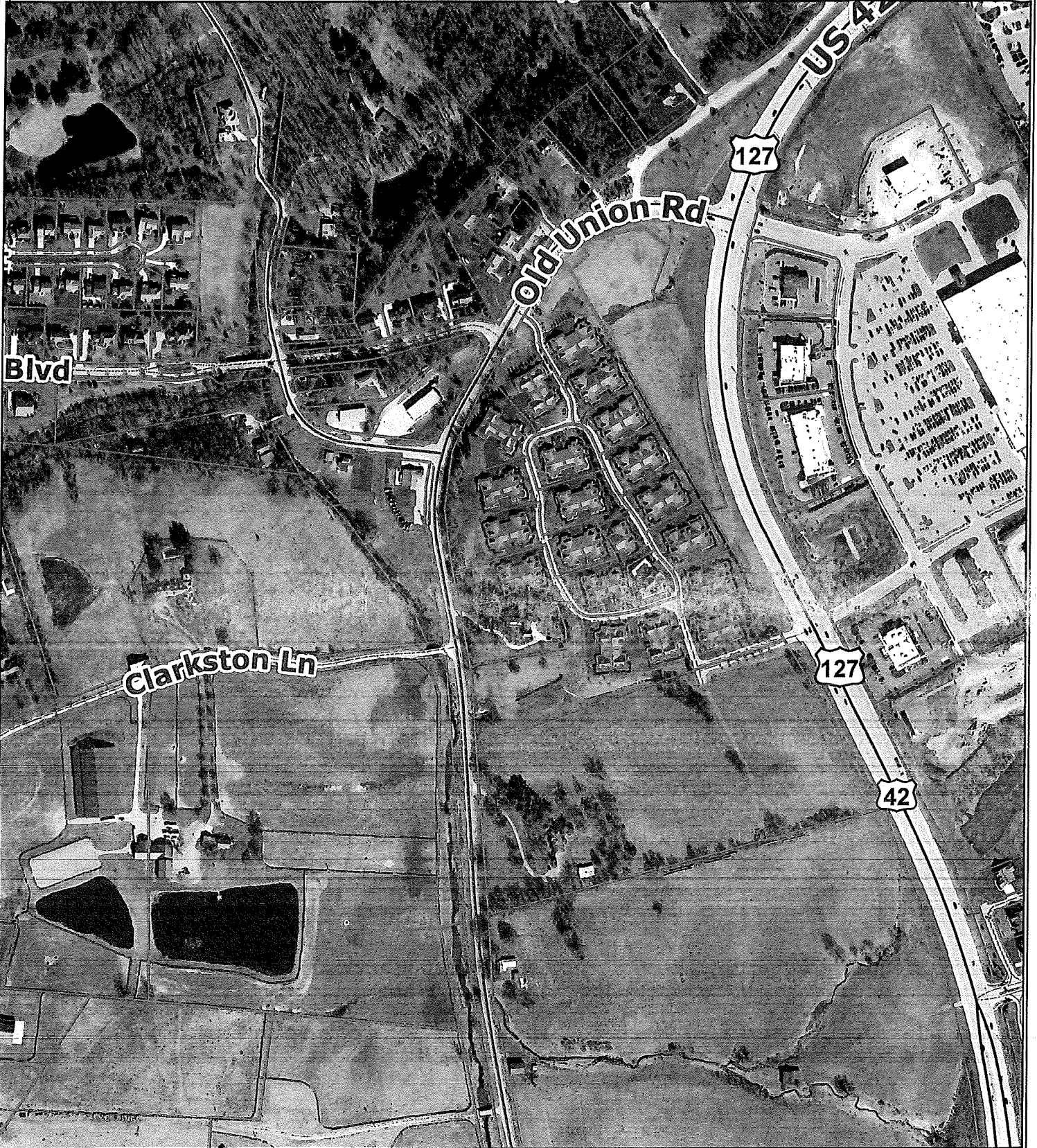


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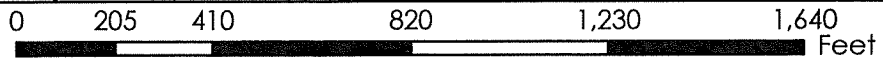
2021 AERIAL MAP

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1 inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map

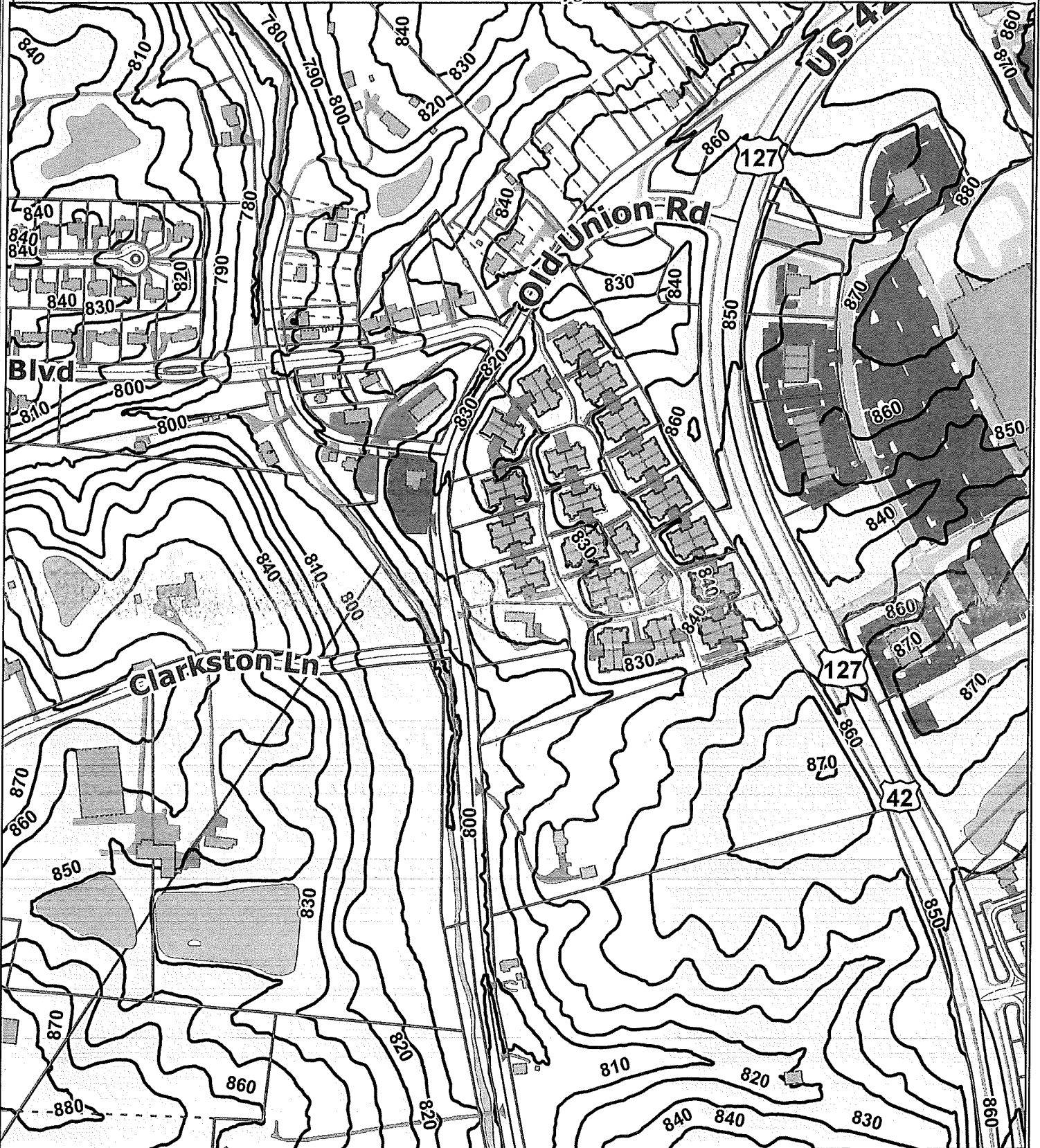


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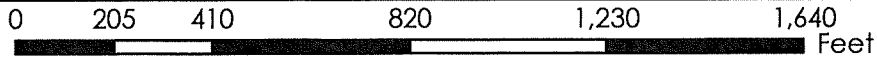
TOPOGRAPHICAL MAP

www.boonecountygis.com



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1 inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map

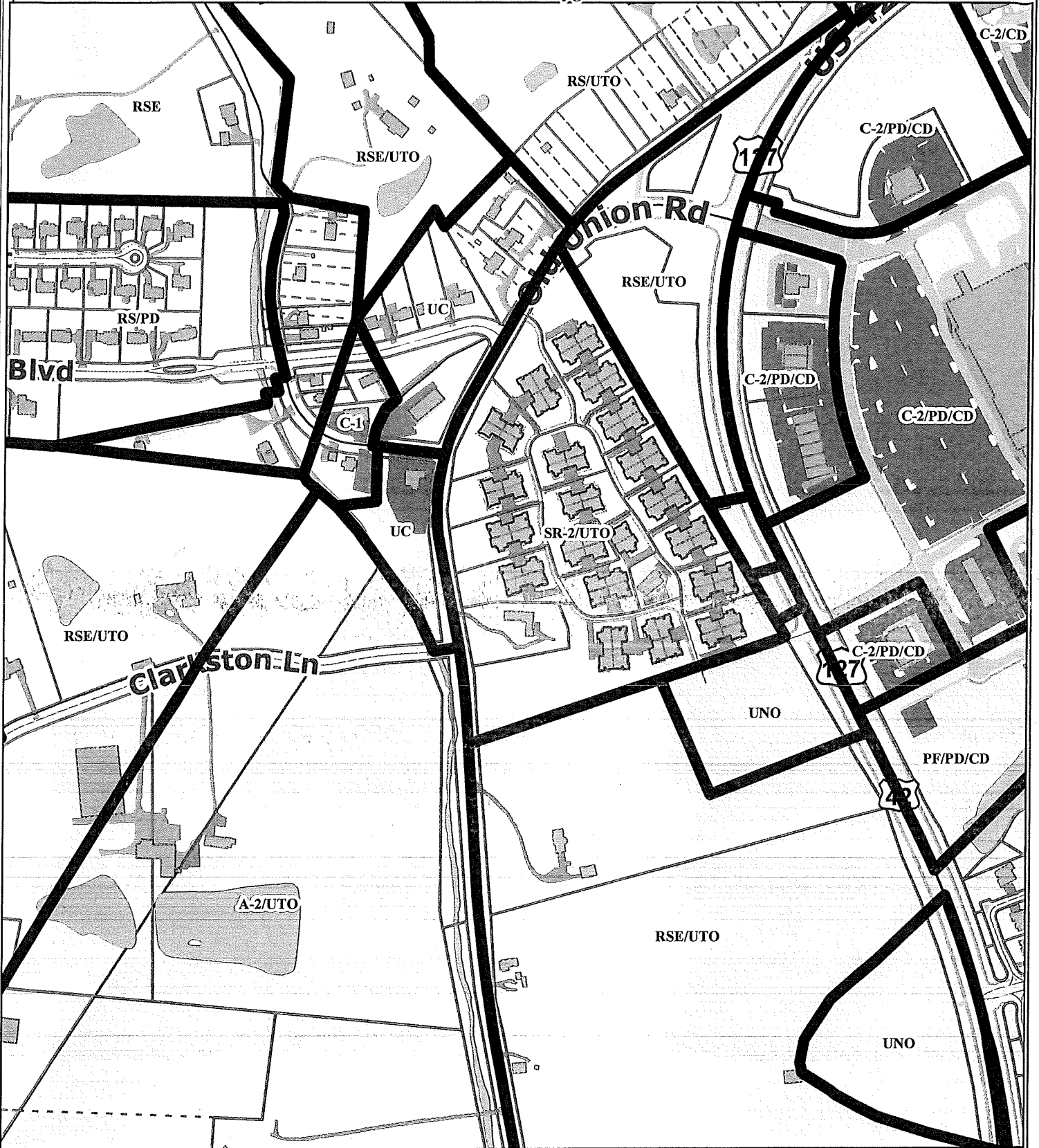


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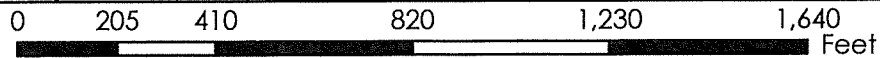
ZONING MAP

www.boonecountygis.com



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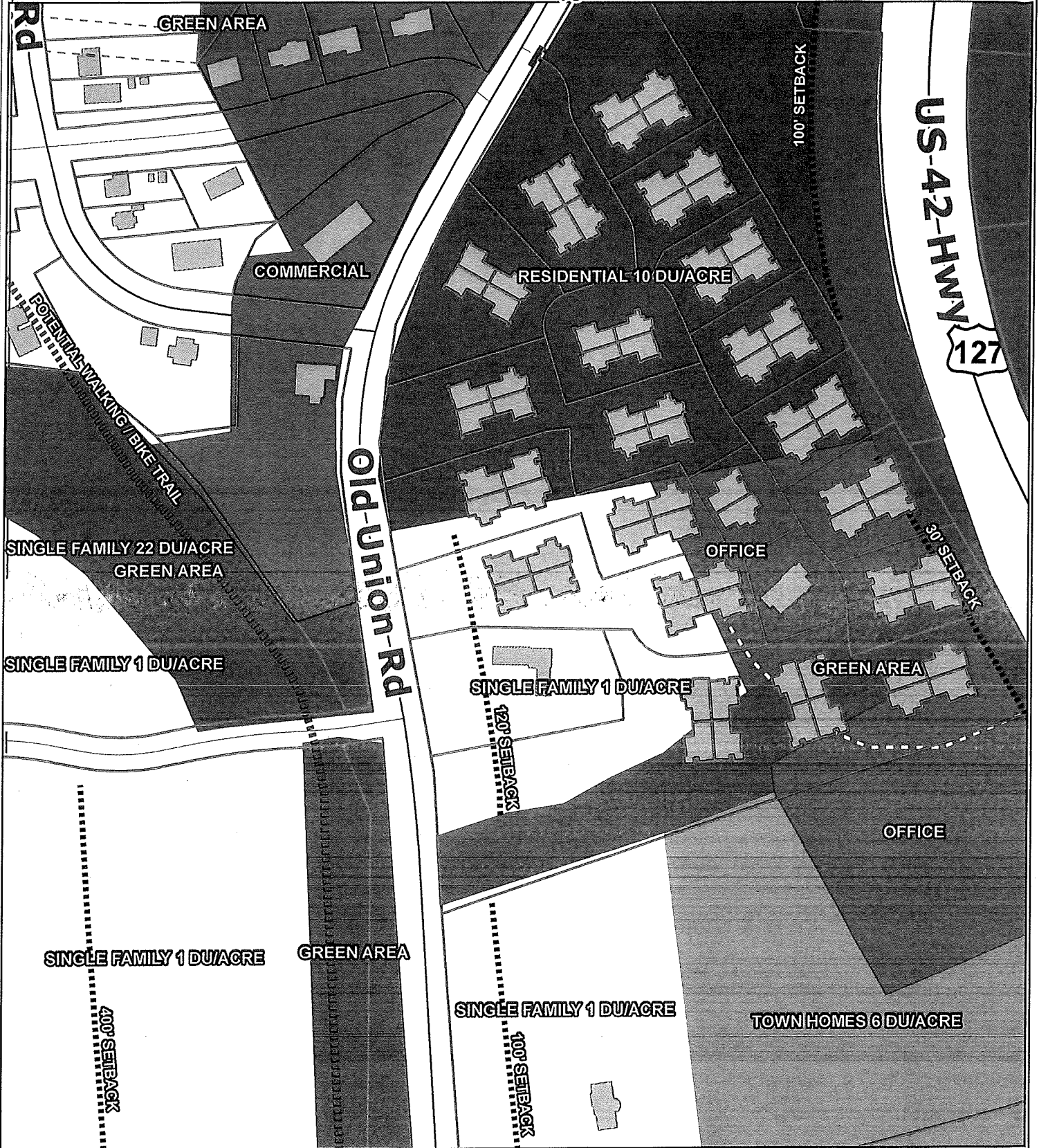


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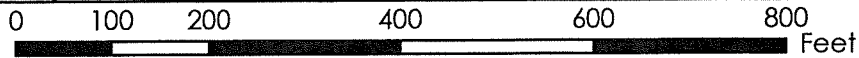
2000 UNION TOWN LAN USE PLAN

www.boonecountygis.com



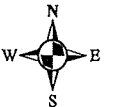
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1 inch = 200 feet

Boone County GIS - Putting Northern Kentucky on the Map



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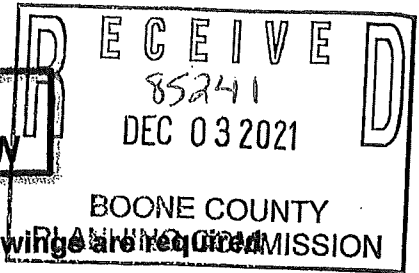
Todd Morgan

From: Matt Becher
Sent: Monday, January 03, 2022 2:33 PM
To: Todd Morgan
Subject: FW: 9209 Old Union Road, Union, Kentucky

Boone County Historic Preservation Review Board staff Matt Becher, Rural/Open Space Planner, has reviewed plans for the proposed addition to the historic c. 1817 Benjamin Piatt Fowler House, which was listed in the National Register of Historic Places in 1982. Based on the submitted site plan, floorplans, architectural elevations, and proposed materials, the proposed addition should not detract from the architectural integrity of the property. It is designed to emulate the existing addition to original house's east façade built c. 1930, which is included in the property's National Register listing.

Matt Becher, AICP
Rural/Open Space Planner
Boone County Historic Preservation Review Board
2950 Washington St., Room 317
PO Box 958
Burlington, KY 41005
859-334-2111
mbecher@boonecountyky.org
www.facebook.com/BCHPRB/

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required.

Site Plan Review is not granted by the appropriate Board of Adjustment

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Address: 9209 Old Union Road

Union KY 41091
City State Zip Code

Phone Number: 502-396-5530 Fax Number: _____

Email: knlogan@gmail.com

4. Description of Request:
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Name of Development: N/A

Location of Development: 9209 Old Union Road

Union KY 41091
City State Zip Code

Acreage Under Review: 1.1264 acres

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9. Current Owner: Brian Mischel and Kristin Logan Mischel

Address: 9209 Old Union Road

Union KY 41091
City State Zip Code

Phone Number: 502-396-5530 Fax Number: _____

Email: knlogan@gmail.com

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The home in its current form does not function for us or any modern family. We want to modernize this home in a way that honors its history, which is what the current plans accomplish. Because of the special circumstances in this case, strict application of the 120' setback in the zoning regulations would deprive us of reasonable use of the land. Therefore, we ask that our application for a Variance be granted so that we can construct the proposed addition.

LAND SURVEYOR'S NOTES

1. NO ENCROACHMENT UNLESS NOTED
2. NO EVIDENCE OF A CEMETERY FOUND ON SUBJECT PROPERTY.

LAND SURVEYOR'S CERTIFICATE

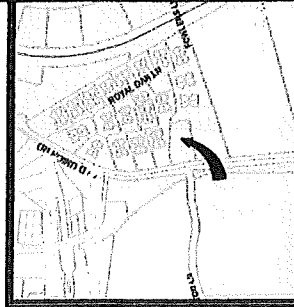
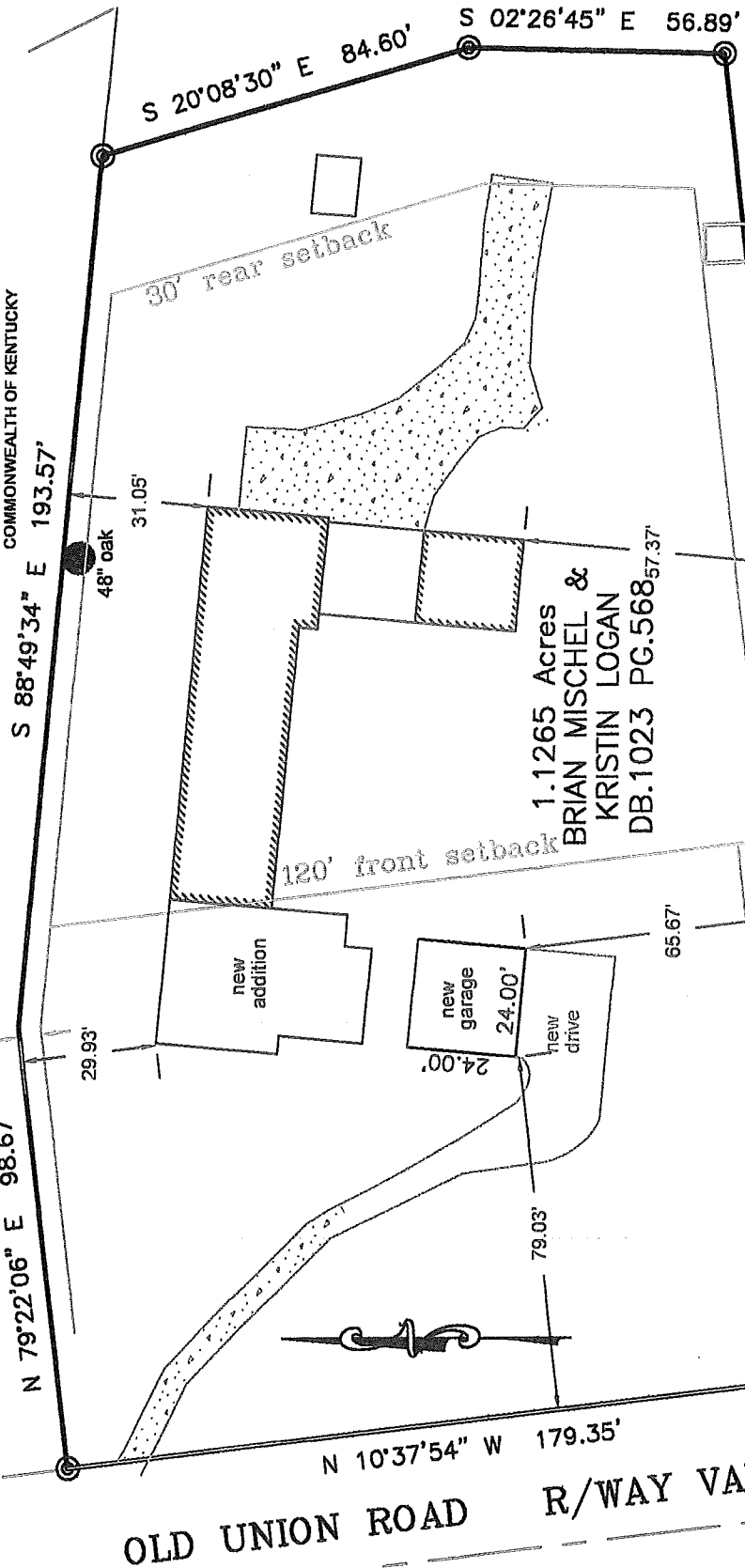
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED ERROR OF CLOSEURE WAS 1:38.553, AND WAS NOT ADJUSTED. THE SURVEY SHOWN HEREON IS A CLASS URBAN SURVEY, AND THE DISTANCES AND DIRECTIONS ARE BASED ON THE UNADJUSTED TRAVERSE. THIS IS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

T. Ryan
TIMOTHY E. RYAN
DATE
11/21/2021

LICENSED PROFESSIONAL
LAND SURVEYOR #3565 IN THE
COMMONWEALTH OF KENTUCKY

VILLAS OF FOWLER
CREEK LLC
C5-440

S 88°49'34" E 193.57'



Legend

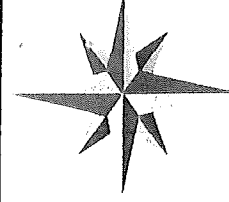
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- ⊙ - Denotes Found 5/8" Iron Pin
- * - Denotes Fence

Found 5/8" Rebar
Flagged with Stake

VILLAS OF FOWLER
CREEK LLC
C5-404

OLD UNION ROAD R/WAY VARIES

NORTH & BEARING SYSTEM BASED ON
DEED OF RECORD DB. 1023 PG. 571
BOONE COUNTY CLERKS RECORDS



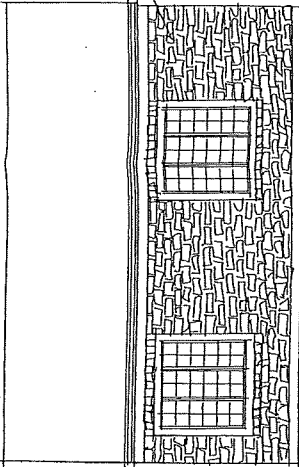
RYAN LAND SURVEYING
9850 SELDY FELLOW LN
PO BOX 444
FRANKFORT KY 40605
(502) 526-5800

CLIENT
LOGAN

SITE PLAN		DRAWING TITLE
BRIAN MISCHEL & KRISTIN LOGAN		PROJECT TITLE
9209 OLD UNION ROAD UNION, KY 41091		DATE 11/29/2021
SCALE 1"=40'	PROJECT NO. 21-207	zoned SR2-UTO
SHEET 1 OF 1		

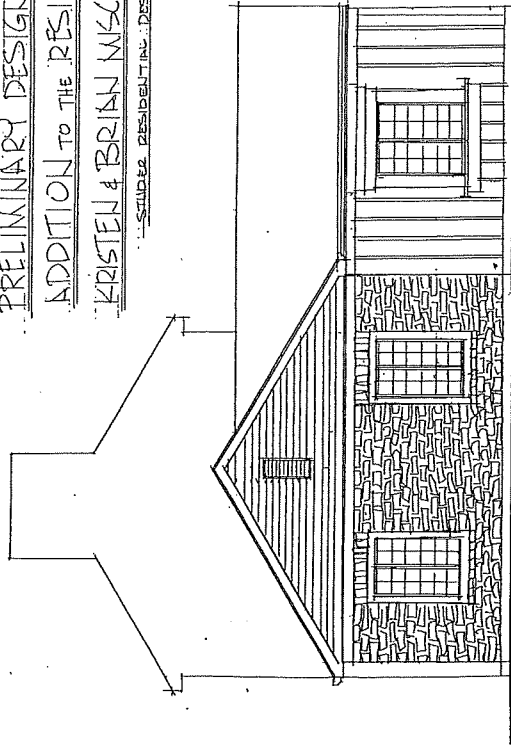
R E C E I V E D
 DEC 03 2021
 BOONE COUNTY
 PLANNING COMMISSION

INITIAL ESTIMATES, SCALE

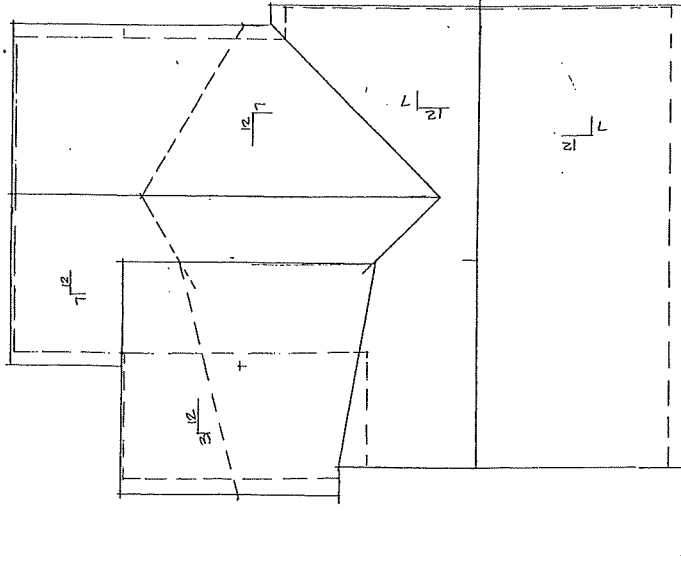


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

PRELIMINARY DESIGN: 8/27/21
ADDITION TO THE RESIDENCE OF
KIRSTEN & BRIAN WISCHEL
STUBBS RESIDENTIAL DESIGN, INC.



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

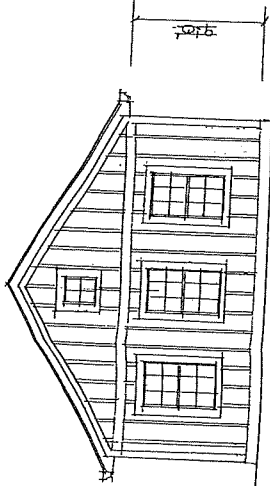
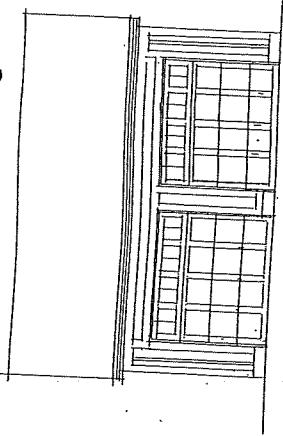


ROOF PLAN
 SCALE: 1/4" = 1'-0"

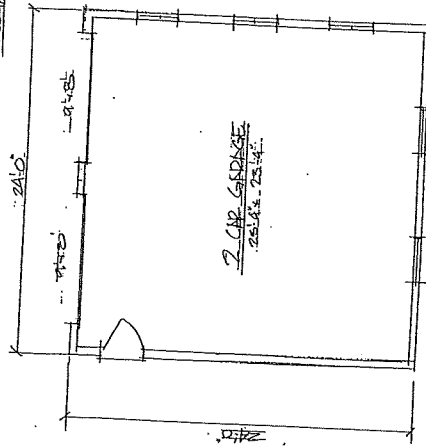
#1
 8/27/21

South Side

Facing Road



GARAGE ELEVATIONS
SCALE 1/4" = 1'-0"



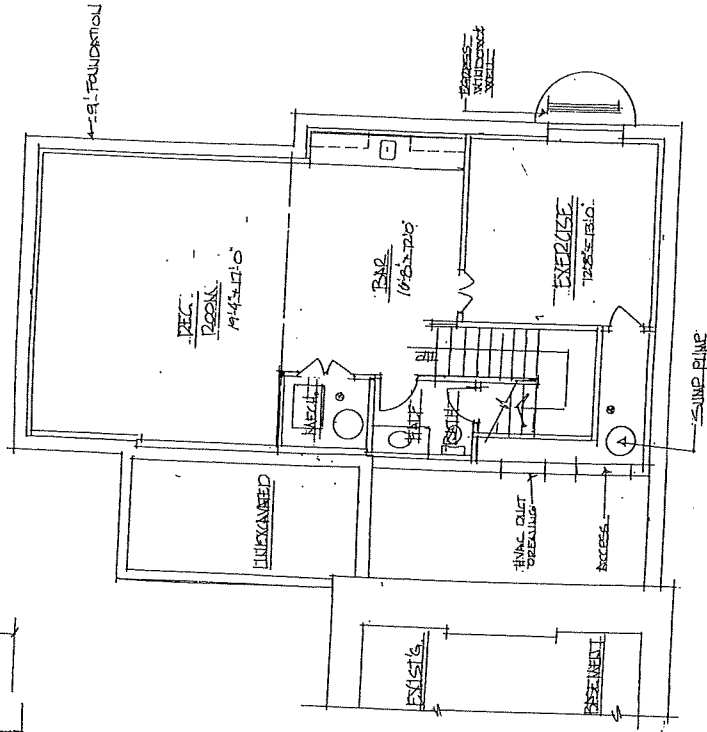
2 CAR GARAGE
SCALE 1/4" = 1'-0"

FLOOR PLAN
SCALE 1/4" = 1'-0"

New House
Addition

Front
Yard

DETACHED GARAGE
SCALE 1/4" = 1'-0"



LOWER LEVEL PLAN
SCALE 1/4" = 1'-0"

LAND SURVEYOR'S NOTES

1. NO ENCROACHMENT UNLESS NOTED
2. NO EVIDENCE OF A CEMETERY FOUND ON SUBJECT PROPERTY.

STATE OF KENTUCKY

TIMOTHY EARL RYAN
LS-3565

LICENSED PROFESSIONAL LAND SURVEYOR

LAND SURVEYOR'S CERTIFICATE

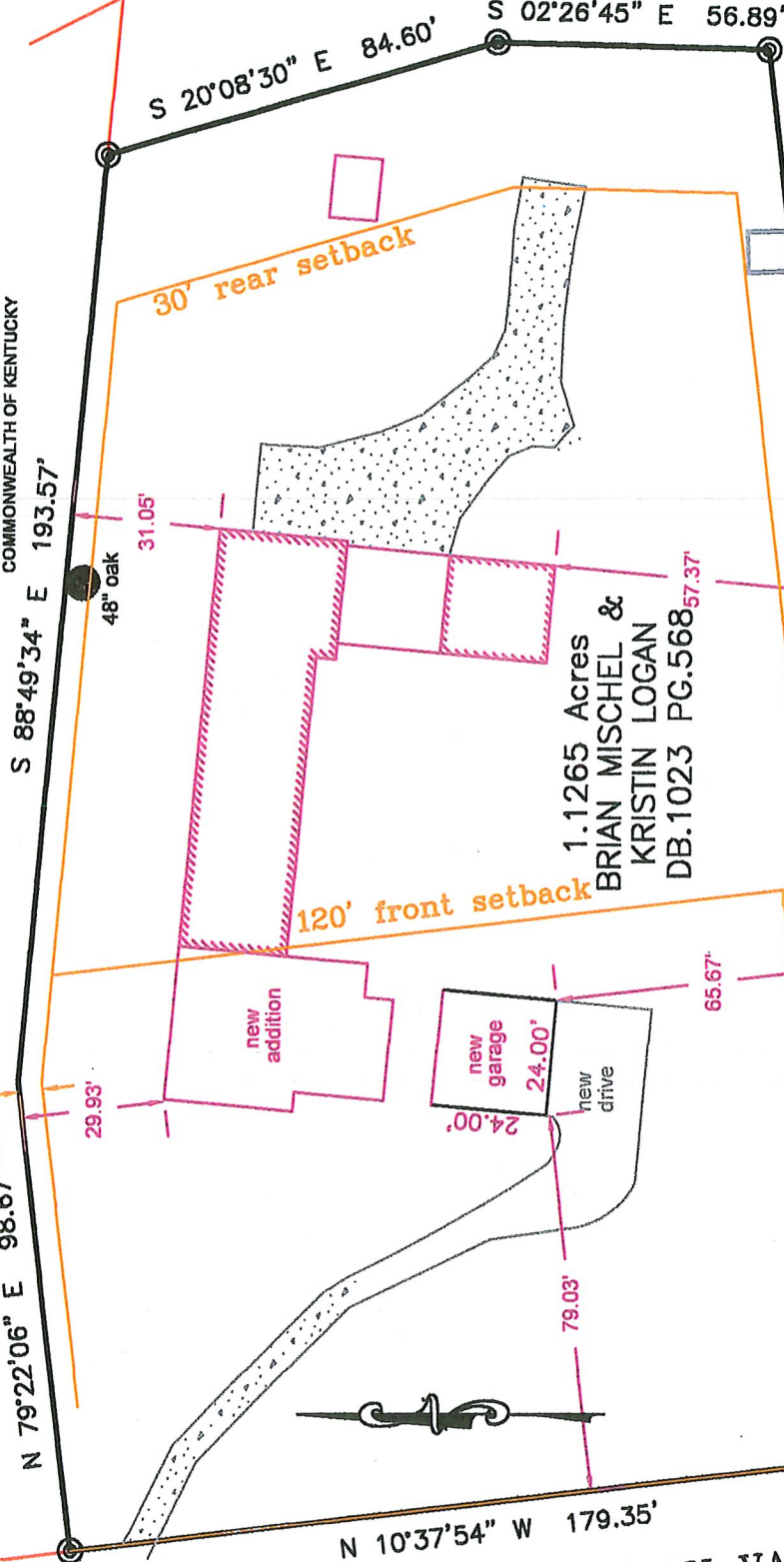
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED ERROR OF CLOSURE WAS 1: 38.553, AND WAS NOT ADJUSTED. THE SURVEY SHOWN HEREON IS A CLASS URBAN SURVEY, AND THE DISTANCES AND DIRECTIONS ARE BASED ON THE UNADJUSTED TRAVERSE. THIS IS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

TR
TIMOTHY E. RYAN
DATE 11/21/2021

LICENSED PROFESSIONAL LAND SURVEYOR #3565 IN THE COMMONWEALTH OF KENTUCKY

VILLAS OF FOWLER CREEK LLC
C5-440

S 88°49'34" E 193.57'



OLD UNION ROAD R/WAY VARIES

Found 5/8" Rebar Flagged with Stake

23.65'

10.00'

S 79°22'06" W 294.02'

VILLAS OF FOWLER CREEK LLC
C5-404

1.1265 Acres
BRIAN MISCHEL &
KRISTIN LOGAN
DB.1023 PG.568

120' front setback

30' rear setback

31.05'

48" oak

S 88°49'34" E 193.57'

S 20°08'30" E 84.60'

S 02°26'45" E 56.89'



VICINITY MAP

- Denotes 24x5/8" Iron Pin stamped T. Ryan #3565
- ⊙ Denotes Found 5/8" Iron Pin
- - - Denotes Fence

Legend

NORTH & BEARING SYSTEM BASED ON DEED OF RECORD DB. 1023 PG. 571 BOONE COUNTY CLERKS RECORDS

SITE PLAN
BRIAN MISCHEL & KRISTIN LOGAN
9209 OLD UNION ROAD
UNION, KY 41091

CLIENT
LOGAN

RYAN LAND SURVEYING
9850 SRAIDY BELLOW LN
Portland, Kentucky 41006
(859) 566-5800



DRAWING TITLE	PROJECT TITLE
SCALE 1" = 40'	DATE 11/29/2021
PROJECT NO. 21-207	zoned SR2-UTO
SHEET 1	OF 1

LAND SURVEYOR'S NOTES

- 1. NO ENCROACHMENT UNLESS NOTED
- 2. NO EVIDENCE OF A CEMETERY FOUND ON SUBJECT PROPERTY.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED ERROR OF CLOSURE WAS 1:38.563, AND WAS NOT ADJUSTED. THE SURVEY SHOWN HEREON IS A CLASS URBAN SURVEY, AND THE DISTANCES AND DIRECTIONS ARE BASED ON THE UNADJUSTED TRAVERSE. THIS IS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

GRAPHIC SCALE



1 inch = 40 ft

VILLAS OF FOWLER
CREEK LLC
C5-440

T. Ryan
TIMOTHY E. RYAN
DATE
11/21/2021

LICENSED PROFESSIONAL
LAND SURVEYOR #3565 IN THE
COMMONWEALTH OF KENTUCKY
193.57'



RYAN LAND SURVEYING

9650 SEADY HOLLOW LK
HARRINGTON, KENTUCKY 41005
(859) 566-5200

CLIENT

LOGAN

SITE PLAN

BRIAN MISCHEL & KRISTIN LOGAN

9209 OLD UNION ROAD
UNION, KY 41091

DRAWING TITLE

SCALE

1" = 40'

DATE

11/29/2021

PROJECT NO.

21-207

ZONED

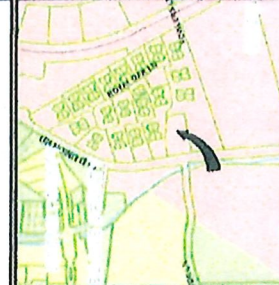
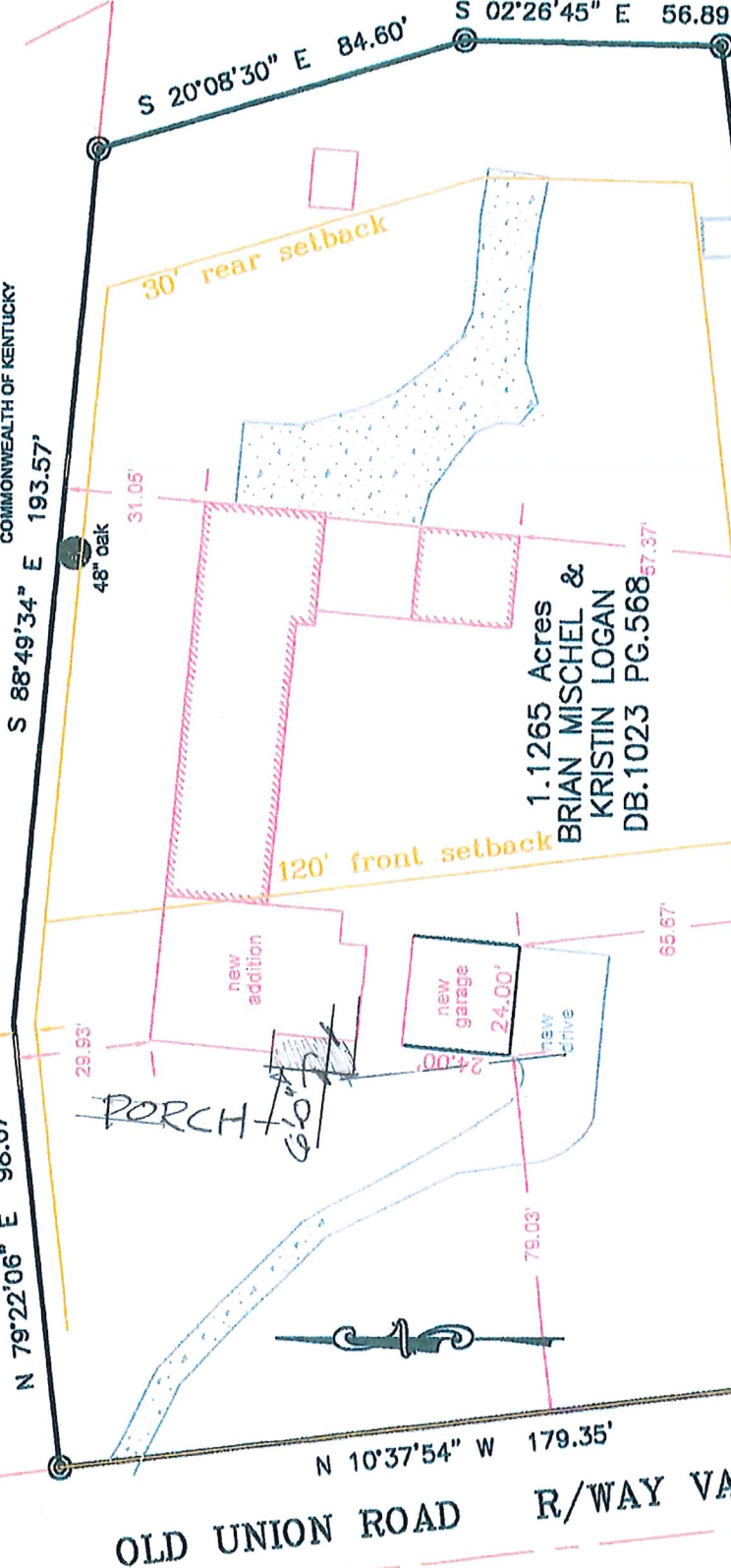
SR2-UTO

SHEET

1

OF

1



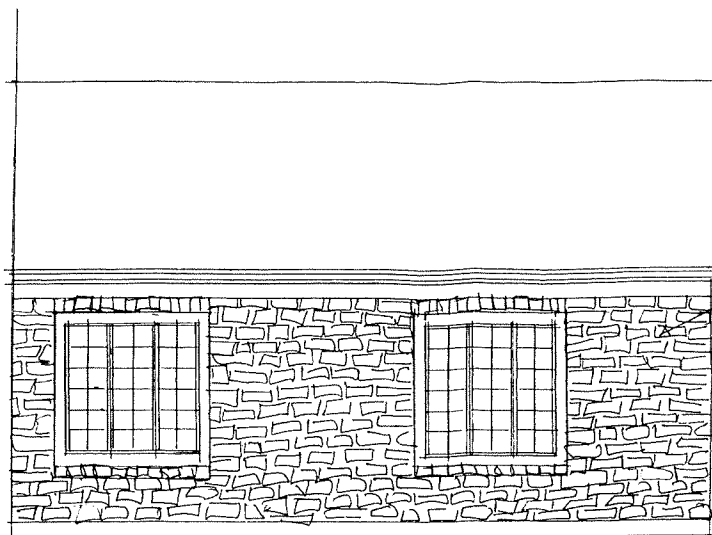
VICINITY MAP

Legend

- - Donut Set 24\"/>

NORTH & BEARING SYSTEM BASED ON
DEED OF RECORD DB. 1023 PG. 571
BOONE COUNTY CLERKS RECORDS

R E C E I V E D
DEC 03 2021
BOONE COUNTY
PLANNING COMMISSION

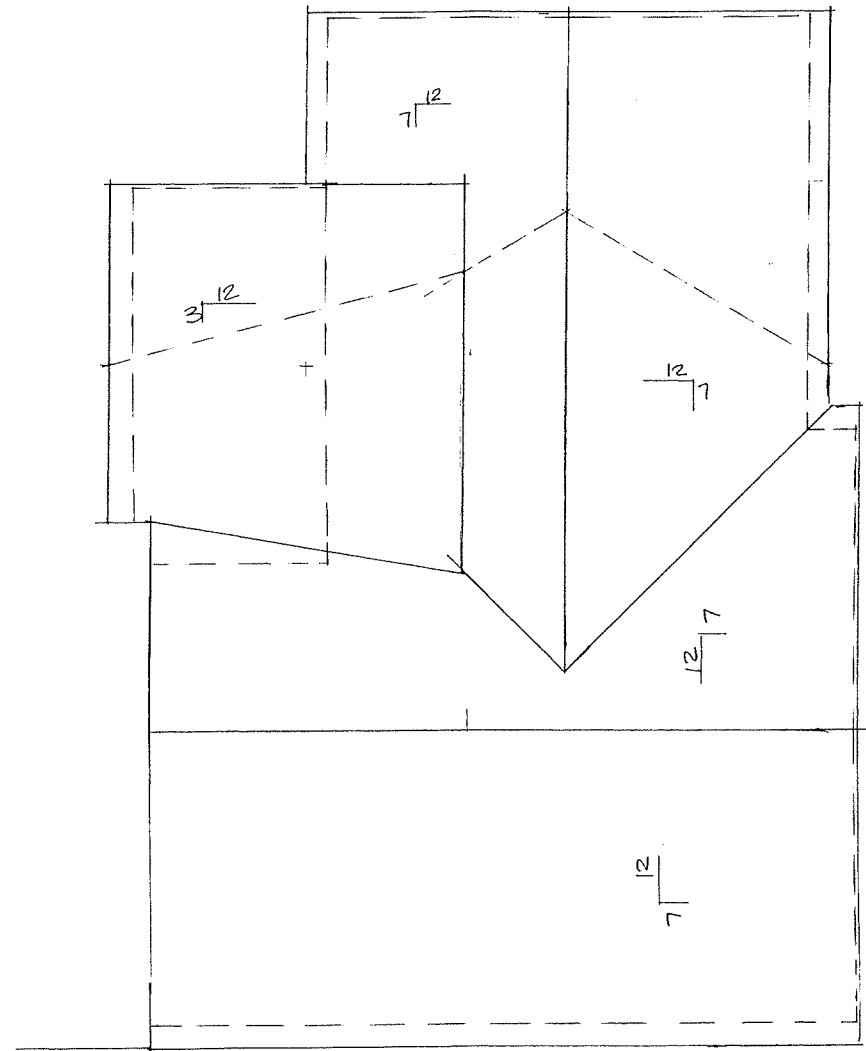


FRONT ELEVATION
SCALE 1/4"=1'-0"

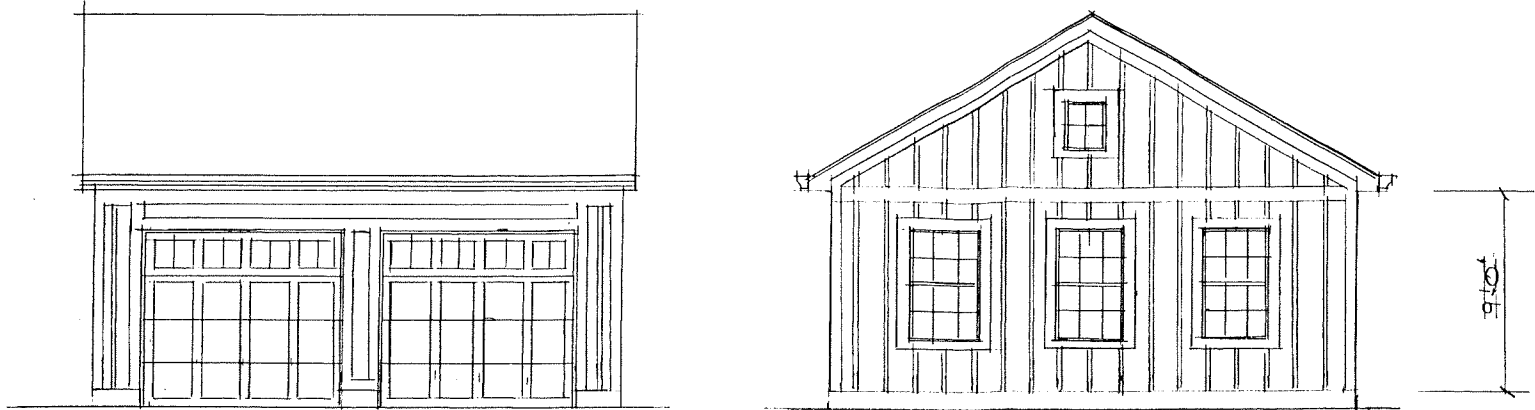
PRELIMINARY DESIGN 8/27/21
ADDITION TO THE RESIDENCE OF
KRISTEN & BRIAN MISCHEL
STUDER RESIDENTIAL DESIGNS, INC.



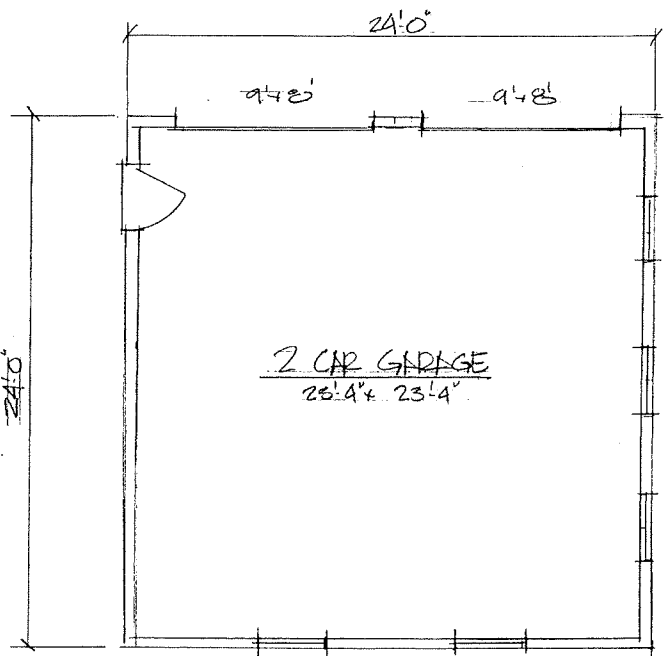
RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"



ROOF PLAN
SCALE 1/4"=1'-0"

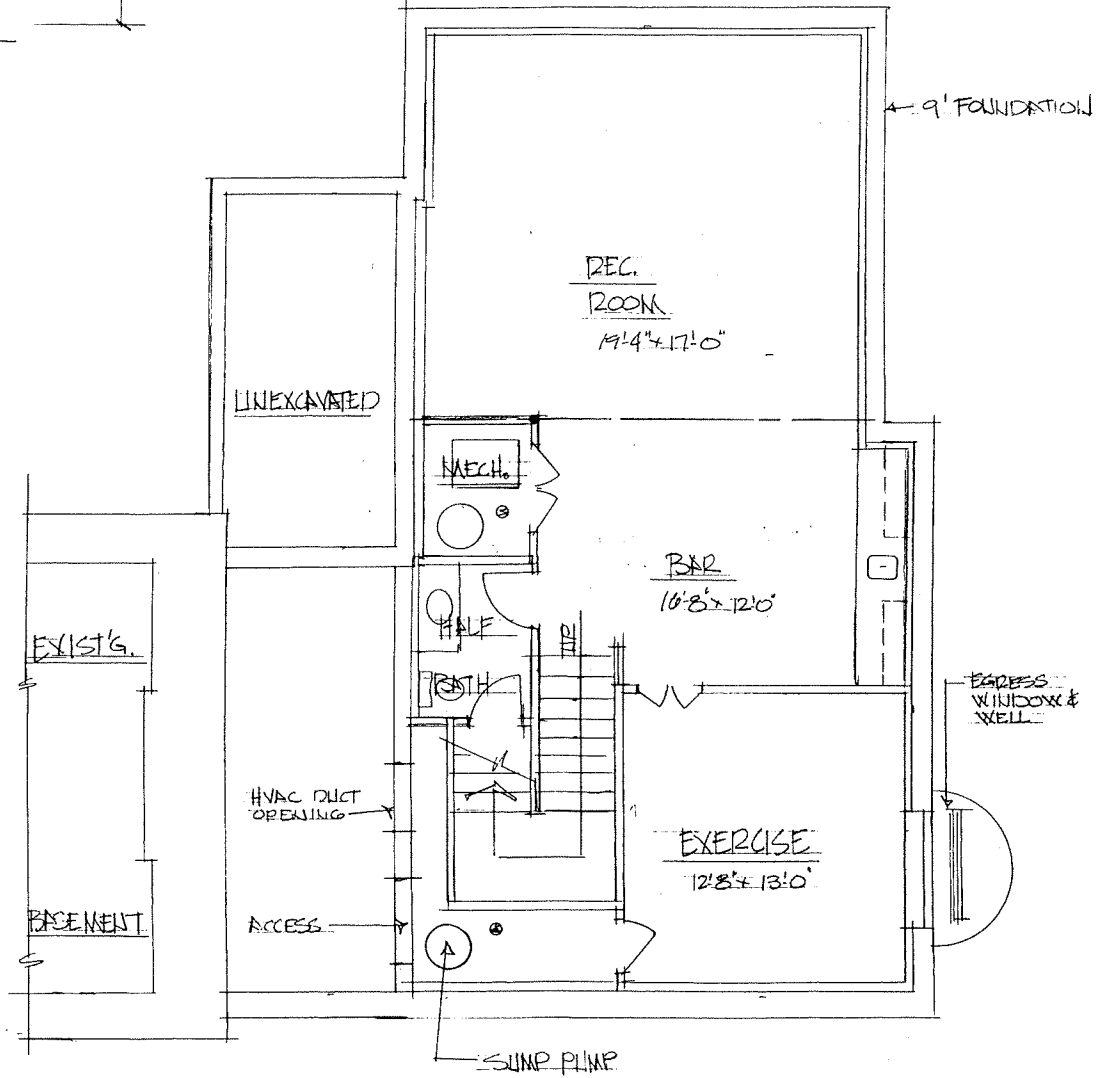


GARAGE ELEVATIONS
SCALE 1/4"=1'-0"

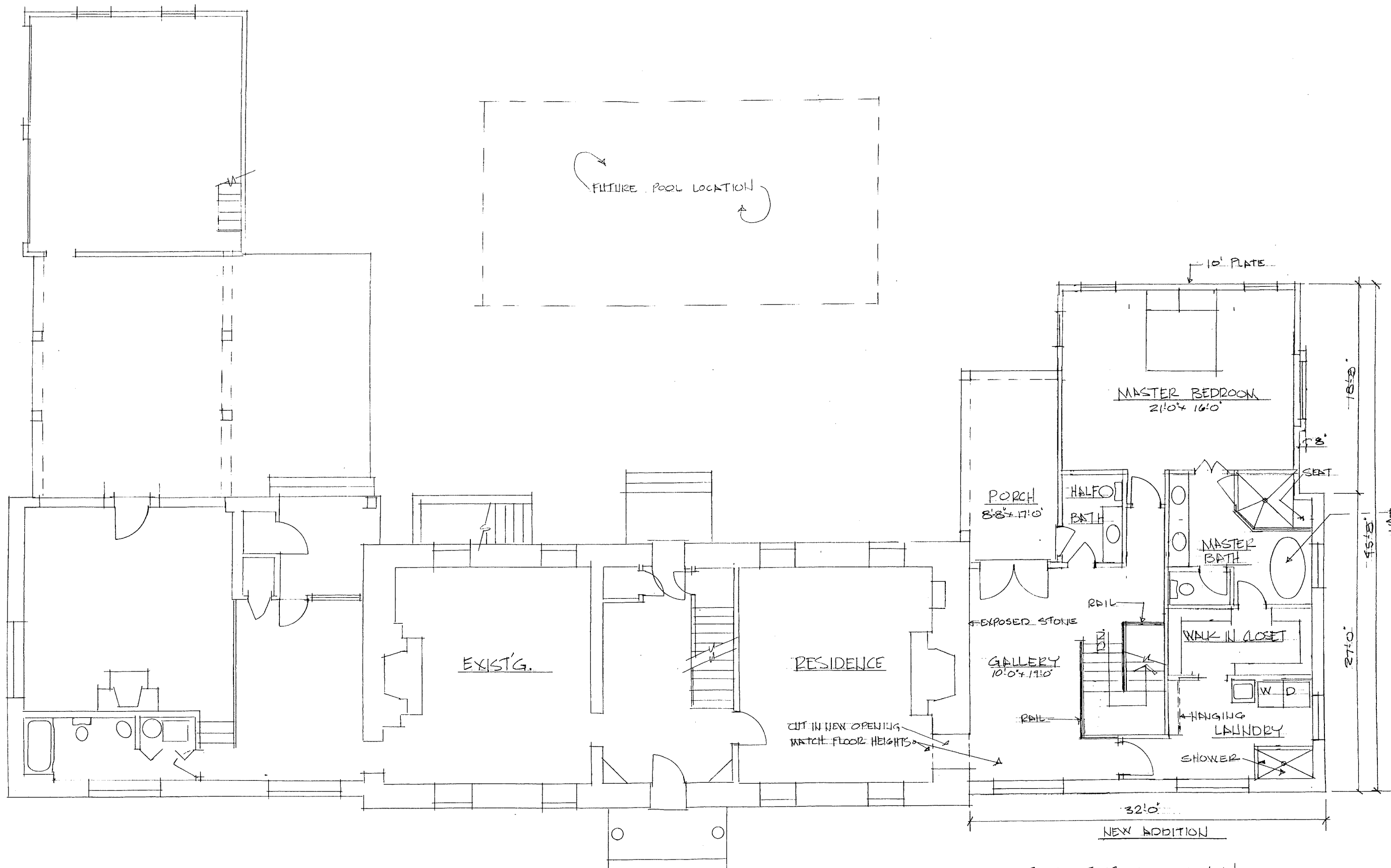


FLOOR PLAN
SCALE 1/4"=1'-0"

DETACHED GARAGE
SCALE 1/4"=1'-0"



LOWER LEVEL PLAN
SCALE 1/4"=1'-0"

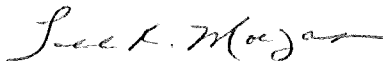


FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Brian and Kristin Mischel
9209 Old Union Rd
Union, KY 41091
2. ADDRESS OF PROPERTY
9209 Old Union Rd
Union, KY 41091
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Old Union Road Home Addition
4. DEED BOOK 1023 PAGE NO. 568 GROUP NO. 2047
5. TYPE OF RESTRICTION(S) (Check all that apply)
- Zoning Map Amendment: Conditional Use Permit
From _____ To _____
- Development Plan Conditional Zoning
- Subdivision Plat
(Not Recorded) Other:
- Variance
6. 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
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005



SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, AICP, Senior Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the
Boone County Planning Commission this 12th day of January, 2022.

Trevia L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2025

This instrument was prepared for recording purposes only by:

Nicole Dierna
Nicole Dierna
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
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 approved by the Union Board of Adjustment and in accordance with the current zoning in effect as of January 11, 2022, Certificate of Land Use Restriction (#22-UBOA-001-A), for Brian & Kristin Mischel, Property Owner(s).

The following conditions will apply:

1. The building addition can include a covered porch and a minimum 75-foot front yard setback from the Old Union Road right-of-way shall be required.
2. The following architectural conditions apply to the approval:
 - A. The building addition and detached garage shall be constructed per the submitted plans.
 - B. If constructed, the covered porch on the front of the addition shall be built per the applicant's description and PowerPoint slides.
3. The detached garage shall not be located in the front yard.

The approved Variance as well as the preceding conditions apply to the property described in:

DEED BOOK 1023

PAGE NO. 568

GROUP NO. 2047