

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**

**R E C E I V E D**  
94201  
FEB 26 2026  
BOONE COUNTY  
PLANNING COMMISSION

One (1) scaled copy 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: Jay Thacker  
Address: 201 East 4th Street, Suite 1700  
Cincinnati OH 45202  
City State Zip Code  
Phone Number: 513-241-4474 Fax Number: \_\_\_\_\_  
Email: jay.thacker@thinkchamplin.com
4. Description of Request:  
Request to increase Bristow Drive front yard setback to 171'+/-. Project parcels are surrounded by right-of-way on all sides with building design oriented toward Bristow Drive as the front yard.
5. Name of Development: The Christ Hospital Outpatient Center
6. Location of Development: 1815 Bristow Drive  
Union KY 41091  
City State Zip Code
7. Acreage Under Review: 7.2
8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
9. Current Owner: The Christ Hospital  
Address: 2139 Auburn Ave  
Cincinnati OH 45219  
City State Zip Code  
Phone Number: 513-585-2000 Fax Number: \_\_\_\_\_  
Email: andy.poole@thechristhospital.com

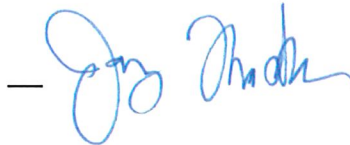
10. Proposed Use(s) on Site: Medical clinic
11. Total Square Footage of Existing and/or Proposed Buildings: 32,967
12. Current Zoning: UTC
13. 

<u>1251</u>	<u>931</u>	<u>111, 112, 113, 114</u>
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.

Property Owner's Signature:



Applicant's Signature:



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

1. Date Received: 2/20/24 Fee Received: \$900 Receipt #: 94201

2. Is application complete:

3. Staff Reviewer: [Signature]

4. Scheduled Board Action Date: \_\_\_\_\_

5. Board Action: 3/19/24

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## STAFF REPORT

#1

APPLICANT: Jay Thacker (Applicant) on behalf of The Christ Hospital (Owner)

LOCATION: 1805-1849 Bristow Drive and 1831 Bristow Drive, Union, Kentucky

ZONING: Union Town Center (UTC)

DATE: March 19, 2026

### PROPOSAL

- A. The applicant is requesting a Variance of Section 2505 requiring a maximum fifty (50) foot front yard setback to be increased to approximately one hundred and seventy-one (171) feet.

### SITE HISTORY

- 2000 The Union Town Plan was adopted.
- 2026 On January 30, 2026, the Boone County Planning Commission received applications for a Major Site Plan to build a 32,967 square foot medical office building. In addition, an application was submitted for a Design Review which was approved on February 18, 2026.

### APPLICABLE REGULATIONS

- A. Section 202.C 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 4000 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 204.D and 204.E of the Boone County Zoning Regulations.
1. Findings listed in Section 204.D and 204.E:
    - a. 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:
      - (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;

- (2) 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;
    - (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
  - b. 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 2503.A of the Boone County Zoning Regulations states that the purpose of the Union Town Center (UTC) district is to allow for a condensed commercial and residential area that is pedestrian scale and creates a sense of place for the surrounding area. Mixed use development with buildings designed to accommodate commercial uses on the first level and office or residential uses on the second level are encouraged. The UTC district allows commercial, office and residential uses in a concentrated area which does not promote a continuous or extensive strip of commercial development along the new U.S. 42. The UTC district corresponds to the Town Center Land Use Classification on the 2000 Union Town Plan Land Use Map.
- E. Section 2500 of the Boone County Zoning Regulations states that the potential for a shortened review process and the density represented in the Plan are the incentives for developers to develop according to the Plan recommendations. Property owners and developers have a choice to develop under existing zoning or to take advantage of the opportunity described in the Union Town Plan. If the developer provides the items defined in detail in SECTION 2509, Design Criteria, of the Plan, then the project can potentially develop to the densities shown on the Plan and bypass a public hearing process or zone change.
- F. Section 2505.1 of the Boone County Zoning Regulations states that the setbacks for principally permitted structures are as follows:
  - 1. Front Yard Minimum - ten (10) feet from the right-of-way line.  
Front Yard Maximum - fifty (50) feet from the right-of-way line.
  - 2. Rear Yard Minimum Setback - twenty (20) feet from property line.
  - 3. Side Yard Minimum Setbacks - five (5) feet from property line.
- G. Section 2503.1 of the Boone County Zoning Regulations lists Medical, dental or optical clinics and Hospital complexes and mental health facilities, inpatient as

principally permitted uses of the UTC zoning district.

#### RELATIONSHIP TO THE UNION TOWN PLAN

- A. The Union Town Plan Land Use Map designates the site in question as Phase 1, Town Center - mixed use including commercial, office public, residential, and recreational uses.
- B. US Highway 42 is a KYTC maintained arterial street providing two-way traffic. There are sidewalks along both sides of the roadways.

#### SURROUNDING LAND USES AND ZONING

North: Real Estate Office, Union City Building, and St. Elizabeth Physicians (UTC)  
South: Vacant Parcel (UTC)  
East: Vacant Parcel (UTC)  
West: Vacant Parcel (UTC)

#### SITE CHARACTERISTICS

- A. The approximate 7.2-acre site is located on the north side of Mt. Zion Road, the west side of Brilliance Avenue, and the south side of Bristow Drive.
- B. The site is currently vacant and largely vegetated.
- C. Access to the site is proposed from a single curb cut onto Bristow Drive.
- D. Topographically, the high point for the site is near the existing roundabout which is approximately 8 feet above the elevation of Mt. Zion Road. The site then slopes in a northwesterly direction at a grade of between 7-9%.
- E. There is existing sanitary sewer and a water main along Bristow Drive.

#### AGENCY COMMENTS

- A. The City of Union, Union Fire Protection, and the Boone County Water District stated that they had no issue with the variance request.

#### STAFF COMMENTS

- A. The application shows a proposed medical office building which is a permitted use within the existing UTC zoning district.
- B. The site is going through further review as part of a Major Site Plan application.

- C. This application before the board is only for relief from the maximum building setback. The applicant is seeking the variance due to the site being surrounded by right-of-way on all sides of the building. The building design will be oriented toward Bristow Drive.

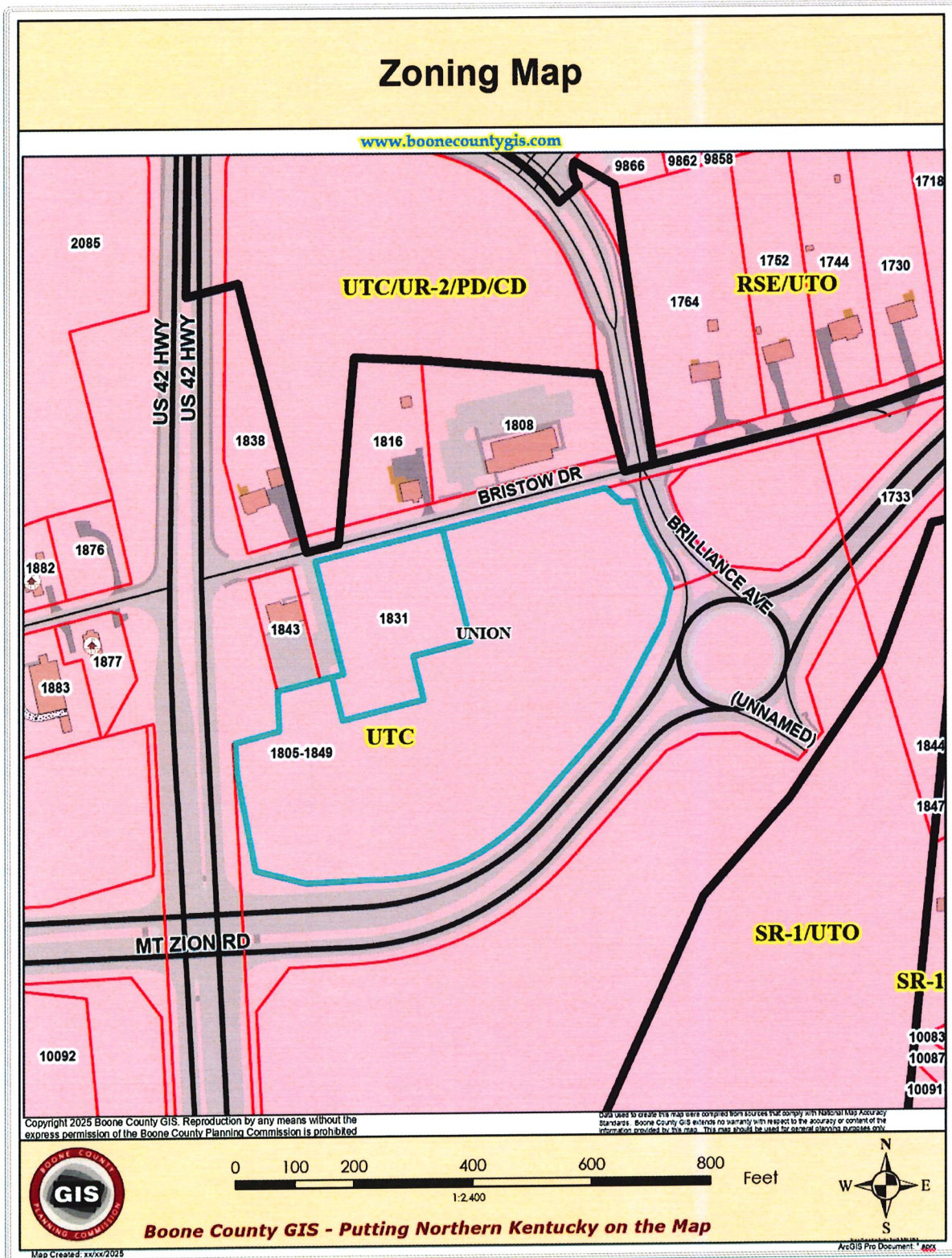
CONCLUSION

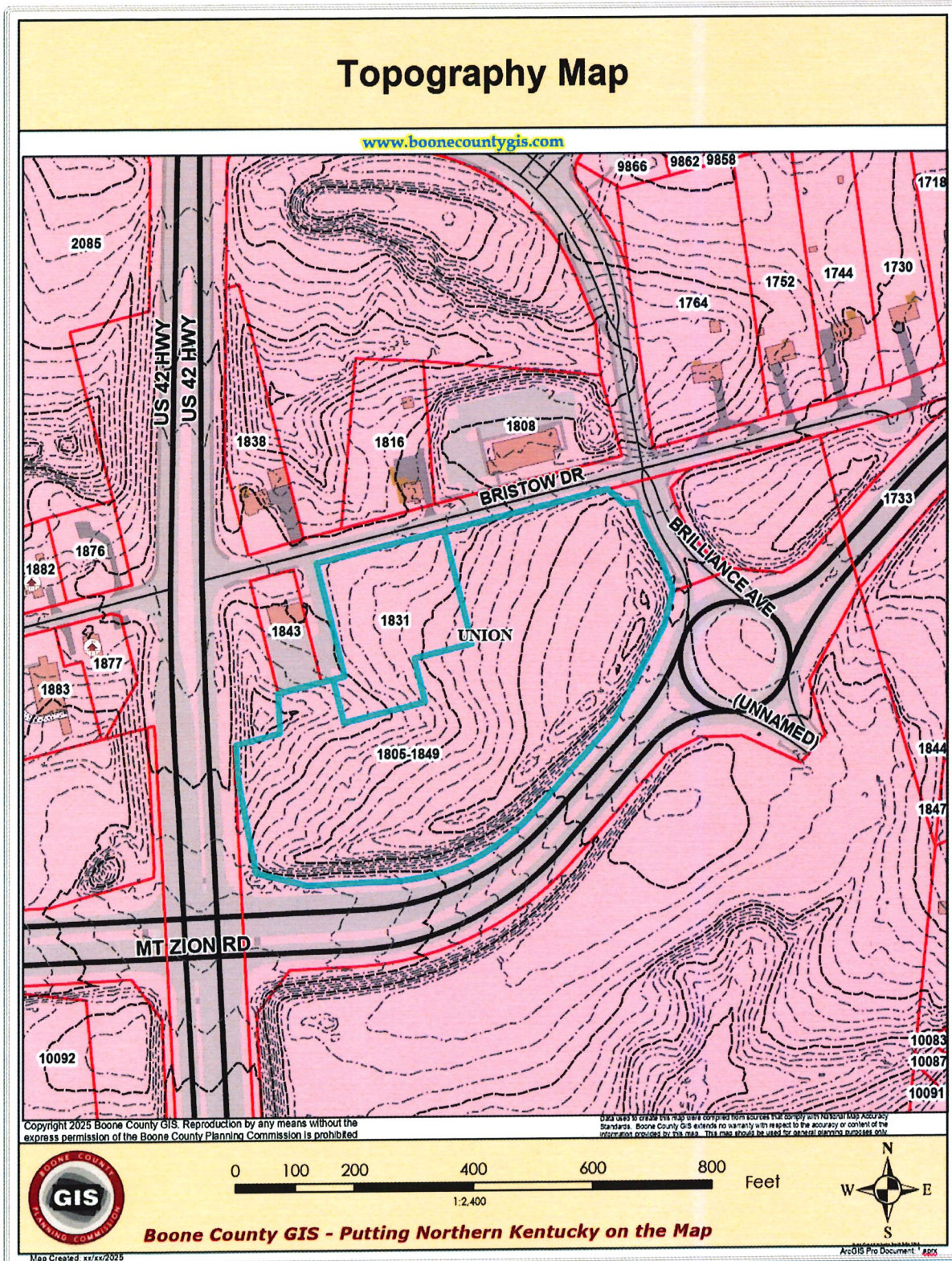
- A. KRS 100.241 and Section 202 of the Boone County Zoning Regulations give the Union Board of Adjustment and Zoning Appeals the authority to act on the request.
- B. Sections 204.D and 204.E of the Boone County Zoning Regulations identifies criteria necessary for granting a Variance.

Respectfully submitted,

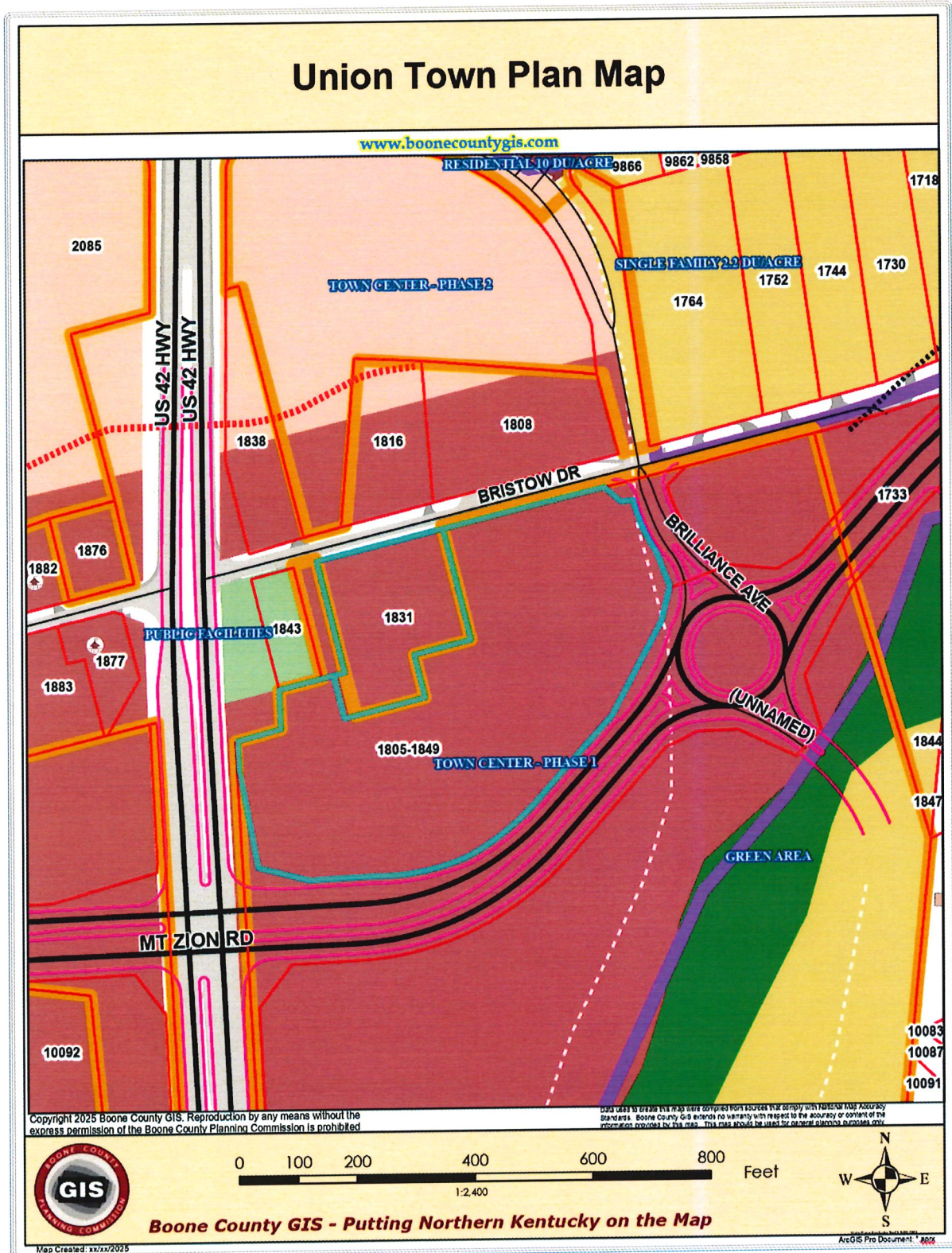


Steven C. Lilly, PLS  
Planner, Zoning Services

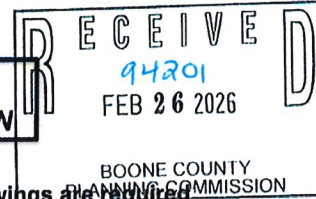








**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



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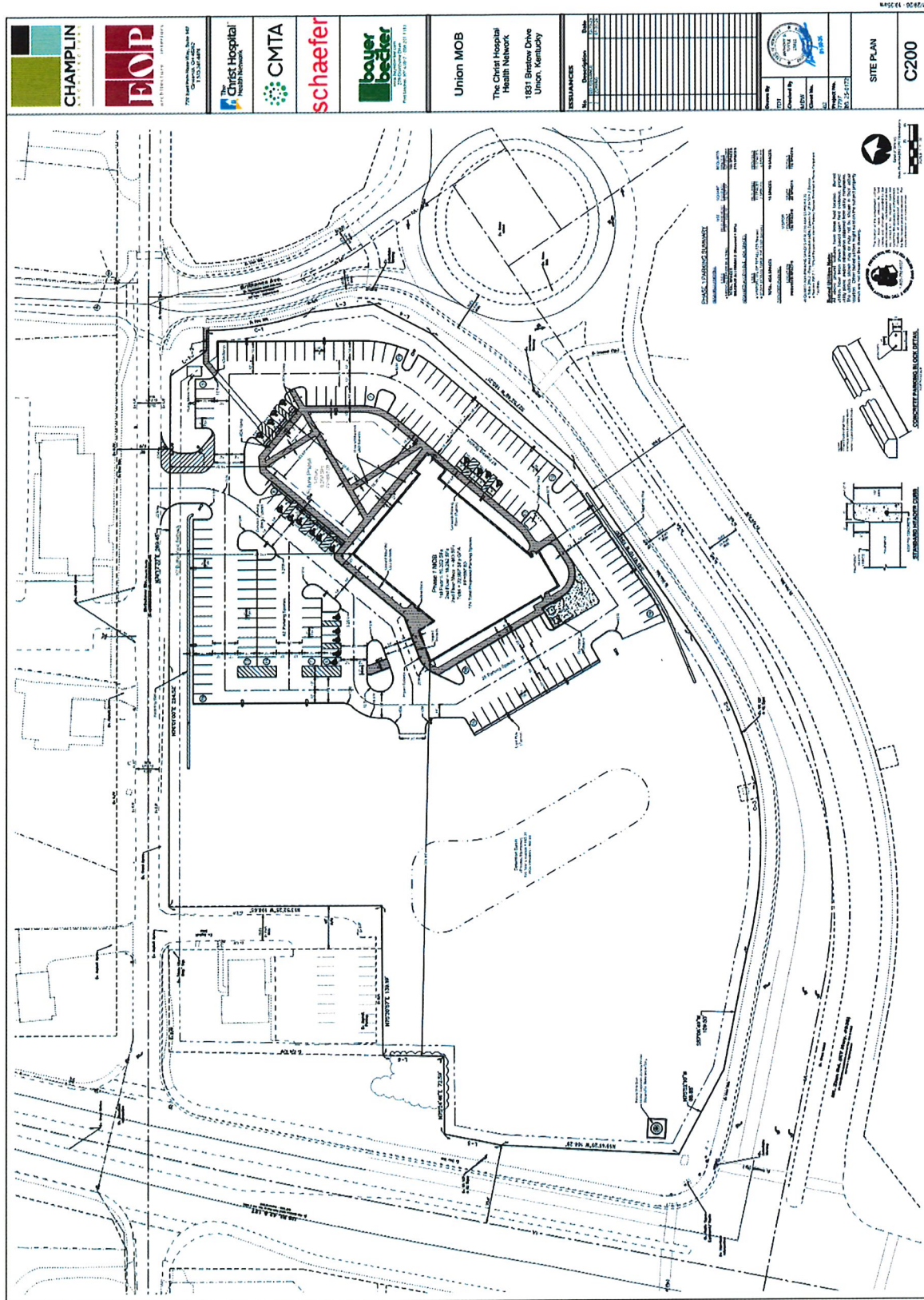
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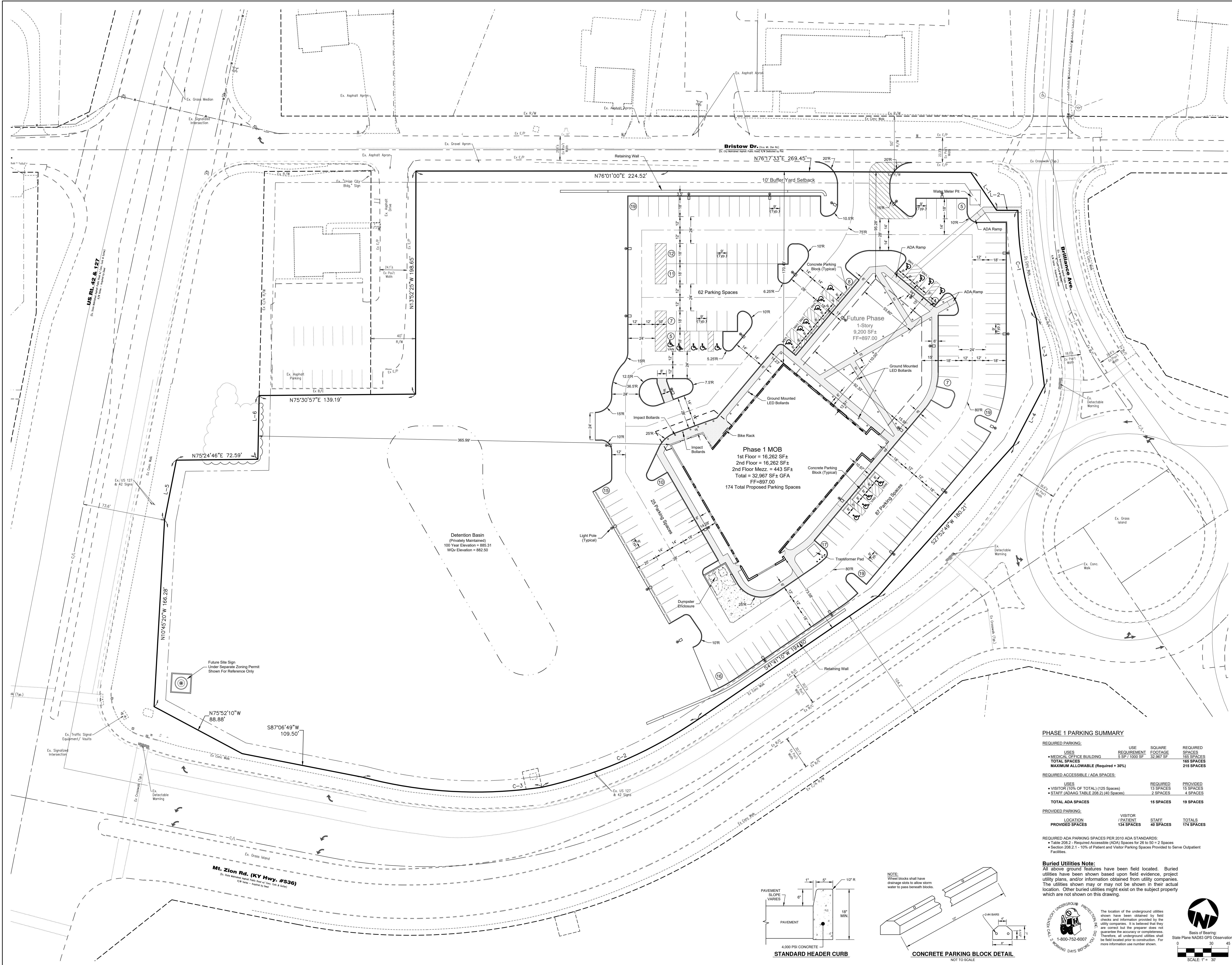
Board of Adjustment  
Page 2

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Property Owner's Signature: 

Applicant's Signature: 





**Bristow Dr.**  
 (C) City of Cincinnati, 2018. All rights reserved. No part of this drawing may be reproduced without the written permission of the City of Cincinnati.

**Detention Basin**  
 (Privately Maintained)  
 100 Year Elevation = 885.31  
 WQV Elevation = 882.50

**Phase 1 MOB**  
 1st Floor = 16,262 SF±  
 2nd Floor = 16,262 SF±  
 2nd Floor Mezz. = 443 SF±  
 Total = 32,967 SF± GFA  
 FF=897.00  
 174 Total Proposed Parking Spaces

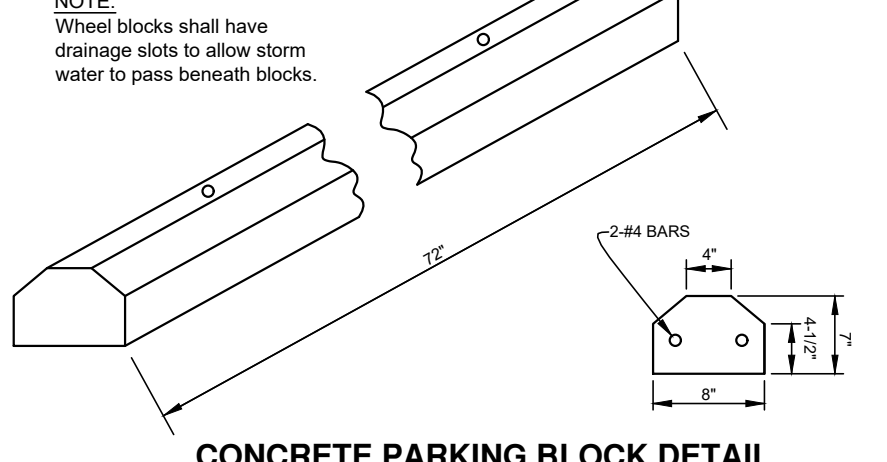
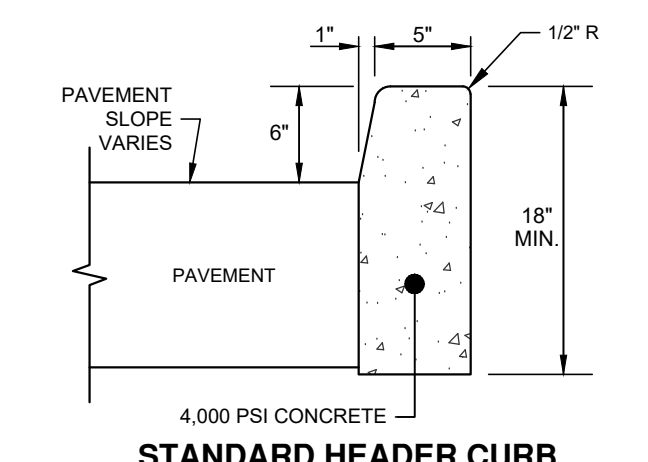
**Future Phase**  
 1-Story  
 9,200 SF±  
 FF=897.00

**PHASE 1 PARKING SUMMARY**

REQUIRED PARKING:			
USES	USE REQUIREMENT	SQUARE FOOTAGE	REQUIRED SPACES
MEDICAL OFFICE BUILDING	5 SP / 1000 SF	32,967 SF	163 SPACES
<b>TOTAL SPACES</b>			<b>163 SPACES</b>
<b>MAXIMUM ALLOWABLE (Required + 30%)</b>			
<b>213 SPACES</b>			
REQUIRED ACCESSIBLE / ADA SPACES:			
USES	USE REQUIREMENT	SQUARE FOOTAGE	REQUIRED SPACES
VISITOR (10% OF TOTAL)	125 SPACES		13 SPACES
STAFF (ADAAG TABLE 208.2)	40 SPACES		4 SPACES
<b>TOTAL ADA SPACES</b>			<b>17 SPACES</b>
<b>PROVIDED SPACES</b>			<b>19 SPACES</b>
PROVIDED PARKING:			
LOCATION	VISITOR / PATIENT	STAFF	TOTALS
<b>PROVIDED SPACES</b>	<b>134 SPACES</b>	<b>40 SPACES</b>	<b>174 SPACES</b>

REQUIRED ADA PARKING SPACES PER 2010 ADA STANDARDS:  
 • Table 208.2 - Required Accessible (ADA) Spaces for 26 to 50 = 2 Spaces  
 • Section 208.2.1 - 10% of Patient and Visitor Parking Spaces Provided to Serve Outpatient Facilities.

**Buried Utilities Note:**  
 All above ground features have been field located. Buried utilities have been shown based upon field evidence, project utility plans, and/or information obtained from utility companies. The utilities shown may or may not be shown in their actual location. Other buried utilities might exist on the subject property which are not shown on this drawing.



**NOTE:**  
 Wheel blocks shall have drainage slots to allow storm water to pass beneath blocks.

**1-800-752-6007**  
 24 HOURS A DAY BEFORE YOU START

**Scale:** 1" = 30'

Plot time: Jan 29, 2026 - 10:35am  
 Drawing name: J:\2025\25-0172\CD\DWG\25-0172\_CD.dwg - Layout Tab: C200 Site Plan



720 East Pete Rose Way, Suite 140  
 Cincinnati, OH 45202  
 T 513.241.4474



**Union MOB**

The Christ Hospital Health Network

1831 Bristow Drive  
 Union, Kentucky

**ISSUANCES**

No.	Description	Date
1	DD ISSUANCE	12-19-25
2	ZONING	01-30-26

Drawn By: TDT  
 Checked By: MDW  
 Client No.: 02  
 Project No.: 7757  
 BB: 25-0172



**SITE PLAN**

**C200**

1/29/26 - 10:35am

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
The Christ Hospital  
2139 Auburn Ave  
Cincinnati, OH 45219
2. ADDRESS OF PROPERTY  
1815 Bristow Rd  
Union, KY 41091
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
The Christ Hospital
4. DEED BOOK 1251                      PAGE NO. 931                      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                                      \_\_\_ Other:  
    (Not Recorded)
- X 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

Steven C. Lilly, Planner  
\_\_\_\_\_  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY


COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Steven C. Lilly on behalf of the Boone  
County Planning Commission this 20<sup>th</sup> day of March, 2026.

  
\_\_\_\_\_  
Treva L. Beagle  
Notary ID KYNP37603  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2029

This instrument was prepared for recording purposes only by:

  
\_\_\_\_\_  
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)