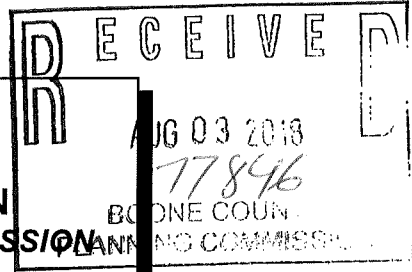


APPLICATION FORM



BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

- 1. (Check One) Boone Florence [checked] Walton Union
2. (Check One) Conditional Use Permit [checked] Variance Appeal
3. Applicant's Name Phil Freihofer, Address 8449 Saint Louis BLVD, Union KY 41091
4. Description of Request: CUP to allow 2 Duplexes, Variance to reduce road frontage requirements of Parcels
5. Name of Development
6. Location of Development South Side of Old Beaver Road
7. Acreage Under Review .938 Acres
8. Lot Number and Name of Subdivision
9. Owner of Property Phil Freihofer, Address of Property Owner 8449 Saint Louis BLVD, Union KY 41091
10. Phone Number 859-743-3490, E-Mail pfreihofe@fsc.net
11. Proposed Use(s) on Site Duplex Homes
12. Total Square Footage of Existing and/or Proposed Buildings 1,750 sqft Each
13. Current Zoning on Property SR 1
14. Deed Book 1112, Page No. 325, Group No.
15. Is the site subject to a zone change? NO
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.

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

**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 8-3-18 Fee Received \$1,132.<sup>00</sup> Receipt # 77846
2. Is application complete? \_\_\_\_\_ Yes \_\_\_\_\_ No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
\_\_\_\_\_ **Approved**  
\_\_\_\_\_ **Approved with Conditions** (See #6)  
9/18/18 **Denial** (See #7)
6. Conditions of Approval: SEE 9/18/18 Meeting Minutes  
\_\_\_\_\_  
\_\_\_\_\_
7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page**

**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: Phillip Freihofer

LOCATION: Southeast side of Old Beaver Road between 8 Old Beaver Road and 12 Old Beaver Road, Walton, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: September 18, 2018

### PROPOSAL

The applicant has submitted the following applications:

1. A Conditional Use Permit to allow two duplexes to be constructed. The preliminary plans show the 0.938 acre property would be subdivided into two lots of record and that a duplex would be constructed on each lot. The plans show:
  - Each building foundation would be 28' x 32' and include an additional 4' x 10' area for a covered front porch.
  - Each building would be two stories tall with a basement.
  - Each duplex dwelling unit would contain 2 bedrooms.
  - Each duplex dwelling unit would have a 10' x 12' elevated rear deck.
  - Each duplex dwelling unit would have a rear entry garage at basement level.
  - The buildings would be constructed with brick veneer, vinyl siding, wood decking, and asphalt shingles.
  - A shared driveway for both lots.
2. A Variance to reduce the required road frontage requirement for a duplex parcel from 75' of frontage to 65' of frontage.

### APPLICABLE REGULATIONS

Section 220 of the Boone County Zoning Regulations states that two duties of the Board of Adjustment is to grant Conditional Uses Permits and Variances as specified by the zoning order.

Section 250 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals shall have the power to hear and decide on applications for variances. A variance is defined as a departure from the 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.

The Board needs to evaluate the Variance request as it relates to the criteria listed 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 nuisance to the public, and will not allow an unreasonable circumvention of the requirements contained in the zoning regulations.
  - 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 contained in 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.

The Board needs to evaluate the Conditional Use Permit application as it relates to the criteria listed in Section 262 and 933 of the Boone County Zoning Regulations.

Findings listed in Section 262 (Findings for all Conditional Uses):

- 1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's 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 not 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 such services;
- 5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
- 6. Will not 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, dust, fumes, glare, or odors;
- 7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Section 933 of the Boone County Zoning Regulations allows duplex dwelling units with garages as Conditional Uses in the Suburban Residential One (SR-1) district provided that:

- 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, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

Table 31.1 of the Boone County Zoning Regulations provides the following standards for duplex dwelling units in the SR-1 zone:

Minimum Lot Size - 16,000 square feet.

Minimum Road Frontage - 75 feet.

Maximum Building Height - 45 feet

Minimum Building Setbacks - 30' front, 30' rear, 5' minimum/15' total side yards

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2035 Future Land Use Map designates the site for Suburban Residential (SR) uses. This future land use classification is defined as "single-family housing of up to four dwelling units per acre. This classification does not preclude low density or estate residential developed as a formal subdivision."

The Land Use Element contains the following passages that pertain to the general area:

- A. The Walton area should experience gradual commercial, residential, and industrial growth. This growth should result primarily from the Walton Interchange, and its location near the intersection of I-71 and I-75. Walton lies along this regional interstate corridor, between Cincinnati to the north and Louisville, Lexington, and Frankfort to the south that is generally experiencing demand for industrial development. The extension of Mary Grubbs and development of the Walton Towne Center area will contribute to the growth potential of Walton not only in Boone County, but also into Kenton County to the east. The potential for a mix of uses including high density residential, commercial, office, institutional, and recreational in the Towne Center should occur. Light industrial is most appropriate in the south portion of the property and along the rail line (Walton Area, pp. 172-173).
- B. Suburban Residential development is occurring south of Chambers Road, between I-75 and U.S. 25. The rougher terrain, immediately adjacent to Chambers Road should include lower density residential development that minimizes traffic on this roadway, and fits into the landscape along this highly visible portion of the interstate corridor. The suitability of this area for residential use is enhanced by proximity to developing recreation areas, commercial services, and the Walton-Verona schools. Commercial development along U.S. 25 should also experience infilling, and should remain local in nature. A specific study has been conducted for Walton's Main Street to assess, and protect its historic resources and its small town character. Walton's Main Street is the most functional business district with a small town character in the county. South Main Street from south of the post office to the end of Old South Main Street is a National Register Historic District (Walton Area).

The Population Element contains the following passage which relates to the request:

- A. The Population Element outlines population estimates based on OKI transportation analysis zone "regions." The site is located within the Richwood/Walton transportation analysis zone. The population of this region is estimated to change to 22,085 in 2020, and to 27,761 in 2030 (Table 2.11, pg. 21).

The Housing Element contains the following passages and tables which relate to the request:

**Table 6.1 Boone County Population and Households**

	1980	1990	2000	2010	2020	2030
Population	45,842	57,589	85,991	118,811	153,933	190,270
Households	14,848	20,127	31,258	43,216	57,870	71,530
People/H.H.	3.09	2.85	2.73	2.73	2.66	2.66

Source: U.S. Census; KY State Data Center estimate (University of Louisville)

- A. Table 6.1 reveals an important trend where household sizes are continuing to decrease, but are expected to level off by 2020. The household projections are used as a general guideline for future housing need. Because they represent occupied housing units, the total number of housing units for any given year will be greater by the amount of the vacancy rate. Household characteristics also change as evidenced by the increase in single-parent families. The resulting housing needs impact the size, type, and location of units demanded by the population. Multi-family units near commercial areas often constitute the demand of singles or single-parent families and 'empty nesters'.

The demand for more affordable single-family and multi-family residences, generated by the commercial and industrial employment growth centers, has helped generate the development of many new subdivisions and apartment developments. New subdivision and apartment design has been uniform in suburban areas and has in the past offered little variation or innovation from one development to another. Recent development proposals have contained concepts that include landminiums, neotraditional single-family, and a greater variety of attached housing. Mixed-use, planned developments that provide a mix of housing options, commercial, office, and public uses with multiple transportation options (i.e. transit, pedestrian, park-and-ride) could be one strategy for meeting this demand (see Housing Densities in this element and the Land Use/Transportation Connection section in the Transportation Element). The local development community should be encouraged to examine other markets around the nation to uncover new trends that may be beneficial in Boone County (Housing Demand, Population Trends, pg. 73-74).

- B. With the exception of Walton, the County's incorporated areas and the unincorporated area, as a whole, have higher percentages of young and middle aged persons than Kentucky. Union has the highest youth and the lowest elderly percentages. Walton displays the lowest youth and the highest elderly percentages. Table 2.10, which appears in the Population Element, further shows the percentages for the remainder of the county and Kentucky. Boone County's population is becoming more elderly in proportion. This "graying" of the population will have an impact on housing demand. Many of these "empty nesters" will want to move out of their high-maintenance, large lot single-family homes and into condominiums, landminiums, or small lot single-family homes. This demographic shift, in part, engendered the recent development of the Elmcroft Senior Living center on Main St., in Florence, on the former site of the Florence YMCA (Housing Demand, Age Composition, pg. 74).
- C. Demand for multi-family housing has historically been in, or around Florence. The emphasis on new construction, however, has shifted to the unincorporated county. The continuing in-migration of a young, professional population combined with the increased growth of single-parent families and the overall graying of the population, means the demand for various multi-family housing options will continue in the future for Boone County (Housing Demand, Economic Factors, pg. 75).

**Table 6.2 Housing Unit Types by Jurisdiction**

	Single-Family			Multi-Family & SF Attached			Mobile Homes			Totals		
	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010
Flor.	4,209 30.2%	4,808 22.2%	N/A	3,060 56.4%	5,399 58.4%	N/A	31 1.6%	45 1.9%	N/A	7,300 21.9%	10252 30.7%	N/A
Union	307 2.2%	867 4%	N/A	3 <0.1%	5 <0.1%	N/A	2 0.1%	2 <0.1%	N/A	312 1.5%	874 2.6%	N/A
Walt.	548 3.7%	751 3.5%	N/A	240 4.4%	542 5.9%	N/A	12 0.6%	7 0.3%	N/A	800 3.8%	1,006 3.5%	N/A
Uninc. B.C.	8,846 63.9%	15260 70.4%	N/A	2,122 39.1%	3,593 38.9%	N/A	1,860 97.6%	2,351 97.8%	N/A	12828 60.4%	21219 63.6%	N/A
Total	13910	21686	33307	5,425	9,239	11056	1,905	2,405	1,897	21240	33351	46260

Source: Boone County Building Inspection Data & U.S. Census

**Table 6.3 Percent Housing Unit Types by Jurisdiction**

	Single-Family			Multi-Family			Mobile Homes		
	1990	2000	2010	1990	2000	2010	1990	2000	2010
Flor.	57.7	46.9	N/A	41.9	52.7	N/A	0.4	0.4	N/A
Union	98.4	99.2	N/A	1.0	0.6	N/A	0.6	0.2	N/A
Walt.	68.5	74.7	N/A	30.0	24.1	N/A	1.5	0.7	N/A
Uninc.	68.9	71.9	N/A	16.5	16.9	N/A	14.5	11.1	N/A
B.C.	65.5	65.0	72.0	25.5	27.7	23.9	9.0	7.2	4.1

Source: Boone County, Florence & Walton Building Inspection Data & U.S. Census

- D. It should be noted that the number of housing units increased in all the major housing construction types for each municipality, except multi-family units in the City of Union. County-wide, the percentage of total housing units that are single-family detached units, has decreased while multi-family units have increased in percentage. The City of Florence has a lower percentage of single-family units than other areas of the county.

In 1980, multi-family housing comprised 20.9% of the total housing units in Boone County. This percentage continued to rise as the county urbanized and stood at 25.5% in 1990 and 27.7 in 2000 (see Table 6.3). This was during a time of enormous growth in single-family housing development. This increase in multi-family housing happened primarily in the unincorporated part of Boone County. Since 2000, the percentage of multi-family decreased to 23.9. The percentage of mobile homes throughout the county has decreased steadily since 1990 and now stands at 4.1% of the total 46,260 housing units in the county in 2010 (Housing Supply, Housing Type by Municipality, pg. 76).

- E. The major reason for Boone County's rapid population growth is in-migration. Often the higher income families (or new population) locate in the developing rural areas of the county. While this is practical because they can afford the estate lifestyle and cost of transportation over greater distances, this spatial phenomenon separates people of

different income levels. A variety of housing opportunities within the established urban areas and within developing areas would encourage some of the higher income residents to reside there and thus encourage mixing of different income levels. Therefore, single-family housing should remain an ingredient of the urban areas instead of being targeted only for rural or suburban areas. Large, left-over parcels in urban service areas are well suited for planned residential development that includes high density housing. However, established single-family housing areas in urban settings should not experience an influx of multi-family or duplex construction unless adequate buffering or proper development design can be provided. Housing for the elderly population or for those who are handicapped needs to be located near public transit, commercial areas, and public facilities (Meeting Housing Needs, Population Needs, Pg. 79).

- F. Multi-family housing developments should have convenient access to commercial districts or should provide their own supporting commercial uses. The developments should be designed to offer the shortest trips to the most people. High density residential developments help to hold down the cost of individual units due to many variables including lower land cost per unit, lower land development cost and building unit costs per unit. Clustering of the dwelling units allows this by requiring less site work and utility construction. Better design can correlate with more density, and walkable, multi-modal communities. This also provides a supply of affordable housing for county residents (Meeting Housing Needs, Housing Types, pp. 79-80).
- G. High density residential areas should be located sufficiently near and with convenient access to major streets, highways, and shopping and public facilities. A progression of densities of residential uses from high (multi-family) to low (single family) shall be encouraged. Where traditional progressions of high to low net density are not possible through creative development design, an appropriate and attractive visual transition should be achieved. This could include existing vegetation or new landscaping and/or fencing. Existing vegetation (such as wooded fence rows) should be retained as much as possible to provide buffer strips and stormwater filters. This serves a dual purpose in that woodland is becoming relatively scarce in the eastern uplands of the county, and these areas buffer different land uses. Housing that is proposed on smaller, remnant tracts needs to be carefully designed (Housing Densities, pg. 81).

The following 2017 Goals and Objectives relate to the application:

- A. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall, Objective 4).
- B. A broad range of housing opportunities shall be provided to meet the needs and desires of all household types and shall be balanced with affordability, employment centers, commercial areas, and educational needs (Demographics, Objective 1).
- C. Residential developments shall be evaluated for impact on infrastructure, environment, health and safety considerations, buffering, and design with secondary consideration given to dwelling unit type and density (Demographics, Objective 4).
- D. Residential developments shall be encouraged to plan and build in a manner compatible with the general housing density and design planned for the area, with the existing conditions of the site, and significant site features (Demographics, Objective 8).
- E. Housing development shall be phased to coordinate with the provision of infrastructure, services, and education facilities (Demographics, Objective 9).

- F. Development shall attempt to utilize existing topography and vegetation (including mature trees where possible) and preserve the existing character of the land where practical. (Environment, Objective 7).

### SITE CHARACTERISTICS

The approximate 0.938 acre site is located on the southeast side of Old Beaver Road and has 130 feet of street frontage. The property is currently undeveloped but has two concrete driveway aprons that connect to Old Beaver Road. A public sidewalk system also exists in the Old Beaver right-of-way. Boone County G.I.S. shows that topography of the property falls from 924 feet above sea level at Old Beaver Road to 894 feet above sea level along the southwest property line. A water main is located on the north side of Old Beaver Road and a sanitary sewer main runs through the property. Significant deciduous tree cover exists on site.

### SURROUNDING LAND USES & ZONING

North: Single-Family Residential Dwellings Fronting on Old Beaver Road (SR-1)

South: Single-Family Residential Dwelling Fronting on High School Court (SR-1)

East: Single-Family Residential Dwelling Fronting on Old Beaver Road (SR-1)

West: Single-Family Residential Dwelling Fronting on Old Beaver Road (SR-1)

### STAFF COMMENTS

1. The subject area is comprised largely of single-family residential dwellings. Duplex dwelling units exist at 1 Old Beaver Road and 20 Catalina Drive and some apartments exist on Dixie Highway and Old Stephenson Mill Road.
2. Staff spoke with Roger Williams, with the City of Walton, regarding the request. A City of Walton sanitary sewer main runs through the subject property. The applicant would need to verify that the duplexes were not in the sanitary sewer easement. It's possible that a portion of the sanitary sewer main would need to be relocated to construct the duplexes.
3. Staff would like to note that the subject property could be subdivided into two lots of record and a single-family residence could be constructed on each lot without Conditional Use Permit or Variance approvals.
4. The Board needs to analyze the Conditional Use Permit and Variance criteria before acting on the requests.
5. Staff recommends the following conditions if the request is approved:
  - A. The proposed duplexes shall be built per the submitted plans and building elevations. Minor changes can be approved by the Zoning Administrator.
  - B. The two existing driveway aprons on Old Beaver Road shall be removed and grass strips shall be restored in the right-of-way.
  - C. Grading work to the southeast of the proposed driveway shall be kept to a minimum and every effort shall be made to retain as many trees as possible in the rear yard.

CONCLUSION

KRS 100.237 and 100.241 and Section 220 of the Boone County Zoning Regulations gives the Walton Board of Adjustment and Zoning Appeals the authority to act on the requests.

Respectfully submitted,

Todd K. Morgan, AICP  
Senior Planner, Zoning Services

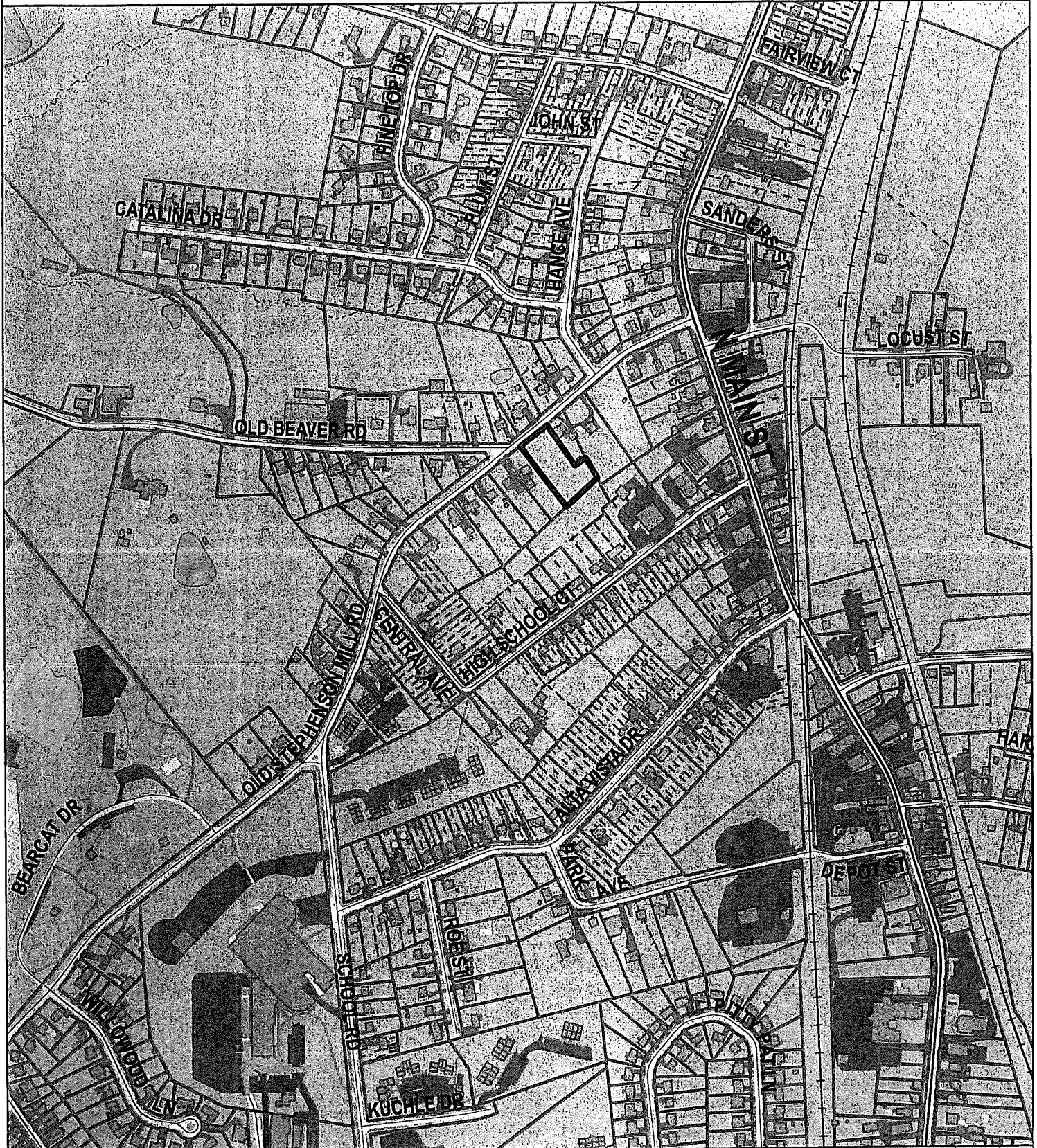
TKM/ss

Attachments

- \*Site Vicinity Map
- \*Plot Plan and Building Plans Submitted by Applicant
- \*Zoning Map
- \*2035 Future Land Use Map
- \*Topographical Map
- \*2016 Aerial Map
- \*Location of Sanitary Sewer Main on Property Per Boone County GIS
- \*Application

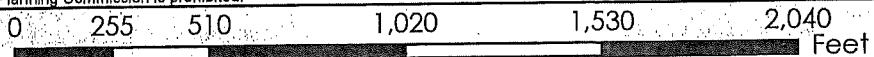
# SITE VICINITY MAP

www.boonecountygis.com



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1 inch = 500 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: 07/01/2013

Boone County GIS  
ArcMap Document: BooneMap (16).mxd

# PLOT PLAN

+/-0.938 ACRES  
10 OLD BEAVER RD  
WALTON, KENTUCKY  
41094

SR-2 ZONE

65' MIN. LOT WIDTH

30' FRONT SETBACK

5' MIN. 15' TOTAL SIDEYARD SETBACK

## PLOT PLAN GENERAL NOTES

- ASSUMED ALLOWABLE SOIL BEARING PRESSURE = 2,000 P.S.F.

- EROSION CONTROL BMP -

1. Immediately after mobilization but prior to initiating any soil-disturbing activities, the Contractor will install fiber roll perimeter controls on the site. Install behind existing curb and along common property lines. These practices have been designed to trap all sediment produced during soil-disturbing activities, and to prevent off-site damage.

2. The recommended sequence for the installation and removal of erosion and sediment control measures is as follows: perimeter control measures (silt barriers and fencing) installed at designated areas; clearing of sreet during construction; site grading (including temporary slope stabilization) as needed; installation of utilities; building construction; paving; final grading; installation of sod or vegetative materials; removal of temporary practices and perimeter controls; and site cleanup.

3. During all soil-disturbing activities, the Contractor will take appropriate steps using accepted construction methods to minimize exposure of unprotected soil and other construction materials to rainfall.

PLANS DRAWN BY:

TAYLOR DESIGN

2113 BLANKENBECKER DRIVE

FLORENCE, KENTUCKY 41042

859-412-5751

CONTRACTOR:

FREIHOFER & WULFBECK BUILDERS & REMODELERS

P.O. BOX 176068

COVINGTON, KENTUCKY 41017

859-344-0861

PHIL FREIHOFER  
10 OLD BEAVER RD.  
WALTON KY.

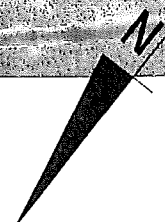
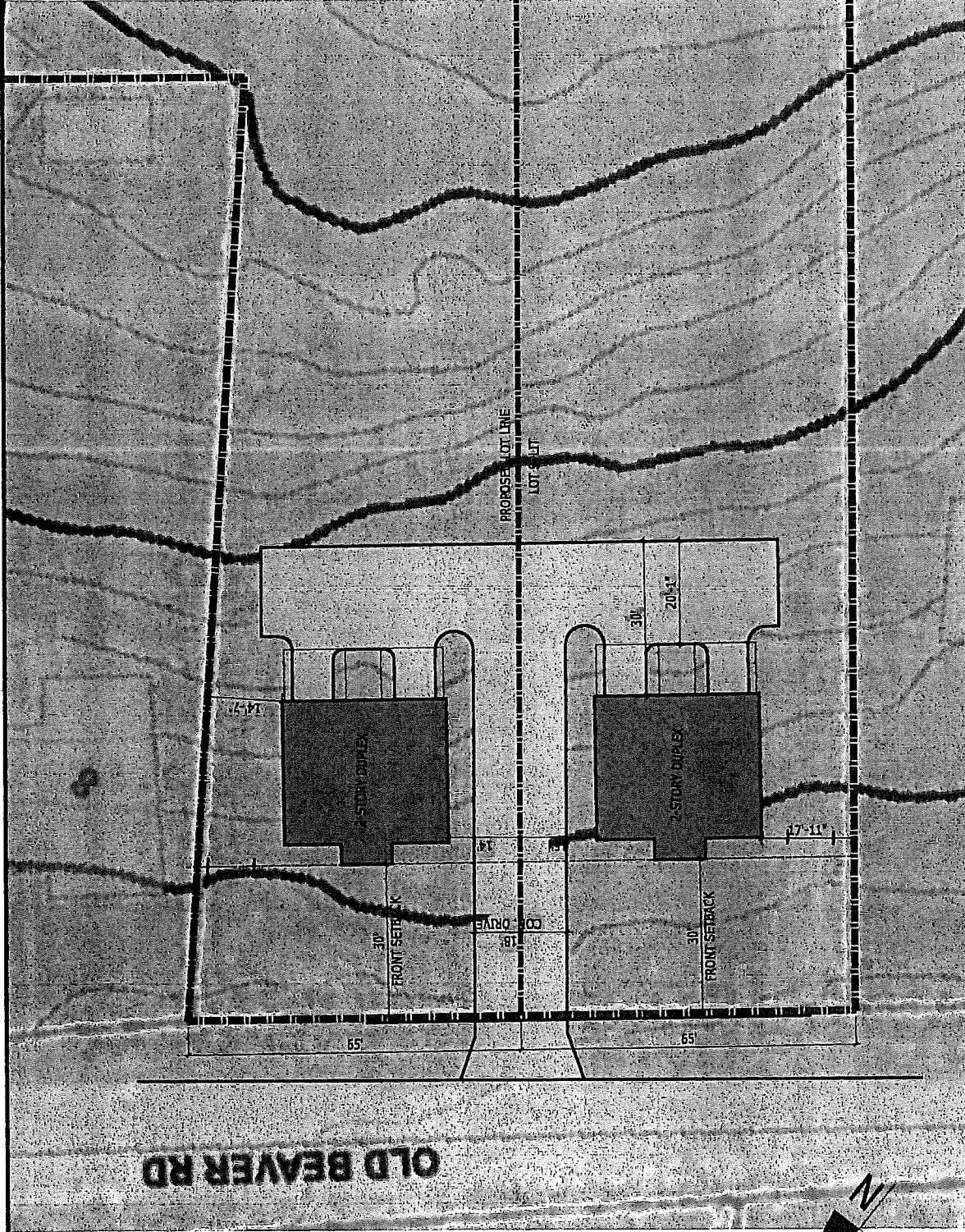
APRIL 14, 2018

# 10 BEAVER ROAD

PLOT PLAN

SHEET

S.1



SCALE: 1"=200'



**FRAMING GENERAL NOTES:**

**DESIGN LOADS:**  
 LIVING ROOMS: 40 psf LIVE LOAD + 10 psf DEAD LOAD = 50 psf  
 SLEEPING ROOMS: 30 psf LIVE LOAD+10 psf DEAD LOAD = 40 psf  
 ROOF: 25 psf LIVE LOAD + 20 psf DEAD LOAD = 45 psf  
 GARAGE FLOOR: 50 psf LIVE LOAD  
 WIND SPEED: 90 MPH  
 SEISMIC: "A" & "B"

**DESIGN DEFLECTION LIMITS:** FLOOR MEMBERS: L/480  
 WALLS (HEIGHT): L/240 BEAMS/HEADERS: L/360  
 - ALL WOOD BEAMS/HEADERS 2x4'S & 2x6'S TO BE STUD GRADE OR BETTER / 2x8 OR LARGER TO BE SOUTHERN PINE #1 OR BETTER  
 - ALL WALLS TO BE 3-1/2" UNLESS OTHERWISE NOTED.  
 - PROVIDE SOLID BEARING TO FOUNDATION OR BEAM BELOW FOR ALL BEAMS, HEADERS & GIRDER TRUSSES. - PROVIDE BLOCKING AT ALL HANDRAIL TERMINATION AND BRACKET LOCATIONS.  
 - 20-MINUTE FIRE RATED DOOR BETWEEN GARAGE AND LIVING AREA.  
 - ALL INTERIOR BEARING WALLS AND WALLS AT BASEMENT & FIRST FLOOR STAIRWELLS, KITCHEN, BATH, AND GARAGE TO BE 2x4 SFF STUD GRADE AT 16" O.C.; ALL OTHER NON-BEARING INTERIOR WALLS TO BE 2x4 SFF STUD GRADE AT 16" O.C. U.O.N.  
 - EXTERIOR WALL TO BE 2x4 SFF STUD GRADE AT 16" o.c. UNLESS OTHERWISE NOTED.

- ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS, FRAMED HIGHER THAN THE STANDARD PLATE HEIGHT, SHALL BE FRAMED WITH CONTINUOUS FULL HEIGHT STUDS TO THE HIGHEST CEILING (I.E. NO IN INTERMEDIATE BREAKS) TO PREVENT LATERAL HINGE CONDITIONS.  
 - IN THE GARAGE, PROVIDE 1/2" GYP. BOARD AT ALL WALLS & CEILING  
 - ALL EGRESS WINDOWS TO HAVE MINIMUM OPENING DIMENSIONS OF 24" IN HEIGHT, 20" IN WIDTH, AND HAVE A MINIMUM OPENING AREA OF 5.7 S.F. - ALL EGRESS WINDOWS TO BE A MAXIMUM OF 44" OFF OF FINISHED FLOOR.  
 - ALL GLASS IN INTERIOR AND EXTERIOR DOORS TO BE TEMPERED (INCLUDING SIDELITES AND TRANSOMS)  
 - SHEATH ALL EXTERIOR WALL SURFACES W/ 7/16" (24)15 APA RATED OSB STRUCTURAL WALL SHEATHING, EXPOSURE 1. 1"AIL EDGES W/ 1/4" NAILS @ 4" O.C. AND 12" O.C. AT INTERIOR SUPPORTS, WITH ROUSE WRAP.  
 - ALL LUMBER CONTACTING CONCRETE TO BE PRESSURE TREATED.  
 - ALL PASTERNS, HANGERS, AND OTHER CONNECTORS TO BE USED WITH PRESSURE TREATED WOOD ARE TO HAVE ZMAX COATING (OR EQUIVALENT) HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

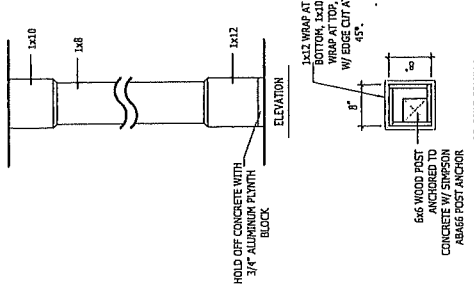
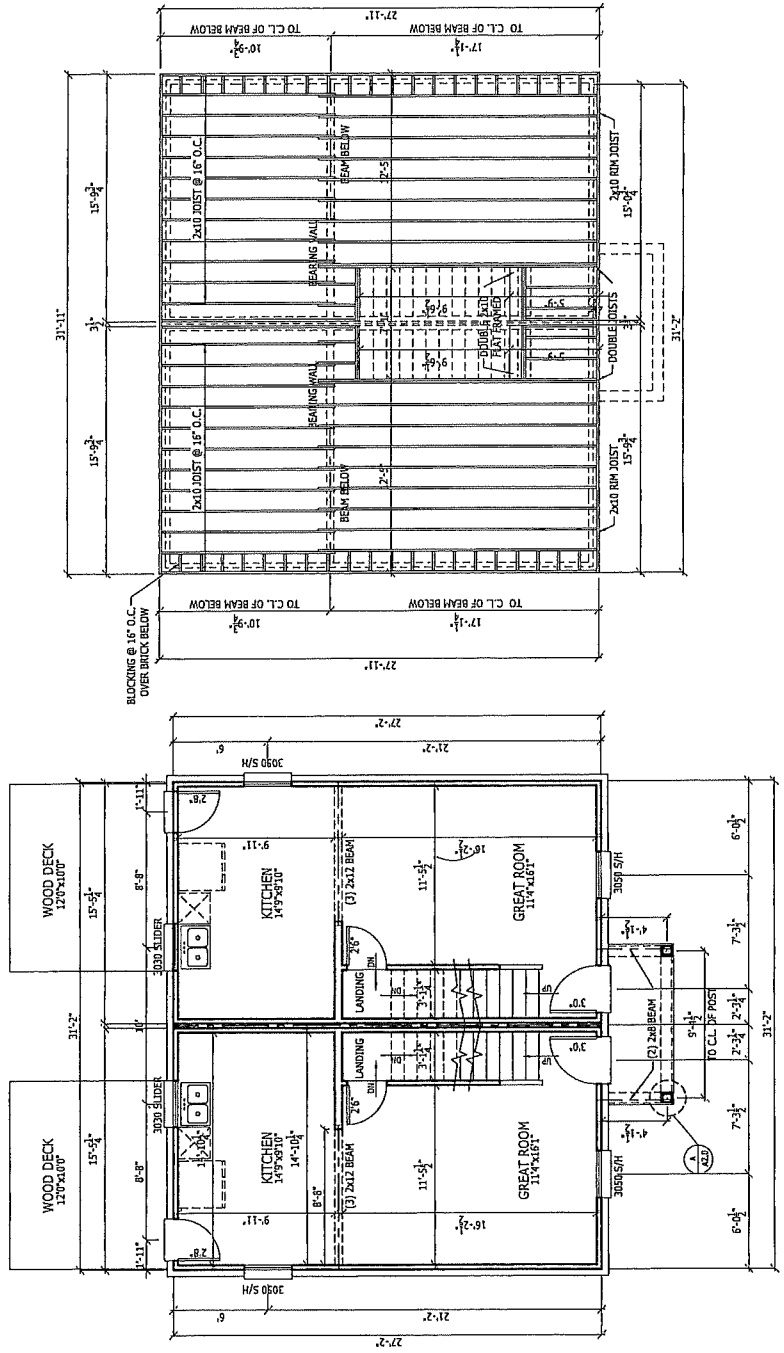
**KEYNOTES**

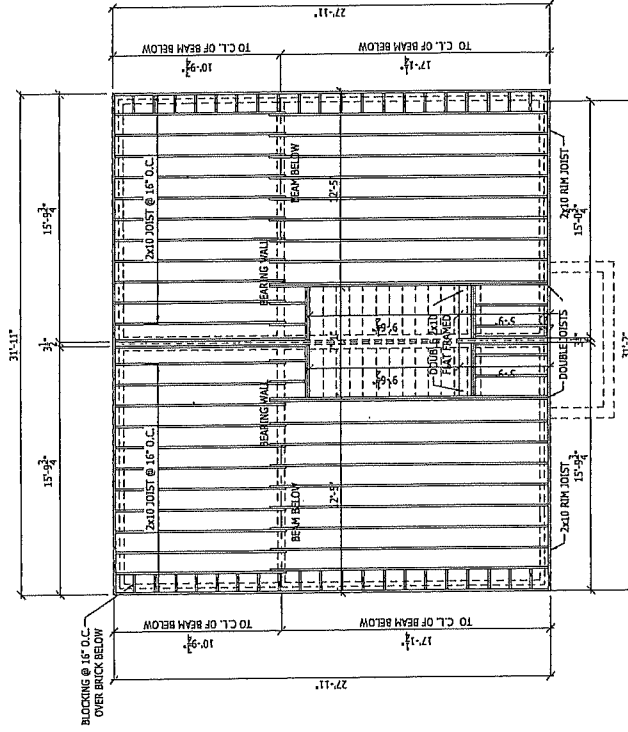
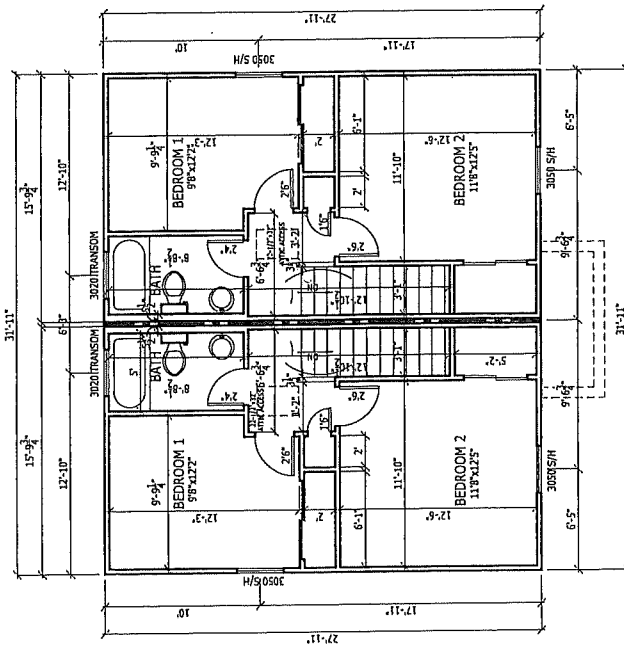
PLANS DRAWN BY:  
 T. L. C. ESTEN  
 2113 BLANKENBECKER DRIVE  
 FLORENCE, KENTUCKY 41042  
 859-412-5751

CONTRACTOR:  
 FREIHOFFER & WULFELCK BUILDERS & REMODELERS  
 P.O. BOX 176068  
 COVINGTON, KENTUCKY 41017  
 859-344-0861

PHIL FREIHOFFER  
 10 OLD BEAVER RD.  
 WALTON, KY 41094

**DUPLEX RESIDENCE**





KEYNOTES

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 TAILOR DESIGN  
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**DUPLIX RESIDENCE**  
 SECOND FLOOR FRAMING & SUBFLOOR PLAN

SCALE: 1/8" = 1'-0"

# DUPLIX RESIDENCE

FIRST & SECOND FLOOR ELECTRICAL PLAN

PHIL FREIHOFFER  
10 OLD BEAVER RD.  
WALTON, KY 41094

SCALE: 1/8" = 1'-0"

SHEET  
A30

**MECHANICAL GENERAL NOTES:**

- A STAIR HANDRAIL, ON ONE SIDE ONLY, SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF THE STAIRWAY, AND ENDS SHALL BE RETURNED TO A WALL OR POST. THE HANDRAIL MAY BE INTERRUPTED AT A NEWEL POST AT A TURN.
- ALL HANDRAIL GRIP PORTIONS SHALL NOT EXCEED 2'-3/4" IN CROSS-SECTIONAL DIMENSION.
- HANDRAILS SHALL BE INSTALLED ON ALL STAIRS WITH 2 OR MORE RISERS. HANDRAIL HEIGHTS SHALL BE A MINIMUM OF 34" AND A MAXIMUM OF 38".
- ALL STAIRS TO BE CONSTRUCTED SO AS NOT TO ALLOW A 4" SPHERE TO PASS THROUGH THE RISER.
- GUARDRAILS MUST BE A MINIMUM OF 36" HIGH. GUARDRAILS AT THE OPEN SIDES OF STAIRS MUST BE A MIN. OF 34" HIGH MEASURED VERTICALLY FROM THE NOSING AT THE TREADS.
- THE HORIZONTAL SPACING OF THE VERTICAL BALUSTERS SHALL BE 4" O.C.
- GUARDRAIL DESIGN LOAD MUST RESIST A MINIMUM OF 200 lb LATERAL FORCE.
- FOR CABINET DETAILS SEE SHOP DRAWINGS.
- GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS TO BE INSTALLED PER NEC 2005, SECT. 210.8
- SMOKE DETECTORS ARE TO BE 110V AND HARD WIRED. PROVIDE BATTERY BACK-UP AND INTERCONNECT (WHEN ONE SOUNDS, THEY ALL SOUND).
- MIN. 50 C.F.M. FOR AMIL EXHAUST FANS IN BATHROOMS.

**KEYNOTES**

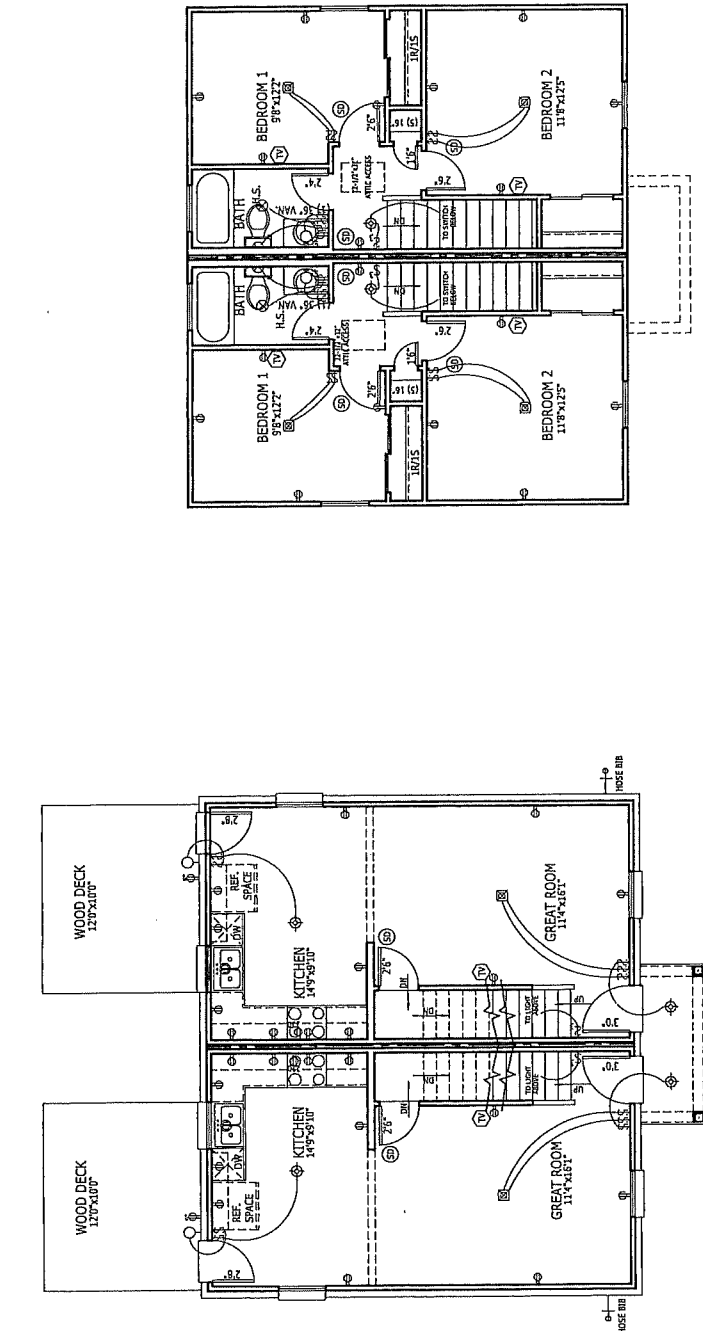
- ① - DEDICATED OUTLET FOR MICROWAVE - HELD HIGH
- ② - PROGRAMMABLE THERMOSTAT
- ③ - DISHWASHER DISCONNECT SWITCH
- ④ - PROVIDE TAP & DRAIN FOR FUTURE LAUNDRY HOOKUP

**ELECTRICAL LEGEND**

- ⊖ - 120V RECEPTACLE
- ⊖ - 120V RECEPTACLE w/ GROUND FAULT INTERRUPTOR
- ⊖ - SWITCH
- ⊖ - 100W RECESSED CAN LIGHT
- ⊖ - RECESSED CAN LIGHT
- ⊖ - CEILING LIGHT
- ⊖ - WALL SCONCE
- ⊖ - HALL MOUNTED LIGHT
- ⊖ - WALL MOUNTED EXHAUST FAN
- ⊖ - CEILING MOUNTED EXHAUST FAN
- ⊖ - CEILING FAN BLOCK MOUNT
- ⊖ - SMOKE DETECTOR
- ⊖ - CARBON MONOXIDE DETECTOR
- ⊖ - PHONE
- ⊖ - CABLE TV
- ⊖ - UNDER CABINET LIGHT
- ⊖ - GCS

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2113 BLANKENBECKER DRIVE  
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CONTRACTOR:  
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P.O. BOX 176068  
COVINGTON, KENTUCKY 41017  
859-344-0861



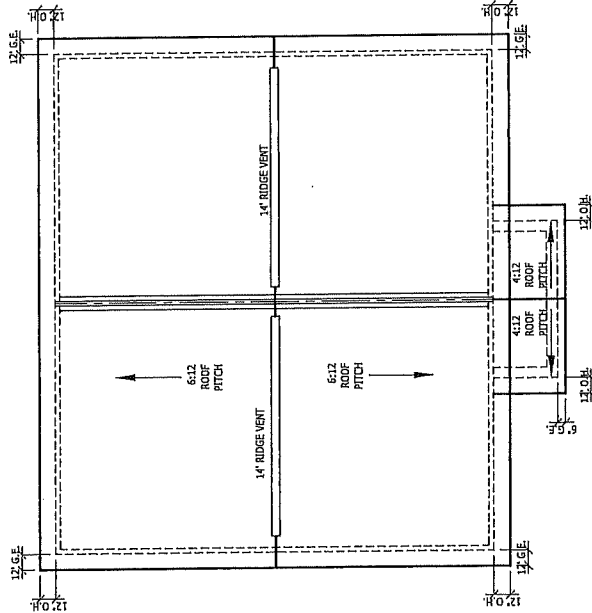
**ROOF PLAN NOTES**

- ALL OVERHANGS TO HAVE VINYL SOFFIT W/ EVERY THIRD SECTION VENTED
- ALL OVERHANGS TO BE 1'-4" FROM FRAME WALL
- SEE TRUSS MANUFACTURER'S SHOP DRAWINGS FOR TRUSS LAYOUT AND DESIGN INCLUDING GIRDER TRUSS AND BEAM LOCATIONS (IF ANY).
- PROVIDE BAFFLES AT EXTERIOR TRUSS BEARING FOR VENTILATION.
- PROVIDE 15# FELT PAPER UNDER SHINGLES.
- PRE-ENGINEERED WOOD ROOF TRUSSES AT 24" o.c. UNLESS OTHERWISE NOTED.
- TRUSSES TO BE BRACED AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- ALL GIRDER TRUSSES TO BE BOLTED TOGETHER ACCORDING TO MANUE. SPECIFICATIONS.
- TRUSS MANUFACTURER TO SPECIFY ALL CONNECTIONS AND HANGES ON SHOP DRAWINGS.
- ROOF TRUSSES WILL BE FASTENED BY CONNECTORS THAT WILL RESIST A MINIMUM OF 175 LBS OF UPLIFT.
- ENGINEERED TRUSS DRAWINGS ALONG W/ HIB-91 REQUIREMENTS ARE TO BE PROVIDED TO THE FIELD BY TRUSS MANUFACTURER PRIOR TO SECTION OF TRUSSES.
- ENGINEERED TRUSS DRAWINGS TO BE PROVIDED FOR THE BUILDING INSPECTOR AT THE FRAMING INSPECTION.

**KEYNOTES**

PLANS DRAWN BY:  
*TRUDE DESIGN*  
 2113 BLANKENBECKER DRIVE  
 FLORENCE, KENTUCKY 41042  
 859-412-5751

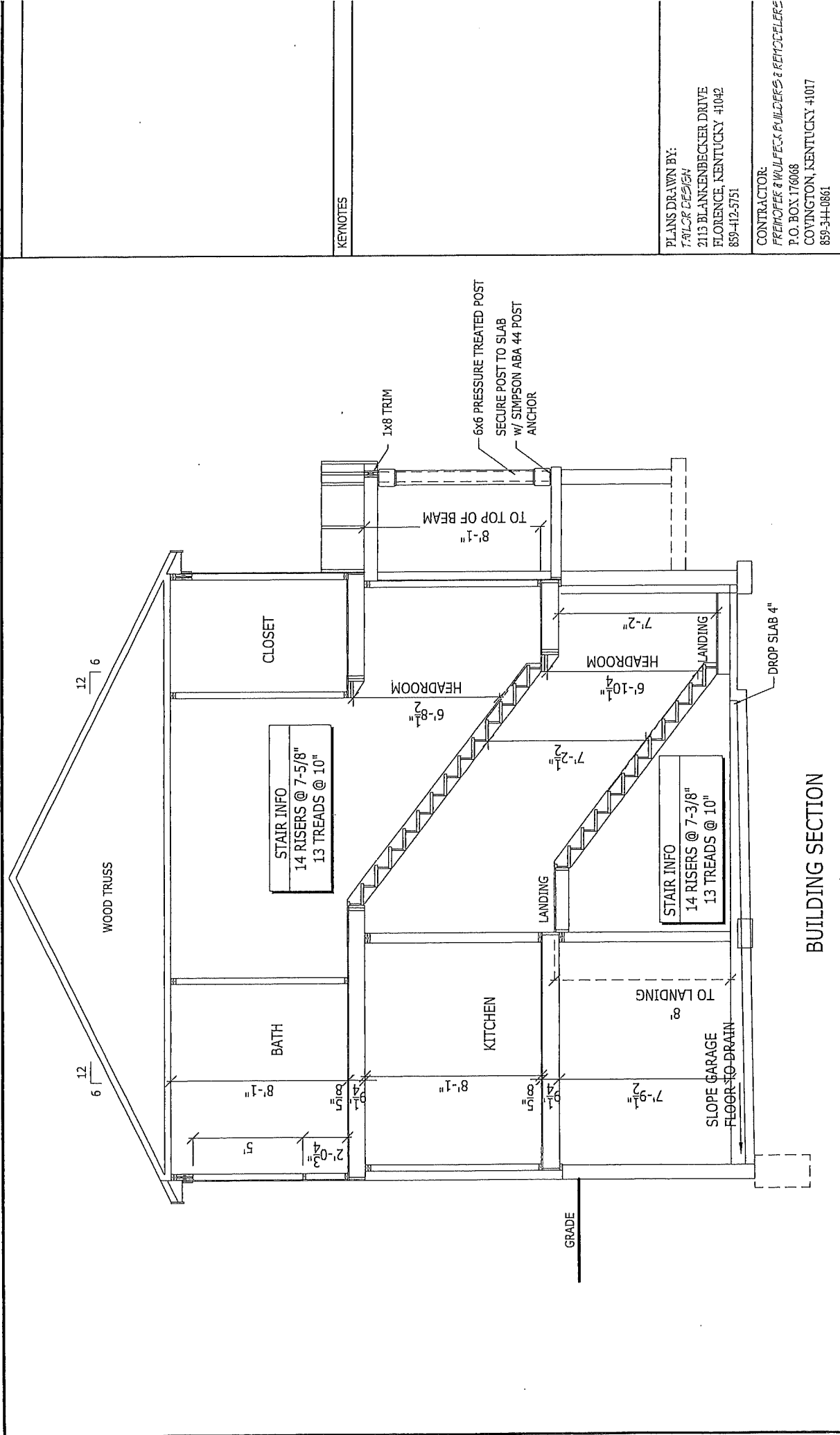
CONTRACTOR:  
 FREHOFER & HULLFICK BUILDERS & REMODELERS  
 P.O. BOX 176068  
 COVINGTON, KENTUCKY 41017  
 859-344-0861



**DUPLEX RESIDENCE**  
 ROOF PLAN

SCALE: 1/8" = 1'-0"

PHIL FREHOFER  
 10 OLD BEAVER RD.  
 WALTON, KY 41094



BUILDING SECTION

DUPLEX RESIDENCE  
BUILDING SECTIONS

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

PHIL FREIHOFER  
10 OLD BEAVER RD.  
WALTON, KY 41094

SHEET  
A50

KEYNOTES

PLANS DRAWN BY:  
TAYLOR DESIGN  
2115 BLANKENBECKER DRIVE  
FLORENCE, KENTUCKY 41042  
859-412-5751

CONTRACTOR:  
FREIHOFER & WULFELCK BUILDERS & REMODELERS  
P.O. BOX 116068  
COVINGTON, KENTUCKY 41017  
859-344-0861

GENERAL NOTES:

STONE TO BE CULTURED STONE

MATERIAL LEGEND

FASCIA: 1x6 PINE (WRAPPED ALUMINUM)  
FRIEZE: 1x8 PINE (WRAPPED ALUMINUM)  
SOFFIT: VENTED VINYL SOFFIT

PLANS DRAWN BY:

TAILOR DESIGN  
2113 BLANKENBECKER DRIVE  
FLORENCE, KENTUCKY 41042  
859-412-5751

CONTRACTOR:

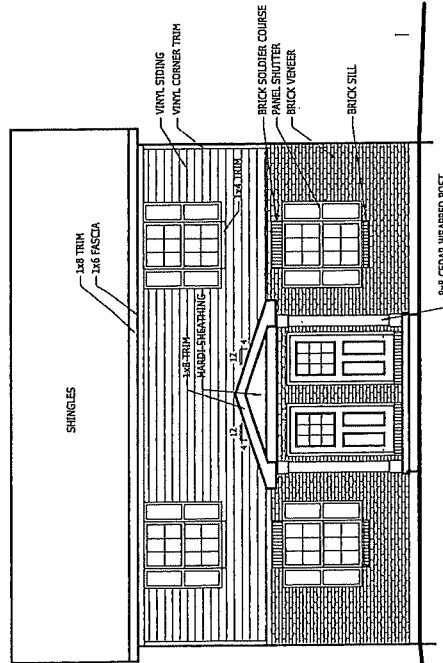
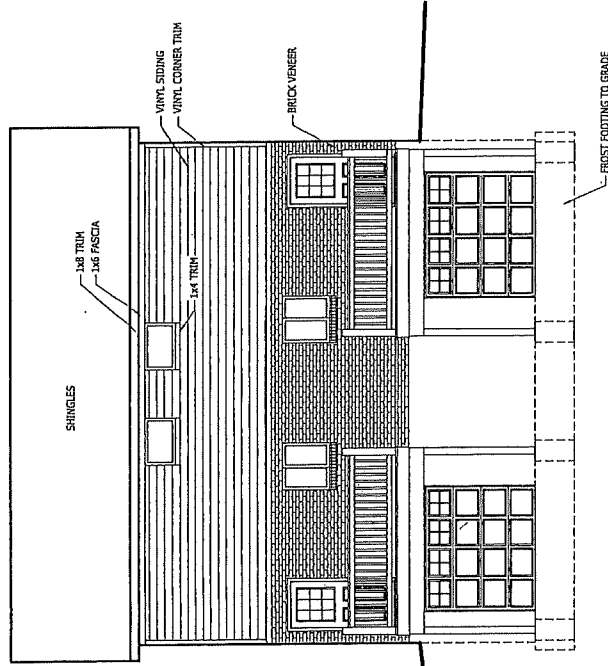
FREIHOFER & WULFBECK BUILDERS & FENCE ERECTORS  
P.O. BOX 176068  
COVINGTON, KENTUCKY 41017  
859-344-0861

SCALE: 1/8" = 1'-0"

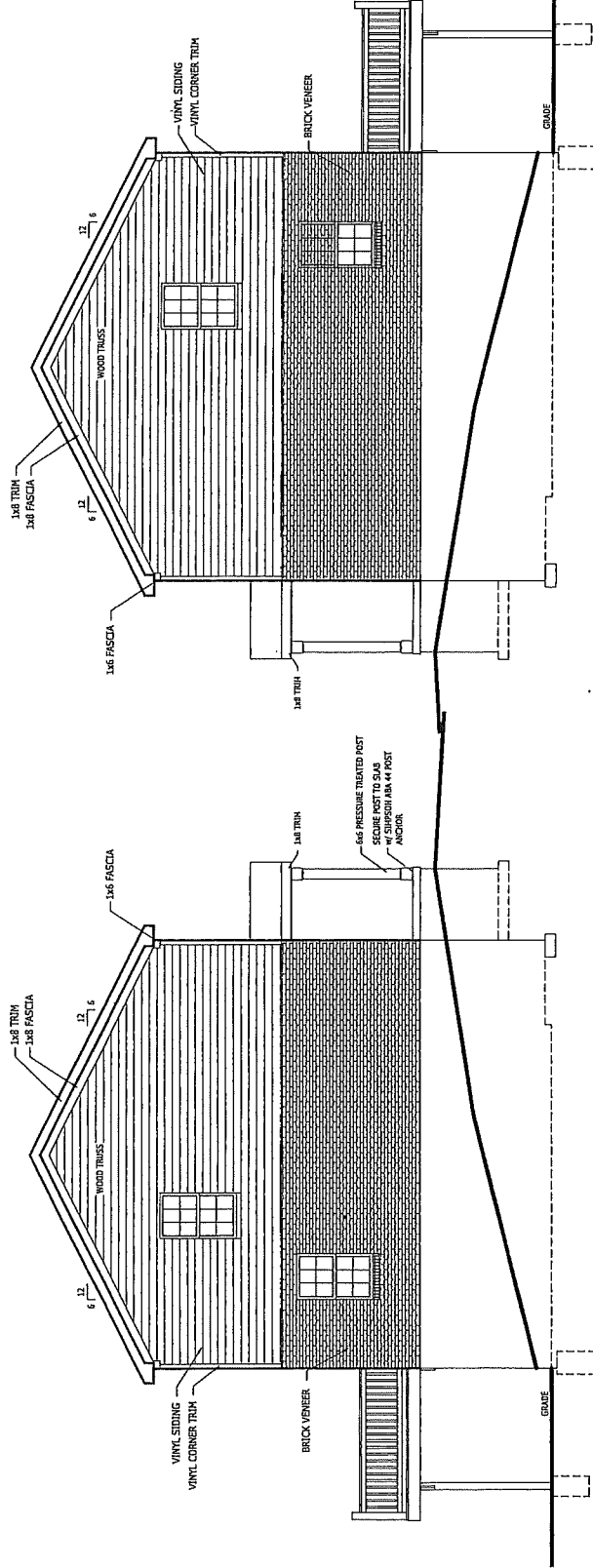
DUPLIX RESIDENCE  
FRONT & REAR ELEVATION

PHIL FREIHOFER  
10 OLD BEAVER RD.  
WALTON, KY 41094

SHEET  
A6.0



GENERAL NOTES:



PLANS DRAWN BY:  
TAILOR DESIGN  
2113 BLANKENBECKER DRIVE  
FLORENCE, KENTUCKY 41042  
859-412-5751

CONTRACTOR:  
FREYHOFFER & WULFBECK BUILDERS & REMODELERS  
P.O. BOX 176068  
COVINGTON, KENTUCKY 41017  
859-344-0861

SCALE: 1/8" = 1'-0"

# DUPLEX RESIDENCE

SIDE ELEVATIONS

PHIL FREYHOFFER  
10 OLD BEAVER RD.  
WALTON, KY 41094

SHEET  
A 6 1

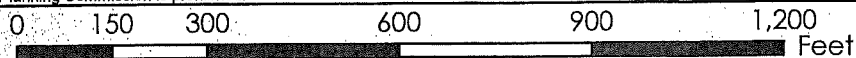
# ZONING MAP

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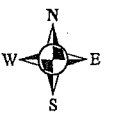
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1 inch = 300 feet

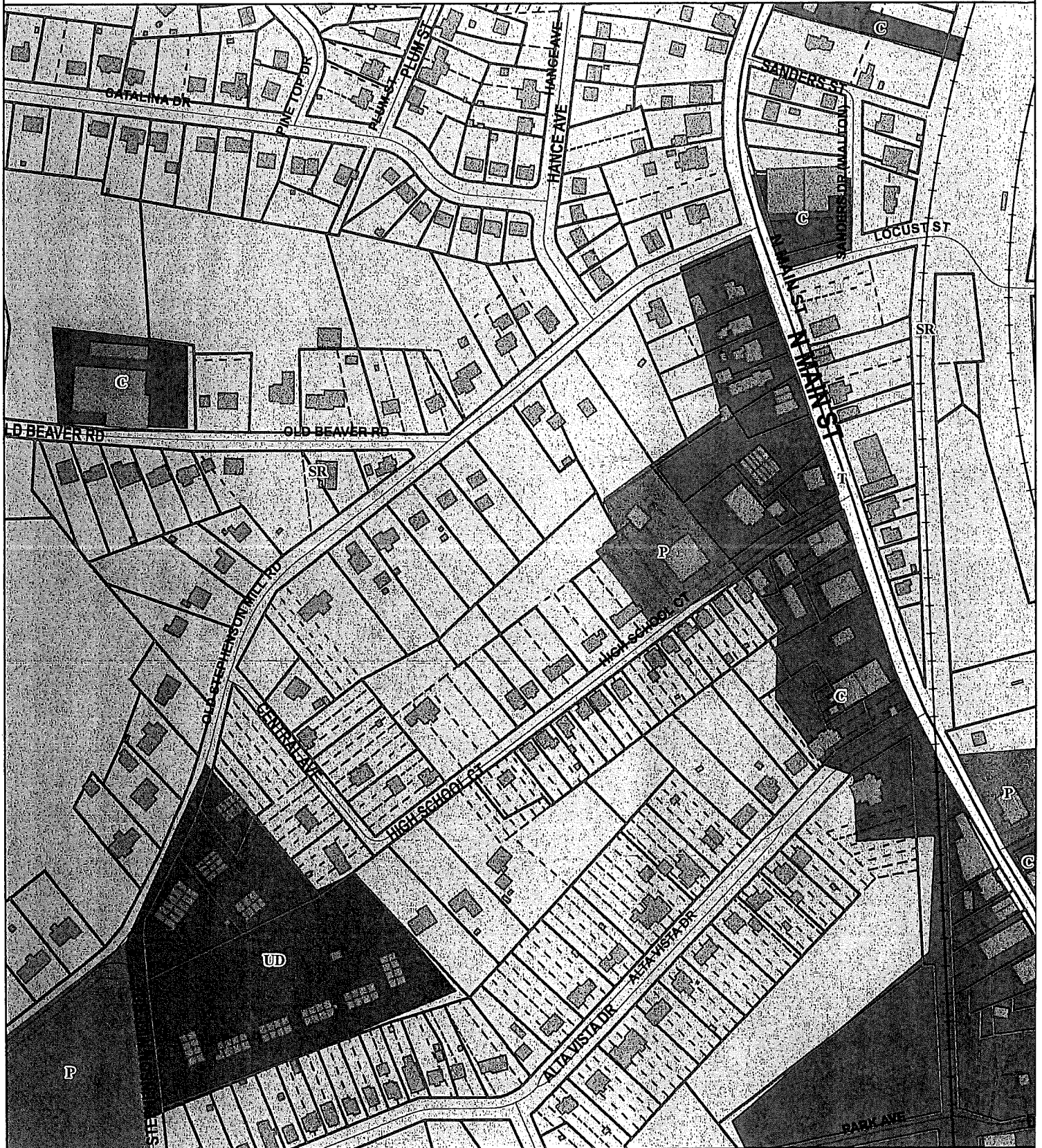


**Boone County GIS - Putting Northern Kentucky on the Map**



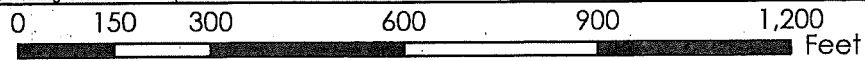
# 2035 FUTURE LAND USE MAP

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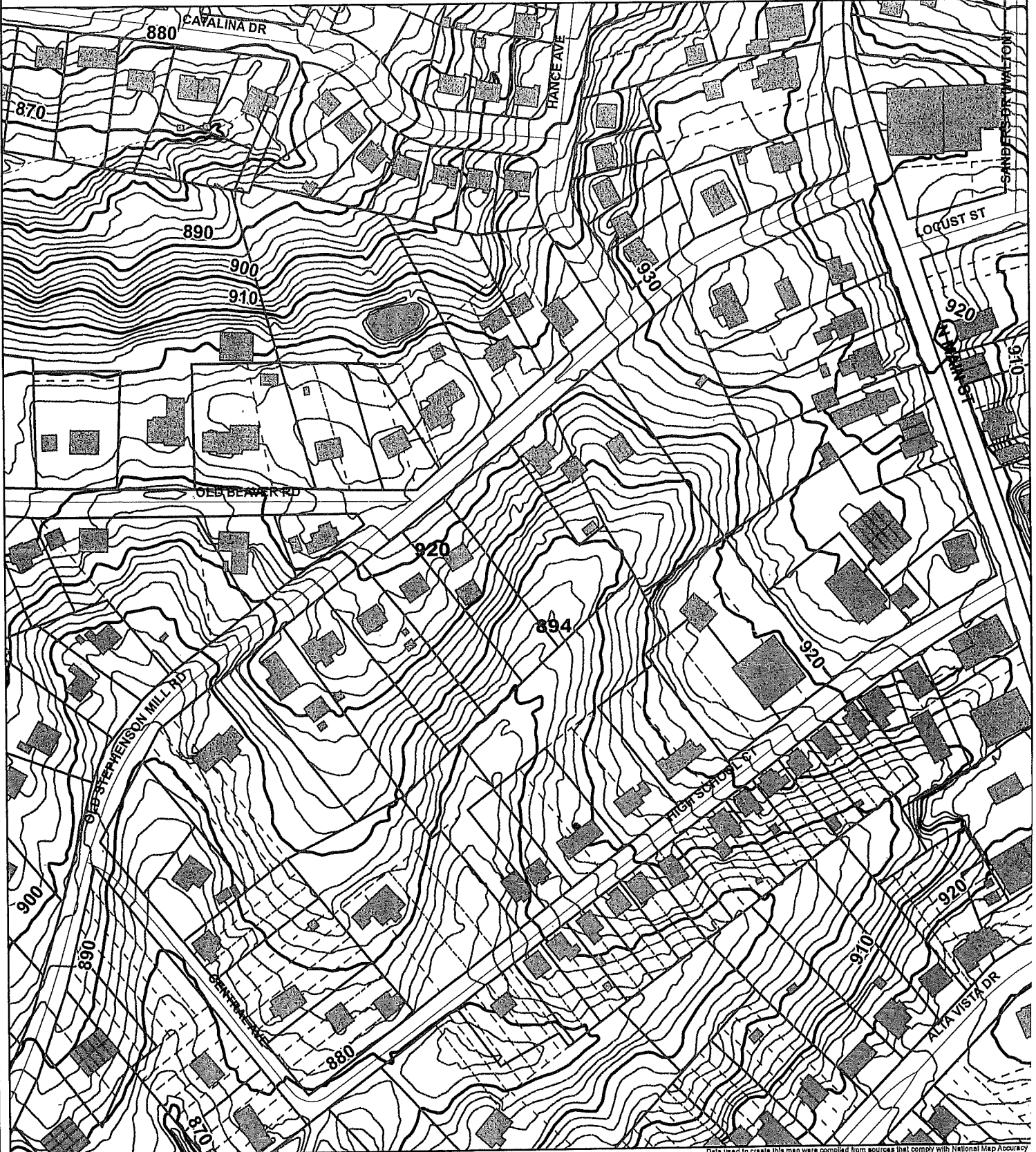


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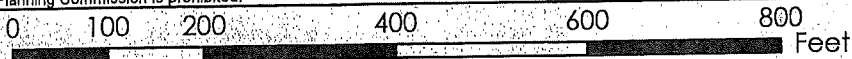
# TOPOGRAPHICAL MAP

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**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: 07/01/2013

Map File: C:\gis\maps\BooneMap (10).mxd  
ArcMap Document: BooneMap (10).mxd

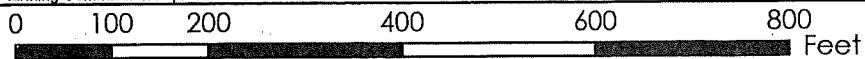
# 2016 AERIAL MAP

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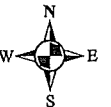
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1 inch = 200 feet

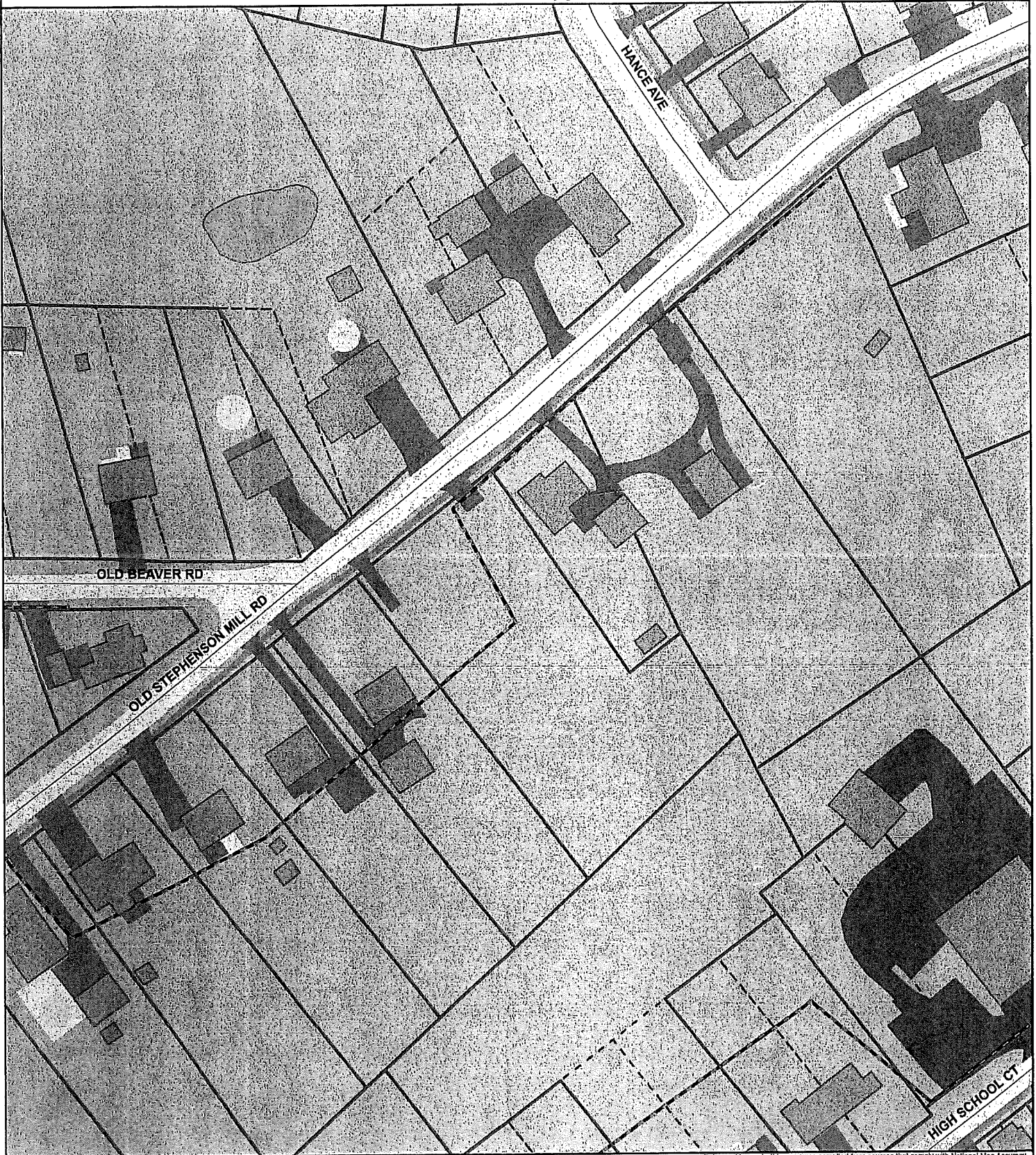


**Boone County GIS - Putting Northern Kentucky on the Map**



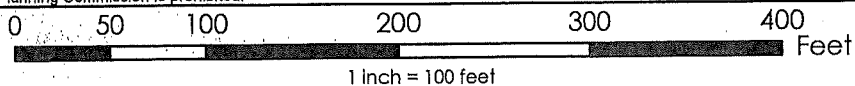
# SANITARY SEWER MAIN

www.boonecountygis.com

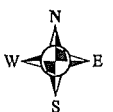


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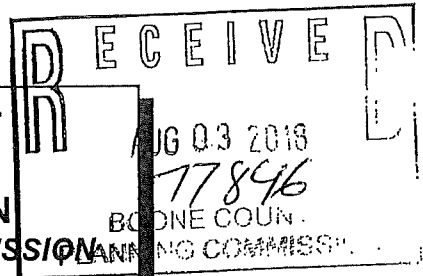
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**Boone County GIS - Putting Northern Kentucky on the Map**



APPLICATION FORM



BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

- 1. (Check One) Boone Florence [checked] Walton Union
2. (Check One) Conditional Use Permit [checked] Variance Appeal
3. Applicant's Name Phil Freihofer, Address 8449 Saint Louis BLVD, Union KY 41091
4. Description of Request: CUP to allow 2 Duplexes, Variance to reduce road frontage requirements of parcels
5. Name of Development
6. Location of Development South side of Old Beaver Road
7. Acreage Under Review .938 Acres
8. Lot Number and Name of Subdivision
9. Owner of Property Phil Freihofer, Address of Property Owner 8449 Saint Louis BLVD, Union KY 41091
10. Phone Number 859-743-3490, Fax No., E-Mail pfreihofe@fuse.net
11. Proposed Use(s) on Site Duplex Homes
12. Total Square Footage of Existing and/or Proposed Buildings 1,750 sqft Each
13. Current Zoning on Property SR1
14. Deed Book 1112, Page No. 325, Group No.
15. Is the site subject to a zone change? NO
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.

ORIGINAL Property Owner's Signature: [Signature]
ORIGINAL Applicant's Signature: [Signature]