

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

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

See Boone County Zoning Regulations

RECEIVED FEB 06 2019 78723 BOONE COUNTY PLANNING COMMISSION

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 AIRGAS USA LLC - GEOFF MANGIUS
Applicant's Address 12094 CHARLES DALE WALTON KY 41094
4. Description of Request: EXPAND CYLINDRICAL STORAGE TANK
5. Name of Development AIRGAS
6. Location of Development 12094 CHARLES WALTON KY
7. Acreage Under Review 50' x 45' EXPANSION
8. Lot Number and Name of Subdivision (if part of a subdivision) NA
9. Owner of Property GRISK IDENTICALS
Address of Property Owner 2 Southwood DALE ALEXANDRIA KY 41001
10. Proposed Use(s) on Site PROPOSED CYLINDRICAL TANK EXPANSION
11. Total Square Footage of Existing and/or Proposed Buildings
12. Current Zoning on Property 1-2
13. Deed Book 1090 Page No. 40 Group No. 2077A
14. Is the site subject to a zone change? NO
15. If yes, give date of approval
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]

**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 2-6-19 Fee Received \$1,082.<sup>00</sup> Receipt # 78783
2. Is application complete?  Yes  No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
3/4/19 **Approved**  
**Approved with Conditions (See #6)**  
**Denial (See #7)**
6. Conditions of Approval: SEE STAFF COMMENTS  
SA + SB in STAFF Report on CLUR
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: Geoff Mangino for Airgas

LOCATION: 12094 Chandler Drive, Walton, Kentucky

ZONING: Industrial One (I-1)

DATE: March 4, 2019

PROPOSAL

The applicant has submitted a Conditional Use Permit application to allow Airgas to expand their outside gas cylinder storage pad. The existing pad is 53' x 49' and the proposed expansion pad is 45' x 50'. Additional chainlink fencing would be added to secure the area and privacy slats would be installed on the back two sides of the enclosure. A Duke Power utility pole will be relocated with the scope of work. The applicant has included an email outlining why the expansion is needed.

PERTINENT SITE HISTORY

On October 26, 2017, the Walton Board of Adjustment approved a Conditional Use Permit so Airgas could store gases at the subject site. The application materials indicated the facility would be a small dock stock location for Airgas. Airgas has a major industrial gas cylinder filling facility in Cincinnati, Ohio. The Cincinnati location would fill all the cylinders and ship two tractor trailer loads of them to the Walton facility each week. The Walton facility would store gases and prepare daily deliveries into the Northern Kentucky marketplace. The facility would also contain a retail pick up area for customers that want to pick up gases or other hard goods (welding equipment, safety products, etc.). Proposed exterior improvements included a 65' x 55' x 6' chain link fence and 50' x 50' concrete pad that will be used to store the gas cylinders. All cylinder gases stored outside were to be housed and fenced in concrete bunkers per their policies.

The following chart was provided in the Staff Report to show the different gases that would be stored at the Walton facility:

PRODUCT	SUMMARY ON INVENTORY IN POUNDS
Acetylene	233
Industrial Air	38
Argon	5,023
Argon Co2 Mix	5,023
Carbon Dioxide	1,252
Helium	132
Nitrogen	4,594
Oxygen	7,162
Propane	2,555
Grand Total	26,012

The Walton Board of Adjustment approved the following conditions on the approval:

- A. The outside tank storage limits (50' x 50' pad) shall not be expanded unless another Conditional Use Permit is approved by the Board.
- B. The rear of the chain link fence compound shall be screened with PVC or metal privacy slats.

On December 20, 2017, Boone County Planning Commission approved a Minor Site Plan application allowing the 53' x 49' outside cylinder tank storage area. The plans showed that a 6' tall fence would enclose the area and that slats would be used on the two sides facing the rear property line.

#### APPLICABLE REGULATIONS

Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits as specified by the zoning order.

Section 1133 of the Boone County Zoning Regulations permits a business which stores gases as a Conditional Use in the Industrial One (I-1) district.

The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262 and 1133 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 1133 of the Boone County Zoning Regulations allows a business which stores gases as a Conditional Use in the Industrial One (I-1) district provided that:

- A. The activity is provided primarily in support of and obtains its trade from the employees of the district; or
- B. The activity is of integral relation to the purpose of the district;
- C. The use, building or structure is subservient to and not of scale, nature, trade or other character which will compete, detract or conflict with the purpose and permitted uses of the district; and
- D. Provided the arrangement of uses, buildings or structures is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Section 3325 of the Boone County Zoning Regulations requires the following parking for the business:

- A. Office area - 1 space per 250 square feet ( $300/250 = 1$ )
- B. Retail area - 1 space per 250 square feet ( $1,200/250 = 5$ )
- C. Warehouse Workers - 1 space per employee on largest shift (non office workers)
- D. Company vehicles parked outside - 1 space per vehicle

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2010 Boone County Comprehensive Plan's 2035 Future Land Use Plan designates the site in question for "Industrial" uses. This designation is defined as "manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses."

The following Goals & Objectives apply to the application:

- A. Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas (Business Activity, Goal).
- B. Compact, efficient development patterns shall be encouraged for business districts (e.g. industrial, commercial and office) with appropriately sized and well maintained buffer spaces between the business use and other land usage (Business Activity, Objective).
- C. Industrial development shall be encouraged to locate near railroad lines, highways, the Ohio River, the Airport and on Airport owned land. Future industrial development must be located where infrastructure exists or is planned. Future industrial districts shall be identified in advance of residential development so that the potential impacts are known and can be addressed (Business Activity, Industrial Objective 1).
- D. Effective site placement, architectural design and landscape design for industrial uses shall enable a favorable relationship with adjoining uses. Industrial nuisances such as smoke, dust, noise and odor shall be kept at a minimum, and site development and enforcement shall be carefully coordinated with necessary approvals of other regulatory agencies (Business Activity, Industrial Objective 2).

- E. Provisions shall be made for proper control of industrial uses, which have processes or make products that could be hazardous to human life and property. (Examples of such products are explosives and flammable or corrosive chemicals). New and existing industrial uses shall comply with federal and state air and water pollution regulations (Business Activity, Industrial Objective 3).

The following passage from the Land Use Element applies 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, pg. 172).

#### SITE CHARACTERISTICS

The 2.5433 acre site is located in International Industrial Park. The property is located on the southeast side of Chandler Drive and has 250 feet of road frontage. The property contains a 12,000 square foot office/warehouse with 2 oversized garage bays and a truck dock. The parking lot contains 7 parking spaces and a truck turnaround. A 53' x 49' outside gas cylinder storage area is located immediately behind the parking lot and is enclosed with chain link fencing. Overhead utility poles extend from the southeast corner of the building to the southeast property line. A mature deciduous tree line exists along the rear property boundary.

#### SURROUNDING LAND USES AND ZONING

- Northeast: Daniels Sharpsmart (I-1)
- Northwest: Chandler Drive and Boone Steel (I-1)
- Southeast: Our Lady of Sacred Heart Academy (PF)
- Southwest: SpecSoft (I-1)

#### STAFF COMMENTS

1. Staff received an email from the applicant on 2/6/19, which outlines why the outside storage pad needs to be expanded (see attachments).
2. Staff reached out to Walton Fire Department regarding the request to see if they had any comments or concerns regarding the proposal. Their 2/25/19 email reply indicates they have no concerns.
3. Staff would like the applicant to address the following:
  - A. Approximately how much of the outside storage area will be used to store empty cylinders versus full cylinders?

- B. During the first meeting it was explained the outside cylinders would be stored in bunkers per Airgas policies. The meeting minutes indicate there would be 2 propane bunkers (1 for one full cylinders and 1 for empties) and 1 acetylene bunker. While taking pictures, Staff observed that these bunkers had never been constructed. Will these bunkers be added with the proposed scope of work?
4. Staff recommends the Board should analyze the following conditional use permit criteria before voting on the request:
- A. The use 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.
  - B. The use will not be hazardous to existing or future neighboring uses.
  - C. The use 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.
5. Staff recommends the following conditions on the approval:
- A. The outside tank storage limits shall not be expanded beyond what is being proposed unless another Conditional Use Permit is approved by the Board.
  - B. The rear two sides of the chain link fence compound shall be screened with PVC or metal privacy slats.

### CONCLUSION

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

Respectfully submitted,

Todd K. Morgan, AICP  
Senior Planner, Zoning Services

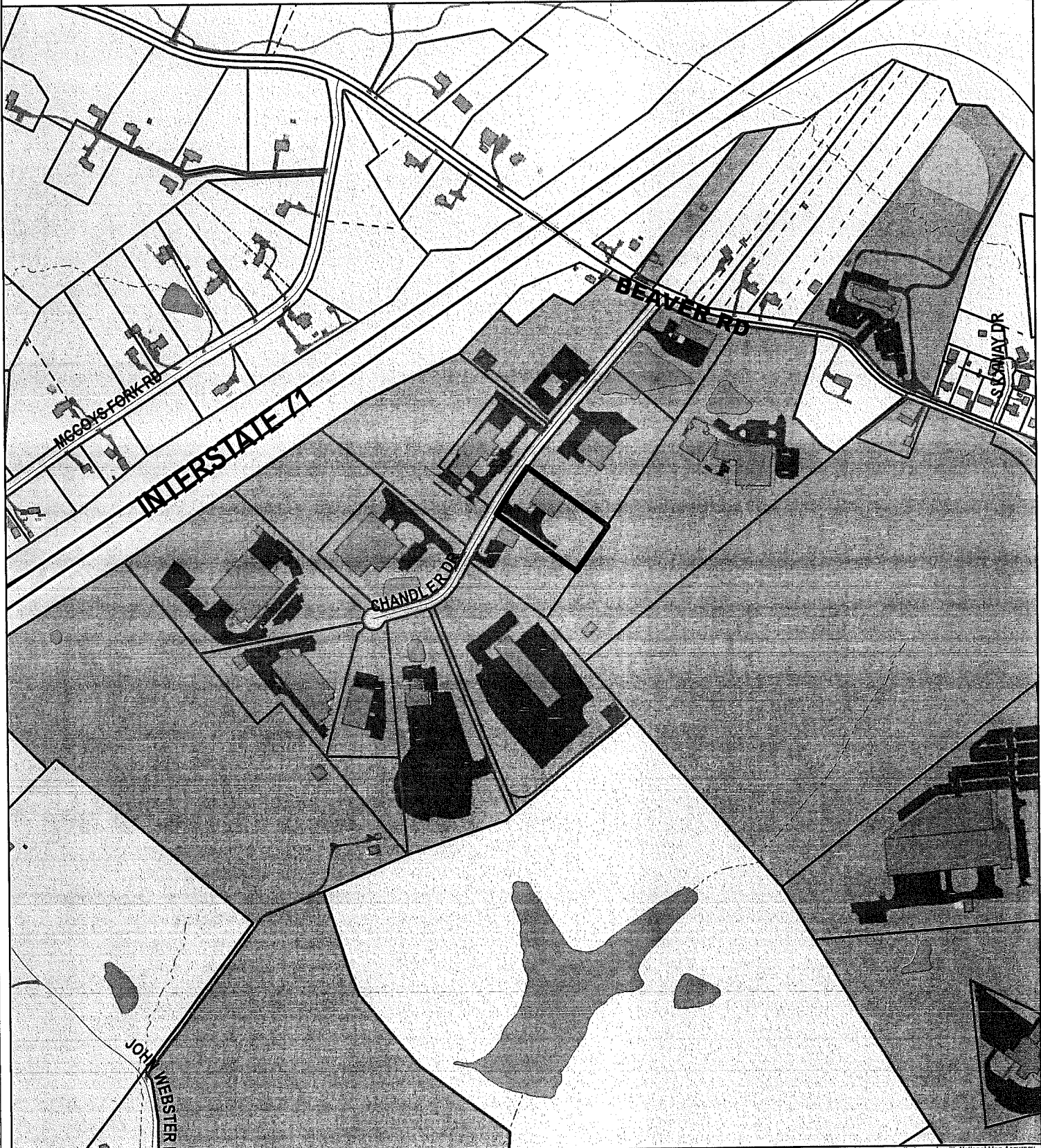
TKM/ss

### Attachments

- \*Site Vicinity Map
- \*Proposed Plan
- \*2/6/19 Email From Applicant
- \*Zoning Map
- \*2035 Future Land Use Map
- \*Topographical Map
- \*2016 Aerial Map
- \*2/25/19 Email from Asst. Chief Ollier
- \*10/26/17 Walton BOA Meeting Minutes
- \*Application

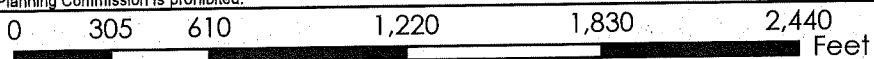
# SITE VICINITY MAP

www.boonecountygis.com



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1 inch = 600 feet



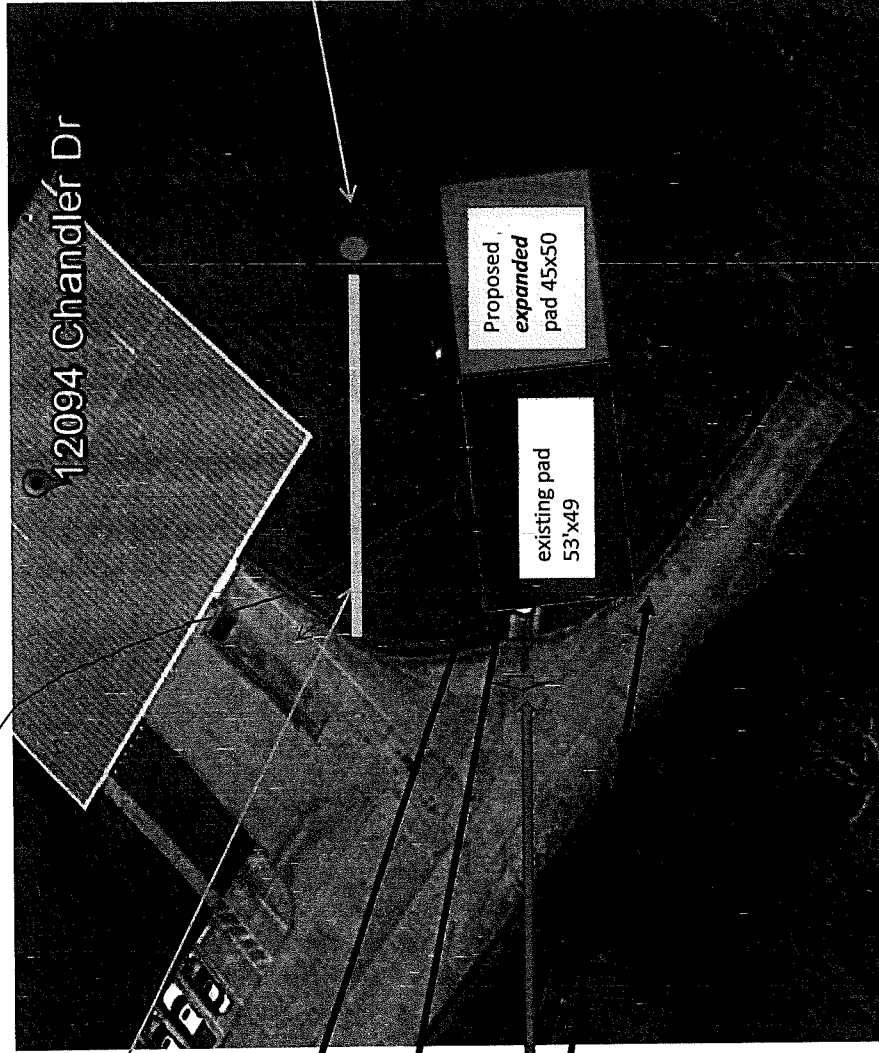
**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: 07/01/2013  
ArcMap Document: BooneMap (lke).mxd

Airgas Site Plan December 18th 2017  
Concrete pad and fence

Items In yellow are changes to existing pad  
2019



gravel fill to utility pole 12' wide

Cement Pad and fence 53'

Slats on the 49' side fence

Fork truck gate  
Slats on the 41' fence

Duke Utility pole to be moved

50'  
45'

Cylinder storage and staging area  
Fencing to be expanded to slats on same sides as existing cylinder pad  
Pad to be graded to sewer in existing pad

## Todd Morgan

---

**From:** MANGINO, Geoff <geoff.mangino@airgas.com>  
**Sent:** Wednesday, February 06, 2019 1:14 PM  
**To:** Todd Morgan  
**Subject:** Fwd: [EXTERNAL] Screenshot 2019-02-06 at 12.56.49 PM  
**Attachments:** Image-1.jpg

Todd this is a follow up to our conversation earlier today.

Attached is a picture from our security camera showing our outside cylinder storage pad.

On this pad we store full flammable gases, Acetylene and Propane. Along with those cylinders we stage all of our empty cylinders .

The empties are staged there weekly for our inter branch trucks. We ship to Walton twice per week two times per day to keep up with the cylinder business.

Right now very limited on space and and thus the request to expand the pad- At any given time we have 50-60 pallets of empty cylinders on our current staging pad making it hard to manage and maneuver inside the staging area.

The new pad expansion will allow us for a safer more manageable area to maneuver or fork lift inside the pad area

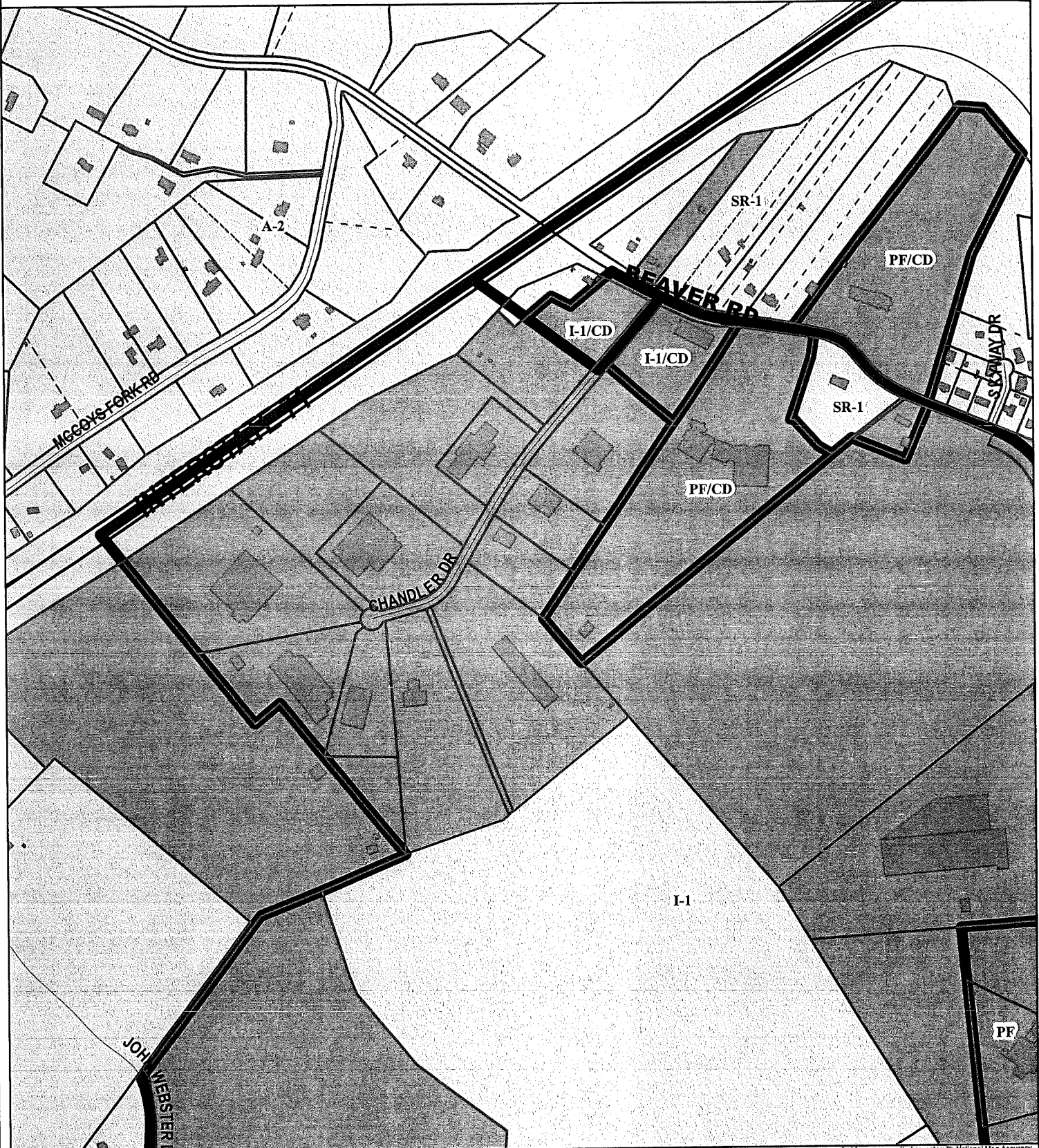
If you have any questions or concerns please advise

Thank you  
Geoff Mangino  
Airgas An Air Liquide Co.  
District Manager Cincinnati Ohio

Cell 513-967-2526  
11300 Mosteller Rd. Cincinnati, Ohio. 452

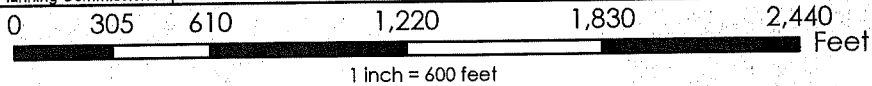
# ZONING MAP

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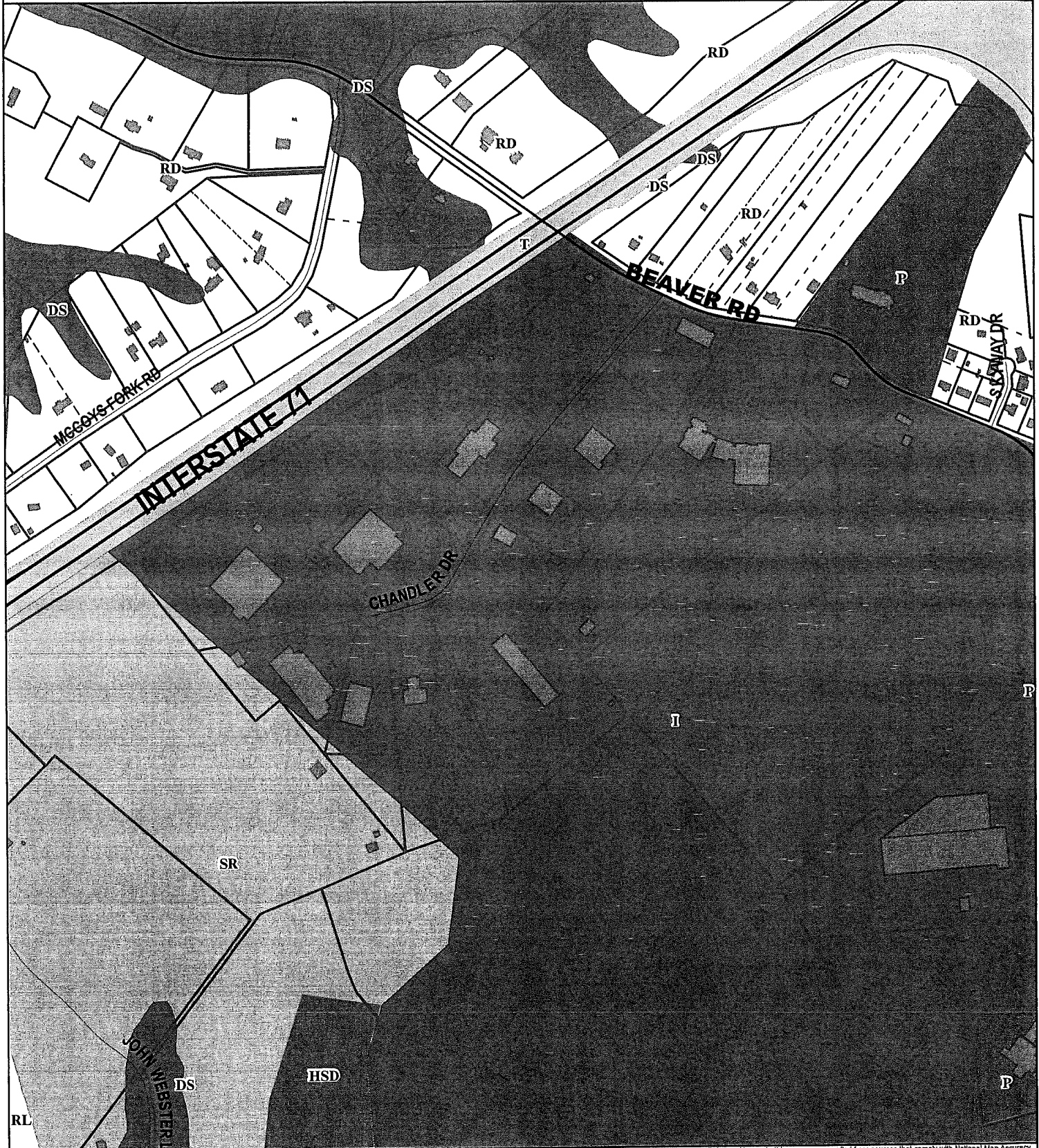


**Boone County GIS - Putting Northern Kentucky on the Map**



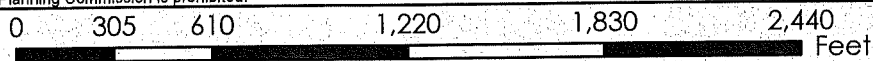
# 2035 FUTURE LAND USE MAP

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1 inch = 600 feet

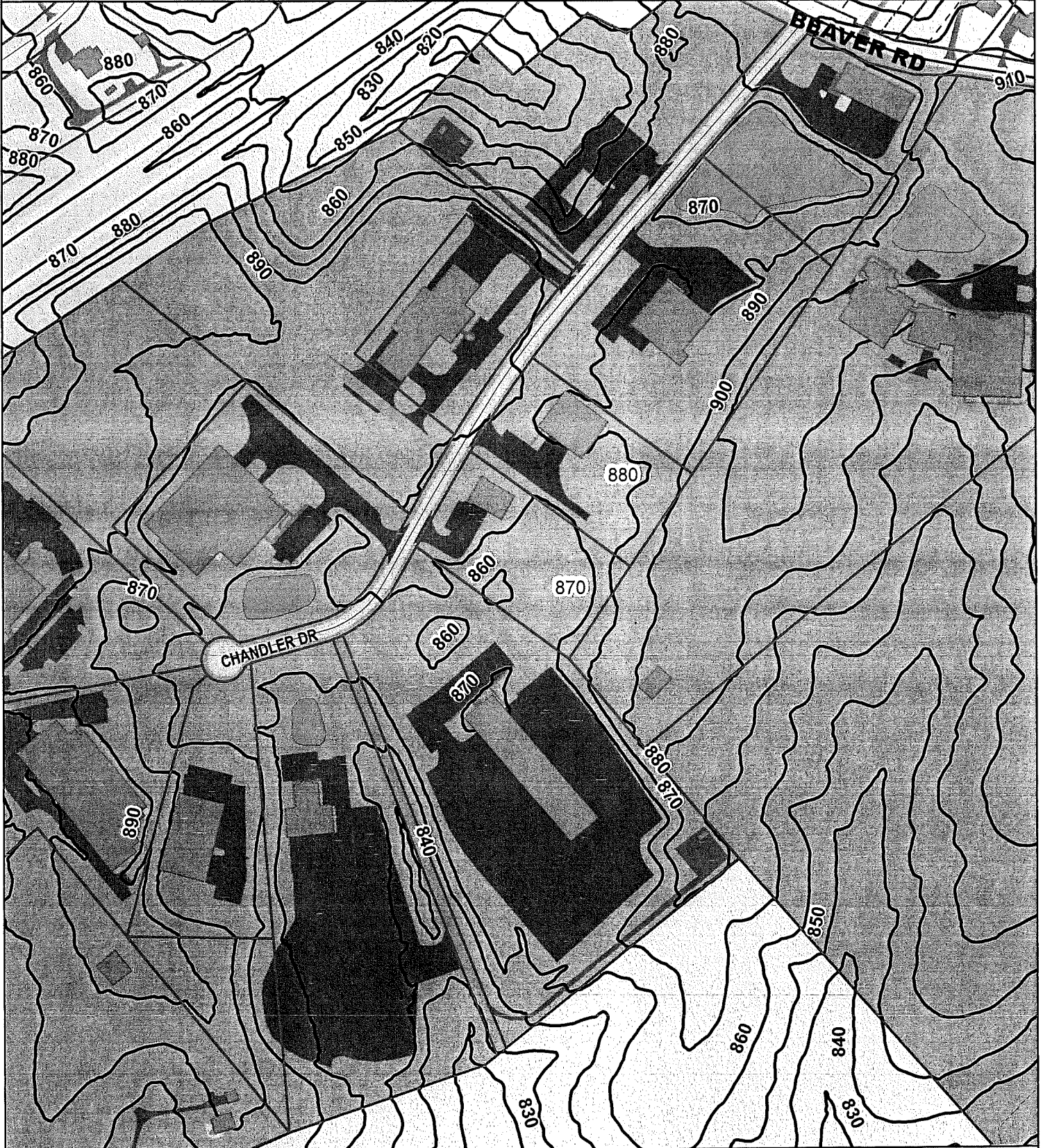


**Boone County GIS - Putting Northern Kentucky on the Map**



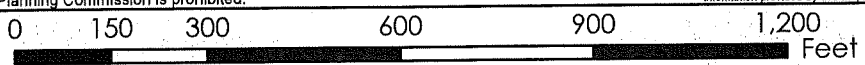
# TOPGRAPHICAL MAP

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

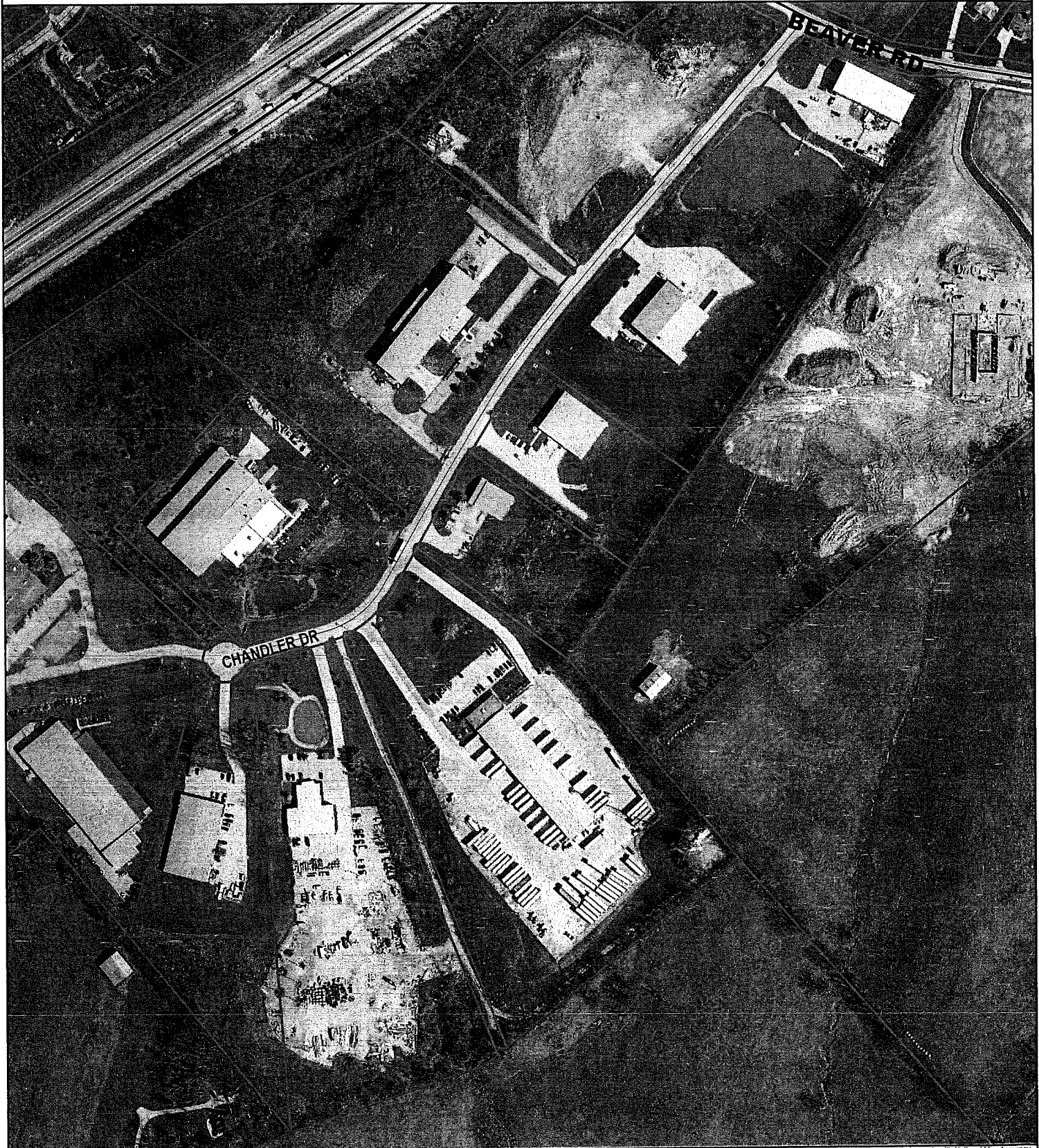


Map Created: 07/01/2013

Map File Path: C:\Users\jbrun\Documents\Boone\Map 08.mxd  
ArcMap Document: BooneMap (08).mxd

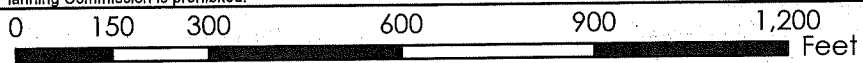
# 2016 AERIAL MAP

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

Map Created: 07/01/2013

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

## Todd Morgan

---

**From:** Rob Ollier <Rob.Ollier@waltonfireky.com>  
**Sent:** Monday, February 25, 2019 4:22 PM  
**To:** Todd Morgan  
**Subject:** Re: Airgas- 12094 Chandler Dr.

Todd,  
Chief Vest and I have reviewed the proposed expansion to the outside gas cylinder tank storage area at Airgas. At this time, we see nothing that concerns us in regards to the proposed changes.  
If you have any questions, feel free to contact Chief Vest or myself.  
Thank you.

Rob Ollier  
Assistant Chief

Firefighter/EMT  
Walton Fire Protection District  
12600 Towne Center Drive  
Walton, KY. 41094

Station: 859-485-7439  
Desk: 859-485-0663  
Cell: 859-991-2528  
Fax: 859-485-4161

"When a man becomes a fireman, his greatest act of bravery has been accomplished. What he does after that is all in the line of work. ~Edward F. Croker"

"I'm not here for Me, I'm here for We and we are here for Them. ~Author Unknown"

**WALTON BOARD OF ADJUSTMENT  
WALTON SENIOR CENTER  
BUSINESS MEETING  
OCTOBER 26, 2017  
6:30 P.M.**

---

Mr. Turner, Chairman, called the meeting to order at 6:30 P.M.

**BOARD MEMBERS PRESENT:**

Mr. Steve Turner, Chairman  
Mr. Michael Bryan  
Mr. Adam Croweak  
Mr. David Hincks

**BOARD MEMBERS NOT PRESENT**

Mr. Edward Sedor

**LEGAL COUNSEL PRESENT:**

Mr. Dale Wilson

Mr. Turner indicated the Board had two new members, Mr. Adam Croweak and Mr. David Hincks. He indicated that they had been sworn in and were ready to serve on the Board.

Mr. Morgan asked if they should discuss the election of officers? Mr. Wilson said the Board last met in January and they have not elected officers this year. He asked if anybody had any objections to Mr. Turner chairing the meeting? He said the Board could elect officers at the end of this meeting or do it at the next meeting when all five Board members were present. None of the Board members expressed concern with Mr. Turner chairing the meeting.

**APPROVAL OF MINUTES:**

Chairman Turner stated that the Board members received copies of the minutes of the Walton Board of Adjustment meeting of January 10, 2017. Mr. Hincks moved they be approved and Mr. Croweak seconded the motion. Chairman Turner asked for a vote and it carried unanimously.

**AGENDA ITEMS:**

1. Request of **Mark Grisik** for a Conditional Use Permit to allow Airgas to store and sell industrial gases and construct an outside cylinder storage area. The approximate 2.5433 acre lot is located at 12094 Chandler Drive, Walton, Kentucky and is currently zoned Industrial One (I-1).

Staff Member, Todd Morgan, AICP, presented the Staff Report which included a Power Point presentation (see Staff Report).

Mr. Hincks said one of the Staff recommendations is for PVC slats in the fence. He asked if the fence could be aluminum or wood? Mr. Morgan replied the Board could impose a condition requiring an aluminum or wood fence if they feel it's necessary for year around screening of the outside storage area.

Mr. Turner asked if the applicant would like to make a presentation. Mr. Joel Lewandowski said he was the area Vice-President for Airgas. He said Airgas sells welding and safety supplies and also manufactures industrial gases. They have facilities in Cincinnati, Lexington, and Louisville but are trying to fill in a void. He submitted a photo into the record showing what their will call pickup area would look like (see Exhibit 1).

Chairman Turner asked if anybody from the audience wanted to speak at this time? There was no response. Chairman Turner asked if the Board members had any questions?

Mr. Hincks asked if the list of gases that was provided was conclusive? He asked if other gases could be stored on site at a later date? Mr. Lewandowski said the list would not change. He said they already deliver into this area 5 days a week. They know the volumes they are dealing with in this area. They have the ability to grow on the 50' x 50' pad site but the types of gases will not change.

Mr. Hincks asked what would happen if one of the cylinders had a leak? Mr. Lewandowski said all the product would vaporize. They also have an internal agency, called Safecor, that keeps their facilities safe. They have limits on what they can put in each storage container because they don't want them overloaded. Mr. Hincks said it sounds like there would be no issues with chemicals getting into the ground water because everything would vaporize. Mr. Lewandowski agreed. He added that this facility would be very limited because all the canisters would be filled in Cincinnati and be trucked to Walton. The purpose of this facility is cutting distribution times and getting into a new market.

Mr. Croweak asked if there were any concerns about the potential of a catastrophic event, such as something exploding, with the proximity of the proposed facility to the school? Mr. Morgan said that is why he reached out to Boone County Building Department and Walton Fire Department. They indicated they did not have issues with the proposed facility.

Mr. Turner said that some of the gases are heavier than air so they would settle if they leaked. He would assume they are pretested when they are filled to verify that there are no leaks in the canisters. Mr. Lewandowski said everything is leak checked at their Cincinnati facility. The canisters are put in pallets when they are shipped and are checked by quality control.

Mr. Turner asked who designs the bunkers? Mr. Clyde Froslear, with Airgas, said they do their own bunker designs. The National Fire Protection Association (NFPA) only requires certain setbacks from property lines or roads. He said the purpose of the bunker is for containment if there is a leak or a fire. Mr. Croweak asked how many bunkers they were proposing on the 50' x 50' pad? Mr. Froslear replied they would have two bunkers for the propane (1 for full cylinders and 1 for empties) and another for acetylene.

Mr. Turner asked if anybody else from the audience wanted to speak. There was no response.

Mr. Turner asked Mr. Morgan if he thought a 50' x 50' pad was doable? Mr. Morgan replied it was and showed the PowerPoint slide of a scaled 50' x 50' pad. Airgas will just need to be careful where they place the pad and make sure it is not underneath the overhead utility line or in any associated utility easement. This will be checked in more detail at the time they submit their Minor Site Plan application for review. He recommended that they should contact Duke Energy and see if the utility easement can be marked in the field.

Mr. Bryan asked if fuel would be stored inside the building? He also asked if there would be a problem with an electric transformer being so close to the canisters? Mr. Frosler said they will move the pad away from the utility line and transformer. He added that the inside of the building will not be rated. They will have little bottles of gases, such as oxygen bottles, that can be stored in the dock for customer pickup. The quantities will be well below what is required for the building to be rated. This is all regulated by the NFPA. For example, they would be required to have less than 1,000 cubic feet of flammable gases inside the building at any give time and they will have approximately 200 cubic feet in little bottles.

Mr. Hincks asked about the buffer that separates the subject property from the school. Mr. Morgan reviewed a PowerPoint slide showing the rear property line and existing trees. Mr. Hincks asked the applicants if they had used privacy slats in any their other outside storage fences? Mr. Froslear said they typically do not use them unless they are trying to keep wind off their employees in their filling areas. Mr. Hincks said the school could have athletic fields or play yards. Mr. Lewandowski said they typically want the outside storage area open so they can see inside. They would have no issue screening the back of the fence because this wouldn't limit their visibility and pose safety or security issues. Mr. Morgan said the Board could reword his suggested condition if they wanted.

**Mr. Hincks made a motion to approve the request with the following conditions:**

- 1. The outside tank storage limits (50' x 50' pad) shall not be expanded unless another Conditional Use Permit is approved by the Board.**
- 2. The rear of the chain link fence compound shall be screened with PVC or metal privacy slats.**

**Mr. Croweak seconded the motion. Chairman Turner called for the vote and it carried unanimously.**

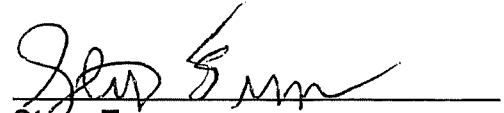
### **OTHER**

Mr. Croweak suggested the election of officers should take place at the next meeting when all five Board members were present. All the Board members agreed.

**ADJOURNMENT**

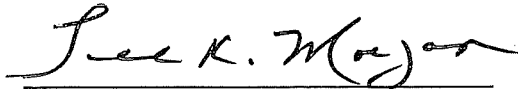
Mr. Turner asked for a motion to adjourn. Mr. Bryan so moved and Mr. Croweak seconded the motion. The motion carried by unanimous consent and the meeting adjourned at 6:58 P.M.

**APPROVED**



**Steve Turner**  
**Chairman**

**Attest:**



**Todd K. Morgan, AICP**  
**Senior Planner, Zoning Services**

**Exhibits**

1. Photo submitted by Joel Lewandowski

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

RECEIVED FEB 06 2019 78723 BOONE COUNTY PLANNING COMMISSION

SECTION A (To be completed by applicant)

- 1. (Check One) Boone \_\_\_ Florence \_\_\_ Walton \_\_\_ Union \_\_\_
2. (Check One) Conditional Use Permit \_\_\_ Variance \_\_\_ Appeal \_\_\_
3. Applicant's Name AIRGAS USA Etc - Geoff Manchio
Applicant's Address 12094 Chandler Drive
WALTON KY 41094
City State Zip
4. Description of Request: EXPAND CYLINDER STORAGE & PAD
5. Name of Development AIRGAS
6. Location of Development 12094 Chandler WALTON KY
7. Acreage Under Review 50' x 45' EXPANSION
8. Lot Number and Name of Subdivision (if part of a subdivision) NA
9. Owner of Property GRISK Properties
Address of Property Owner 1 Southwood Drive
ALEXANDRIA KY 41001
City State Zip
10. Phone Number 606-301-2244 Fax No. E-Mail
11. Proposed Use(s) on Site PROPOSED CYLINDER STORAGE EXPANSION
12. Total Square Footage of Existing and/or Proposed Buildings
13. Current Zoning on Property 1-2
14. Deed Book 1090 Page No. 410 Group No. 2077A
15. Is the site subject to a zone change? NO
If yes, give date of approval
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]

*Copy*

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Grisk Properties  
1 Southwood Drive  
Alexandria, KY 41001
  
- 2. ADDRESS OF PROPERTY  
12094 Chandler Drive  
Walton, KY 41094
  
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Airgas
  
- 4. DEED BOOK 1090                      PAGE NO. 40                      GROUP NO. 2077A
  
- 5. TYPE OF RESTRICTION(S) (Check all that apply)  
 Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_                       Conditional Use Permit  
 Development Plan                       Conditional Zoning  
 Subdivision Plat                       Other:  
(Not Recorded)  
 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

*Todd K. Morgan*  
\_\_\_\_\_  
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

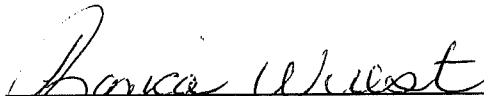
on behalf of the Boone County Planning Commission this 5 day of March, 2019.



Treva L. Beagle  
Notary ID 588897  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2021

This instrument was prepared for recording purposes only by:



Ronica Wuest  
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 conditional use permit approved by the Walton Board of Adjustment and in accordance with the current zoning in effect as of March 4, 2019 Certificate of Land Use Restriction (#19-WBOA-001-A), for Grisk Properties, Property Owner(s).

The following conditions will apply:

1. The outside tank storage limits shall not be expanded beyond what is being proposed unless another Conditional Use Permit is approved by the Board.
2. The rear two sides of the chain link fence compound shall be screened with PVC or metal privacy slats.

The approved conditional use permit as well as the preceding conditions apply to the property described in:

DEED BOOK 1090

PAGE NO. 40

GROUP NO. 2077A