

APPLICATION FOR ZONING ACTION

TO:

- Boone County Planning Commission
- City of Florence Board of Adjustment
- Boone County Board of Adjustment
- City of Union Board of Adjustment
- City of Walton Board of Adjustment
- Zoning Enforcement Officer

FOR:

- Zoning Text Amendment
- Comprehensive Plan Change
- Preliminary Plat Review
- Conditional Use Permit
- Concept Development Plan Change
- Preliminary Development Plan
- Change of Non-Conforming Use
- Design Review Board and Certificate of Appropriateness
- Zoning Map Amendment
- Planned Development Overlay Change
- Improvement Plat Review
- Final or Deed Plat Review
- Site Plan Review
- Historic District Overlay
- Appeal or Variance
- Sign or Zoning Permit

Applicant: Randy LAWRENCE  Owner

- Owner
- Agent

Address: PO Box 049 251 Ashwood DR  
WALTON Ky 41094 Telephone: 485-9960 # 525-4491 is

Location: Lot # 17 Chapel Hill Subdivision WALTON Ky

Name of Property Owner: Randy & Denise LAWRENCE

Address of Property Owner: PO Box 049 251 Ashwood DR WALTON Ky 41094

Zoning District: SP-2 Area in Acres: \_\_\_\_\_

Deed Book: 380 Page Number: 71 Group Number: 1779 (PB 338)

Description of Request: To change the rear setback restriction from  
30' to 15' for the LR corner of my house, lot 17,  
Chapel Hill s/d

Applicant's Signature: Randy Lawrence

Property Owner's Signature: Randy Lawrence

Application Fee: \$119.00 FOR PLANNING COMMISSION USE ONLY Date Received: 2-10-88 By: TMB

Referred To: Tom Breidenstein Meeting Date: \_\_\_\_\_

Action Taken: \_\_\_\_\_ Date of Action: \_\_\_\_\_

CITY OF WALTON  
BOARD OF ADJUSTMENT

March 10, 1988 - 6:00 P.M.

---

---

BOARD MEMBERS PRESENT:

Mr. Ed Berkemeier  
Mr. Wally Wireman

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Mr. Ed Berkemeier chaired the meeting which was called to order at 6:10 P.M. to hear the request of Randy Lawrence for a rear yard Variance to allow the construction of a single-family residence. The .2-acre (approx.) site, located on the north side of Willowood Lane (Lot #17, Chapel Hill Subdivision) is zoned Suburban Residential Two (SR-2) and is owned by Randy Lawrence.

Mr. Berkemeier asked the applicant for his comments.

Mr. Randy Lawrence stated that he purchased his lot from Bill Mathis and did not know that the house had to be 30 feet from the property line. The problem was discovered by Tom Breidenstein, and Mr. Lawrence filed for the necessary Variance in order to build the house he has chosen. He noted the drawing which indicates how the house will sit on the lot and added that this is the only way the house will fit on the lot. He stated that the baseball field is to the rear of his property.

Mr. Berkemeier stated that the school will keep the property to the rear and there will not be building there.

Mr. Lawrence stated that the truss is already in, as are the windows and cabinets. He emphasized that he was not aware of the requirements until his building permit came back.

Staff Member, Tom Breidenstein, presented the Staff Report (see Staff Report). Mr. Breidenstein noted that the lot is irregular.

Mr. Wireman asked if the house is within the range of the other houses in the area.

Mr. Lawrence stated that the house will be 1,856 sq. ft. and will be a nice house. He added that it is a little bigger than most houses in the area.

Mr. Wireman stated that there will not be a problem as long as the ballfield is to the rear of the property and it will be there as long as the school is there.

Mr. Phil Trzop, Building Inspector, City of Walton, stated that the applicant is only requesting a Variance for the corner.

Mr. Wireman asked if the neighbors were notified of this request.

Mr. Breidenstein stated that Mr. Bill Mathis owns the rest of the subdivision and he was notified. The school was also notified and no response was received from either party. Mr. Breidenstein added that notice was also published.

Mr. Berkemeier asked if there were any further comments.

There being no further discussion, Mr. Wireman moved that the request be granted. Mr. Berkemeier seconded the motion and it carried unanimously.

Mr. Breidenstein stated that it would be of future benefit for Mr. Mathis to be advised of this problem.


Mr. Trzop noted that the deed restrictions regarding the size of the house are different than those indicated on the plot plan.

There being no further business to come before the Board, the meeting was adjourned by unanimous consent at 6:25 P.M..

APPROVED:

  
Ed Berkemeier, Acting Chairman

ATTEST:

  
Jan Hancock, Recording Secretary