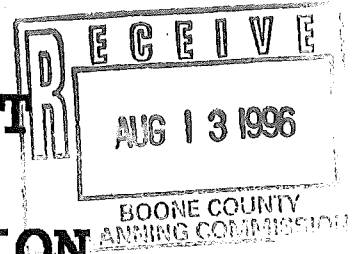


APPLICATION FORM
BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION



(See Boone County Zoning Regulations)

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's Name N. Ky. Homes Inc
 Phone Number 606 635 4032 Fax No. _____
 Applicant's Address 5031 Schumore Phillips Rd.
ALEXANDRIA, KY 41001
 City State Zip
4. Description of Request: 2' Variance in side yard
set back
5. Name of Development SUNSET RIDGE
6. Location of Development WALTON, U.S. 25
7. Acreage Under Review LOT 9 HALEY LN.
8. Lot Number and Name of Subdivision (if part of a subdivision)
LOT 9
9. Owner of Property SAME AS ABOVE
 Phone Number of Owner _____
10. Address of Property Owner SAME AS ABOVE
 City State Zip
11. Proposed Use(s) on Site NEW HOUSE
12. Total Square Footage of Existing and/or Proposed Buildings
1200 sq. FT.
13. Current Zoning on Property SR1
14. Deed Book 618 Page No. 328 Group No. 2078
15. Is the site subject to a zone change? _____
 If yes, give date of approval _____
16. Have you submitted a Site Plan with this request? _____
17. Have you submitted a list of adjoining property owners with this request? _____
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: _____
 Property Owner's Signature: [Signature]
N. Ky. Homes
President

(over)

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 Aug 13, 96 Fee Received 376.00 R#11070
2. Is application complete? _____ Yes _____ No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
_____ **Approved**
_____ **Approved with Conditions (See #6)**
_____ **Denial (See #7)**
6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005
(606) 334-2196 Phone
(606) 334-2264 Fax

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

DEVELOPMENT: Sunset Ridge Subdivision

APPLICANT: Norther Kentucky Homes, Inc.

LOCATION: 136 Haley Lane, Walton, KY

ZONING: Suburban Residential One (SR-1)

DATE: September 30, 1996

The applicant is requesting a Variance to allow a reduction in the side yard setback on a .25 acre tract located at 136 Haley Lane, Walton, KY (See Sheet 1). The house was constructed on Lot 9 of Sunset Ridge *two* feet closer to the side yard property line than is permitted by the Boone County Zoning Regulations. The minimum side yard setback for a house in a Suburban Residential One zone is *five* feet. The house was constructed *three* feet off the side yard property line on the east side of the lot (See Sheet 2).

Conclusion

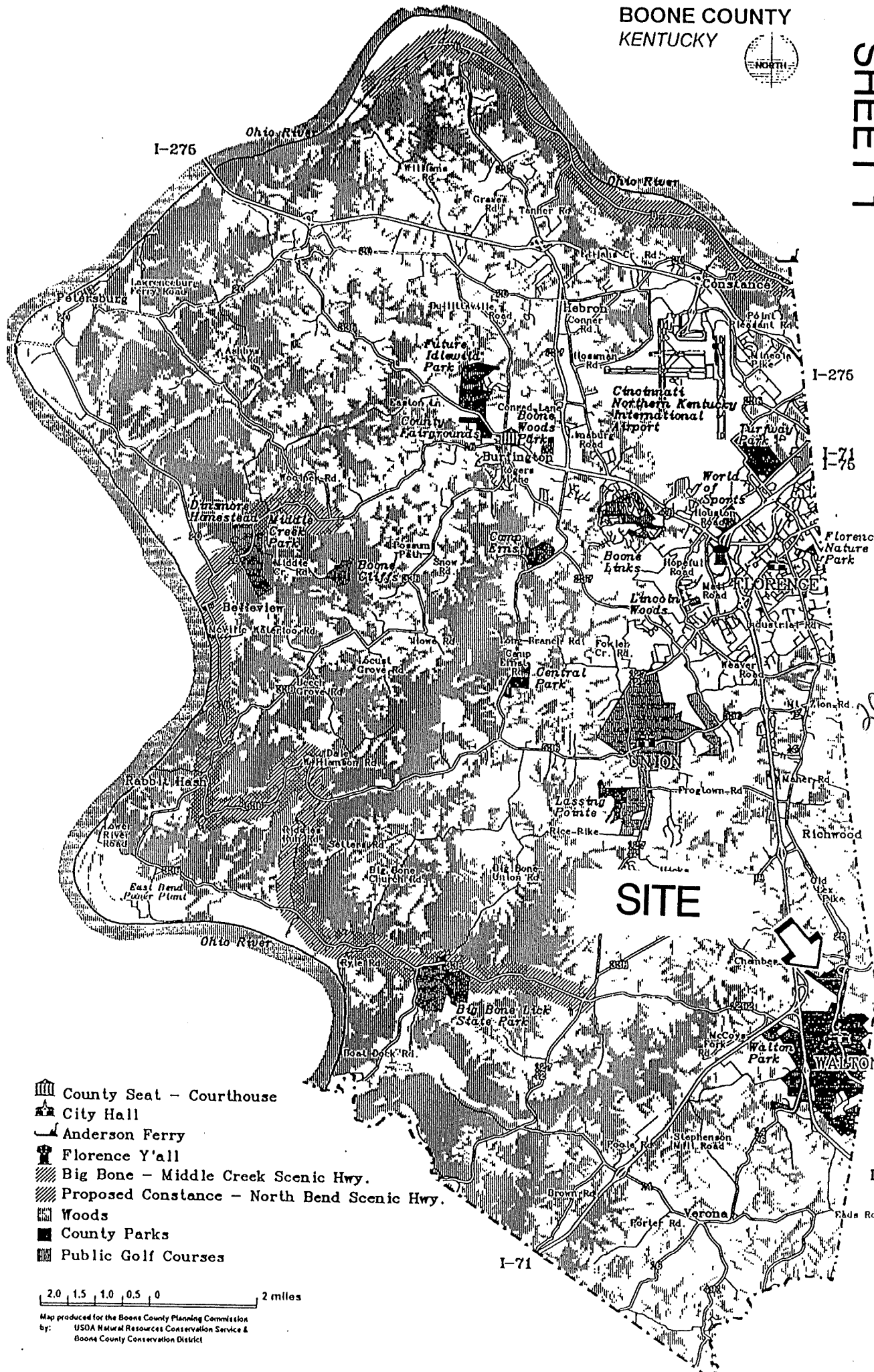
Staff believes that the existing side yard setback and proposed Variance will not adversely affect the public health, safety, or welfare nor does staff believe that the Variance will alter the essential character of the general vicinity.

Respectfully Submitted,



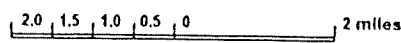
Edward Coleman
Planner

EC\ilm



2078

- County Seat - Courthouse
- City Hall
- Anderson Ferry
- Florence Y'all
- Big Bone - Middle Creek Scenic Hwy.
- Proposed Constance - North Bend Scenic Hwy.
- Woods
- County Parks
- Public Golf Courses



Map produced for the Boone County Planning Commission
by:
USDA Natural Resources Conservation Service &
Boone County Conservation District

I-71

I-71

COPY

CLUR # 96-WBOA-002-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Northern Kentucky Homes, Inc.
5031 Schmudde Phillips Rd.
Alexandria, Kentucky 41001

2. ADDRESS OF PROPERTY

Lot #9 Haley Lane
Walton, Kentucky

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Sunset Ridge Subdivision

DEED BOOK: 618

PAGE NO.: 328

GROUP NO.: 2078

4. TYPE OF RESTRICTION (S) (Check all that apply)

Zoning Map Amendment:
From to

Conditional Use Permit

Development Plan

Conditional Zoning

Subdivision Plat
(Unrecorded)

Other: Site Plan

Variance

5. 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
2995 WASHINGTON STREET
BURLINGTON, KENTUCKY 41005



SIGNATURE OF COMPLETING OFFICIAL

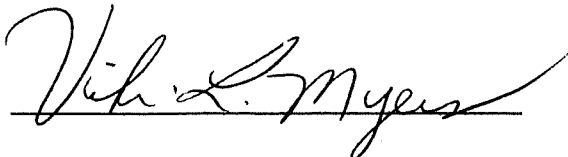
Edward Coleman, Planner

Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Edward Coleman on behalf of the
Boone County Planning Commission this 20th day of December 1996.

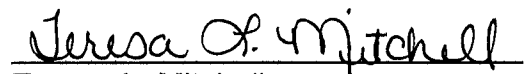


NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Teresa L. Mitchell
Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Variance as approved by the Walton Board of Adjustments and in accordance with the current zoning in effect as of September 30, 1996 Certificate of Land Use Restriction (# 96-WBOA-002-A), for Northern Kentucky Homes, Inc., property owner.

The following conditions will apply: No conditions

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 618 PAGE NO. 328 Group No. 2078