

REQUEST OF WILLIAM AND GINA GRIPSHOVER FOR
A ZONING MAP AMENDMENT FROM AGRICULTURAL ESTATES (A-2)
TO AGRICULTURE (A-1)
January 27, 1988

This is the request of William and Gina Gripshover for a Zoning Map Amendment to change the current zoning designation of Agricultural Estates (A-2) to Agriculture (A-1) to allow the placement of a mobile home. The 61.52 acre tract, located on the southwest side of Idlewild Road, approximately 4.5 miles northwest of Burlington (at 3269 Idlewild Road) is currently owned by William and Gina Gripshover.

Surrounding Land Uses and Zoning

All immediately adjoining properties are zoned A-2. The nearest A-1 zoning district is located approximately 0.5 miles southeast of the applicant's property (at Liz Mark Road). Land uses of adjacent properties include:

- North: Farmland, low density residential, one single wide mobile home (the crossroads community of Idlewild is approximately 0.5 miles north of the subject property)
- South: Farmland, low density residential (The Mrs. E. Stevens house, which is an inventory item on the Kentucky Historic Resources list, is located approximately 0.4 miles from the subject property on Liz Mark Road.)
- East: Farmland, woodland, low density residential (The drive to the P. Rucker house, which is also an inventory item on the Kentucky Historic Resources list, is located approximately 250 feet from the subject property on the opposite side of Idlewild Road.)
- West: Farmland, woodland, end of Martin Road.

Site Features

The Gripshovers property slopes gently down from a high point of 890 feet MSL located near Idlewild road to 750 feet MSL at the furthest point from the road. Soils on the property include Jessup Silt Loam, Eden Silty Clay Loam and Rossmoyne Silt Loam (RsC). The soil of the site on which the applicant intends to place the mobile home, (approximately 500 feet from the road) is predominantly of the RsC variety, which the Soil Survey of Boone, Campbell, and Kenton Counties, Kentucky lists as severe in its capability of supporting a septic tank filter field due to its slow permeability.

Currently, the 61.52 acre property is used predominantly for pasture, with some cropland and some woodland. The applicants live in a frame house located on the northeast portion of the farm. Also, there is a wooden barn located in the northeast corner of the property.

Relationship to Comprehensive Plan

The 1986 Boone County Comprehensive Plan Future Land Use Map indicates the future use of the property to be Low Density Residential, which the text describes as residential land with up to three dwelling units per acre. The

A-1 district requires a five (5) acre parcel per residence, whereas the A-2 requires two (2) acres. The text further explains that "small areas of low density residential will also occur along some of the other roads such as Idlewild Burlington Road." (p L-9)

Two objectives of the Housing Element of the Plan read:

1. "A broad range of housing opportunities (eg. size, type) shall be provided at locations which meet the needs and desires of household types." (p. G-2)
2. "In order to offer the citizens of Boone County maximum choice in living environment, residential development plans shall be judged primarily on the basis of density (dwelling units per acre) with only secondary consideration given to type of structure." (p. G-3)

However, the Housing Element of the Plan explains the need to control isolated mobile homes:


"The only high-density residential uses that should occur outside of urbanizing areas are either mobile home parks which help lessen the proliferation of isolated trailers or planned developments with adequate infrastructure. Separate mobile homes have presented a problem of inefficient and sometimes illegal land uses in the rural areas, and since they are increasing rapidly in number, efforts should be made to ensure that these mobile homes conform to basic health and safety considerations. The most efficient way to do this is to concentrate most of the mobile homes in parks. This applies mainly to the rural western and southern portions of the county." (p. H-18)

Conclusion

The Boone County Planning commission must evaluate this and all zoning map admenments in terms of the three findings of fact prescribed in Article 3 of the Boone County Zoning Regulations, namely:

1. The map amendment is in agreement with the adopted comprehensive plan; or
2. The existing zoning classification is inappropriate and that the proposed zoning classification is appropriate; or
3. There have been major changes of an economic, physical, or social nature not anticipated in the adopted comprehensive plan that substantially alter the area's character.

Should the Planning Commission recommend, and the Fiscal Court ultimately approve, this request for a Zoning Map Amendment, the Boone County Comprehensive Plan will not need to be altered.


Thomas W. Breidenstein,
Zoning Enforcement Officer

KY 20

Idlewild

* = proposed MH site

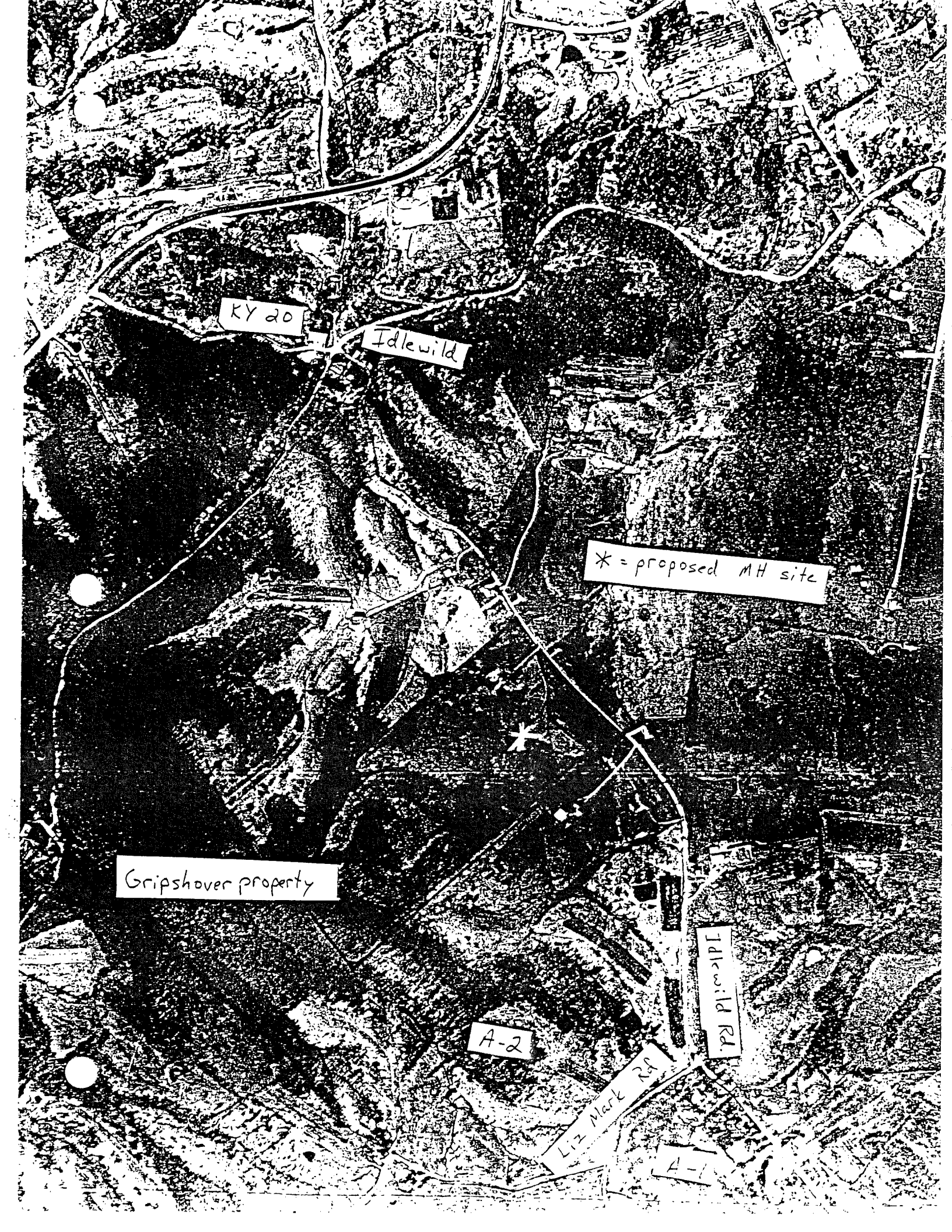
Gripshover property

A-2

Liz Mark Rd

Idlewild Rd

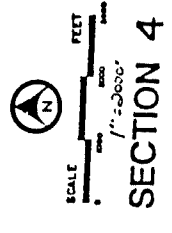
A-1



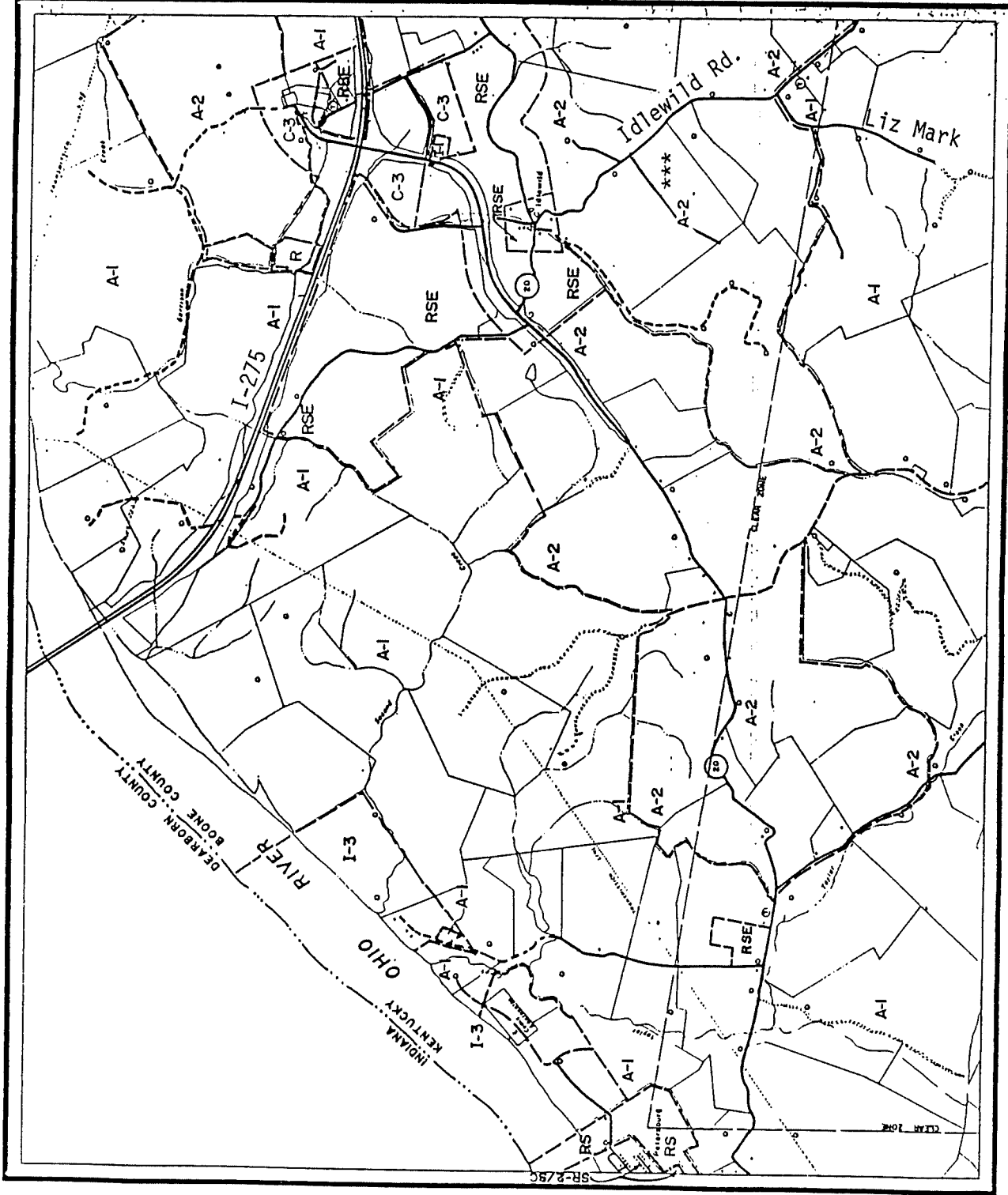
Boone County Kentucky ZONING MAP LEGEND

- A-1
- A-2
- RSE
- RS
- SR-1
- SR-2
- UR-1
- UR-2
- UR-3
- MHP
- R-1F
- C-1
- C-2
- C-3
- C-4
- O-1
- O-2
- I-1
- I-2
- I-3
- PF
- A
- /PD
- /SC
- /H
- (CD)

Approved: AUGUST 1981, Adopted: 8/17/81
 Prepared by:
BOONE COUNTY PLANNING COMMISSION
 Legislative Approval Dates: 1. 1981
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SECTION 4



***GRIPSHOVER property

RECEIVED

JAN 26 1988

January 22, 1988

JAN 26 1988

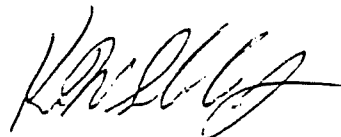
RE: GRIPSHOVER
ZONE CHG
BC PC

George Whitton, Chairman
Member of Board of Adjustments
& Boone County Planning Commission
P.O. Box 697
Burlington, Kentucky 41005

Dear Commissioner:

I reside adjacent to the William and Gina Gripshover property that is on the agenda January 27th, 1988. The Gripshover's are requesting a change from A-2 to A-1 for the purpose of locating a mobile home on the property. I purchased the property 15 months ago because of the neighborhood and because the A-2 classification. It was obvious I would not be enindated with mobile homes in an A-2 classification, now the Gripshover's are attempting to change all that and change the value of the property to me by locating one and possibly two mobile homes on their property directly across from my residence. As you will recall from the December 9, 1987 meeting, Doctor and Mrs. George Renaker requested a non-conforming use to allow a trailer they put on their property against the Zoning Regulations to remain. One of the fears expressed at that meeting by local residence was that once one trailer was permitted additional ones would be added. Obviously this is what happened and it must be stopped to avoid all of property owners in the area losing their equity and investment. I am urging you to deny the request to change the zone of the Gripshover from A-2 to A-1 and leave things as they are and as they have been since I purchased my property.

Very truly yours,



Kenneth W. Schneider, Jr.
3388 Idlewild Road
Burlington, Kentucky 41005

ltr:bcpc.adj

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: WILLIAM T. + GINA M. GRIPSHOVER Owner
 Address: 3269 IDLEWILD RD. Agent
BURLINGTON KY 41005 Telephone: 586-8280

Location: 3269 IDLEWILD RD BURLINGTON KY 41005

Name of Property Owner: WILLIAM T. + GINA M. GRIPSHOVER

Address of Property Owner: 3269 IDLEWILD RD, BURLINGTON KY 41005

Zoning District: A-2 Area in Acres: 61.52

Deed Book: 334 Page Number: 33 Group Number: 2012

Description of Request: CHANGE ZONE OF ABOVE 61.52 ACRES
FROM A-2 TO A-1 1

Applicant's Signature: _____

Property Owner's Signature: Gina Grishover

Application Fee: \$653.00 FOR PLANNING COMMISSION USE ONLY
 Date Received: 12/15/87 By: K. Costello

Referred To: _____ Meeting Date: Possible Public Hearing 1/27/88
date

Action Taken: _____ Date of Action: _____

EXHIBIT "A"

CITY OF _____ COUNTY OF BOONE

STATE OF KENTUCKY and known as 3269 Idlewild Road, Burlington, Ky. 41005

The mailing address of the grantee same

GROUP NO. 2012 PLAT BOOK _____

Situated in the County of Boone, State of Kentucky, to-wit:
Located generally on the Southwest side of Burlington-Idlewild Rural Highway approximately 4 miles Northwest of the town of Burlington, and described more particularly thus:
Beginning at a point in the center of said highway at a corner with Acra, said point of beginning being the most Easterly corner in said highway of the 22.25 acre tract of land conveyed to M. H. Halpern and wife by L. W. Gulley et al on Feb. 17, 1950 as recorded in Deed Book 94, page 489 of the Boone County Clerk's records at Burlington, Kentucky; thence along the centerline of said highway, N. 46-30 W. 481.8 feet, N. 37-30 W. 635 feet to a point a corner with the remainder of Halpern's land; thence with lines of said remainder, S. 61 W. 221 feet, S. 31 E. 102 feet to a Black Locust tree, S. 52-15 W. passing thru the North Edge of a pond 803 feet, S. 53-15 W. 249 feet to an elm tree at the South end of a cross fence, S. 54 W. 295 243 feet, S. 27 W. 269.5 feet, S. 30-15 W. 454 feet, S. 26 W. 169.25 feet, S. 12-15 W. 295 feet to a point in line with a Walnut tree on the Martin farm, and said point being in a line of said Martin; thence with said line S. 37-30 E. 647 feet to a point a corner of the Halpern farm with Martin; thence with the lines of Carpenter and Acra N. 49-30 E. 2640 feet to the place of beginning containing 61.51 acres.

Subject to an easement to Consolidated Telephone as set out in Misc. Book 14, page 335 of the Boone County Clerk's records at Burlington, Kentucky.
Subject also to easements of record.

EXHIBIT "B"

BOONE COUNTY PLANNING COMMISSION

Public Hearing Item #2
January 27, 1988

Page 1

Chairman Viox opened the Public Hearing for the second item on the Agenda:

2. Applicants: William T. and Gina M. Gripshover (owners)
Request: Zoning Map Amendment

This was a Public Hearing on the request of William T. and Gina M. Gripshover (owners) for a Zoning Map Amendment for a 61.52-acre parcel located at 3269 Idlewild Road, Boone County, Kentucky in order to allow one mobile home. The request is to rezone the site from Agricultural Estate (A-2) to Agriculture (A-1).

Staff Member, Tom Breidenstein, presented the Staff Report which included a slide presentation (see Staff Report).

Chairman Viox asked the applicants for their comments.

Mr. Robert Schroeder, representing the applicants, stated that Mr. and Mrs. Gripshover were present as were several of their neighbors. This request is being made to allow for a mobile home as a residence for Mr. Gripshover's mother. Mr. Gripshover's brother owns one of the adjacent farms. Their finances do not permit them to build the type of house they would like. The mobile home would be set back from the street approximately 450 feet and would be down in the valley, and hardly visible from the street. He stated that there are 60 acres of land and there would be no problem with the septic system. He stated that this is a less intensive use and lowers the density.

Mr. Ed Willis stated that he has a financial interest in the farm next to this site, which is occupied by Sherry and Richard Gripshover, and he has no objection to the request.

Sherry Gripshover stated that this mobile home would be very convenient for the family and the grandchildren.

Chairman Viox asked if there was anyone present who wished to speak in opposition to the request or who had questions.

Mr. Thomas W. Roberts stated that he was representing Mr. Kenneth Schneider who owns property across the street from the site. He also distributed to the Commission copies of letters from Mr. Norbert J. Berberich, 2238 Idlewild Road, and Mr. Paul Berberich, 3252 Idlewild Road, indicating their opposition to the request. (These letters are on file in the Staff

Office.) Mr. Schroeder stated that if this property were sold, a subsequent property owner would be able to open a mobile home park. He stated that this mobile home would be an eyesore and distributed to the Commission pictures of properties in the area, stating that they are higher-priced homes. He stated that this would be the third mobile home in the area and it would affect the property values. He stated that if restrictions are imposed prohibiting additional mobile homes, the residents may be agreeable to the request. He asked that the request be denied.

Miss Lisa Roberts, who lives across the street from the site, stated that they are opposed to mobile homes in the area. She stated that the Gripshovers could in the future move their mother into their house and rent out the trailer.

Mr. Austin Mann, a resident of the area, stated that there is no need to rezone the entire 61 acres for one mobile home. He stated that he is opposed to the rezoning of the entire parcel.

Chairman Viox asked Mr. Schroeder what would be done with the mobile home when a house is built.

Mr. Schroeder stated that it is their intention to remove the mobile home at that time. He added that they needed a minimum of 30 acres to apply for this zone change and, therefore, they applied for a zone change on the entire parcel.

Chairman Viox asked if there were any comments or questions from the Commission.

Mr. Neltner stated that Mr. Schroeder had expressed a willingness to accept a condition that the zone change be limited to only one mobile home. He asked if the applicants were also willing to agree to remove the mobile home when a house was built.

Mr. Schroeder stated that the applicants would be willing to agree to the condition indicated by Mr. Neltner.

In response to questions from Mrs. Bushelman, Mr. Schroeder stated that the mobile home will not be new and is intended as a temporary residence.


Chairman Viox asked if there was any further discussion. There being none, he announced that this request would be on the Agenda for the Business Meeting on February 3, 1988 at 8 P.M. and closed this Public Hearing.

APPROVED:



William Viox, Chairman

ATTEST:



Jan Hancock, Recording Secretary

BOONE COUNTY PLANNING COMMISSION

BUSINESS MEETING

February 3, 1988 8:00 P.M.

Mr. William Viox, Chairman, called the meeting to order at 8:15 P.M..

COMMISSION MEMBERS PRESENT:

Mr. Larry Barnett, Vice Chairman
Mr. Fred Burch
Mrs. Rita Bushelman
Mr. Lawrence Collins
Mr. Phil Damstrom
Mr. Melvin DeLong
Mr. R. N. Greene
Mr. Don McMillian
Mr. Charles Moore
Mr. Barry Neltner
Mr. Ralph Rush
Mr. Floyd Sharp
Mrs. Carol Smith
Mr. William Viox, Chairman

COMMISSION MEMBERS NOT PRESENT:

Mr. Rector Jones

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Viox noted that each member had received a copy of the Minutes of the Business Meeting of January 20, 1988 and the Public Hearings of January 27, 1988 and asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. McMillian moved that the Minutes of the Business Meeting of January 20, 1988 and the Public Hearings of January 27, 1988 be approved as mailed. Mrs. Smith seconded the motion and it carried unanimously.

1. Zoning Map Amendment

A request of Muriel Hurst for a Zoning Map Amendment to permit a craft and flower shop at 1518 Petersburg Road, Boone County, Kentucky. The request is to rezone two parcels totaling approximately 1.1 acres from Suburban Residential One (SR-1) to Commercial One (C-1).

Staff Member, Kevin Costello, read the Committee Report which recommended denial of the request based on the findings of fact (see Committee Report).

Mr. McMillian moved that the request be denied based on the Committee Report. Mr. Burch seconded the motion.

In response to questions from the applicant, Mr. Costello clarified the Committee Report in regard to the intended character of the area. Chairman Viox and Mr. Costello discussed the Permitted Uses, Accessory Uses, and Conditional Uses in the SR-1 Zone in response to Mrs. Hurst's questions.

Chairman Viox asked if there were any further comments or questions or if there was anyone else present who wished to speak. There being no response, the Chairman asked for a vote on the motion made by Mr. McMillian and it carried unanimously.

2. Zoning Map Amendment

A request of William T. and Gina M. Gripshover (owners) for a Zoning Map Amendment for a 61.52-acre parcel located at 3269 Idlewild Road, Boone County, Kentucky in order to allow one mobile home. The request is to rezone the site from Agricultural Estate (A-2) to Agriculture (A-1).

Staff Member, Kevin Costello, read the Committee Report which recommended denial of the request based on the findings of fact (see Committee Report).

Mr. McMillian moved that the request be denied based on the Committee Report. Mrs. Smith seconded the motion.

Chairman Viox asked the applicants for their comments.

Mr. Robert Schroeder, representing the applicants, asked that the Commission not agree with the Committee Report. He stated that an alternative would be a small house on the property which would not be detrimental to the area. Mr. Schroeder added that the applicants are willing to comply with any restrictions placed on the property by the Commission.

Chairman Viox asked if a representative of those opposed to the request wished to summarize their position.

Miss Lisa Roberts stated that a trailer would not benefit the adjoining property owners and would lower their property values. Mrs. P. J. Schneider agreed with her comments.

Chairman Viox asked if there were any comments or questions from the Commission.

Mr. Barnett stated that he did not sign the Committee Report as he does not agree with it. He added that the Comprehensive Plan calls for the area to be agricultural in nature.

Staff Member, Tom Breidenstein, stated that the Comprehensive Plan calls for low density residential development in the area, which would be up to three dwelling units per acre.

Mr. Barnett stated that one home on a 60-acre tract is low density development. He stated that the applicant has agreed to limit development to one mobile home, with the possibility of removal, which is less offensive than a small house that does not fit in with the character of the area. Mr. Barnett stated that he would be in favor of the request, provided that the mobile home was removed when a permanent home was built. Mr. Greene agreed with his comments.

Chairman Viox asked for a roll call vote on the motion made by Mr. McMillian to deny the request which found Mr. Burch, Mr. DeLong, Mr. McMillian, Mr. Moore, Mr. Neltner, Mr. Rush, Mr. Sharp, Mrs. Smith and Mr. Viox in favor. Mr. Barnett, Mrs. Bushelman, Mr. Collins and Mr. Greene were opposed. And Mr. Damstrom, a new Commissioner, not voting. The motion carried.

3. Zoning Map Amendment

A request of Walt Ramey (applicant) for Mr. and Mrs. Lenore C. Surface (owners) for a Zoning Map Amendment from Suburban Residential Two (SR-2) to Commercial One (C-1) and for a Conditional Use Permit and Variance in buffer requirement to allow a glass shop and installation of automobile windows. The 0.55-acre site is located at 1041 Burlington Pike, Boone County, Kentucky.

Staff Member, Dave Geohegan, read the Committee Report which recommended approval of the Zoning Map Amendment and Conditional Use requests based on the findings of fact, but subject to conditions (see Committee Report). The applicant has submitted a letter withdrawing the request for a Variance.

Mr. McMillian moved that the request be granted based on the findings of fact in the Committee Report and subject to the conditions noted. Mr. Burch seconded the motion.

Mr. Ramey stated that they are withdrawing their request for a Variance based on their meeting with the State Highway Department. He stated that they will meet the conditions contained in the Committee Report and are agreeable to those conditions.

EXHIBIT "C"

COMMITTEE REPORT

TO: Boone County Planning Commission

FROM: Carol Smith, Chairwoman

DATE: February 3, 1988

RE: Request of William T. and Gina M. Gripshover (owners) for a Zoning Map Amendment for a 61.52 acre parcel located at 3269 Idlewild Road, Boone County, Kentucky in order to allow one mobile home. The request is to rezone the site from Agricultural Estate (A-2) to Agriculture (A-1).

REMARKS:

We, the Committee, recommend denial of the requested Zoning Map Amendment based on the following findings of fact:

1. The proposed Zoning Map Amendment is not in agreement with the 1986 Boone County Comprehensive Plan which indicates the future use of the subject property to be Low Density Residential (up to three dwelling units per acre). The Comprehensive Plan typically classifies Agriculture (A-1) areas as Rural Lands (one dwelling unit or less per two acres) or as Developmentally Sensitive (areas of extreme slope).
2. The current zoning classification of Agricultural Estate (A-2) is appropriate and the proposed zoning of A-1 is inappropriate in light of the existing zoning of A-2 on both sides of Idlewild Road and the existing and planned future low density residential character of the area.
3. There have been no major changes of an economic, physical, or social nature not anticipated in the 1986 Boone County Comprehensive Plan that substantially alter the area's character.
4. The applicant has not sufficiently shown the land use reasons or facts necessary to grant a Zoning Map Amendment.

While the Committee is sympathetic to the financial situation of the applicant, it feels that development of this part of the county should be in accordance with the A-2 requirements and that a less intensive zone would be detrimental to the existing character of the area.

Carol Smith
Carol Smith, Chairwoman

Fred Burch
Fred Burch

Rector Jones

Donald McMillian
Donald McMillian

Larry Barnett

CS:mcb

Revised 3/8/88 on First Reading R-5-88

RESOLUTION 03-88-02 See Ord. 920.143

A RESOLUTION REQUESTING A ZONING MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY, ZONING MAP, SUCH MAP AMENDMENT BEING A ZONE CHANGE FROM SUBURBAN RESIDENTIAL ONE (SR-1) TO COMMERCIAL SERVICES (C-1) FOR A SITE LOCATED AT 10247 SQUIRE DRIVE, BOONE COUNTY, KENTUCKY, BEING REQUESTED BY MITCHEL WADE (OWNER), THE INTENDED USE IS AN AUTO BODY SHOP. THE BOONE COUNTY PLANNING & ZONING COMMISSION IS RECOMMENDING DENIAL VIA PLANNING & ZONING RESOLUTION R-6-88.

WHEREAS, the Boone County Fiscal Court received a recommendation for denial for a Zoning Map Amendment to the Boone County zoning map and such Zoning Map Amendment being a zone change from Suburban Residential One (SR-1) to commercial Services (C-3) for a site located at 10247 Squire Drive, Boone County, Kentucky, which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending denial of the zoning map amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY FISCAL COURT AS FOLLOWS:

SECTION I

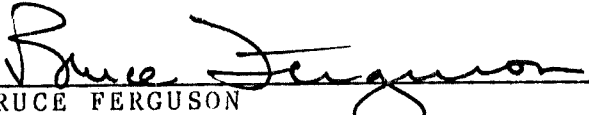
That the zoning map amendment for the real estate which is more particularly described below shall be and is hereby recommended for denial, this Zoning Map Amendment being a zone change from Suburban Residential One (SR-1) to Commercial Services (C-3) for a site located at 10247 Squire Drive, Boone County, Kentucky. The real estate which is the subject of this zoning map amendment recommendation for denial is more particularly described in attached "Exhibit A".

SECTION II

That as a basis for the recommendation of denial of the zoning map amendment request is the findings of fact of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in this Resolution and marked as "Exhibit B" and "Exhibit C".

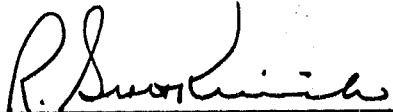
RESOLUTION 03-88-02
PAGE 2

Introduced, seconded and given First Reading on the 8th
day of March, 1988, and on the same occasion
denied in open session by the Boone County Fiscal Court.



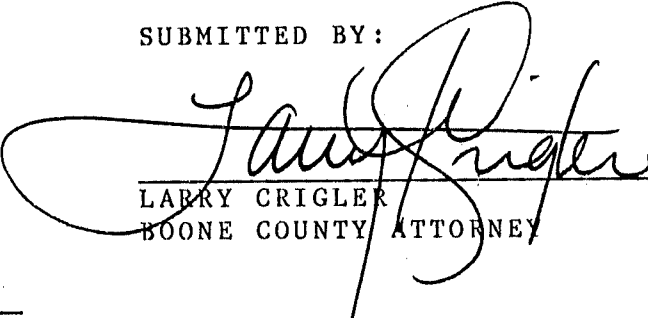
BRUCE FERGUSON
BOONE COUNTY JUDGE/EXECUTIVE

ATTEST:



R. SCOTT KIMMICH
FISCAL COURT CLERK

SUBMITTED BY:



LARRY CRIGLER
BOONE COUNTY ATTORNEY

March 8, 1988

DATE

ORDINANCE 920.143

AN ORDINANCE REQUESTING A ZONING MAP AMENDMENT TO THE BOONE COUNTY, KENTUCKY, ZONING MAP, SUCH MAP AMENDMENT BEING A ZONE CHANGE FROM AGRICULTURAL ESTATE (A-2) TO AGRICULTURE (A-1) FOR A 61.52 ACRE SITE LOCATED AT 3269 IDLEWILD ROAD, BOONE COUNTY, KENTUCKY, BEING REQUESTED BY WILLIAM T. AND GINA M. GRIPSHOVER (OWNERS) THE INTENDED USE IS TO PLACE ONE MOBILE HOME ON THEIR PROPERTY.

WHEREAS, the Boone County Fiscal Court received a recommendation for denial for a Zoning Map Amendment to the Boone County zoning map and such zoning map amendment being a zone change from Agricultural Estate (A-2) to Agriculture (A-1) for a 61.52 acre site located at 3269 Idlewild Road, Boone County, Kentucky, which is more particularly described below; and,

WHEREAS, the Boone County Planning Commission as the planning unit for the unincorporated areas of Boone County was requested to and has conducted a Public Hearing serving as a due process trial-type hearing and made findings recommending denial of the zoning map amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOONE COUNTY FISCAL COURT AS FOLLOWS:

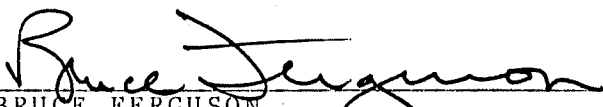
SECTION I

That the zoning map amendment for the real estate which is more particularly described below shall be and is hereby recommended for denial, this Zoning Map Amendment being a zone change from Agricultural Estate (A-2) to Agriculture (A) for a 61.52 acre site located at 3269 Idlewild Road, Boone County, Kentucky. The real estate which is the subject of this zoning map amendment recommendation for denial is more particularly described in attached "Exhibit A".

SECTION II

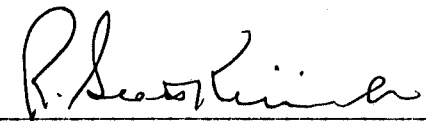
That as a basis for the recommendation of denial of the zoning map amendment request is the findings of fact of the Boone County Planning Commission as set forth in its minutes and official records for this request shall be and are hereby incorporated by reference as if fully set out in the Resolution and marked as "Exhibit B" and "Exhibit C".

Introduced, seconded and given First Reading on the 22nd
day of March, 1988. Adopted by the Fiscal
Court of Boone County after Second Reading at a regular meeting
on the 5th day of April, 1988 and on the same
occasion signed in open session by the County Judge/Executive as
evidence of his approval, attested under seal of the Boone County
Fiscal Court Clerk.



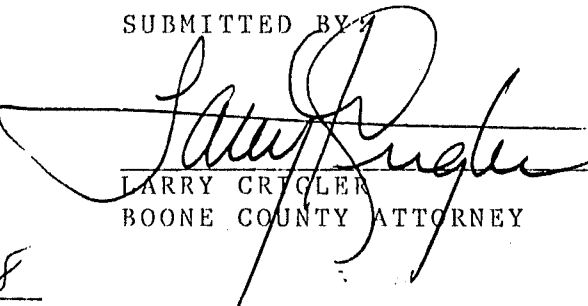
BRUCE FERGUSON
BOONE COUNTY JUDGE/EXECUTIVE

ATTEST:



R. SCOTT KIMMICH
FISCAL COURT CLERK

SUBMITTED BY:



LARRY CRIGLER
BOONE COUNTY ATTORNEY

April 20, 1988
DATE