

**BOONE COUNTY BOARD OF ADJUSTMENT
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
BUSINESS MEETING
October 11, 2023
6:00 P.M.**

Chairman Whitton called the meeting to order at 6:00 P.M.

BOARD MEMBERS PRESENT:

Mr. George Whitton, Chairman
Mr. Richard Miller, Vice-Chairman
Dr. Ryan Estes
Mrs. Susan Poston

BOARD MEMBERS NOT PRESENT:

Mr. Bill Weltzer

STAFF MEMBERS PRESENT:

Mr. Michael Schwartz, Director, Zoning Services

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

APPROVAL OF MINUTES

Chairman Whitton stated the Board members received copies of the minutes of the Boone County Board of Adjustment meeting of September 13, 2023. He asked if there were any other comments or corrections. Dr. Estes moved to approve the minutes and Mrs. Poston seconded the motion. Chairman Whitton called for the vote and it carried unanimously.

ACTION ON REVIEWS

1. Request of Melody Greba for a Conditional Use Permit to expand the existing Conditional Use Permit to allow the kenneling of cats. The approximate 14.6 acre parcel is located at 1532 Eads Road, Boone County, Kentucky and is zoned Agricultural Estate (A-2).

Staff Member, Michael Schwartz, presented the Staff Report which included a Powerpoint presentation (see Staff Report).

Chairman Whitton asked the Board if they had any questions for staff. There were none.

Chairman Whitton asked the applicant if they would like to provide the Board with any other information.

Ms. Melody Greba stated that she was there to answer any questions.

Chairman Whitton asked if there was anybody else in attendance that wanted to speak to this issue. There were none.

Chairman Whitton asked if there was any further discussion. There was none. Chairman Whitton asked if the Board wanted to make a motion.

Vice-Chairman Miller made a motion to approve the proposed Conditional Use Permit. Dr. Estes seconded the motion.

Chairman Whitton called for the vote which passed unanimously.

2. Request of Greg Larison on behalf of George and Amy Bonta, for a Variance reducing the minimum street frontage width for two contiguous flag lots from thirty (30) feet to 20.09 feet. The approximate 11.3 acre parcel is located at 1441 North Bend Road and the property immediately to its south, having a Parcel Identification Number (PIDN) of 035.00-00-026.01, Boone County, Kentucky and is zoned Rural Suburban Estates (RSE).

Staff Member, Michael Schwartz, presented the Staff Report which included a Powerpoint presentation (see Staff Report).

Chairman Whitton asked the Board if they had any questions for staff. There were none.

Chairman Whitton asked the applicant if they would like to provide the Board with any other information.

Mrs. Amy Bonta stated that they built the house on the northern lot in the late 90's. She stated that they would like to downsize and build a smaller house on the southern lot and then sell their current house.

Chairman Whitton asked if there was anybody else in attendance that wanted to speak to this issue.

Ms. Teri Friend asked if there would be only one new house built if the Variance were approved.

Chairman Whitton replied that the submitted plan shows that only one new house would be built on the southern lot. The applicants verbally confirmed that Chairman Whitton's response was correct.

Chairman Whitton asked if there was any further discussion. There was none. Chairman Whitton asked if the Board wanted to make a motion.

Vice-Chairman Miller made a motion to approve the proposed Variance. Mrs. Poston seconded the motion.

Chairman Whitton called for the vote which passed unanimously.

3. Request of Darryl Freeman for a Variance increasing the maximum front yard setback from twenty-nine (29) feet to one hundred forty (140) feet. The approximate 2.7 acre parcel is located at the southwest corner of the intersection of East Bend Road with Waterloo Road, having a Parcel Identification Number (PIDN) of 019.00-00-028.02, Boone County, Kentucky and is zoned Agricultural Estate (A-2) and Agriculture/Small Community (A-1/SC).

Staff Member, Michael Schwartz, presented the Staff Report which included a Powerpoint presentation (see Staff Report).

Chairman Whitton asked the Board if they had any questions for staff. There were none.

Chairman Whitton asked the applicant if they would like to provide the Board with any other information.

Mr. Darryl Freeman stated that due to the location of the overhead utility lines, it would be difficult to build a house at the required setback. He stated that he would like the house to be further away from the utility lines as well as being further away from the neighboring buildings.

Chairman Whitton asked if there was anybody else in attendance that wanted to speak to this issue.

Ms. Jessica Banish stated that she is a neighbor and is in full support of the request.

Chairman Whitton asked if there was any further discussion. There was none.

Chairman Whitton asked if the Board wanted to make a motion.

Mrs. Poston made a motion to approve the proposed Variance. Dr. Estes seconded the motion.

Chairman Whitton called for the vote which passed unanimously.

OTHER

None.

ADJOURNMENT

Chairman Whitton asked for a motion to adjourn the meeting. Vice-Chairman Miller made a motion to adjourn and Dr. Estes seconded the motion.

Chairman Whitton called for the vote and the meeting was adjourned by unanimous consent at 6:20 p.m.

APPROVED

Chairman George Whitton

ATTEST:

Michael D. Schwartz
Director, Zoning Services