

**ORDINANCE NO. O-07-2018**

**AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE FORT THOMAS PLANNING COMMISSION SUBMITTED IN ITS RESOLUTION NO. Z-01-2018 AND AMENDING THE OFFICIAL ZONING ORDINANCE OF THE CITY OF FORT THOMAS, CAMPBELL COUNTY, KENTUCKY, BEING ORDINANCE NO. O-13-2012, BY CHANGING THE ZONE OR DISTRICT OF REAL ESTATE HEREINAFTER DESCRIBED FROM CENTRAL BUSINESS DISTRICT (CBD) TO RESIDENTIAL ONE (R1-C) FOR 26 AUDUBON PLACE.**

**WHEREAS**, Curtis and Angela Penick, applicants, on behalf of The Shaw House, LLC, owner, have submitted an application for a zone change to the Fort Thomas Zoning Map; and

**WHEREAS**, a public hearing on this request was properly advertised and held on Wednesday, April 18, 2018; and

**WHEREAS**, the Fort Thomas Planning Commission has reviewed all exhibits presented; and

**WHEREAS**, the Fort Thomas Planning Commission hereby states the following finding:

Changes to the character of the area have made a Central Business District (CBD) classification inappropriate and a Residential One classification (R-1C) appropriate.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FORT THOMAS, CAMPBELL COUNTY, KENTUCKY:**

**SECTION I**

That the zoning classification for the parcel of property as described herein, being a part of the Official Zoning Ordinance of the City of Fort Thomas, Campbell County, Kentucky, being Ordinance No. O-13-2012, which was adopted on November 19, 2012, be and the same is hereby amended for the following area:

Group Nos. 30102/A1 & 30102/A2  
Pidn: 999-99-12-318.00

Situated in the City of Fort Thomas, County of Campbell, Commonwealth of Kentucky, being part of Lots 5, 7 and all of Lot 8 of Bigstaff's 2<sup>nd</sup> Subdivision, Shaw Estate, and being more particularly described as follows:

Beginning at the northeast corner of Lot 3 of the Bigstaff's 2<sup>nd</sup> Subdivision, Shaw Estate, said point also being the intersection of the westerly right of way of Ft. Thomas Avenue and the southern right of way of Audubon Place; thence along the southern right of way of Audubon Place; thence along the southern right of way of Audubon Place S. 60 degrees 14' W. a distance of 221.12 feet to the real point of beginning for this description; thence continuing along said right of way S 60 degrees 14' W., a distance of 88 feet to an angle point in the Audubon Place right of way; thence along said right of way S. 28 degrees 22' E., a distance of 209.10 feet to a point being the intersection with the northerly right of way of St. Nicholas Place; thence along said right of way N. 61 degrees 38' E., a distance of 101.63 feet; thence leaving the right of way N. 32 degrees 04' W., a distance of 211.69 feet to the point of beginning. Said parcel containing 19,933 square feet.

Together with and subject to a parking agreement between Christ Church and Norban, a Kentucky partnership, dated April 30, 1985, and recorded in Misc. Book 115, Page 66 of the Campbell County Clerk's records at Newport, Kentucky.

## **SECTION II**

The parcel described in SECTION I is hereby amended and changed on the Official Zoning Map from Central Business District (CBD) to Residential One C (R1-C).

## **SECTION III**

That the City Clerk be and is hereby authorized and directed to deliver a certified copy of this ordinance to the Zoning Administrator.

## **SECTION IV**

That the Zoning Administrator be and is hereby authorized and directed to change the zone boundaries on the Official Zoning Map in accordance with this Ordinance and Section 8 of the Official Zoning Ordinance.

## **SECTION V**

That a Certificate of Land Use Restriction, pursuant to the provisions of KRS 100.3681-100.3684, shall be filed in the Office of the Campbell County Clerk.

**SECTION VI**

That this Ordinance shall amend but not repeal the existing Official Zoning Ordinance and the Official Zoning Map.

**SECTION VII**

That this Ordinance shall be effective when read, passed and advertised at the earliest date according to law.

APPROVED:

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Eric Haas, Mayor

ATTEST:

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Melissa K. Beckett, City Clerk

1st Reading: May 21, 2018

Adopted: June 18, 2018