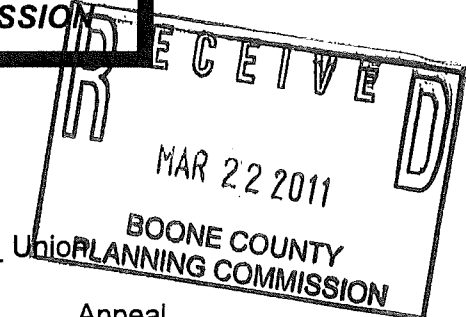


APPLICATION FORM

11-BCBOA-003-A

BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION



See Boone County Zoning Regulations  
**SECTION A** (To be completed by applicant)

- (Check One)
1.  Boone \_\_\_\_\_ Florence \_\_\_\_\_ Walton \_\_\_\_\_
- (Check One)
2.  Conditional Use Permit \_\_\_\_\_ Variance \_\_\_\_\_ Appeal \_\_\_\_\_  
Change in Non-Conforming Use \_\_\_\_\_

3. Applicant's Name Josh Yeary  
 Phone Number 937-297-3229 Fax No. 866-283-0435  
 Applicant's Address 4000 Miller-Valentine Court  
Dayton OHIO 45439  
 City State Zip

4. Description of Request: ~ 6,200 SF church building Addition with portico and parking lot improvements

5. Name of Development Burlington Baptist Church  
 6. Location of Development 3031 Washington Street, Burlington, KY 41005

7. Acreage Under Review 6.3 acres +/-  
 8. Lot Number and Name of Subdivision (if part of a subdivision) N/A

9. Owner of Property Burlington Baptist Church  
 Address of Property Owner 3031 Washington St. Phone No. \_\_\_\_\_  
Burlington KY 41005  
 City State Zip

11. Proposed Use(s) on Site Church

12. Total Square Footage of Existing and/or Proposed Buildings. Ex ~ 33,384 SF / Proposed ~ 39,632 SF  
 13. Current Zoning on Property SR-2/SC  
 14. Deed Book 254 Page No. 258 Group No. 2029

15. Is the site subject to a zone change? NO  
 If yes, give date of approval N/A

16. Have you submitted a Site Plan with this request? Yes

17. Have you submitted a list of adjoining property owners with this request? Yes

18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: Phoebe McElvindy Moderator  
 (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Joshua Yeary  
 (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

(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 3/22/11 Fee Received \$780<sup>00</sup> R#62450
2. Is application complete?  Yes  No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
4/13/11  Approved  
 **Approved with Conditions (See #6)**  
 Denial (See #7)
6. Conditions of Approval: SEE STAFF COMMENT 4A.  
in the STAFF REPORT.
7. Reasons for Denial: \_\_\_\_\_

**Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page**

**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

APPLICANT: Josh Yeary for Burlington Baptist Church

LOCATION: 3031 Washington Street, Boone County, KY

ZONING: Suburban Residential Two/Small Community Overlay (SR-2/SC)

DATE: April 13, 2011

### PROPOSAL

The Applicant is requesting a Conditional Use Permit so an approximate 6,200 square foot building addition, portico, and associated parking lot improvements can be constructed to the rear of Burlington Baptist Church. The subject property is located at 3031 Washington Street and is zoned Suburban Residential Two/Small Community Overlay (SR-2/SC).

The submitted plans show a 6,248 square foot building addition that will connect to the education building, children's building, and sanctuary building. The building addition is a three-story structure (2 floor levels with a balcony overlook) and is approximately 46 feet tall. The plans also show a 28' x 45' x 32' portico that will attach to the building addition and extend further into the rear parking lot. The driveway aisles and parking spaces around the building addition and portico are being reconfigured to meet current code requirements. A note on the building elevation drawing indicates that all exterior materials (shingles, masonry, siding, columns, etc.) are intended to match the existing building materials as closely as possible.

### APPLICABLE REGULATIONS

Article 2, Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant Conditional Use Permits as specified by the zoning order.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262 and 2012 of the Boone County Zoning Regulations.

Findings listed in Section 262 (Findings for all Conditional Uses):

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will not be hazardous to existing or future neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

6. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;
7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Article 20, Section 2012 of the Boone County Zoning Regulations states that churches are conditional uses in the SC district when major exterior alterations or additions are proposed. The following findings need to be analyzed by the Board:

- a. the activity is an integral part of the area's function as a small community center, and is not of scale, nature, or character which will detract from or conflict with the principal purpose and continued well-being of the center;
- b. the arrangement of use, building, or structure is compatible with the arrangement or organization of permitted and accessory uses which are to be protected in the district; and
- c. historical and architectural characteristics are protected from inappropriate alteration to existing structures and new buildings are sensitive to the established character of the SC overlay. Additions and structural alterations will be reviewed for conformance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Article 20, Section 2020 of the Boone County Zoning Regulations states that construction proposals in the SC overlay district that are within the Burlington Town Plan Strategic Plan area, and that require site plan review (major or minor), are subject to specified design standards contained in that Plan. The design standards are outlined in pages 17 through 19 of the Burlington Town Plan Strategic Plan in the sections entitled Site Layout, Architectural Details/Ornamentation for Existing Historic Buildings, Exterior Siding, Windows and Doors, Building Roofs, and New Construction and Additions. Review of construction proposals for compliance with these design standards shall be performed by the Planning Commission staff through the site plan procedure. Proposals subject to these standards shall submit architectural drawings as outlined in Section 3004, #21.

Article 33, Section 3325 of the Boone County Zoning Regulations requires a church to provide one parking stall per every three seats that can be used at any given time.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2005 Boone County Comprehensive Plan's "2030 Future Land Use Plan" designates the church campus for Public/Institutional, Commercial, and Suburban Residential uses. These designations are described as follows:

Public/Institutional (P) - Government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc.

Commercial (C) - Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.

Suburban Residential (SR) - Single family housing of up to four units per acre. This classification does not preclude low density or estate residential developed as a formal subdivision."

The Land Use Element contains the following passages which relate to the proposal:

- A. "Burlington proper will continue to experience growth-related pressures. The influence of residential subdivisions in the surrounding areas, and the associated traffic, will necessitate improved traffic controls and management, particularly at KY 18 and KY 338. Central Burlington includes a National Register Historic District. Historically important structures should be protected from development pressures, or be subject to appropriate adaptive re-use to retain the character of central Burlington. As Boone County grows, there will be a greater need for public facilities and services. The 2002 Burlington Town Strategic Plan addresses the unique transportation, parking, public facilities, historic preservation, and subdivision characteristics of the area. The new Boone County Justice Center and the Boone County Public Safety Center Complex have reinforced Burlington as the hub of local government activity. Some private investment, mainly in restaurant and shop uses, as well as the TEA-21 Transportation Enhancement Grant for sidewalks indicate momentum for investment in the town center. Appropriate architecture and placement of new or renovated buildings is critical to respect the established character of the town" (Burlington Area pp. 150-152).

#### SITE HISTORY

- 5/13/87 - The Boone County Board of Adjustment approved a Conditional Use Permit allowing Burlington Baptist Church to construct a parking lot addition between Union Square, Alley #3, and Jefferson Street.
- 4/3/91 - The Boone County Planning Commission approved a Site Plan for a 8,676 square foot building addition onto the back of the church.
- 6/2/93 - The Boone County Planning Commission approved a Site Plan allowing a 16,000 square foot family life center with accessory parking to be constructed to the west of Nicholas Street. A note on the approved plan says that the building will not be used at the same time as worship services.
- 2/12/03 - The Boone County Board of Adjustment approved a Conditional Use Permit allowing an approximate 30 stall parking addition at the southwest corner of Washington Street (KY 18) and Jefferson Street.

#### SITE CHARACTERISTICS

The church campus is approximately 6.3 acres in area and has frontage along Washington Street, Jefferson Street, Nicholas Street, Union Square, and a public alley. The campus contains a 13,852 square foot Sanctuary building, a 9,504 square foot Education Building, a 8,628 square foot Children's building, a 1,400 square foot office, a 16,000 square foot Family Life Center, and approximately 201 parking stalls. Except for the Family Life Center, the church buildings have been constructed with brick, asphalt shingle roofs, vinyl siding, and differing style windows. Boone County G.I.S. shows that the topography of the property falls from approximately 840 feet above sea level at the northeast property corner to 810 feet above sea level at the southwest property corner.

#### SURROUNDING LAND USES AND ZONING

North: Washington Street, Single-Family Residential Dwelling, Townhouses, Photo Studio, Music Studio, Barber Shop, Bakery, Apartments, Central House Diner (SR-2/SC)

South: Public Alley, Steele's Hometown Tire, Single-Family Residential Dwellings fronting on Jefferson Street and Torrid Street (SR-2/SC)

East Barber Shop and Single Family Residential fronting on Elwood Avenue (SR-2/SC)

West South Point Townhouses (UR-2)

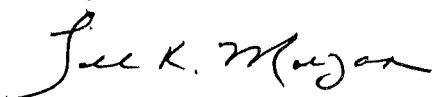
#### STAFF COMMENTS

1. The applicant informed Staff that the submitted plans are conceptual and there could be some changes made to them before construction begins. Potential changes include using more spandrel glass in the building addition, using different style pillars and hardi-plank siding, lowering the height of the portico and bringing it further out into the parking lot, and eliminating the parallel parking spaces across from the portico.
2. Matthew Becher, Rural/Open Space Planner for the Boone County Planning Commission has indicated that Burlington Baptist Church is not a historic structure. The historic building was demolished sometime in the 1980's.
3. The plans show that the church can seat 306 people at any time and that 19 parking stalls will be eliminated when the building addition is constructed. The current parking requirement (one space per three seats) for a 306 seat church is 102 parking stalls there are 201 stalls on the church campus per a 2009 aerial map.
4. Staff recommends the following conditions if the request is approved:
  - A. Staff Design Review shall be conducted by Planning Commission Staff at the time the Site Plan application for the building addition is submitted for review. The purpose of the design review shall be to review the final architectural elevation drawing against the architectural elevation drawings that were reviewed by the Boone County Board of Adjustment and determine if the proposed changes are minor or major. Minor changes shall be approved administratively by Planning Commission Staff and major changes shall be required to go back through the Conditional Use Permit process.
5. The Board needs to analyze the findings for granting or denying the Conditional Use Permit before acting on the request.

#### CONCLUSION

KRS 100.237 and Sections 220 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

TKM/dw

Attachments

- \*Site Vicinity Map
- \*Existing Conditions Plan
- \*Preliminary Site Plan
- \*Lower Level Floor Plan
- \*Main Level Floor Plan
- \*Upper Level Plan
- \*Architectural Elevation
- \*Concept Drawing (Looking East)
- \*Concept Drawing (Looking West)
- \*2009 Aerial Map
- \*Zoning Map
- \*Topographical Map
- \*Future Land Use Map
- \*Pages 17-19 of the Burlington Strategic Plan
- \*Application

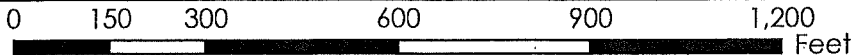
# SITE VICINITY MAP

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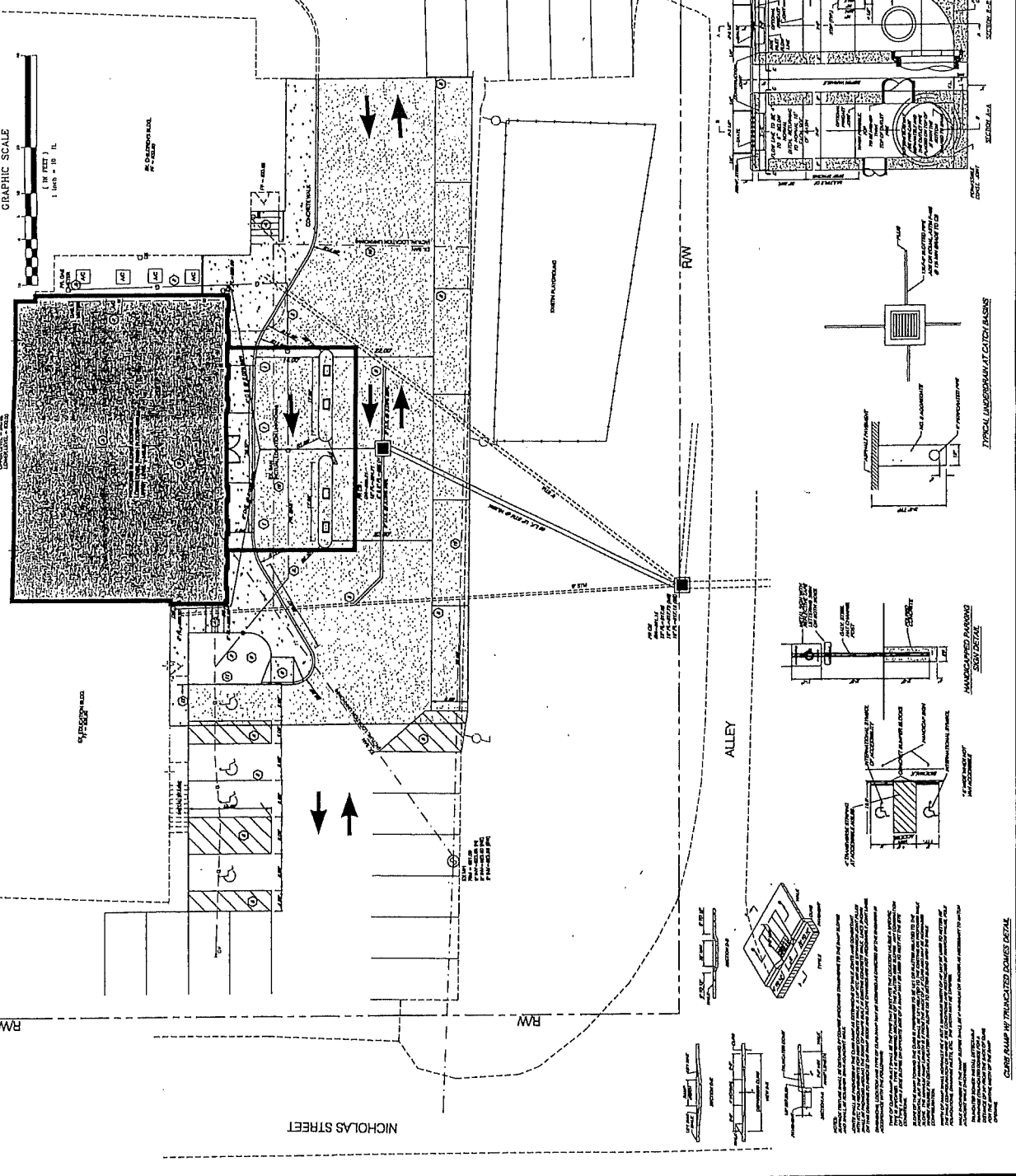
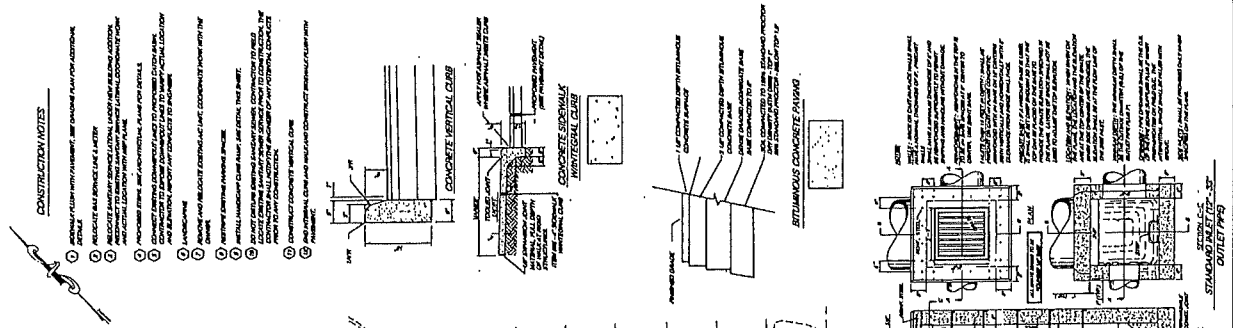
1 inch = 300 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



NO.	DATE	BY	REVISIONS
1	3-22-11	MSU	ISSUED FOR PERMIT
2	7-17-11	MSU	REVISED PER COMMENTS
3	7-17-11	MSU	REVISED PER COMMENTS
4	7-17-11	MSU	REVISED PER COMMENTS
5	7-17-11	MSU	REVISED PER COMMENTS
6	7-17-11	MSU	REVISED PER COMMENTS
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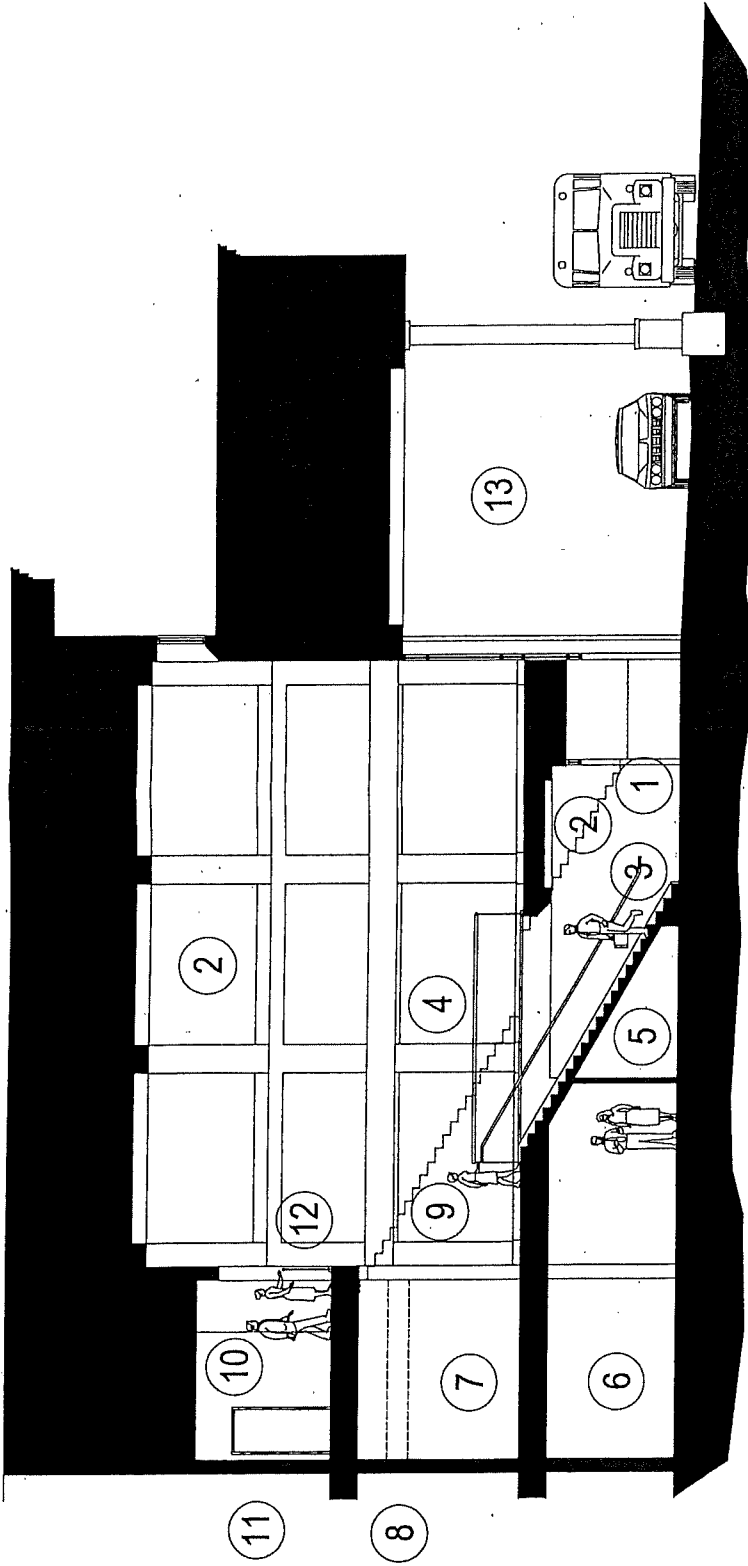












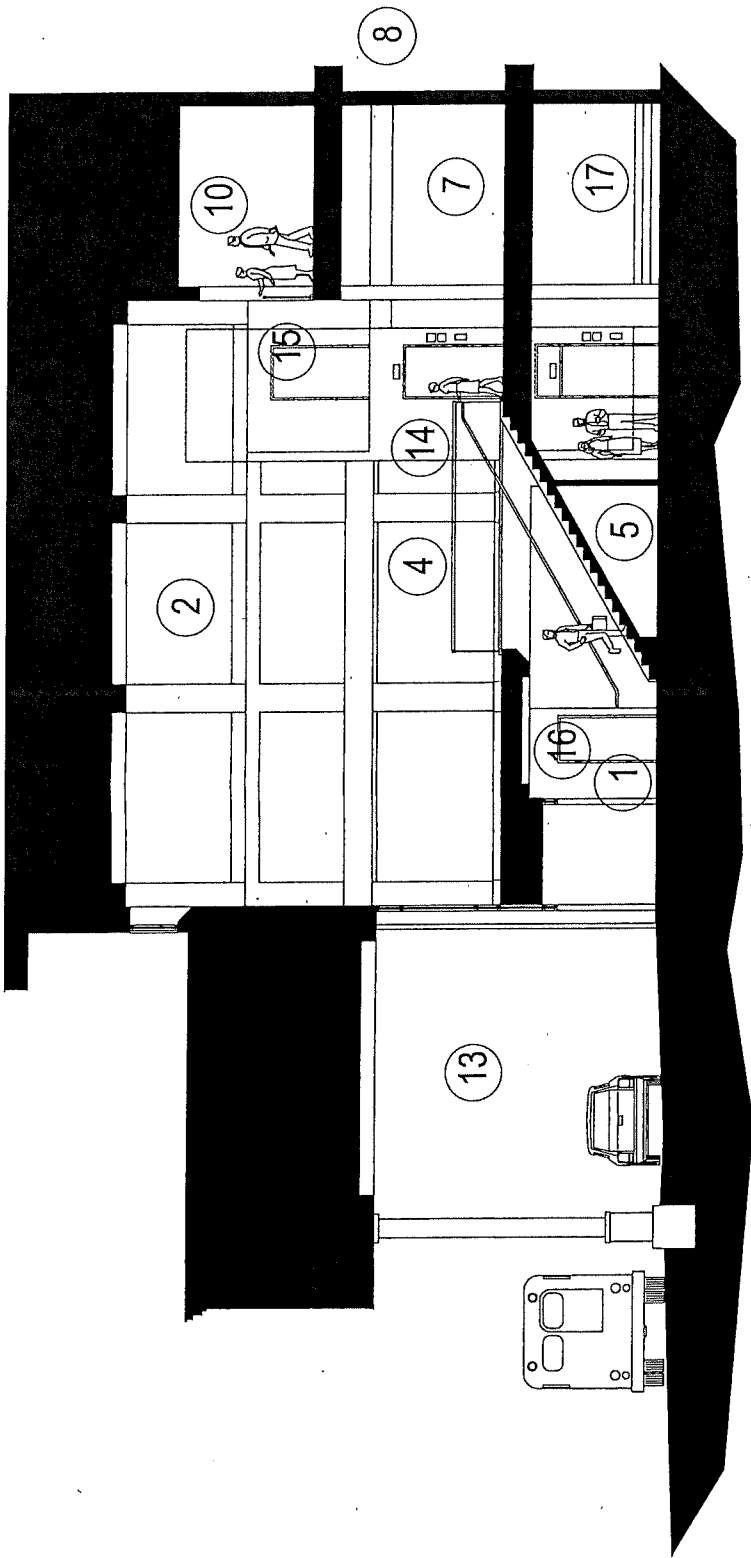
# Concept G3 - Section/Elevation - Looking East

- SECTION/ELEVATION LEGEND
- 1. REVOLVING DOOR
  - 2. CEILING ARTICULATION
  - 3. STAIRS UP TO MAIN LVL
  - 4. RAILING AT STAIR OPNG
  - 5. CLOSURE BELOW STAIR
  - 6. CORRIDOR AT LOWER LVL
  - 7. EXIST NARTHEX AT SANC
  - 8. WEST BALCONY/LANDING
  - 9. EXIST STAIR FROM BALC
  - 10. EXIST NARTHEX AT BALC
  - 11. DOOR TO EXIT STAIR
  - 12. OVERLOOK AT RAILING
  - 13. COVERED DROP-OFF - ONE WAY
  - 14. ELEV SHAFT & OPENINGS
  - 15. ELEV OPNG BEYOND
  - 16. DOOR TO CLASSROOM
  - 17. STAIRS UP TO LWR LVL EDUC BLDG

8 0 8 16 24 011410



sutherly design solutions  
ARCHITECTURE



# Concept G3 - Section/Elevation - Looking West

8 0 8 16 24 011410

- SECTION/ELEVATION LEGEND**
- 1. REVOLVING DOOR
  - 2. CEILING ARTICULATION
  - 3. STAIRS UP TO MAIN LVL
  - 4. RAILING AT STAIR OPNG
  - 5. CLOSURE BELOW STAIR
  - 6. CORRIDOR AT LOWER LVL
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sutherly design solutions  
ARCHITECTURE

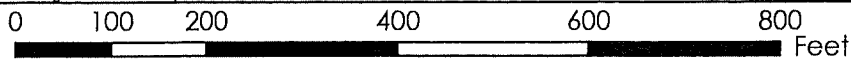
# 2009 AERIAL MAP

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1 Inch = 200 feet



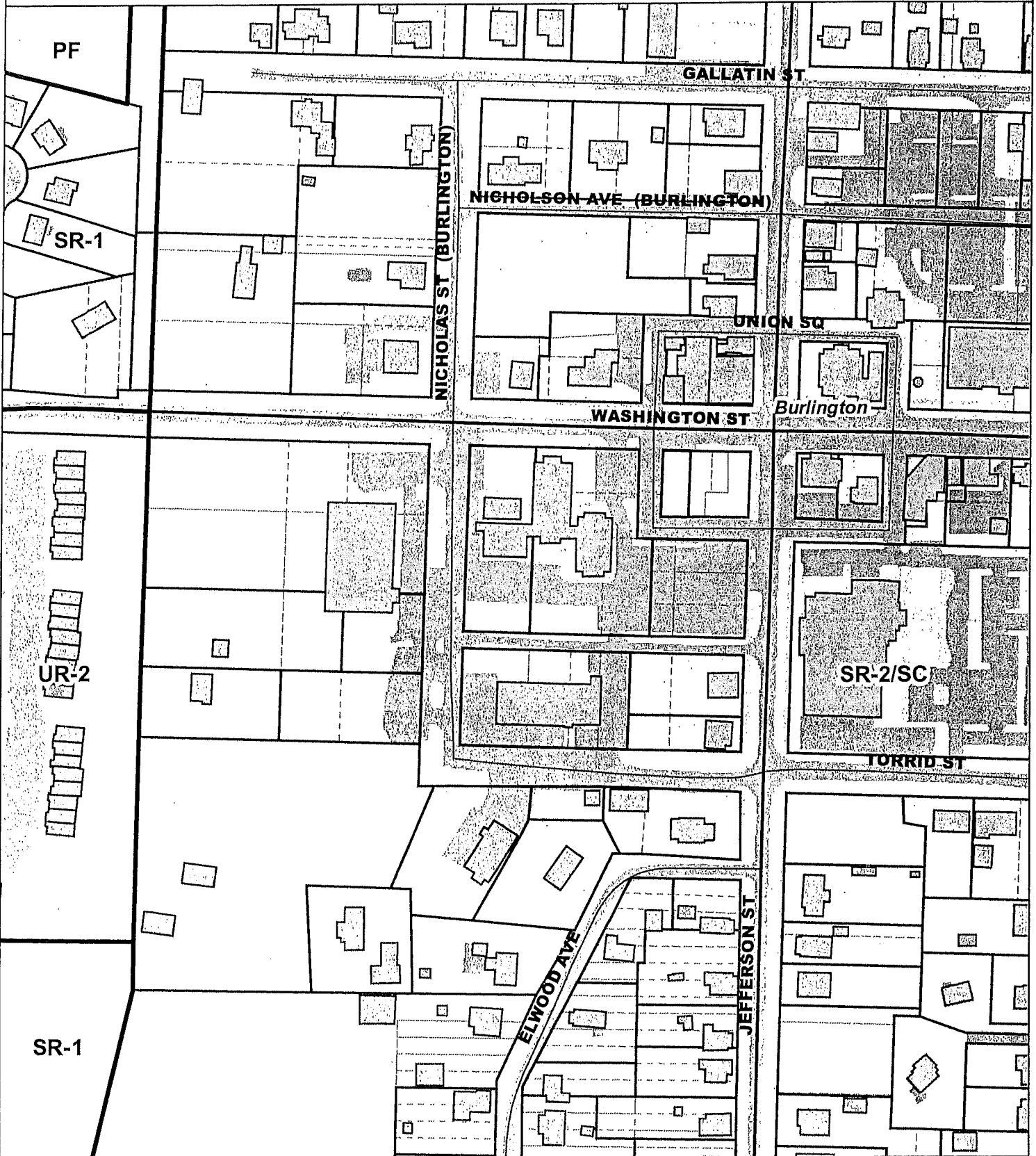
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Map Created: 01/01/2008

Boone County GIS  
ArcMap Document: \*.mxd

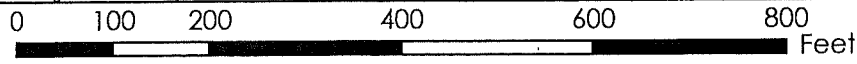
# ZONING MAP

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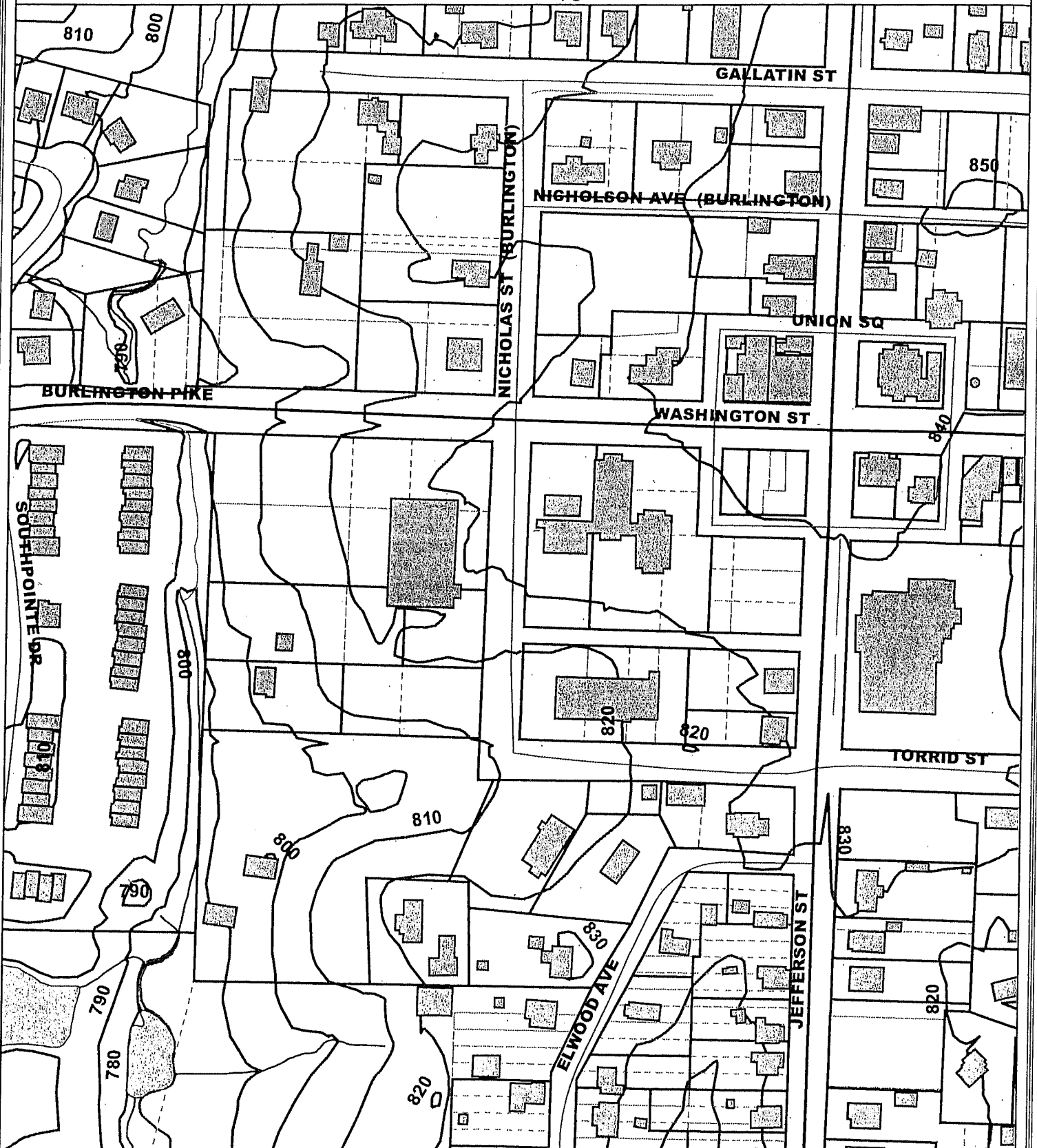
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**Boone County GIS - Putting Northern Kentucky on the Map**

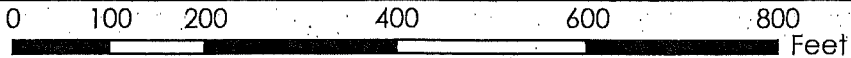
# TOPOGRAPHICAL MAP

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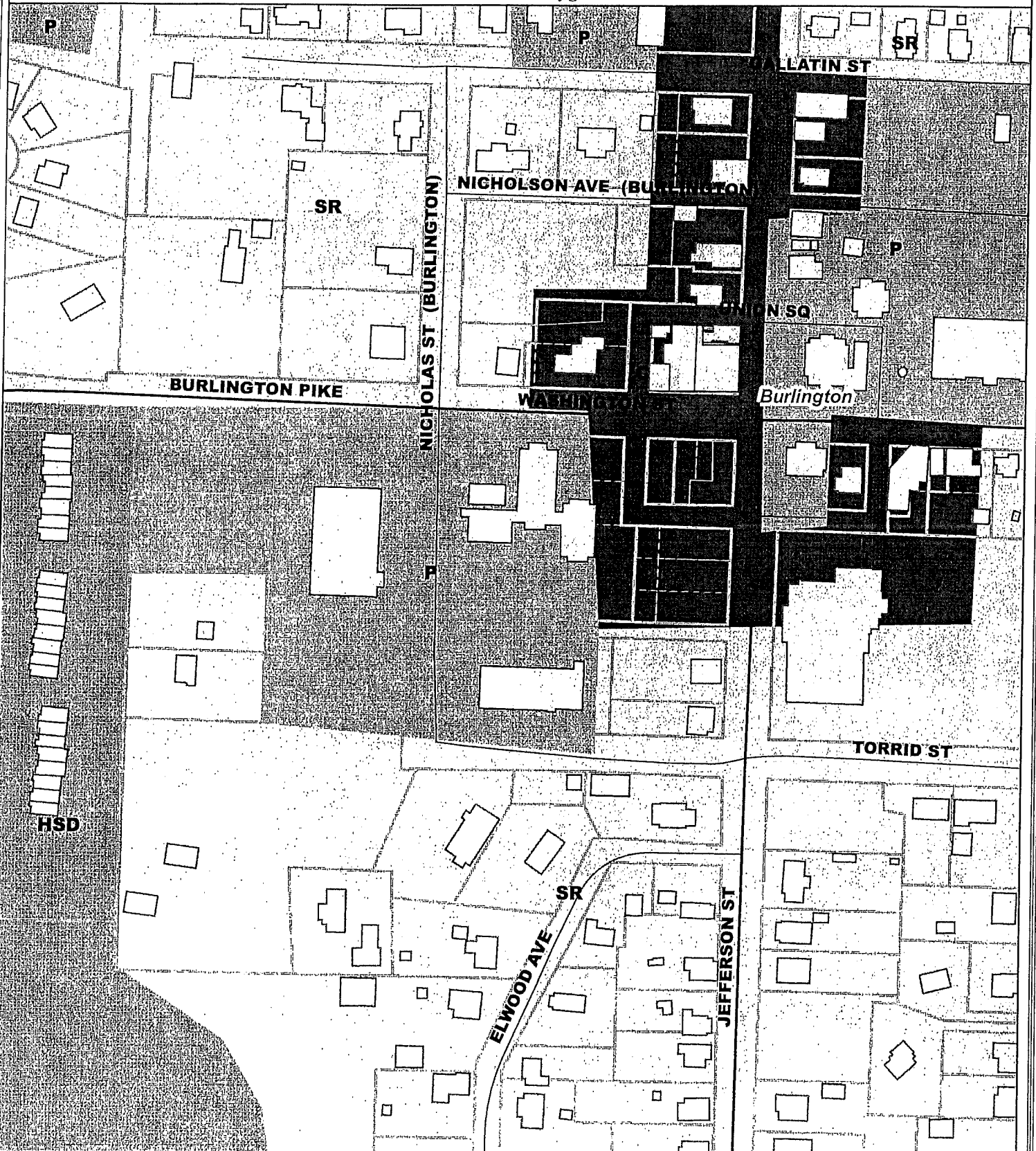
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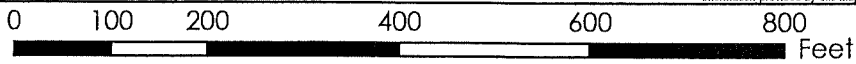
# FUTURE LAND USE MAP

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1 inch = 200 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: 01/01/2008

Boone County GIS  
ArcMap Document (\*.mxd)

opposite side of the street. The maximum front yard for commercial, office, industrial, or public facilities uses shall be 20 feet.

- B. Side yard minimum adjacent to private property - five (5) feet
- C. Side yard minimum adjacent to right-of-way - ten (10) feet
- D. Rear yard minimum adjacent to private property - twenty (20) feet
- E. Rear yard minimum adjacent to alley - five (5) feet

#### Site Layout

- A. Non-residential building facades facing public street shall be designed as the building front.
- B. Sidewalk connections shall be provided to all existing and planned sidewalks, and to alleyways.
- C. Off-street parking shall be located on the side and/or rear of the primary building.
- D. On-street and shared parking can fulfill parking requirements if demonstrated to the Zoning Administrator that they are sufficient.

#### Architectural Details/Ornamentation for Existing Historic Buildings:

- A. Existing architectural details and ornamentation, including existing porch elements, shall be retained, maintained, and repaired where necessary with matching materials. Removal shall only occur in cases of substantial deterioration and every effort shall be made to replicate removed elements with materials and design matching the original;
- B. All replacement materials shall be similar to the original materials of the detail or ornamentation in question or be appropriate to the style of the building;
- C. Removal of existing brick chimneys and replacement with metal or other materials is not permitted.

#### Exterior Siding

- A. Exterior metal wall sheeting is not permitted;
- B. Replacement of existing exterior wood siding and corner boards shall be with new wood to match original wood;
- C. In no case shall an historic brick or stone building be covered with any type of siding.

#### Windows and Doors

- A. Existing windows and doors shall be retained and repaired as needed. Repair or replacement of deteriorated window and door elements should imitate the original elements in dimension, profile, size, shape, arrangement and pattern. Window and door repair must reuse as much of the original material as possible;
- B. When window and door replacement is unavoidable, new units should match original design as closely as possible;

- C. The installation of modern picture windows, bay windows, or other openings not in scale with the building shall not be installed on the main or side facades. The addition of large windows or walk-out (i.e., sliding) glass doors on the rear facade or side facades which are not readily visible is discouraged but permitted;
- D. The use of glass block in foundation windows is not permitted on front or readily visible side facades.

#### Building Roofs

- A. Historic roof materials, such as metal or slate shall be retained, maintained and repaired when necessary. They should not be replaced just to match any new construction if not deteriorated;
- B. The application of composition shingles to replace deteriorated composition or metal standing seam roofs is acceptable;
- C. Roof forms and pitch shall not be altered on the main facade. Alterations shall not occur on side facades where such alterations would be visible from the street. Alterations in the rear one-half to one-third of a building may be allowable if not readily visible from the major street facade(s). In no instance should more than one-story be added to any existing building;
- D. Original box gutters shall be retained and maintained, or repaired or replicated;
- E. If soffits are damaged, they should be repaired or replaced with wood or solid non-vinyl materials to replicate the original materials;
- F. Skylights are permitted as long as they are located in the rear one-third to one-half of a building depending on visibility from the street facade(s).

#### New Construction and Additions

- A. Proposed new construction or additions to existing structures shall be designed to be consistent with existing buildings within the same street block. The developer or builder shall submit architectural plans for review by the Technical/Design Review Committee. The Committee may contract with a registered architect to help review the proposal according to the following detailed standards:
- B. The height of new construction shall be compatible with existing structures on the block;
- C. The floor area of new construction shall be compatible with existing structures on the block;
- D. New construction shall be compatible with existing structures on the block in terms of number and spacing of window and door openings;
- E. Materials of new construction shall be compatible with existing buildings on the block. The texture and color of brick or wood siding should be carefully considered to ensure compatibility with existing buildings. Frame buildings should maintain materials and design found throughout the community;
- F. Roofs for new construction should be consistent with existing structures on the

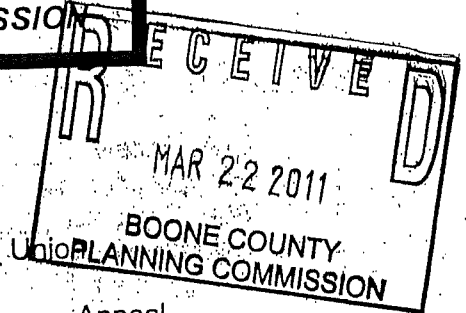
- block. New construction may have roofing which changes roof lines in the rear one-half or one-third of the building in a stepped fashion if not readily visible from the major street facade(s);
- G. Siding of new construction shall be compatible with existing buildings on the block. Traditional or new technological materials that replicate traditional materials should be used instead of vinyl or aluminum siding. Painted concrete block should not be used;
  - H. Exposed concrete foundations or retaining walls shall be faced with brick or stone, screened, or painted to complement the rest of the building. Interlocking block with opportunity for vines or ground cover vegetation is encouraged for retaining wall applications;
  - I. HVAC and other mechanical equipment must be screened or camouflaged from public view whether on roof or ground;
  - J. Additions to historic buildings in the Small Community Overlay Zone must conform to the setback requirements listed above. Additions to historic buildings shall not occur on a main facade or readily visible side facade. Additions shall follow existing roof lines, trim lines, material and massing of the building.

### **Conclusions and Next Steps**

This Plan contains many detailed recommendations. To achieve them, they will need to be prioritized and spread out over time. Many of these put responsibilities on the Boone County Fiscal Court and will have to be evaluated in terms of fiscal resources and timing issues. This Plan recommends that during late 2002, and early 2003, a public process be implemented through the Planning Commission that prioritizes the entire list of recommendations in a way that could lead to a future capital improvements program.

APPLICATION FORM

BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION



See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

1. (Check One)  Boone  Florence  Walton

2. (Check One)  Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use

3. Applicant's Name Josh Yearn  
Phone Number 937-297-3229 Fax No. 866-283-0435  
Applicant's Address 4000 Miller-Valentine Court  
Dayton OHIO 45439  
City State Zip

4. Description of Request: ≈ 6,200 SF church building Addition with portico and parking lot improvements

5. Name of Development Burlington Baptist Church  
6. Location of Development 3031 Washington Street, Burlington, KY 41005

7. Acreage Under Review 6.3 acres +/-  
8. Lot Number and Name of Subdivision (if part of a subdivision) N/A

9. Owner of Property Burlington Baptist Church  
Address of Property Owner 3031 Washington St. Phone No. \_\_\_\_\_  
Burlington KY 41005  
City State Zip

11. Proposed Use(s) on Site Church

12. Total Square Footage of Existing and/or Proposed Buildings Ex ≈ 33,384 SF / Proposed ≈ 39,632 SF  
13. Current Zoning on Property SR-2/SC

14. Deed Book 254 Page No. 258 Group No. 2029  
15. Is the site subject to a zone change? NO

If yes, give date of approval N/A  
16. Have you submitted a Site Plan with this request? Yes

17. Have you submitted a list of adjoining property owners with this request? Yes

18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: Paul K. McInelly Moderator  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Joshua Yearn  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

(over)

COPY

CLUR #11-BCBOA-003-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Burlington Baptist Church  
3031 Washington Street  
Burlington, KY 41005
  
2. ADDRESS OF PROPERTY  
3031 Washington Street  
Burlington, KY 41005
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Burlington Baptist Church
  
4. DEED BOOK 254      PAGE NO. 258      GROUP NO. 2029
  
5. TYPE OF RESTRICTION(S) (Check all that apply)  
 Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_       Conditional Use Permit  
 Development Plan       Conditional Zoning  
 Subdivision Plat  
(Not Recorded)       Other: Minor Site Plan  
 Variance
  
6. 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  
2950 WASHINGTON STREET, ROOM 317  
P.O. BOX 958  
BURLINGTON, KENTUCKY 41005

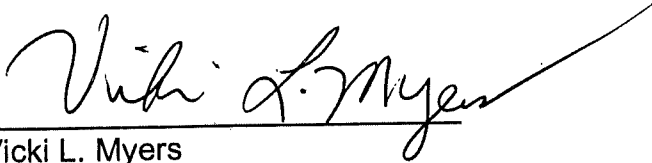
Todd K. Morgan  
SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, Senior Planner, Zoning Services  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the  
Boone County Planning Commission this 15 day of April, 2011.



Vicki L. Myers  
Notary ID 438411  
NOTARY PUBLIC, State at Large

My commission Expires:  
April 17, 2015

This instrument was prepared for recording purposes only by:



Mary Badar  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
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 Conditional Use Permit approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of April 13,2011 Certificate of Land Use Restriction (#11-BCBOA-003-A), for Burlington Baptist Church, Property Owner(s).

The following conditions will apply:

1. Staff Design Review shall be conducted by Planning Commission Staff at the time the Site Plan application for the building addition is submitted for review. The purpose of the design review shall be to review the final architectural elevation drawing against the architectural elevation drawings that were reviewed by the Boone County Board of Adjustment and determine if the proposed changes are minor or major. Minor changes shall be approved administratively by Planning Commission Staff and major changes shall be required to go back through the Conditional Use Permit process.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 254

PAGE NO. 258

GROUP NO. 2029