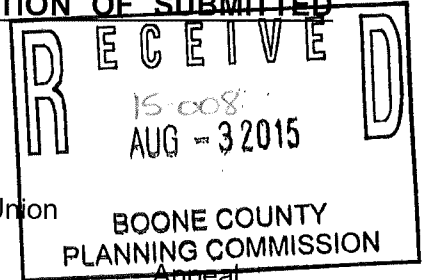


APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations



SECTION A (To be completed by applicant)

- 1. (Check One) Boone [checked] Florence _____ Walton _____ Union _____
2. (Check One) Conditional Use Permit [checked] Variance _____ Appeal _____
3. Applicant's Name FIRST CHURCH OF CHRIST (RALPH WILMHOFF)
Applicant's Address 6080 CAMP ERNST RD
Burlington KY 41005
4. Description of Request: INCREASE SIZE OF DIRECTIONAL SIGN @ PATRICK DR ENTRANCE
5. Name of Development First Church of Christ
6. Location of Development 6080 CAMP ERNST RD
Burlington, Ky 41005
7. Acreage Under Review _____
8. Lot Number and Name of Subdivision (if part of a subdivision) _____
9. Owner of Property FIRST CHURCH OF CHRIST
Address of Property Owner 6080 CAMP ERNST RD
10. Burlington KY 41005
Phone Number SAME Fax No. SAME E-Mail SAME
11. Proposed Use(s) on Site new sign
12. Total Square Footage of Existing and/or Proposed Buildings _____
13. Current Zoning on Property PF
14. Deed Book 409/1056 Page No. 209/552 Group No. 2030 + 2031
15. Is the site subject to a zone change? NO
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.

ORIGINAL Property Owner's Signature: [Signature] - DIR. OF OPERATIONS (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

**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 8/3/15 Fee Received \$932⁰⁰ Receipt # 71327
2. Is application complete? Yes No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
9/9/15 **Approved**
Approved with Conditions (See #6)
Denial (See #7)
6. Conditions of Approval: SEE 9/9/15 meeting minutes
AND CLUA
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 - 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: First Church of Christ

LOCATION: 6080 Camp Ernst Road, Boone County, Kentucky

ZONING: Public Facilities (PF)

DATE: September 9, 2015

Proposal

The applicant has submitted a Variance to increase the permitted area of a directional sign from 6 square feet to 41.25 square feet. The directional sign is proposed at the church's westernmost access point on Patrick Drive.

Applicable Regulations

Section 3412 of the Boone County Zoning Regulations states that one (1) directional sign shall be permitted near each entrance of a commercial, industrial, or office zoned property with a maximum sign area of six (6) square feet and maximum height of five (5) feet. Advertising on such a sign shall minimally include the words "enter" or "exit" or arrows. Signs directing and guiding traffic and parking on private property, such as drive-thru lanes, shall be permitted on any property. Such directional signs shall not exceed ten (10) square feet in area and five (5) feet in height.

Section 3413 (4) of the Boone County Zoning Regulations states that Public Facilities (PF) uses shall be permitted a density of one (1) on-premise monument sign per parcel of land. There shall be only one (1) monument sign for each parcel, regardless of the number of road frontages. The maximum size of the monument sign shall not exceed one-half ($\frac{1}{2}$) square foot of area per lineal foot of road frontage along the street frontage where the monument sign is to be located with a maximum allowable size of one-hundred (100) square feet. The maximum height of the monument sign is ten (10) feet.

Section 250 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals shall have the power to hear and decide on applications for variances. A variance is defined as a departure from the dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

The Board should evaluate the request as it relates to the criteria necessary for granting a variance as stated in Section 251 of the Boone County Zoning Regulations:

1. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements contained in the zoning regulations.

- A. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - B. The strict application of the provisions contained in the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - C. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
2. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Surrounding Land Uses and Zoning

North: Patrick Drive and Boone County Extension Office (PF)

South: Willow Bend Subdivision and U.S. Government Property (SR-2)

East: Burgundy Hills Apartments (SR-2/PD) & Shoppes of Burlington (C-4/PD)

West: Camp Ernst Rd, U.S. Government property, and Ammon Landscaping (SR-2/PD)

Site Characteristics

The approximate 22.3 acre church campus fronts on Camp Ernst Road. Access to the church is provided from a curb cut on Camp Ernst Road and two curbs on Patrick Drive. The campus currently contains a 87,266 square foot church, 28,360 square foot student ministry building, maintenance barn, and 627 parking stalls. The topography of the overall site ranges from 876 feet above sea level along Camp Ernst Road to 820 feet above sea level at the northeast property line. The northeastern and southeastern portion of the site are heavily wooded with deciduous trees.

Staff Comments

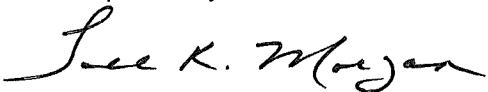
1. The church recently acquired 1.588 acres of land from the Commonwealth of Kentucky as part of the KY 237 project. Since that time, the church has obtained a permit to remove their existing monument sign and replace it with a new 7'-3" tall, 83.27 square foot monument sign at their Camp Ernst Road access point (see attachments).
2. Staff has the following concerns:
 - A. Staff questions if the proposed directional sign could be smaller and still be effective. The sign cabinet is 13'-9" wide.

- B. The proposed sign minimally qualifies as a directional sign. The majority of the sign advertises the church and not the access point.
- 3. The Board needs to analyze the Variance criteria before acting on the request.
- 4. Staff recommends the following condition if the request is approved:
 - A. The base of the monument and directional signs shall be constructed with matching stone.

Conclusion

KRS 100.241 and Section 250 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/tlb

Attachments

- *Site Vicinity Map
- *Drawing of Proposed Sign
- *Sign Location Plan
- *Zoning Map
- *2012 Aerial Map
- *7/28/15 Sign Permit
- *Application

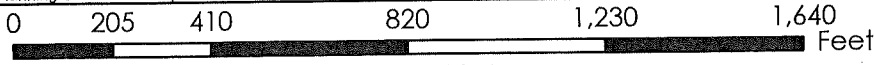
SITE VICINITY MAP

www.boonecountygis.com



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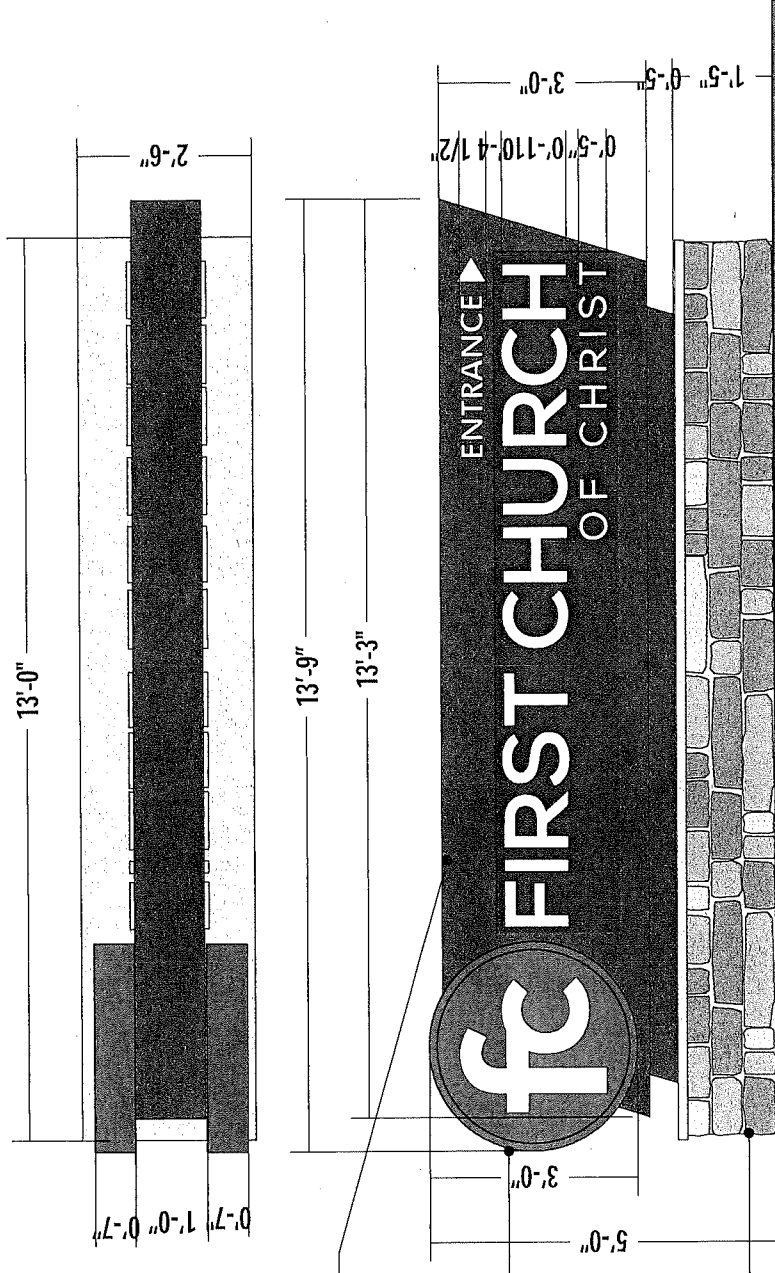


Map Created: 07/01/2013

Boone County GIS - Putting Northern Kentucky on the Map



Photo Plans & maps by Xarvo 2013 1117
ArcMap Document: BooneMap (fite).mxd



- Double face internally illuminated cabinet
 - Faces to be routed aluminum with 1" acrylic push thru letters
 - Cabinet/return/reveal to be painted PMS Cool Gray 10
 - Letters to be white
 - Illumination with white LED's
 - UL Listed and Labeled
- Two (2) single face sign cabinets
 - Cabinets to be aluminum construction painted green (PMS 369)
 - Faces to be white Lesan with 3M Lime Green vinyl overlay with white logo copy
 - Illumination with white LED's
 - UL Listed and Labeled

Stone Base w/ aluminum cap



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FILE: FCofC Dir Mon-3

DATE: 8-4-15

SCALE: 3/8"=1'

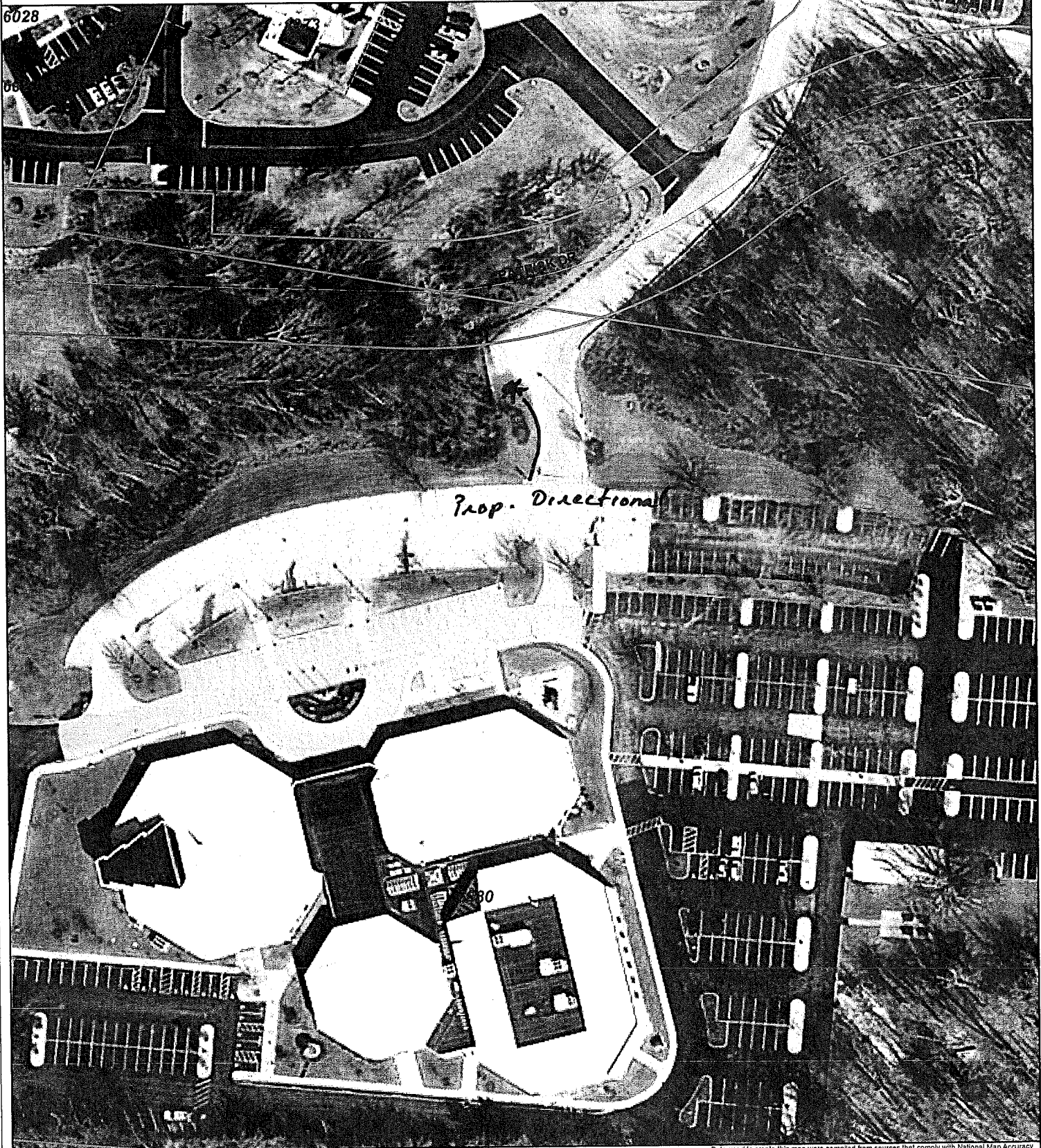
Approved By

Sales Rep. Mark Stoffman

DRAWN BY: WOODY FELLINGER

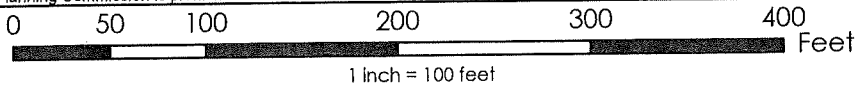
Boone County GIS Map

www.boonecountygis.com



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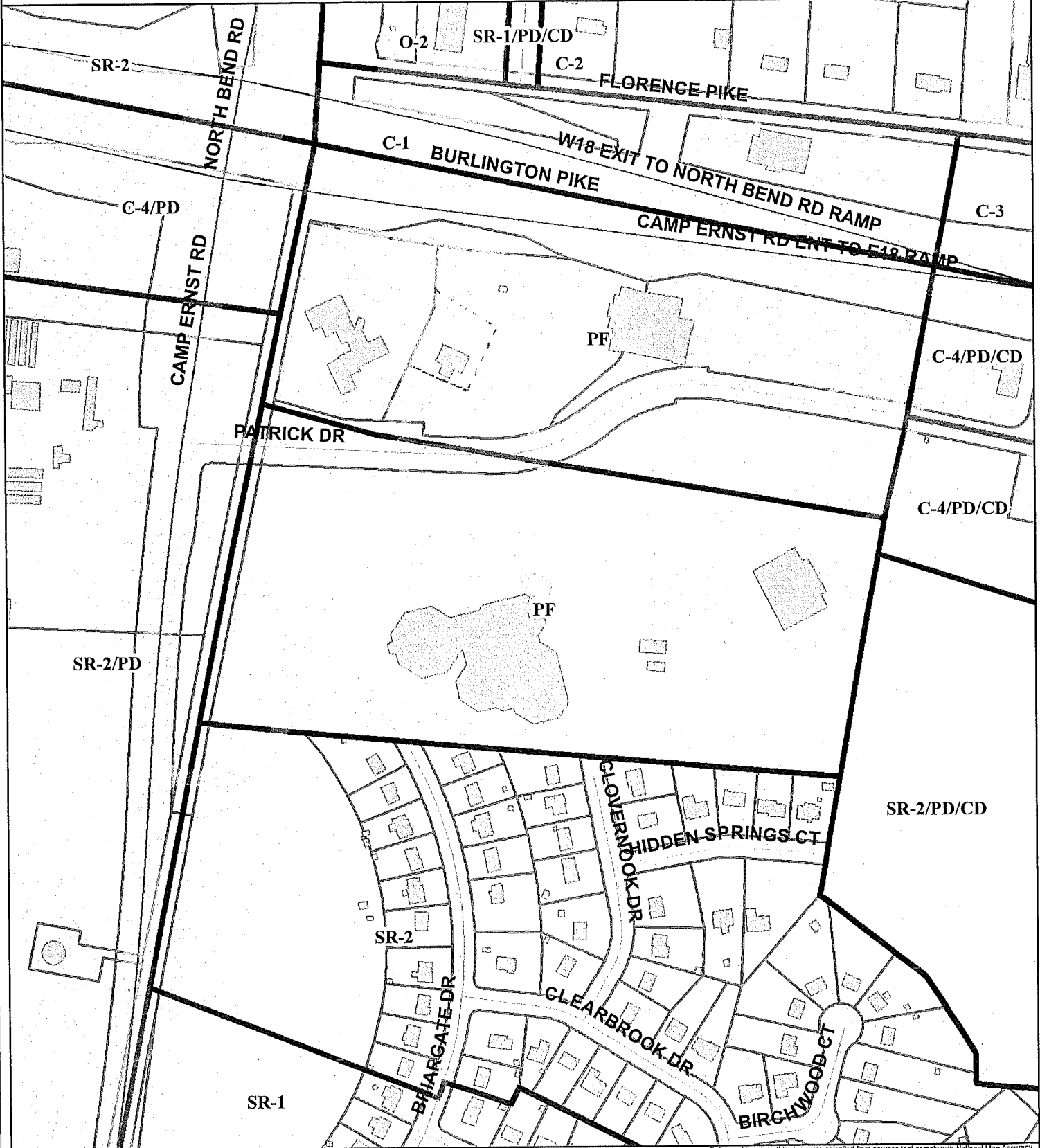
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 01/01/2015

ArcMap Document: BooneMap (fife).mxd

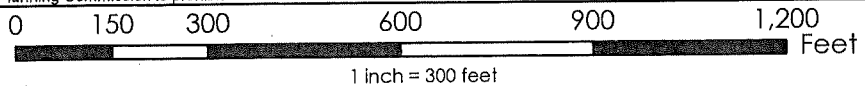
ZONING MAP

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

ArxMap Document: BooneMap (lta).mxd

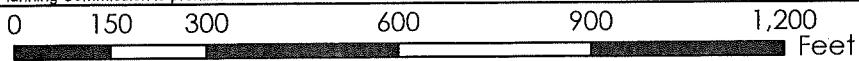
2012 AERIAL MAP

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013
ArcMap Document: BooneMap (14).mxd

**BOONE COUNTY PLANNING COMMISSION
SIGN PERMIT**

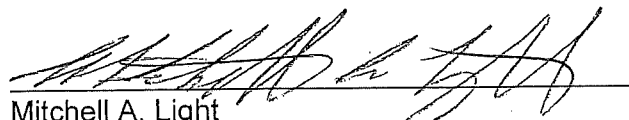
****NOTE: Prior to the placement of any approved sign, a building permit may be required from the Boone County Building Inspector - contact at 334-2218 for requirements**

A Sign Permit is hereby granted to First Church of Christ for First Church of Christ for property located at 6080 Camp Ernst Road and zoned PF, for the purpose of erecting signage in accordance with Article 34, Section 3413 of the Boone County Zoning Order (Ordinance), subject to the following special conditions/descriptions:

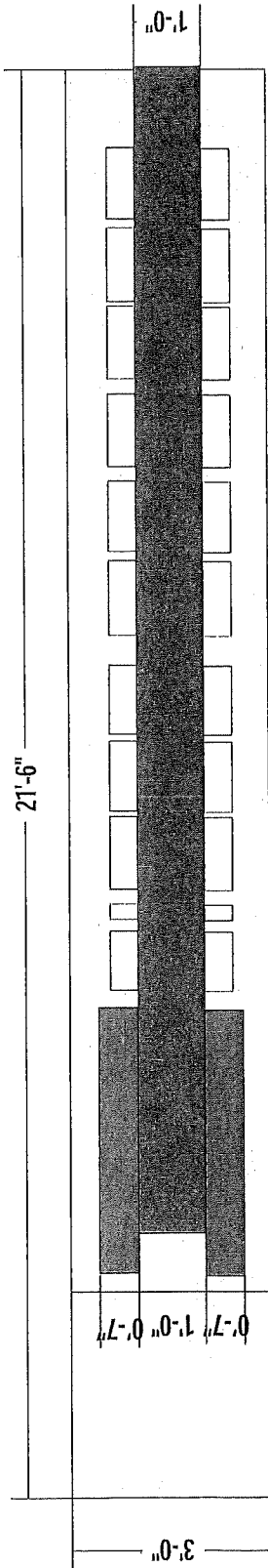
- Monument Sign 7' - 3" high and 83.27 s.f. located along their Camp Ernst Road frontage

Failure to comply with the above cited Zoning Regulations and special conditions, shall render this permit null and void and to no effect.

7/28/15
DATE

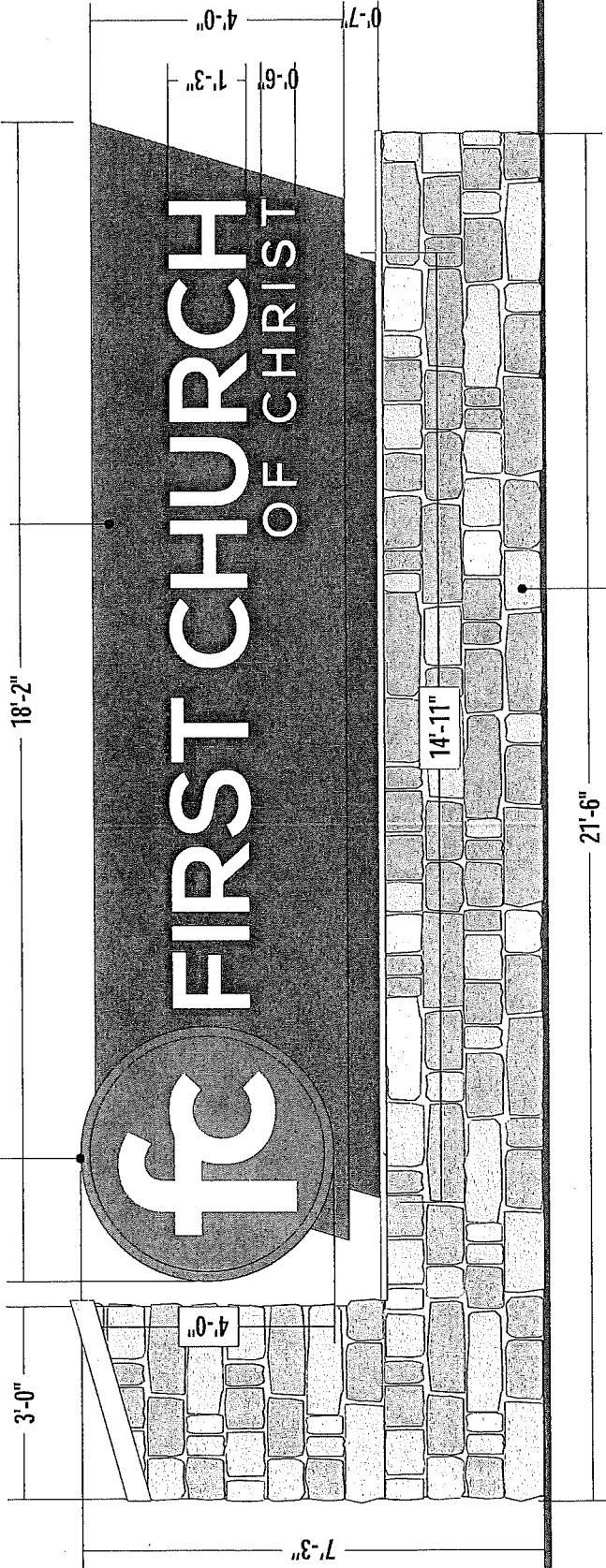


Mitchell A. Light
Assistant Zoning Administrator



- Two (2) single face sign cabinets
- Cabinets to be aluminum construction painted green (PMS 369)
 - Faces to be white Lexan with 3M Lime Green vinyl overlay with white logo copy
 - Illumination with white LED's
 - JUL Listed and Labeled

- Double face cabinet w/ reveal painted gray
- Letters to be flush mount channel letters mounted to surface of cabinet
 - Faces to be white plex with 1" white trim caps
 - Returns to be .040 aluminum painted white
 - Illumination w/ white LED's
 - JUL Listed and Labeled



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Approved By _____

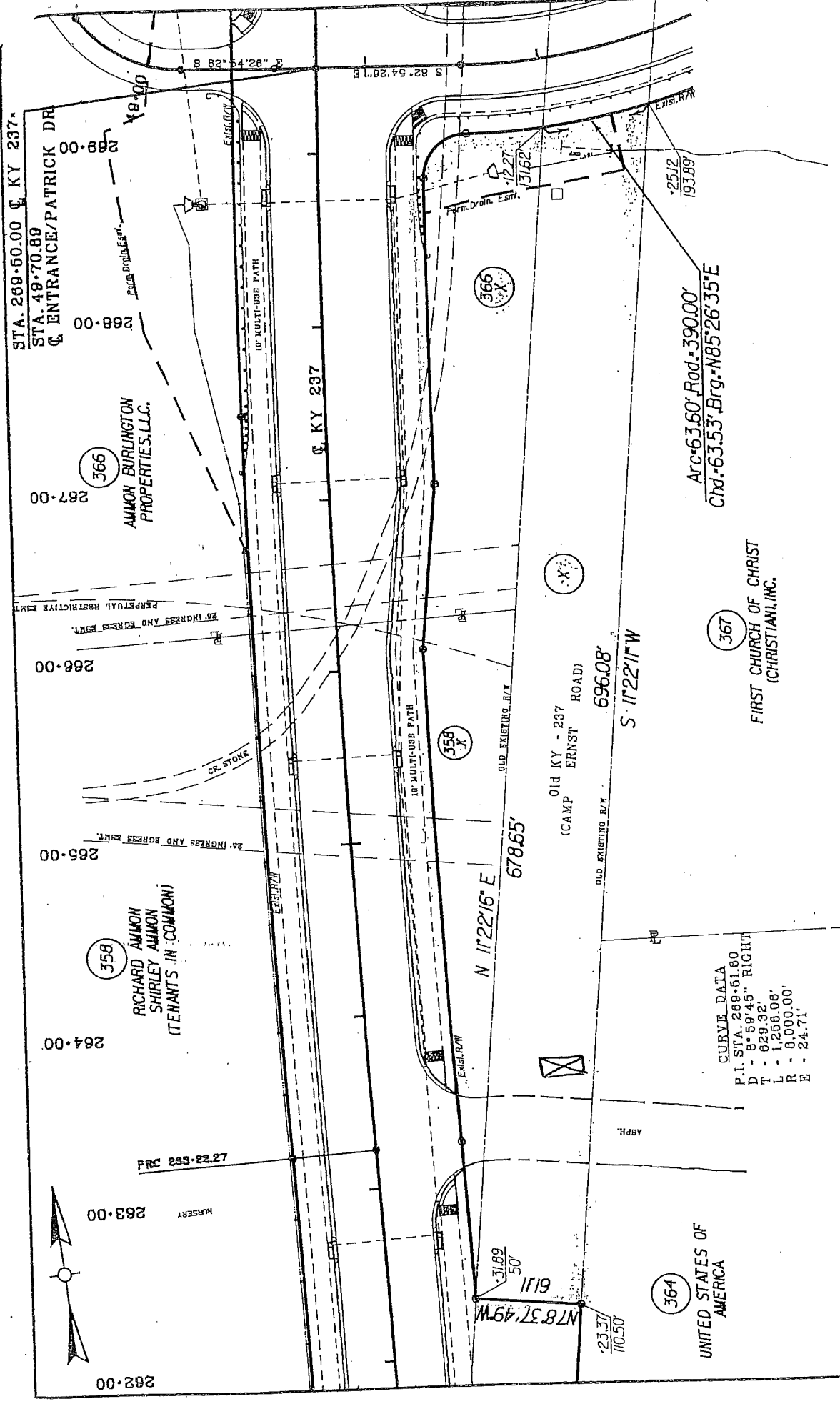
FILE: FCofC Main Mon-2

DATE: 12-9-14

SCALE: 3/8" = 1'

Sales Rep. Mark Stoffman

DRAWN BY: WOODY FELLINGER



COUNTY: BONE
 ROAD NAME: KY 237
 PROJECT NO.: ITEM NO. 6-8001.25
 TYPE OF CONTROL: ACCESS BY PERMIT
 DATE: APRIL 20, 2016

PARCEL	TYPE	CONVEYANCE	AREA
X	EXCESS PURCHASE	FEE SIMPLE	0.983 AC 41,946 S.F.



THE PROPERTY SHOWN HEREON DOES NOT CONSTITUTE A COMPLETE BOUNDARY SURVEY AS PER THE MINIMUM STANDARDS SET FORTH IN 201 KAR 18:160 "THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN KENTUCKY". THE PROPERTY SHOWN HEREON IS BASED ON DEEDS OF RECORD, PARTIAL EXISTING FIELD LOCATION AND PAROL EVIDENCE.

CURVE DATA
 P.I. STA. 269+51.80
 D - 8°59'45" RIGHT
 T - 629.32'
 L - 1,268.06'
 R - 8,000.00'
 E - 24.71'

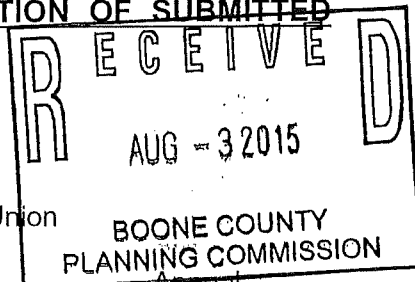
UNITED STATES OF AMERICA

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations



SECTION A (To be completed by applicant)

- 1. (Check One) Boone [checked] Florence _____ Walton _____ Union _____
2. (Check One) Conditional Use Permit _____ [checked] Variance _____ Appeal _____
3. Applicant's Name FIRST CHURCH OF CHRIST (RALPH WILKHOFF)
Applicant's Address 6080 CAMP ERNST RD BURLINGTON KY 41005
4. Description of Request: INCREASE size of DIRECTIONAL sign @ PATRICK DR ENTRANCE
5. Name of Development First Church of Christ
6. Location of Development 6080 CAMP ERNST RD Burlington, Ky 41005
7. Acreage Under Review _____
8. Lot Number and Name of Subdivision (if part of a subdivision) _____
9. Owner of Property FIRST CHURCH OF CHRIST
Address of Property Owner 6080 CAMP ERNST RD
10. BURLINGTON Ky 41005
Phone Number SAME Fax No. SAME E-Mail SAME
11. Proposed Use(s) on Site NEW SIGN
12. Total Square Footage of Existing and/or Proposed Buildings _____
13. Current Zoning on Property PF
14. Deed Book 409/1056 Page No. 209/552 Group No. 2030 + 2031
15. Is the site subject to a zone change? NO
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.

ORIGINAL Property Owner's Signature: [Signature] - DIR. OF OPERATIONS (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

COPY

CLUR #15-BCBOA-008-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

First Church of Christ
6080 Camp Ernst Road
Burlington, KY 41005

2. ADDRESS OF PROPERTY

6080 Camp Ernst Road
Burlington, KY

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

First Church of Christ

4. DEED BOOK 409

DEED BOOK 1056

PAGE NO. 209

PAGE NO. 552

GROUP NO. 2030

GROUP NO. 2031

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:

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

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 September, 2015.



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

My commission Expires:
April 17, 2019

This instrument was prepared for recording purposes only by:



Sara Smith
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 variance approved by the Boone County Board of Adjustment and in accordance with the current zoning in effect as of September 9, 2015 Certificate of Land Use Restriction (#15-BCBOA-008-A), for First Church of Christ Property Owner(s).

The following conditions will apply:

1. The sign shall be constructed as presented.
2. The stone base of the directional sign shall match the stone base of the monument sign that is being constructed on Camp Ernst Road.

The approved variance as well as the preceding conditions apply to the property described in:

DEED BOOK 409
DEED BOOK 1056

PAGE NO. 209
PAGE NO. 552

GROUP NO. 2030
GROUP NO. 2031