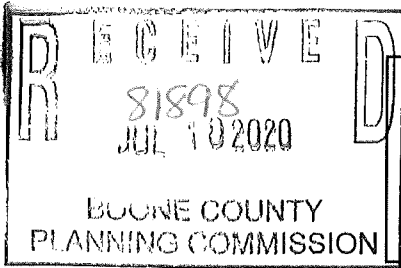


APPLICATION FORM



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)

- (Check One) 1. Boone Florence Walton Union
(Check One) 2. Conditional Use Permit Variance Appeal
3. Applicant's Name Cornerstone Baptist Church
Applicant's Address 3920 Petersburg Rd.
City Burlington KY State Zip 47005
4. Description of Request: Build a Detached Garage
5. Name of Development Cornerstone Garage
6. Location of Development Cornerstone Baptist Church
7. Acreage Under Review 0.2 Ac.
8. Lot Number and Name of Subdivision (if part of a subdivision) lot 8 section 4 Long Estates
9. Owner of Property See applicant above
Address of Property Owner above
10. City State Zip
Phone Number above Fax No. E-Mail
11. Proposed Use(s) on Site Storage Garage
12. Total Square Footage of Existing and/or Proposed Buildings 576
13. Current Zoning on Property RSE
14. Deed Book 778 Page No. 648 Group No. 2003
15. Is the site subject to a zone change? No
If yes, give date of approval NA
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: [Signature]
(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 7/10/20 Fee Received 816.00 Receipt # 81898
2. Is application complete? Yes No
3. Staff Reviewer M. Schwartz
4. Scheduled Board Action Date 8/12/2020
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: That the proposed lighting fixtures be 2 typical porch light style with 2 maximum 100 watt bulb.
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@boonecountky.org - E-mail
www.boonecountky.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

#3

APPLICANT: Cornerstone Baptist Church, per Steve Hankins, Pastor Emeritus and Tom Lightner, Chairman, trustees

LOCATION: 3920 Petersburg Road, Boone County, Kentucky

ZONING: Rural Suburban Estates (RSE)

DATE: August 12, 2020

PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow the construction of a storage garage adjacent to the existing off-street parking lot.

SITE HISTORY

- 2000 On May 10, 2000, the Boone Board of Adjustment took action to deny a Conditional Use Permit for Cornerstone Baptist Church to build a church on a portion of the site in question.
- 2000 On June 14, 2000, the Boone Board of Adjustment took action to approve a Conditional Use Permit for Cornerstone Baptist Church to build a church on the site in question, subject to seven (7) conditions.
- 2000 On July 12, 2000, the Boone Board of Adjustment took action to approve a modification of the previously approved Conditional Use Permit by modifying one of the previously approved conditions.
- 2000 On September 6, 2000, the Boone County Planning Commission staff approved a zoning permit allowing the construction of a church on the site in question.
- 2009 On April 3, 2009, the Boone County Planning Commission staff approved a Minor Site Plan allowing the placement of a pre-fabricated shed on the site in question.
- 2016 On October 12, 2016, the Boone Board of Adjustment took action to approve a modification of a previously approved Conditional Use Permit by removing one of the previously approved conditions.

APPLICABLE REGULATIONS

- A. Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits as specified by the zoning order, with such additional safeguards as will uphold the intent of the zoning order.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262, and 913 of the Boone County Zoning Regulations.
1. Findings listed in Section 262 (Findings for all Conditional Uses):

- a. 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;
 - b. 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;
 - c. Will not be hazardous to existing or future neighboring uses;
 - d. 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;
 - e. 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;
 - f. 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;
 - g. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.
2. Criteria listed in Section 913 of the Boone County Zoning Regulations (RSE District):
- a. The activity is an integral and subordinate function of a permitted agricultural, recreational, or residential use; or
 - b. The activity will not contradict the semi-suburban, open space character of the district;
 - c. Require or contribute to infrastructure need above that common of the district's permitted uses;
 - d. Is of direct relation to and in support of the purpose of the district; and
 - e. The arrangement of uses, buildings or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

- C. Section 913 of the Boone County Zoning Regulations identifies churches, synagogues, temples and other places of religious assembly or worship as a conditional use within the RSE district.
- D. Section 910 of the Boone County Zoning Regulations states that the "Rural Suburban Estates should be located where there may be a limited feasibility or desire or need for providing or requiring all infrastructure normal to support a suburban or urban neighborhood. The purpose of the Rural Suburban Estates district is to provide a residential environment whose dwelling types and densities are typical of a semi-suburban character. Such districts will be located on lands adjacent to established urban areas, but which are not suitable for larger scale or more densely developed suburban or urban residential use.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question for "Public/Institutional", which is defined as government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:

Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).

Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).

Promote quality of life amenities to retain current residents and attract new residents in order to have a stable and diversified population (Demographics Goal A, Objective 3).

Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).

Public facilities and services shall be in locations that are accessible to the population being served (Public Facilities Goal A, Objective 7).

- C. Petersburg Road is identified as an arterial street providing for two-way traffic within two driving lanes. There are no sidewalks along the roadway.

SITE CHARACTERISTICS

- A. The approximate 5.5 acre property is located along the north side of Petersburg Road, approximately one-half (1/2) mile east of Bullittsburg Church Road.
- B. The site is currently occupied by an approximate 7,300 square foot church building, an approximate 230 square foot pre-fabricated shed, and a 75 space off-street parking lot.
- C. Access is provided by a single curb cut onto Petersburg Road.
- D. The front half of the site, which is where the proposed development is to occur, is flat with an average grade of less than 1%.

SURROUNDING LAND USES AND ZONING

- North: Single family dwellings and undeveloped/vacant land (RSE)
- South: Single family dwellings and undeveloped/agricultural land (RSE)
- East: Single family dwellings (RSE)
- West: Single family dwellings (RSE)

PROPOSED DEVELOPMENT

- A. The applicant proposes the following:
 - 1. Removal of the existing pre-fabricated shed.
 - 2. Construct a 576 square foot (24' x 24') garage adjacent to the existing parking lot.
 - 3. Provide brick veneer on all four sides of the garage.
 - 4. Provide for the following setbacks (approximate):
 - a. 345 feet from the front property line.
 - b. 405 feet from the rear property line.
 - c. 112 feet from the east property line.
 - d. 165 feet from the west property line.

STAFF COMMENTS

- A. Should the Board approve the submitted request, a Site Plan will need to be submitted to the Boone County Planning Commission prior to installation of the proposed improvements.

CONCLUSION

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

Respectfully Submitted,



Michael D. Schwartz
Planner

MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Concept Development Plan

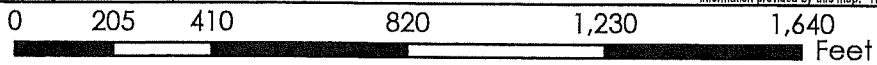
Vicinity Map

www.boonecountygis.com



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Boone County GIS



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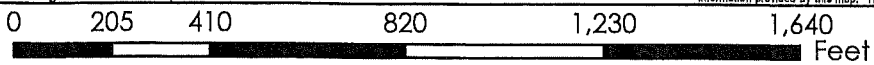
Aerial Map

www.boonecountygis.com



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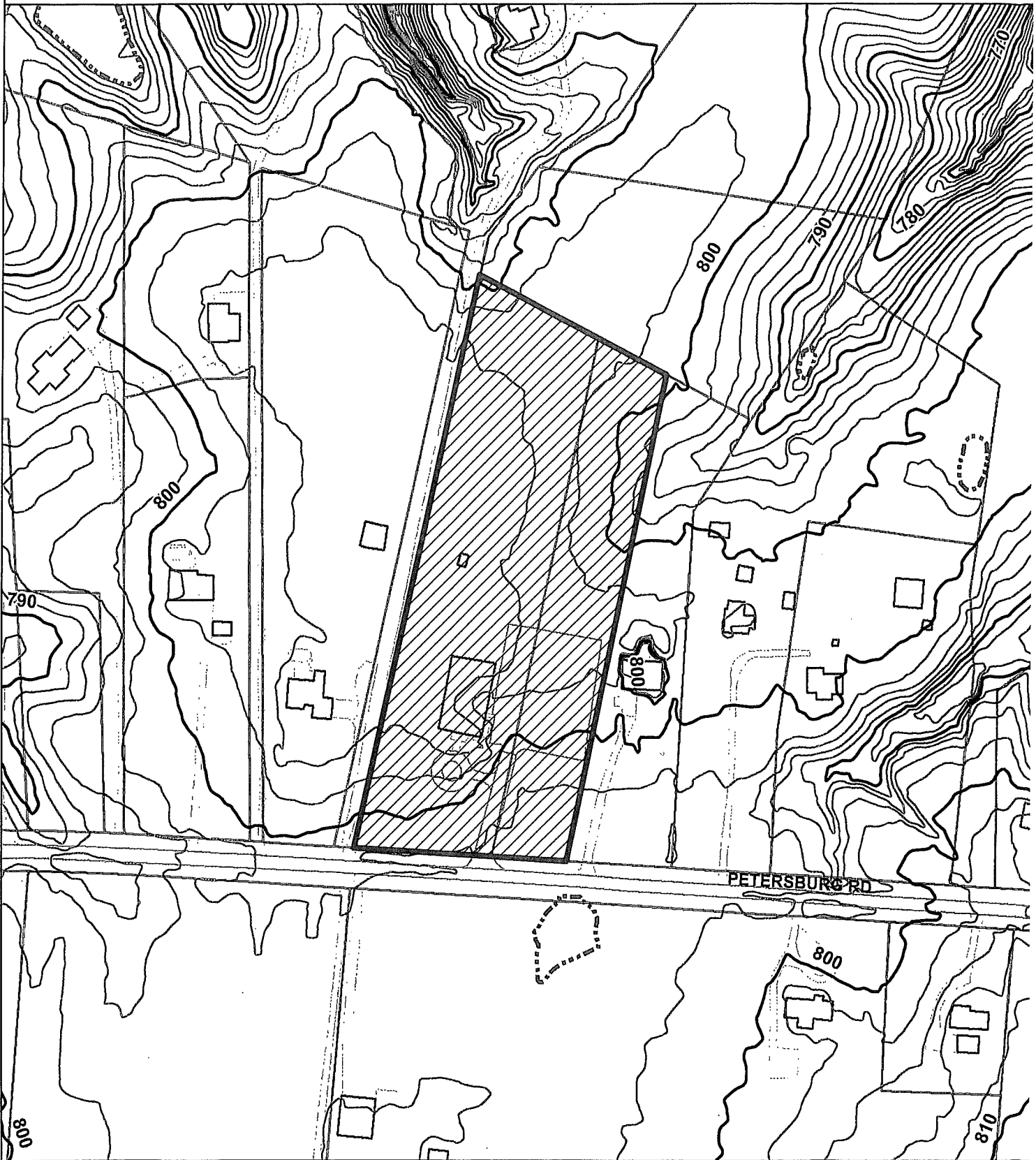
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 01/01/2018

ArcMap Document: *.mxd

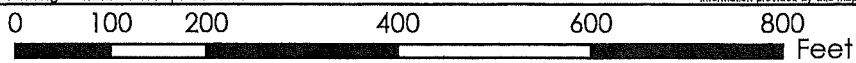
Topographical Map

www.boonecountygis.com



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Boone County GIS



Map Created: 01/01/2010

Map File: E:\mch\2\work\2010\2010_ArcMap Document*.mxd

Zoning Map

www.boonecountygis.com



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0 205 410 820 1,230 1,640 Feet

1 inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map



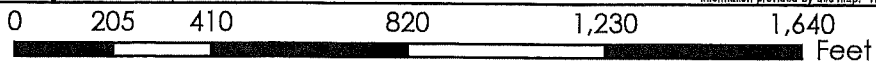
2040 Future Land Use Map

www.boonecountygis.com



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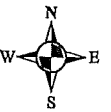
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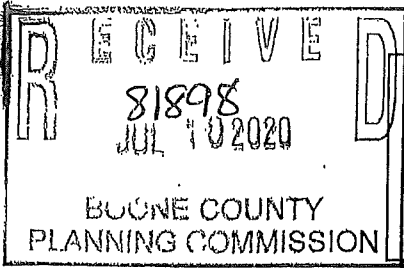
1 Inch = 400 feet



Boone



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

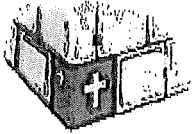
See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

- (Check One) 1. Boone Florence Walton Union
2. Conditional Use Permit Variance Appeal
3. Applicant's Name Cornerstone Baptist Church
Applicant's Address 3920 Petersburg Rd. Burlington KY 41005
4. Description of Request: Build a Detached Garage
5. Name of Development Cornerstone Garage
6. Location of Development Cornerstone Baptist Church
7. Acreage Under Review 0.2 Ac.
8. Lot Number and Name of Subdivision (if part of a subdivision) lot 8 section 4 Long Estates
9. Owner of Property See applicant above
Address of Property Owner above
10. City State Zip
Phone Number above Fax No. E-Mail
11. Proposed Use(s) on Site Storage Garage
12. Total Square Footage of Existing and/or Proposed Buildings 576
13. Current Zoning on Property RSE
14. Deed Book 778 Page No. 648 Group No.
15. Is the site subject to a zone change? No
If yes, give date of approval NA
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
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By ChristArt.com

Cornerstone Baptist Church

Steve Hankins, Pastor Emeritus

3920 Petersburg Road, Burlington, KY 41005

Phone (859) 689-9920 (church), (859) 991-8265(cell)

Email: Cornerstonebaptist.church@yahoo.com

office@nkycornerstone.com

Website: www.nkycornerstone.com

July 6, 2020

Boone County Board of Adjustment
Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P. O. Box 958
Burlington, KY 41005

To Whom It May Concern:

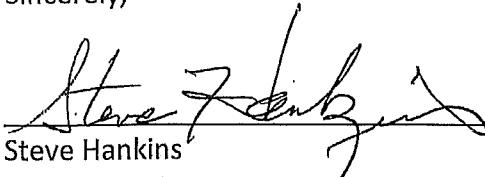
Cornerstone Baptist Church, located at 3920 Petersburg Road, has served the residents of Boone County for over 21 years.

Our requested use is for construction of a brick garage for storage of our maintenance equipment used for upkeep of our building and grounds. This structure is replacing an old wooden shed and allows our equipment to be protected from the weather and stored out of sight.

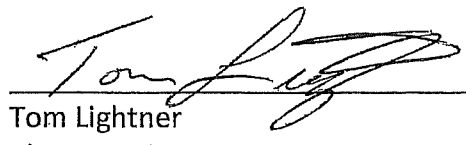
As a faith based nonprofit organization, we respectfully request relief from the application fee of \$816.00.

Thank you for consideration of our property improvement construction project.

Sincerely,

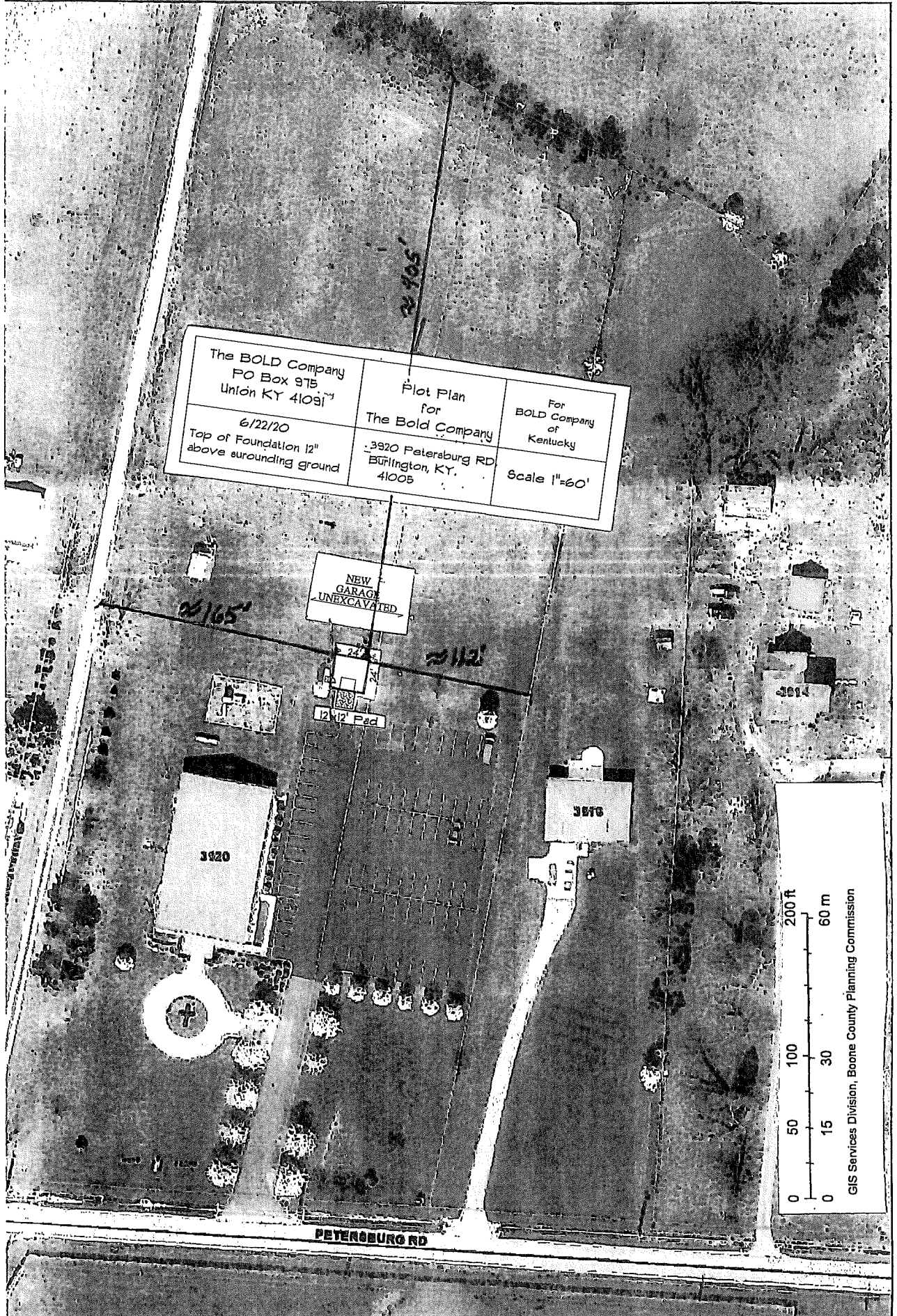


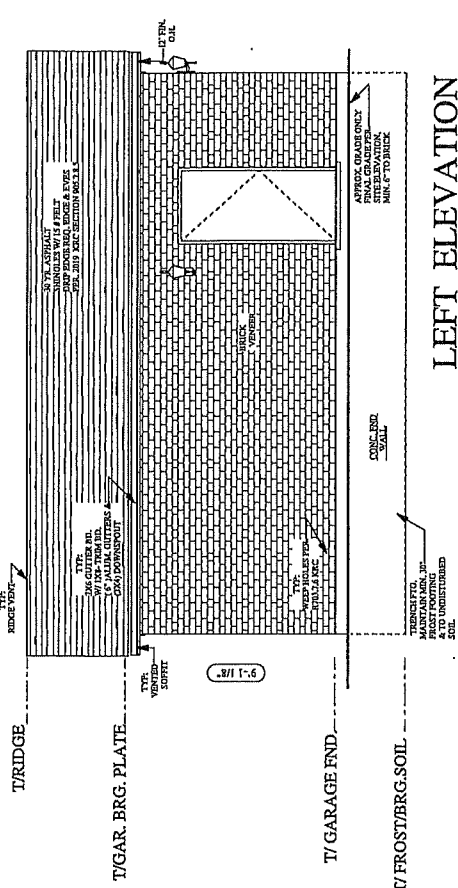
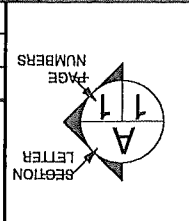
Steve Hankins
Pastor Emeritus



Tom Lightner
Chairman, Trustees

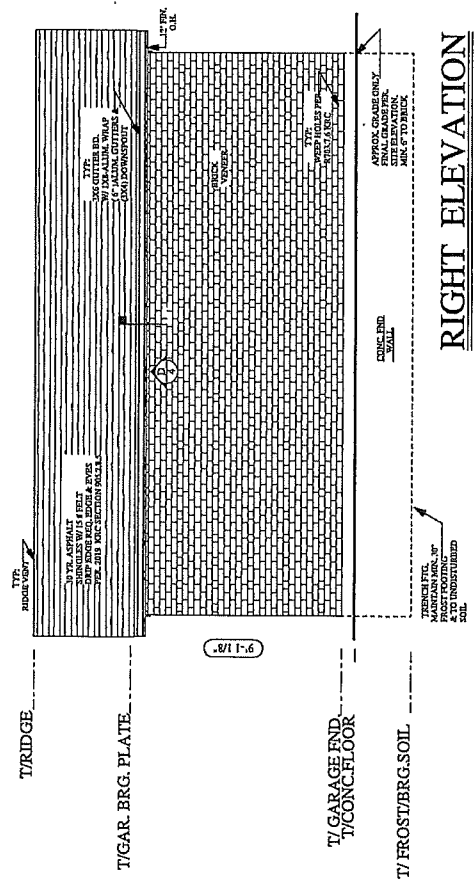
Boone County, Kentucky





LEFT ELEVATION

LEFT ELEV.
 SCALE: 3/16" = 1'-0"

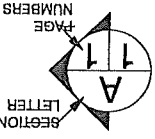


RIGHT ELEVATION

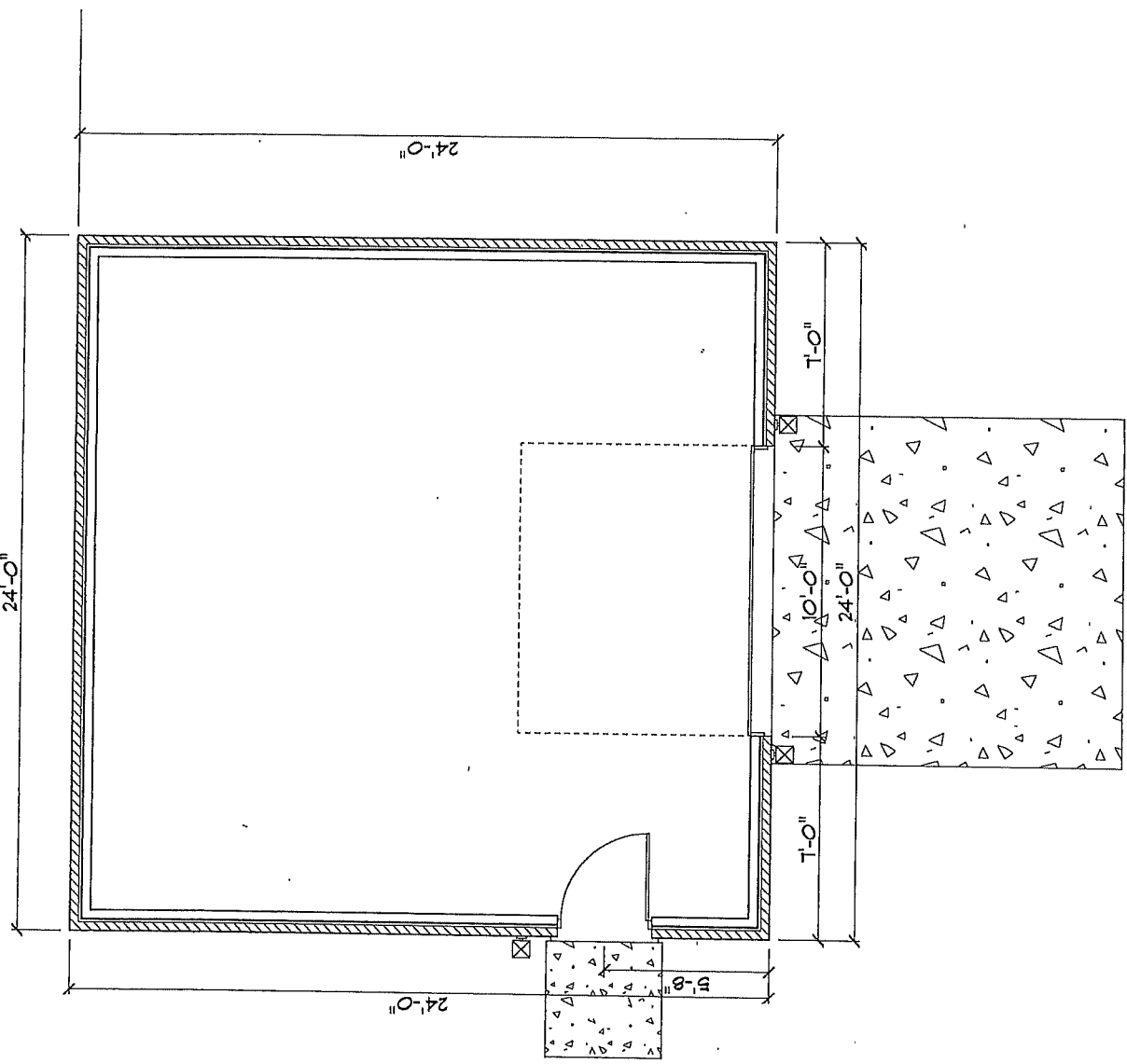
RIGHT ELEV.
 SCALE: 3/16" = 1'-0"

DATE: Thursday, July 2, 2020
SCALE: 1/4" = 1'-0"
DRAWN BY:
PAGE: 4

Cornerstone Baptist Church Job # 3920 PR



The B.O.L.D. Company
Builders Of Lifelong Dreams
www.TheBoldCompany.com
859-657-6700
P.O. Box 975
Union
Kentucky
41091



MAIN FLOOR

(Copy)

CLUR #20-BCBOA-016-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Cornerstone Baptist Church
3920 Petersburg Road
Burlington, KY 41005
2. ADDRESS OF PROPERTY
3920 Petersburg Road
Burlington, KY 41005
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Cornerstone Baptist Church
4. DEED BOOK 778 PAGE NO. 648 GROUP NO. 2003
5. TYPE OF RESTRICTION(S) (Check all that apply)
- Zoning Map Amendment: Conditional Use Permit
From _____ To _____
- Development Plan Conditional Zoning
- Subdivision Plat Other:
(Not Recorded)
- 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


SIGNATURE OF COMPLETING OFFICIAL

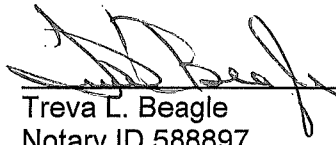
Michael D. Schwartz, Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz

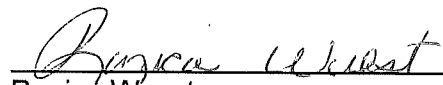
on behalf of the Boone County Planning Commission this 13 day of August, 2020.



Treva L. Beagle
Notary ID 588897
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2021

This instrument was prepared for recording purposes only by:



Ronica Wuest
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 Board of Adjustment and in accordance with the current zoning in effect as of August 12, 2020 Certificate of Land Use Restriction (#20-BCBOA-016-A), for Cornerstone Baptist Church, Property Owner(s).

The following conditions will apply:

1. That the proposed lighting fixtures be a typical porch light style with a maximum 100 watt bulb.

The approved conditional use permit as well as the preceding conditions apply to the property described in:

DEED BOOK 778

PAGE NO. 648

GROUP NO. 2003