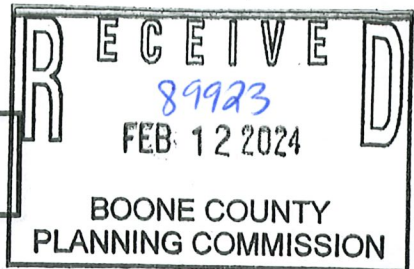


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

010

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

**SECTION A: (To be completed by applicant)**

1. Check One  Boone  Florence  Walton  Union

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

3. Applicant: Burlington Baptist Church

Don Ahlman  
859-653-3959

E.AHLMAN@MSN.COM

Address: 3031 WASHINGTON STREET

Burlington Ky 41001  
City State Zip Code

Phone Number: 859-586-6529 Fax Number: \_\_\_\_\_

Email: Bbrown@burlingtonbaptist.org

4. Description of Request: Bus Garage

5. Name of Development: Burlington Baptist Church

6. Location of Development: 3031 WASHINGTON STREET

Burlington Ky 41005  
City State Zip Code

7. Acreage Under Review: \_\_\_\_\_

8. Lot Number and Name of Subdivision (if part of a subdivision): \_\_\_\_\_

9. Current Owner: Burlington Baptist Church

Address: 3031 WASHINGTON STREET

Burlington Ky 41005  
City State Zip Code

Phone Number: 859-586-6529 Fax Number: \_\_\_\_\_

Email: Bbrown@burlingtonbaptist.org

10. Proposed Use(s) on Site: Bus Storage
11. Total Square Footage of Existing and/or Proposed Buildings: 2560 sq ft.
12. Current Zoning: SR-2 / SC
13. 342 32 2029  
Deed Book Page Group Number
14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: \_\_\_\_\_
15. Have you submitted a Site Plan with this request:  Yes  No
16. Have you submitted a list of adjoining property owners with this request:  Yes  No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature:

Rev Jeffrey Perry

Applicant's Signature:

Rev Jeffrey Perry

**SECTION B:** (To be completed by Planning Commission staff)

1. Date Received: 2/12/24 Fee Received: \$816 Receipt #: 89923

2. Is application complete:

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 3/13/2024

5. Board Action: 3/13/2024

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

## STAFF REPORT

#3

APPLICANT: Burlington Baptist Church

LOCATION: 3031 Washington Street

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

DATE: March 13, 2024

### PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow the construction of a 2,800 square foot bus garage.

### SITE HISTORY

1990-

2012 The Boone County Planning Commission approved several site plans for the site in question.

2011 On April 13, 2011, the Boone Board of Adjustment approved a Conditional Use Permit for an addition to the church building, subject to one condition (BCBOA-11-003).

### APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.
1. Findings listed in Section 205.H (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 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 any such services.

- e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
  - f. Will 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 designed as not to create an interference with traffic on surrounding public thoroughfares.
- C. Section 904.A of the Boone County Zoning Regulations states that the purpose of the Suburban Residential Two district is to provide a more compact, but essentially single family residential environment. Such districts will be located on suitable lands within established or proposed urban entities where adequate infrastructure facilities and services are available or proposed.
- D. Section 2000.A of the Boone County Zoning Regulations states that the intent of this article is to provide for the maintenance and development of small community centers where an integrated variety of land uses are essential to the vitality, viability, and well-being of the community. These circumstances are most prevalent in the many small, traditional community centers and town sites of Boone County, and may be appropriate to meet the needs of new community development in the County as well.
- E. Section 2000.B of the Boone County Zoning Regulations states that the integration and variety of land uses found in small community centers often cannot practically be accommodated by the other basic zoning districts established by these regulations. This article creates an overlay district which may be established in areas appropriate for use as small community centers.
- F. Section 2003.B of the Boone County Zoning Regulations states that all conditional uses specified for the basic, underlying district shall be conditional uses in the SC Overlay district.
- G. Section 505.2 of the Boone County Zoning Regulations identifies 'religious assembly' as a Conditional Use within the SR-2 district.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site for "Public/Institutional" and Suburban Density Residential" uses, which are described as follows:
- 1. Public/Institutional – Government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc.
  - 2. Suburban Density Residential - Single family housing of up to four units per acre.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this

application:

1. Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).
  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).
  3. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
  4. 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).
  5. Public facilities and services shall be in locations that are accessible to the population being served (Public Facilities Goal A, Objective 7).
- C. Nicholas Street is a County maintained local street, providing for two-way traffic within two (2) driving lanes. There are no sidewalks along the roadway.

#### SITE CHARACTERISTICS

- A. The approximate 3.8 acre area is located at the southwest corner of the intersection of Washington Street with Nicholas Street.
- B. The site has approximately four hundred twenty (420) feet of frontage along Washington Street and approximately four hundred forty (440) feet of frontage along Nicholas Street.
- C. The site is currently occupied by a church building and off-street parking areas.
- D. Access to the site is from two continuous curb cuts onto Nicholas Street.
- E. The front of the site, along Nicholas Street, is relatively flat and then the site slopes downward to the west.
- F. There are several mature trees in the center of the site

#### SURROUNDING LAND USES AND ZONING

North: Single-family residential (SR-2/SC)  
South: Single-family residential (SR-2/SC)  
East: Burlington Baptist Church and Steel's Hometown Tire and Auto Service (SR-2/SC)  
West: Single-family residential (SR-2/SC) and attached single-family residential (UR-2)

#### PROPOSED DEVELOPMENT

- A. The applicant is proposing to construct a 2,800 square foot, 2-bay, bus garage building on the southern portion of the site, along with the widening of the existing curb cut.

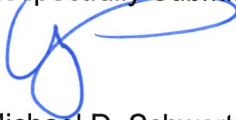
STAFF COMMENTS

- A. While the site is located within the Burlington Town Strategic Plan, there are no structures of a historical significance immediately adjacent to the proposed garage location.
- B. There are existing mature trees to the south and east of the proposed garage location to adequately buffer the proposed building from adjoining residential uses.

CONCLUSION

- A. KRS 100.237 and Section 202.C of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit request.

Respectfully Submitted,



Michael D. Schwartz  
Director, Zoning Services

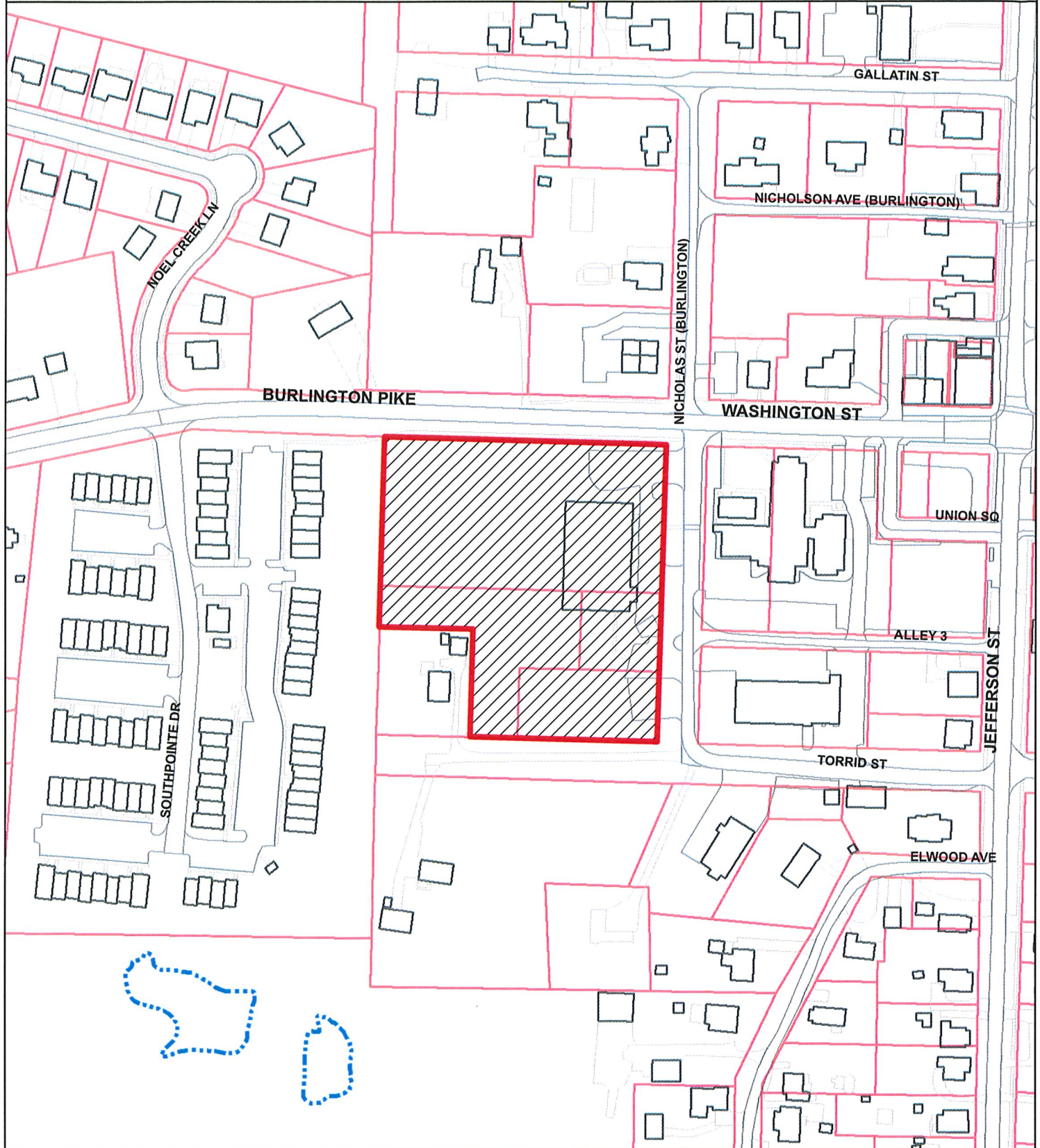
MDS/ss

Attachments

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

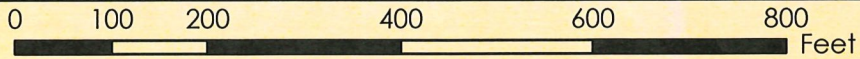
# Vicinity Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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1 inch = 200 feet



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

Map Created: xx/xx/2022

State Plane: Kentucky North 8303 1183  
ArcMap Document: \*.mxd

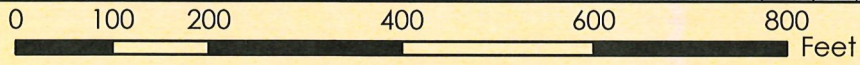
# Aerial Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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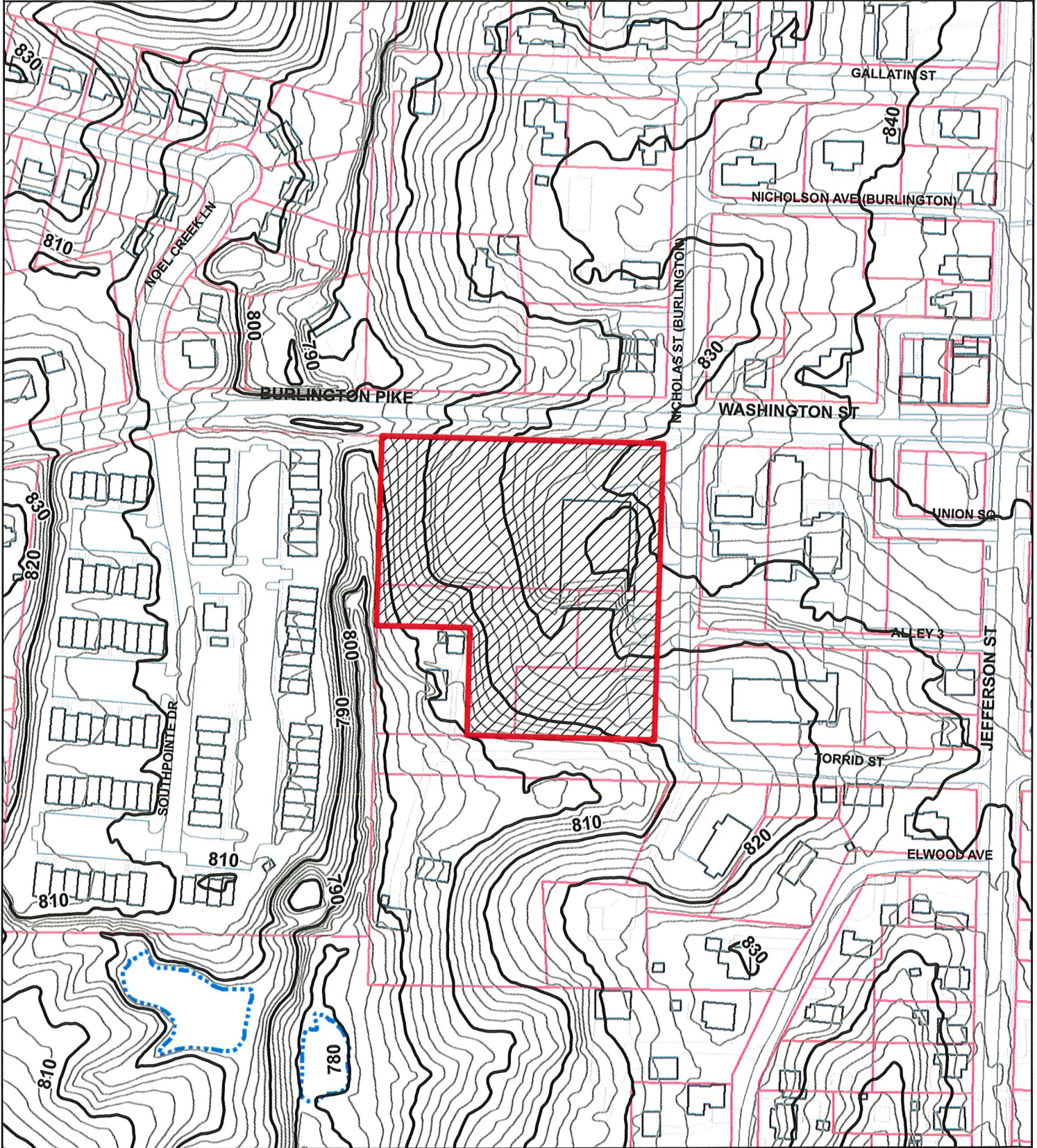
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ArcMap Document \*.mxd

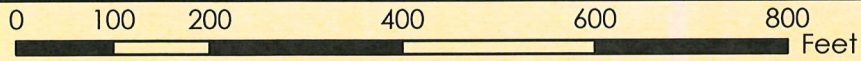
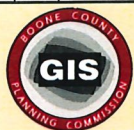
# Topographic Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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Boone County GIS  
ArchMap Document: \*.mxd

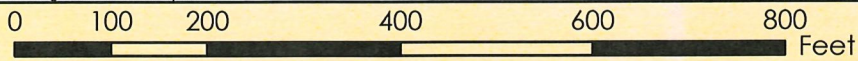
# Zoning Map

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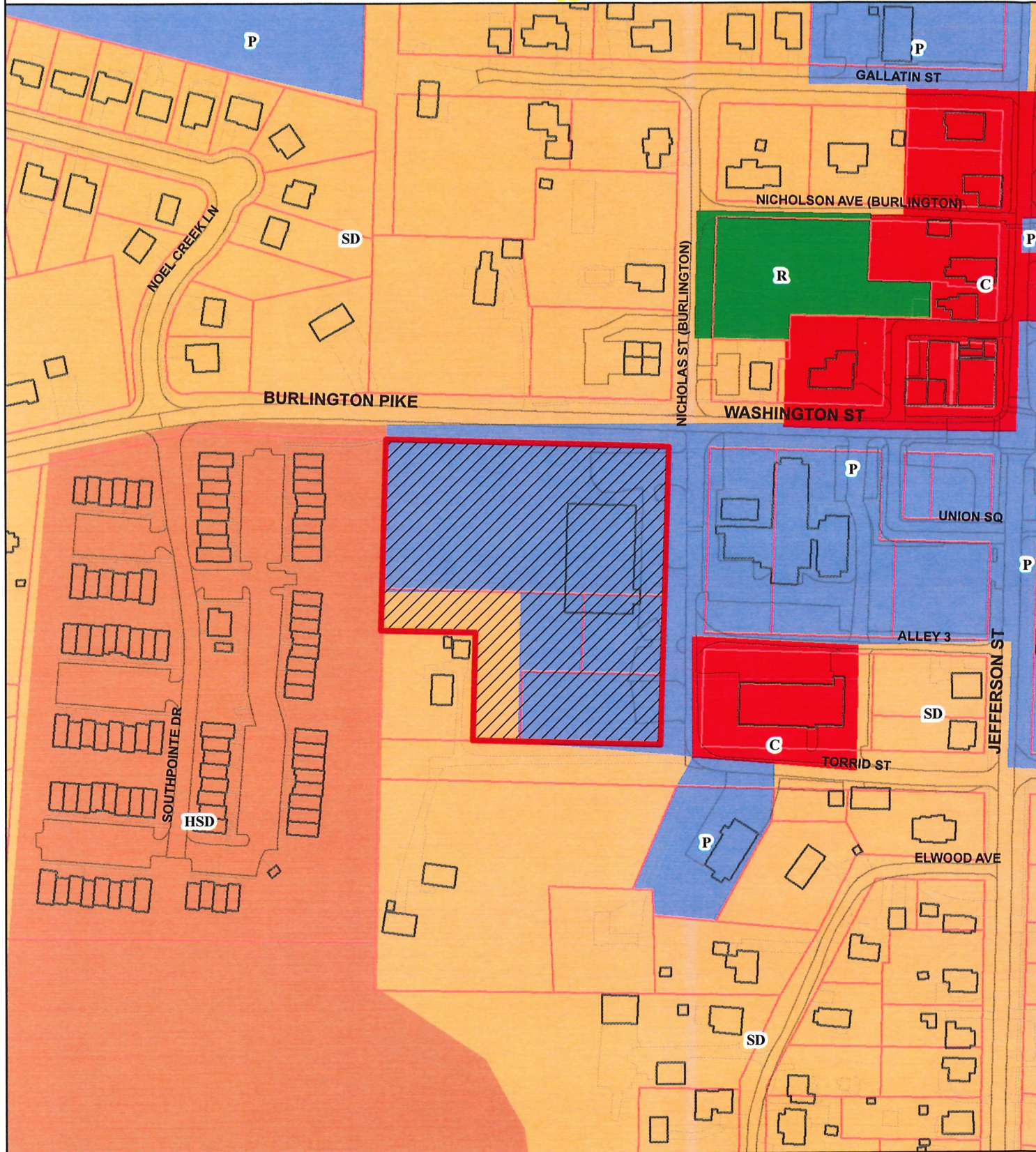
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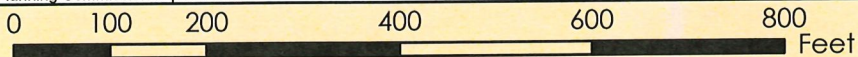
# 2040 Future Land Use Map

[www.boonecountygis.com](http://www.boonecountygis.com)



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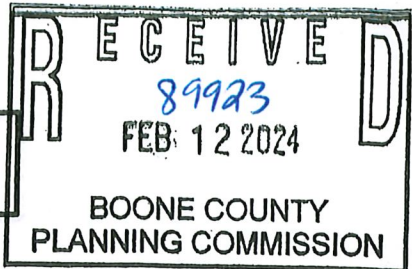
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ArcMap Document: \*.mxd

**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

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

**SECTION A: (To be completed by applicant)**

1. Check One  Boone  Florence  Walton  Union

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

3. Applicant: Burlington Baptist Church

Don Ahlman  
859-653-3959  
E.AHLMAN@MS.COM

Address: 3031 WASHINGTON STREET

Burlington Ky 41001  
City State Zip Code

Phone Number: 859-586-6529 Fax Number: \_\_\_\_\_

Email: Bbrown@burlingtonbaptist.org

4. Description of Request: Bus Garage

5. Name of Development: Burlington Baptist Church

6. Location of Development: 3031 WASHINGTON STREET

Burlington Ky 41005  
City State Zip Code

7. Acreage Under Review: \_\_\_\_\_

8. Lot Number and Name of Subdivision (if part of a subdivision): \_\_\_\_\_

9. Current Owner: Burlington Baptist Church

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Phone Number: 859-586-6529 Fax Number: \_\_\_\_\_

Email: Bbrown@burlingtonbaptist.org

10. Proposed Use(s) on Site: Bus Storage

11. Total Square Footage of Existing and/or Proposed Buildings: 2560 sq ft.

12. Current Zoning: SR-2 / SC

13. 342 Deed Book      32 Page      2029 Group Number

14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: \_\_\_\_\_

15. Have you submitted a Site Plan with this request:  Yes  No

16. Have you submitted a list of adjoining property owners with this request:  Yes  No

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

Property Owner's Signature: Rev Jeffrey Perry

Applicant's Signature: Rev Jeffrey Perry

**SECTION B:** (To be completed by Planning Commission staff)

1. Date Received: 2/12/24 Fee Received: \$816 Receipt #: 89923

2. Is application complete:

3. Staff Reviewer: \_\_\_\_\_

4. Scheduled Board Action Date: \_\_\_\_\_

5. Board Action: \_\_\_\_\_

- \_\_\_\_\_ Approved
- \_\_\_\_\_ Approved with Conditions (see #6)
- \_\_\_\_\_ Denial (See #7)

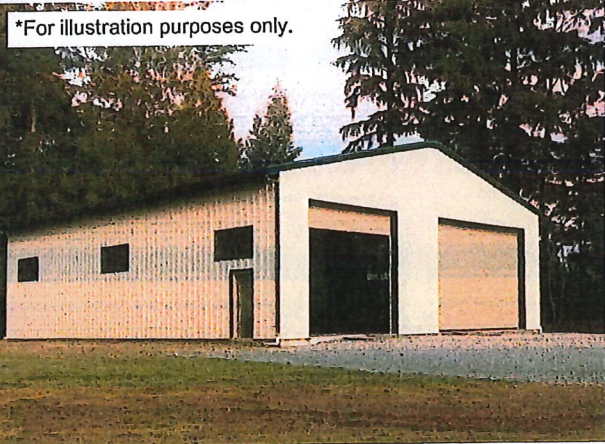
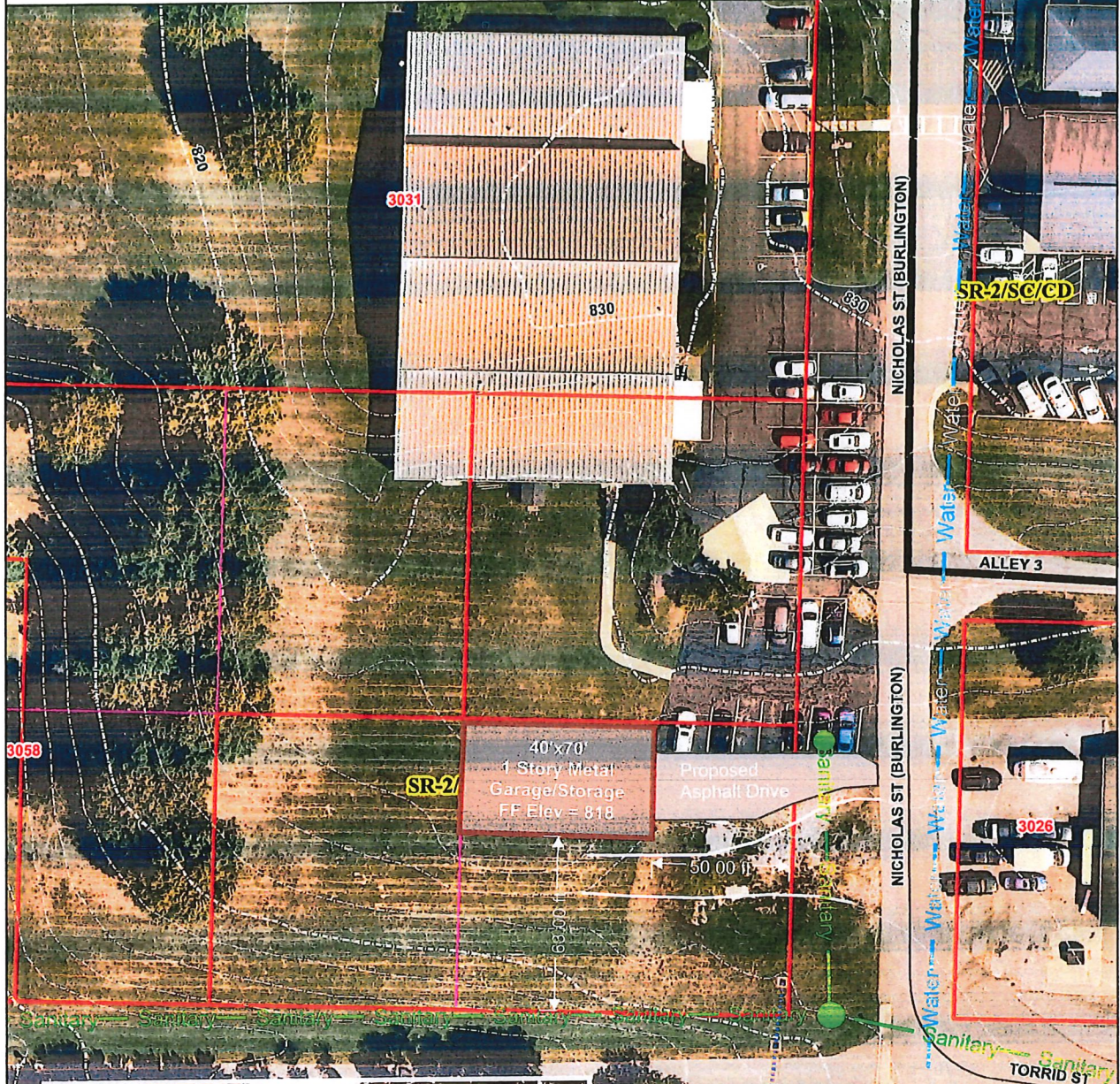
6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

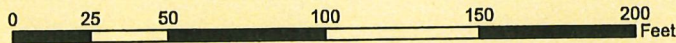
# Burlington Baptist Church Proposed Garage & Storage Building

[www.boonecountygis.com](http://www.boonecountygis.com)



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1 inch = 40 feet



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

Map File: Kentucky\_Bark\_Mid\_1911  
ArcMap Document: .mxd

Map Created: xx/xx/2024

10:03

EQUIPS PROPERTIES LLC

46

ON **X** HUNT

Nicklas

18

☀️ 81°  
3 SE

BURLINGTON BAPTIST CHURCH

UTZ MELISSA ANN

BURLINGTON BAPTIST CHURCH

MORTON TOM JR

REVISIONS REDEVELOPMENT COMPANY LLC

(Private)

mapbox

Hunt Map Layers

Sat 2D

- Offline Maps
- My Content
- Tools
- Tracker

10:06

46

Nicholas St

Union Sq

WERMUTH ROBERT J

ON X HUNT  
PEA... LE  
W...  
ESTATE LLC

81°  
3 SE

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Wash

Union Sq

BURLINGTON BAPTIST CHURCH

J&J PROPERTIES LLC

NS BURLINGTON LLC

338

Torrid St

JONES JAMES F & JOYCE

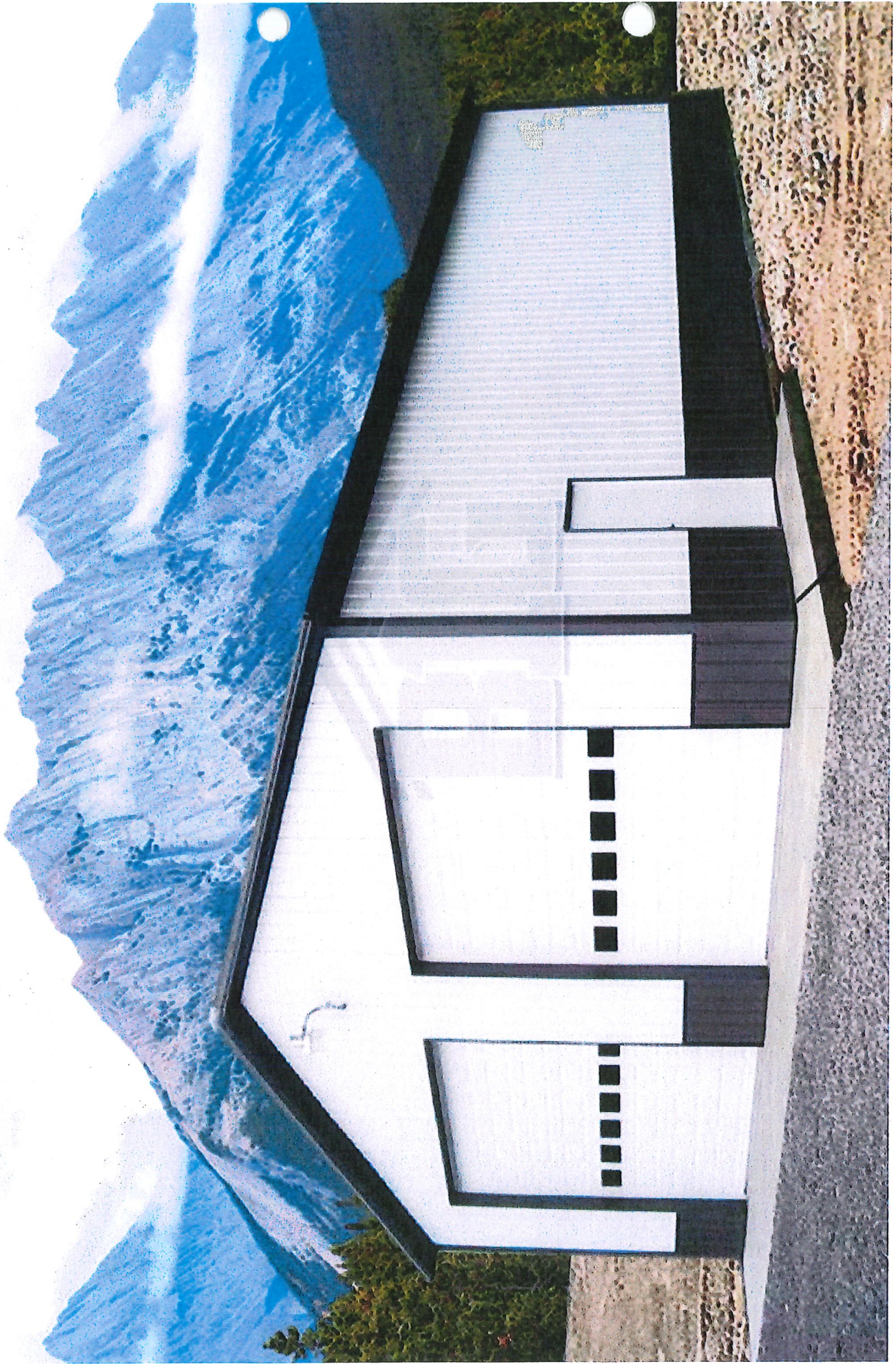
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Sat  
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Hunt Map  
Layers

- Offline Maps
- My Content
- Tools
- Tracker

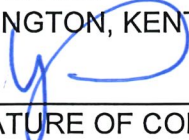


*Building Color Would Match or Blue Building*

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Burlington Baptist Church  
3031 Washington St  
Burlington, KY 41005
  
- 2. ADDRESS OF PROPERTY  
3031 Washington St  
Burlington, KY 41005
  
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Burlington Baptist Church
  
- 4. DEED BOOK 342                      PAGE NO. 32                      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     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, Director, Zoning Services  
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 14<sup>th</sup> day of March, 2024.

---

Treva L. Beagle  
Notary ID KYNP37603  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2025

This instrument was prepared for recording purposes only by:

---

Nicole Dierna  
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.)