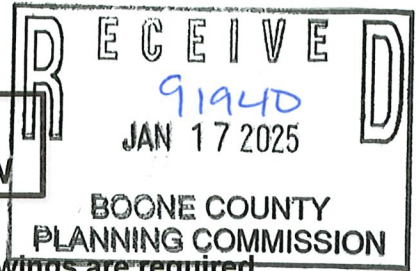


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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: Benjamin Strong

Address: 15503 Glencoe-Verona Rd

Verona KY 41092
City State Zip Code

Phone Number: 386-214-0466 Fax Number: _____

Email: bestrong89@gmail.com

4. Description of Request:
Requesting a conditional use permit allowing for a farm educational program

5. Name of Development: N/A

6. Location of Development: (Current Farm) 15450 Glencoe Verona Rd

Verona KY 41092
City State Zip Code

7. Acreage Under Review: 121.17

8. Lot Number and Name of Subdivision (if part of a subdivision):
N/A

9. Current Owner: Our Lady Of Good Counsel

Address: 13469 Poole Rd

Verona KY 41092
City State Zip Code

Phone Number: 859-485-3261 Fax Number: 859-485-1406

Email: jimb@bavarianwaste.com

Farm Educational Program

10. Proposed Use(s) on Site: _____
11. Total Square Footage of Existing and/or Proposed Buildings: 27,000 sqft (existing house + barn)
12. Current Zoning: AG-2
13.

<u>D1178</u> ✓	<u>152-155</u> ✓	<u>2088</u> ✓
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.

ORIGINAL Property Owner's Signature: James Brueggemann
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

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

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

1. Date Received: 1/17/25 Fee Received: \$766 Receipt #: 91940

2. Is application complete: _____

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 2/12/2025

5. Board Action: 2/12/2025

- 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
www.boonecountyky.org

STAFF REPORT

#2

APPLICANT: Benjamin Strong on behalf of Our Lady of Good Counsel, per James Brueggemann

LOCATION: 15450 Glencoe Verona Road

ZONING: Agricultural Estate (A-2)

DATE: February 12, 2025

PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow a church, school, conservatory, refectory, dormitory, auditorium, and farm education program with other educational programming

SITE HISTORY

- 2006 On April 17, 2006, the Boone County Planning Commission approved a Zoning Permit for a single-family residence.
- 2011 On October 20, 2011, the Boone County Planning Commission approved a Zoning Permit for a pole barn.
- 2022 On September 14, 2022, the Boon Board of Adjustment denied a Conditional use Permit to allow a farm education program along with other educational programming (BCBOA-22-DE-3).

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 602. A of the Boone County Zoning Regulations states that “The purpose of the Agricultural Estate district is to provide for low density residential development and on a limited basis agricultural uses or agricultural related uses in the context of a rural environment.”
- D. Section 505.1 of the Boone County Zoning Regulations identifies ‘Religious Assembly’ as a Conditional Use within the Agricultural Estate (A-2) district.
- E. Section 505.1 of the Boone County Zoning Regulations identifies ‘School’ as a prohibited use within the Agricultural Estate (A-2) district.
- F. Section 4000 of the Boone County Zoning Regulations includes the following definitions:
- 1. Business and Trade School: Schools that offer vocational and technical training in a variety of technical subjects and trades and that may lead to job specific certification. Typical uses include beauty schools, business management schools, computer training schools, drive education schools, flight training schools, fine arts and performing arts schools.
 - 2. Religious Assembly: Religious services involving public assembly such as customarily occurs in synagogues, temples, mosques, and churches. Such facilities may secondarily provide social or community services such as counseling, child care, senior services, and educational programs.
 - 3. Schools: Public and private schools at the primary, elementary, junior high, or high school level that provides state mandated basic education.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site as “Rural Lands” and “Developmentally Sensitive”. These categories are described as follows:

1. Rural Lands - Wooded, agricultural, recreational, or low density residential uses of up to one dwelling unit per two acres. Residential construction in Rural Lands does not occur in a formal subdivision.
 2. Developmentally Sensitive - Areas that have an existing slope of twenty percent or greater for a height of 20 meters (67.6 feet), or have unique soil or flooding characteristics which limit the ability of an area to support urban development, or contain significant wooded areas, creeks, wildlife habitat, or other natural features that are important to a site's stability and visual character.
- B. Glencoe Verona Road is identified as a state maintained arterial street providing for two way traffic within two driving lanes. There are no sidewalks along the roadway.

SITE CHARACTERISTICS

- A. The approximate 121 acre site is located along the southeast side of Glencoe Verona Road, approximately 1 mile southwest of Verona Mudlick Road.
- B. The site has approximately 2,700 feet of frontage along Glencoe Verona Road.
- C. The site is currently occupied by a detached single-family residential dwelling, a barn, an accessory structure, and farmland.
- D. Access to the site is from one curb cut onto Glencoe Verona Road.
- E. Topographically, the site sits higher than Glencoe Verona Road and contains several ridge lines.

SURROUNDING LAND USES AND ZONING

- North: Single-family, farmland, vacant/undeveloped land (A-2)
- South: Single-family, farmland, vacant/undeveloped land (A-2)
- East: Single-family, farmland, vacant/undeveloped land (A-2)
- West: Single-family, farmland, vacant/undeveloped land (A-2)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to utilize the existing farm, and its buildings, to house high school age boys and to provide them with a farming educational program.
- B. Additional programming is to include classes in religion, literature, language, history, mathematics, folk music, astronomy, and natural history.
- C. Vocational training in woodworking, carpentry, and blacksmithing will be provided.

- D. The applicant has indicated that total enrollment will be a maximum of 48.
- E. The applicant has indicated that the proposed programming will be conducted from September to May.
- F. The applicant has indicated that there would be 4 to 7 on-site staff members present.
- G. The applicant has indicated that the following additional development is proposed:
 - 1. Construction of an approximate 3,000 square foot, 1-story chapel.
 - 2. Construction of an approximate 4,700 square foot, 1-story, conservatory.
 - 3. Construction of an approximate 15,600 square foot, 2-story, refectory.
 - 4. Construction of an approximate 8,000 square foot, 2-story, dormitory.
 - 5. Construction of an auditorium.
- H. The applicant has submitted a project narrative, an information pamphlet, and letters/petition of support.

STAFF COMMENTS

- A. Approximately five (5) acres of the 121 acre property is to be developed with the proposed use.
- B. The proposed use will be set back a minimum of approximately three hundred seventy (370) feet from Glencoe Verona Road.
- C. The proposed use will be set back a minimum of approximately five hundred fifty (550) feet from the nearest adjacent property line.
- D. The Board needs to make the following determinations:
 - 1. Is the proposed use a religious assembly with other accessory uses.
 - a. The staff could not make this determination since the construction of the chapel will not be part of the first phase of development.
 - b. The staff could not make this determination since the religious activity does not meet the definition of religious assembly since the facility will not be open for public assembly.
 - 2. Is the proposed use a school with other accessory uses.
 - a. The staff could not make this determination since the educational functions described by the applicant do not meet the definition of a school as they will not meet the level that is mandated by the state.
 - 3. If the Board determines that the proposed use is neither a religious assembly or a school, the Board should deny the Conditional Use Permit on the basis that the use is not listed within Section 505.1 of the zoning regulations and therefore is

prohibited within the A-2 district.

4. If the Board determines that the proposed use is a school with other accessory uses, the Board should deny the Conditional Use Permit on the basis that a school is a prohibited use in the A-2 district as identified in Section 505.1 of the zoning regulations.
 5. If the Board determines that the proposed use is a religious assembly with other accessory uses, the Board can then make a determination on whether the proposed Conditional use is appropriate at this location based on the criteria found in Section 205.H of the zoning regulations.
- E. Should the Board take action to approve the submitted request, the following conditions should be considered as part of that action:
1. A maximum of one (1) additional dwelling building shall be allowed without an additional Conditional Use Permit approval.
 2. At least one supervisor shall reside on the site while the programming is in session.

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

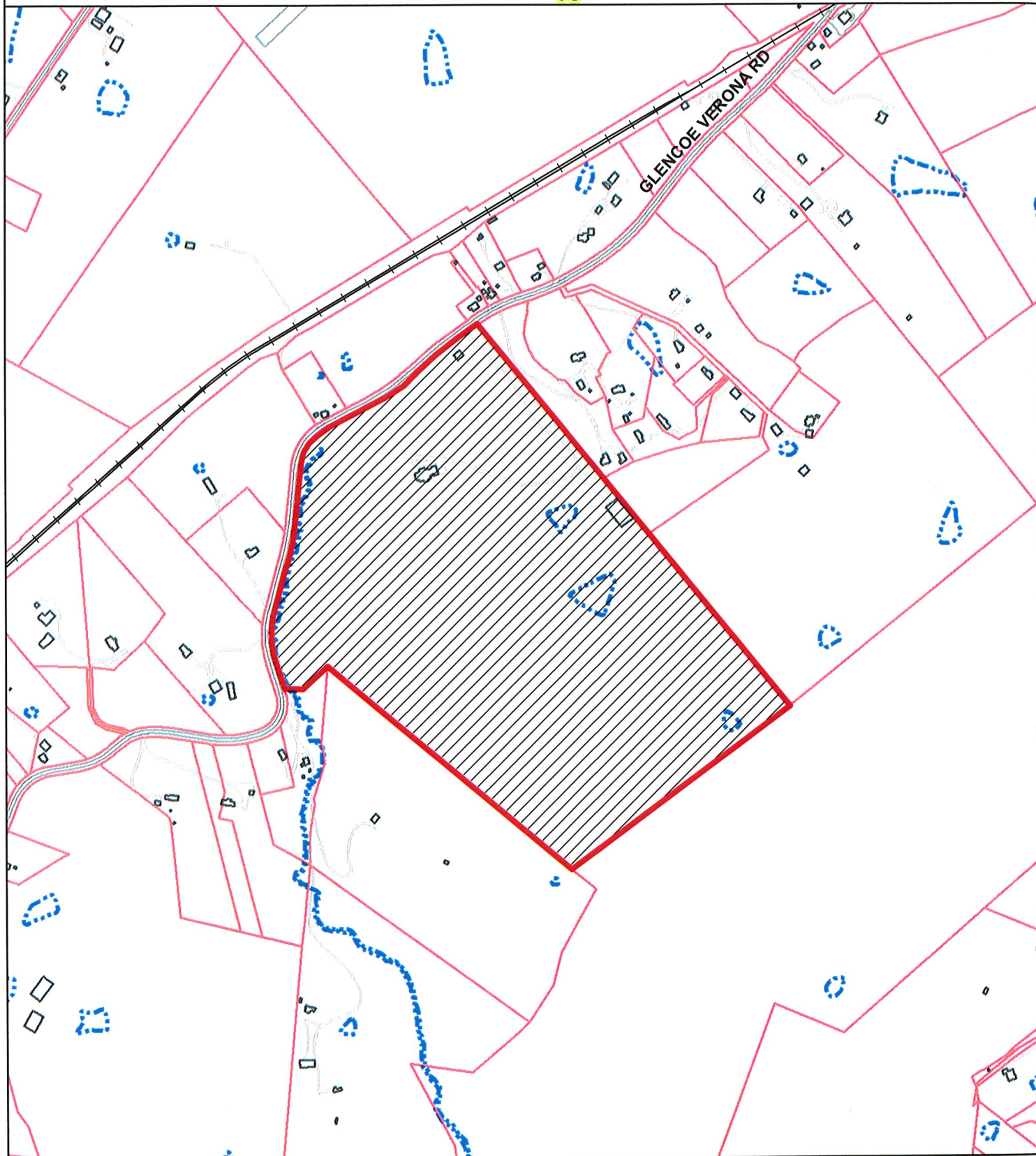
MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Proposal
- *Letters of Support
- *Concept Development Plan

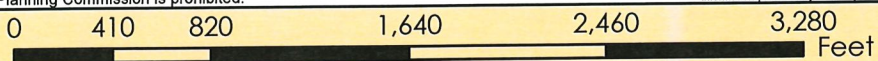
Vicinity Map

www.boonecountygis.com

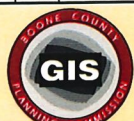


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1 inch = 800 feet



Boone County GIS - Putting Northern Kentucky on the Map



Aerial Map

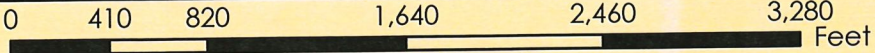
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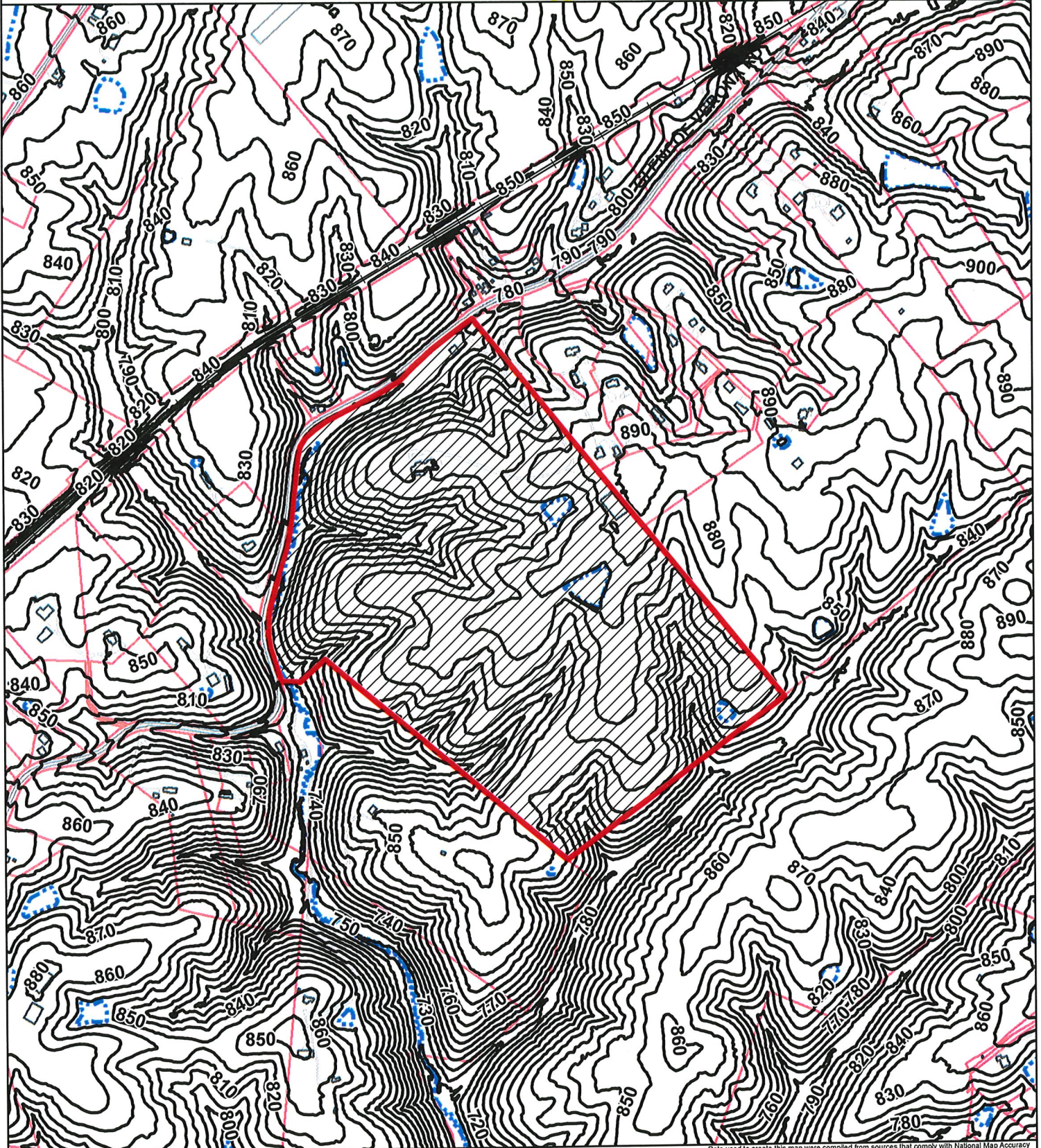
1 inch = 800 feet



Boone County GIS - Putting Northern Kentucky on the Map

Topographic Map

www.boonecountygis.com



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0 410 820 1,640 2,460 3,280 Feet

1 inch = 800 feet



Boone County GIS - Putting Northern Kentucky on the Map

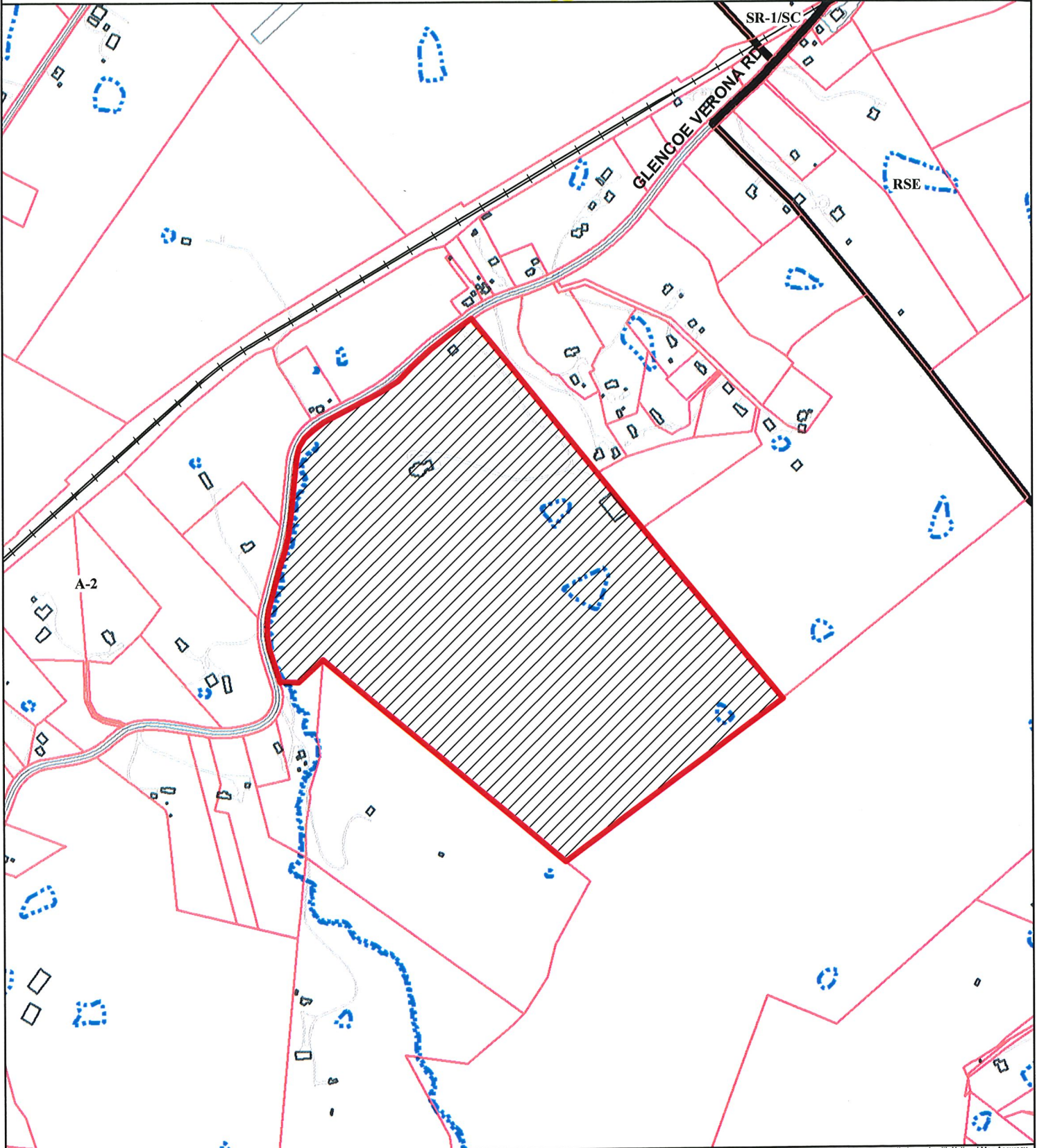


Map Created: xx/xx/2021

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ArcMap Document: *.mxd

Zoning Map

www.boonecountygis.com



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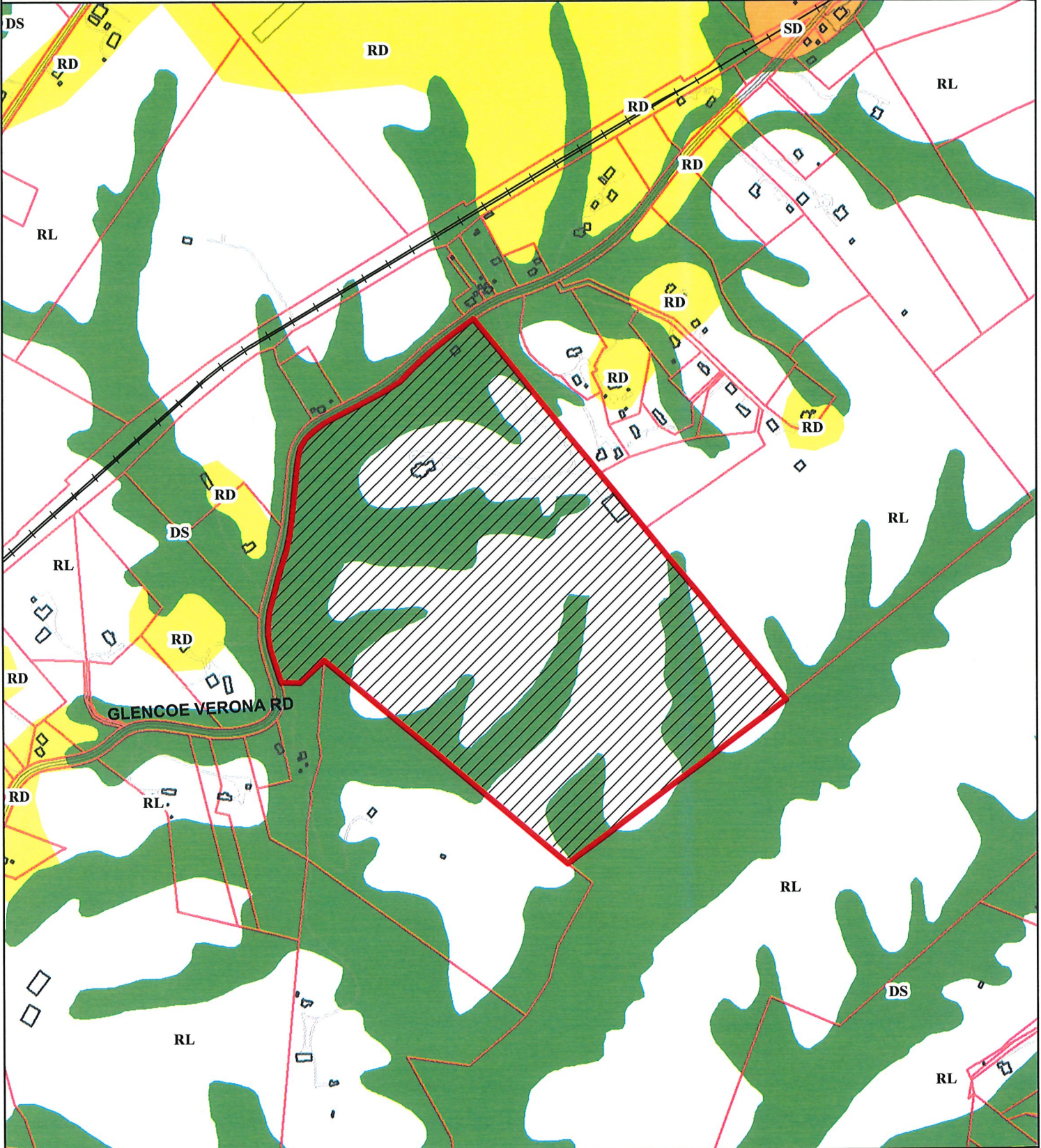


Map Created: xx/xx/2021

Boone County Planning Commission
ArcMap Document: *.mxd

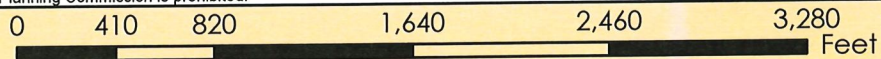
2040 Future land Use Map

www.boonecountygis.com



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1 inch = 800 feet



Boone County GIS - Putting Northern Kentucky on the Map



Farm Educational Program

10. Proposed Use(s) on Site: _____
11. Total Square Footage of Existing and/or Proposed Buildings: 27,000 sqft (existing house + barn)
12. Current Zoning: AG-2
13.

<u>D1178</u> ✓	<u>152-155</u> ✓	<u>2088</u> ✓
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.

ORIGINAL Property Owner's Signature:

James Bueggemann

(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature:

[Signature]

(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

1. Date Received: 1/17/25 Fee Received: \$766 Receipt #: 91940

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
www.boonecountyky.org

Site Plan and Summary of Proposed Property Use

Overview

We are proposing to offer a farming/agricultural, trades, and educational program to a small group of high-school age boys at the property located at 15450 Glencoe Verona Rd, Verona, KY, 41092. The boys would live at the property for the duration of the program, which would extend from September to May. We intend to remain small – eventually reaching a maximum of around 48 boys. The primary land use will remain agricultural – with the goal of establishing a robust and varied farm, putting into practice the principles of rotational grazing, permaculture, organic cultivation, and sustainability.

The farm will be integral to the program as real education puts boys in contact with real things. Every morning the boys have farm chores – feeding, watering and caring for livestock as well as gathering eggs from the chickens. In the fall they will be instructed in the slaughtering and processing of poultry. They will tend a small greenhouse and garden. They will learn how to be humble, hardworking, and responsible stewards of God’s creation by cultivating and providing food for their table. As stated by well-known Kentuckian author and poet Wendell Berry, “a significant part of the pleasure of eating is in one's accurate consciousness of the lives and the world from which food comes.”

Our program will include an equine element as well – the boys will practice horsemanship, study horse psychology, and learn the basic principles of horse training and care.

The practice of traditional trades such as leathercrafting, blacksmithing and woodworking will also be a central element of the program. These hands-on experiences give the boys a chance to discover and develop their talents, and to experience the joy in imitating God as creator as they assist in bringing creation to a higher order.

In addition, our program would include studies in religion, literature, language, history, mathematics, as well as folk music, sacred music, astronomy and natural history.

We have presented our proposal with the neighbors and many of the local community, and have attached a list of signatures indicating their support.

This will be a private program – participation will be by membership or invitation. The property and program will not be open to the general public.

Daily life

The way of life lived by the young men attending this program follows a daily rhythm of farm-work, trades-work, prayer, study, and recreation. An example of a typical day is as follows.

6:45 am	Morning Prayer
7:15 am	Farm chores / clean up
8:30 am	Breakfast
9:00 am	Class, nature study, agricultural programs, and folk music
12:00 pm	Lunch and recreation
12:55 pm	Prayer
1:10 pm	Trades, horsemanship, farm work, and recreation
3:15pm	Liturg, class, study, and sacred music
5:45 pm	Evening meal
6:15 pm	Recreation
7:30 pm	Quiet study / reading
9:15 pm	Compline (night prayer)
10:00 pm	Grand silence

The Academy views weekends as opportunities for rest, recreation, activities, trips and projects that are outside the scope of the weekdays. Examples of weekend activities would include camping, hiking, farm work, trades projects, fishing, volunteer community work, cultural outings (classical music performances, trips to museums, historical centers, etc.) and seasonal events such as Christmas caroling. These activities are considered central to the overall educational and communal experience of the Academy. Although the weekend schedule will vary from week to week, time will be set aside for a thorough clean-up of the building and grounds, as well as for a study hall.

What “kind” of boy can attend?

This is *not* a program for “troubled” boys – we are not equipped to accept boys with a history of serious behavioral or disciplinary problems. All our applicants must provide two letters of recommendation, and must want to attend. We will not accept boys against their will. The young men participating in the program will be good boys from good families. Many parents recognize the benefit of hard work, farming, trades, regular prayer, responsibility, good music, frequent contact with nature, male mentorship, and friendship in the formation of their children. It is for these reasons that our program is attractive to many parents.

How will this benefit the community?

Kentucky has its roots in an agrarian lifestyle. As more and more of rural Kentucky is subdivided and developed, we are seeking to not only preserve the property for agricultural use, but also to teach young men to value and appreciate this way of life.

A community is defined by its members. A group of young men who are respectful, trustworthy, love God and their country, give a firm handshake, who know how to work hard, look you in the

eye, and who can think clearly and express themselves well, will certainly have a positive influence on any community.

We also welcome opportunities to volunteer in the community and to assist neighbors in need with yard-work or other projects.

Site-plan / Additional structures

The large home and barn on the property will serve our purposes in the near future. Eventually, we would like to construct a few additional structures such as a bunkhouse and dining hall – additions that would be located in close proximity to the existing building, and mostly not be visible from the main roadway. They will be traditional structures - stone and brick with timber framed elements as well - permanent and beautiful, and in keeping with the agricultural aesthetics and use of the area. All structures would conform to the regulations for AG-2 zoned properties. Attached is a site plan illustrating our long-term vision. The realization of this vision is dependent on the success of our fundraising efforts, building permits, etc.

Supervision

Much wrongdoing can be prevented by good supervision, clearly defined rules and standards of behavior, and by fostering a happy and respectful culture of friendship. A number (around 4-7) of the staff will reside on the property, not only supervising the boys at all times, but also truly taking on the role of a mentor – looking out for their best interests, attentive to their needs, and working to know each of the boys individually.

Additionally, several of our staff live with their families on properties adjoining the property, and regularly participate in the farming, music, prayer, trades, and other activities of the program. This familial spirit promotes an orderly and happy home-away-from-home for the boys.

Are the boys allowed to leave the property?

Leaving the property without permission is an offence which will result in dismissal. Due to the narrow shoulder, students are not permitted to walk along the road. The property affords the boys plenty of acreage to explore, and many activities to enjoy - the boys will not be bored! Additionally, as all the boys attending the program *want* to be there, the threat of expulsion is an effective deterrent to leaving the property.

Traffic considerations

As our boys reside at the property for the duration of the program (with breaks for Thanksgiving, Easter and Christmas), there will be little to no traffic impact on the area. When the boys arrive and depart for breaks, they are transported primarily in groups by van to the airport. The boys participating in the program will not be permitted to bring personal vehicles, or drive at any time while attending.

Organization

The organization responsible for the program is Saint Andrew's Academy, INC - a non-profit corporation operating as a 501(c)(3).

What is Saint Andrew's Academy?

Saint Andrew's Academy is a small all-boys boarding academy, grades 9-12, offering a rich and joyful way of life that seeks to educate the whole man - body, mind, and soul. To this end, the boys not only study subjects in the classroom, but are immersed in a way of life that includes the formative elements of farm work, regular prayer, time in nature, traditional trades, folk and sacred music, and adventure.

The Academy is a small, private initiative undertaken by a faculty of friends, who believe that the future of our communities, families, Church, and country depends on the education of the youth of today.

In September of 2023 we began a limited version of our program - opening our doors to a small number of young men in order to determine the viability of the project, and to win the support of the local community.

Our first year was a tremendous success! The boys gave themselves wholeheartedly to the life at the school, and thoroughly enjoyed their time at the Academy. Many visitors remarked that they had seldom met such respectful, upstanding, and joyful young men. On a trip to a historic monument in Virginia, a tour guide told us that the boys of Saint Andrew's gave her hope in the future generation.

What are the future plans?

We will be applying to the county for the required permits that will allow us to continue operating at our current location. We are excited to continue developing our trades and farm programs, planting and cultivating an orchard, and expanding our garden.

In order to eventually accommodate 48 students, we are planning to make additions to the current structure on the property. These few additional buildings will be located behind the existing building, and will mostly not be visible from the main roadway. They will be traditional structures - stone and brick with timber framed elements as well - something permanent and beautiful, and in keeping with the agricultural aesthetics and use of the area.

Who is funding this project?

Saint Andrew's Academy is a registered 501(c)(3) tax-exempt organization, and does not receive any public funding. Student tuition, and our ongoing fundraising efforts pay our bills. No single individual or organization is financially backing this initiative, although we would certainly welcome a large donor!

How can I help?

We are always grateful for support, whether it be in the form of prayers, encouragement, or financial contributions. We also welcome donations of tools and trade materials.

Learn more!

Visit our website at saintandrewsacademy.org for more information, and to sign-up for our newsletter.

Saint Andrew's Academy admits students of any race, color, and national or ethnic origin.



Saint Andrew's Academy

Farming, Prayer, Work, Friendship, Music,
Responsibility, Trades and Study



Questions and Answers

What boys will you accept?

Saint Andrew's Academy is not a reform program, and is not equipped to accept boys with a history of serious behavioral or disciplinary problems. All our applicants must provide two letters of recommendation, and must want to attend. We will not accept boys against their will. Our students are good boys from good families.

How many students will there be?

We will always be a small school with a maximum number of students around 48 (12 per class). We began our program in 2023 with 12 boys, with the hope of accepting an additional 12 young men this coming year.

What subjects do the boys study?

Our curriculum includes standard academic subjects such as Mathematics, Literature, History, and Science, but also includes folk and sacred music, Latin, farm work, traditional trades, and physical education.

Why farming and trades?

Real education puts boys in contact with real things. Every morning the boys have farm chores - feeding and watering animals and collecting eggs. In the fall students participate in slaughtering and processing poultry. They tend a small greenhouse and garden. In addition to providing food for our community, they learn how to be humble, hardworking, and responsible stewards of God's creation.

Several hours a week are devoted to the practice of traditional trades such as leathercrafting, blacksmithing and woodworking. These hands-on experiences give the boys a chance to discover and develop their talents, and to experience the joy in imitating God as creator as they assist in bringing creation to a higher order.

How will this benefit the community?

Kentucky has its roots in an agrarian lifestyle. As more and more of rural Kentucky is subdivided and developed, the Academy seeks to not only preserve its own property for agricultural use, but also to teach young men to value and appreciate this way of life.

A community is defined by its members. A group of young men who are respectful, trustworthy, love God and their country, give a firm handshake, who know how to work hard, look you in the eye, and who can think clearly and express themselves well, will certainly have a positive influence on any community.

We also welcome opportunities to volunteer in the community and to assist neighbors in need with yard-work or other projects.

Are the boys allowed to leave campus?

Leaving the property without permission is an offence which will result in dismissal! Due to the narrow shoulder, students are not permitted to walk along the road. The property affords the boys plenty of acreage to explore, and many activities to enjoy - the boys are not bored! Additionally, as all the boys attend the Academy want to be there, the threat of expulsion is an effective deterrent to leaving campus.

Will this increase traffic?

As our boys live at the Academy from September to May (with breaks for Thanksgiving, Easter and Christmas), our program will have little to no traffic impact on the area. When the boys arrive and depart for breaks, they are transported primarily in groups by van to the airport.

Why a boarding school?

An adolescent boy is well on his way to entering the world of men. A good boarding school gives young men the opportunity to exercise their growing need for independence in a healthy, supervised, and virtuous environment.

Living together, boys learn to get along with different personalities, and benefit from the positive influence of their peers as they work, eat, pray, study and play together.

Boarding school additionally offers young men the opportunity for real mentorship outside the home. The boys develop a respectful and healthy friendship with their instructors, because they come to know them outside the classroom - which is where much of the formation of a young man takes place.

Who supervises the boys?

Much wrongdoing can be prevented by good supervision, clearly defined rules and standards of behavior, and by fostering a happy and respectful culture of friendship at the school.

Our resident dorm-fathers not only supervise boys at all times, but truly take on the role of a father - looking out for their best interests, attentive to their needs, and working to know each of the boys individually.

A number of our faculty live with their families on properties adjoining the Academy, and regularly participate in the life of the school. This familial spirit promotes an orderly and happy home-away-from-home for the boys.

13 January 2025

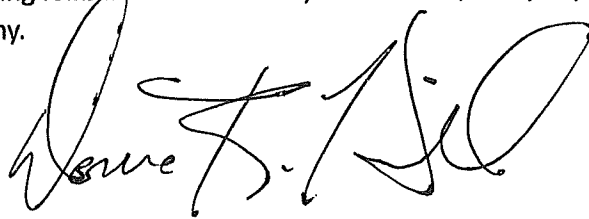
To whom it may concern:

This is a letter of support for the program proposed by Saint Andrews Academy located in Verona, Kentucky.

My husband and I live approximately 1 mile from the property on a small farm that has been owned by my family for the past 80 years. We are both retired professionals, I am a retired PhD Scientist from the Procter & Gamble Company. Other than the times I spent away at University, I have lived much of my life in the area. It distresses me to see so much of the farm land I grew up with bulldozed down, paved and turned into housing developments and I was concerned that this would be the fate of the property up on the hill when it was sold again a couple of years ago. Then I heard it was going to be used to start an academy to teach farming and the trades. Well, that was intriguing. What youngsters could they possibly get that wanted to learn to raise chickens, beef, etc. and be good caretakers to the land and contributors to their community? And, live full time at the academy? Turns out, there are quite a few, and last year 12 of them showed up to start their journey into farm life.

Over the past year, I have had the opportunity to visit the academy and get to know several of the instructors and boys at St Andrews. Their program to train young adults in the skills needed to farm and thrive in a farming community is new to me but something that I really think our world could benefit from – if, it's allowed to be successful. I have fond memories of living and working on the farm when I was younger with my family. Of witnessing and being a part of the whole community coming together to get in the hay at everyone's farm before the big storm hit. A way of life and community that I have to admit, I thought was lost. But then, St Andrews showed up. Wow! Its an ambitious task to take young folks of the 21st century and get them to put away their cell phones and not only partake in rural farm life but to delight in its daily chores.

I have to confess that a when I first received a notice about the proposed academy a year or so ago, I was skeptical. Who were these young men, where did the come from and who is going to be responsible for them? Over the past year I have meet and worked alongside a few of these folks. Courteous, respectful, hardworking and conscientious. Yep, those are more than just words, they are a way of life I see being taught at St Andrew's. And I think we could use more courteous, respectful, hardworking and conscientious young folks in our community and as such, I fully support the proposed growth of the St Andrew's Academy.

A handwritten signature in black ink, appearing to read "Donna Hill". The signature is fluid and cursive, with a large loop at the end.

Donna Hill, PhD

15717 Glencoe-Verona Rd, Verona, Ky

January 15, 2025

RE: Saint Andrew's Academy

To Whom It May Concern:

My name is Tim Bischel and I own a house located at 14344 Walton Verona Road, Verona, KY 41092 and Superior Structures, Inc. located at 237 Beaver Road, Walton, KY.

I am writing in support of Saint Andrew's Academy. The unique education Saint Andrew's Academy offers young men is something to celebrate. A well-rounded education plus the additional emphasize on trades, farming and religion is something we need more of. I have personally visited Saint Andrew's Academy and left impressed with what they are accomplishing. So much so that I have contributed financially to their efforts.

If you were to meet some of these young students, you would be impressed. I see no negative effects on our community, only positive ones.

Sincerely,



Tim Bischel

Boone County Planning Commission
2950 Washington St.
Burlington, KY 41005

January 13th, A.D. 2025

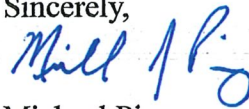
Ladies and gentlemen,

My name is Michael Pinz and I have lived in Verona for three and a half years. I live immediately to the east of St Andrew's Academy.

I believe that St Andrew's Academy intent to give boys a well-rounded education is an important offering in our community.

Having an educational program such as St Andrew's here in Verona will attract the best people for a positive development of our community and also provide a solid education to the next generation for the challenges ahead.

Sincerely,



Michael Pinz

I am in support of the property located at 15450 Glencoe Verona Rd, Verona, KY, 41092 being used for the farming, trades, and educational programs proposed by St. Andrew's Academy.

Name: WALT + JAN RYAN Email: JRYANWGT@ZOOMTOWN.COM

Address: 15329 Lebanon-Crittenden Rd, Verona, KY 41094

Name: Cecilia and Ric Tombelli Email: ctombelli@gmail.com

Address: 15025 Brown Rd. Verona 41092 ricctombelli@gmail.com

Name: Gilbert Rucymer Email: lalconburg2@gmail.com

Address: 15317 Lebanon Crittenden Rd. Verona KY 41092

Name: Julie Rucymer Email: julierico12@gmail.com

Address: 15317 Lebanon Crittenden Rd. Verona KY 41092

Name: Andrew Mosquera Email: apm2018@opname

Address: 1951 Beaver Rd. WALTON, KY 41094

Name: Donna Hill + DONATO FROZINA Email: verona15724@gmail.com

Address: 15712 Glencoe Verona Rd

Name: Ben + Christina Shroy Email: bshroy89@gmail.com

Address: 15503 Glencoe - Verona, Rd. Verona, KY, 41092

Name: MARK + CATE ROSENDALE Email: CLRMSR59@PROTON.ME

Address: 15429 GLENCOE VERONA RD VERONA KY 41092

I am in support of the property located at 15450 Glencoe Verona Rd, Verona, KY, 41092 being used for the farming, trades, and educational programs proposed by St. Andrew's Academy.

Name: Melissa Walters Email: Melissy.Walters@hukmail.com

Address: 8307 Napoleon Zion Station Rd, Dry Ridge, KY 41035

Name: Shawn A. Walters Email: shawn.walt94@gmail.com

Address: 8307 Napoleon Zion Station Rd., Dry Ridge, KY 41035

Name: Peter J. Conklin Email: peterconklin1@yahoo.com

Address: 15651 Lebanon Crittenden Rd. Verona, KY 41092

Name: Kevin F. Hernandez Email: kevinhdez1986@gmail.com

Address: 5196 Knox Hillard Rd Sanders, KY 41083

Name: Jennifer Overhulse Email: jen@strickmedia.co

Address: 15695 Glencoe-Verona Rd., Verona, KY 41092

Name: CJ Prowant Email: Prowantcraig@yahoo.com

Address: 15552 Glencoe-Verona rd

Name: CATHERYNE RYAN Email: RYANGL@aol.com

Address: ~~3060~~ 3060 PALACE DR, BURLINGTON, KY 41005

Name: LAURA CANNON Email: LAURA.CANNON@OUTLOOK.COM

Address: 3060 PALACE DR, BURLINGTON, KY 41005

I am in support of the property located at 15450 Glencoe Verona Rd, Verona, KY, 41092 being used for the farming, trades, and educational programs proposed by St. Andrew's Academy.

Name: Eric Nies Email: niesfamily88@gmail.com
Address: 1955 MESSMER RD VERONA, KY 41092

Name: ~~Eric Nies~~ Zaxton Email: GROWITALL4@GMAIL.COM
Address: 2041 WIMBLEDON LN UNION KY 41091

Name: Tim Bischof Email: timbischof@gmail.com
Address: 14344 Walton Verona Rd, Verona, KY 41092

Name: _____ Email: _____

Address: _____

Name: _____ Email: _____

Address: _____

Name: _____ Email: _____

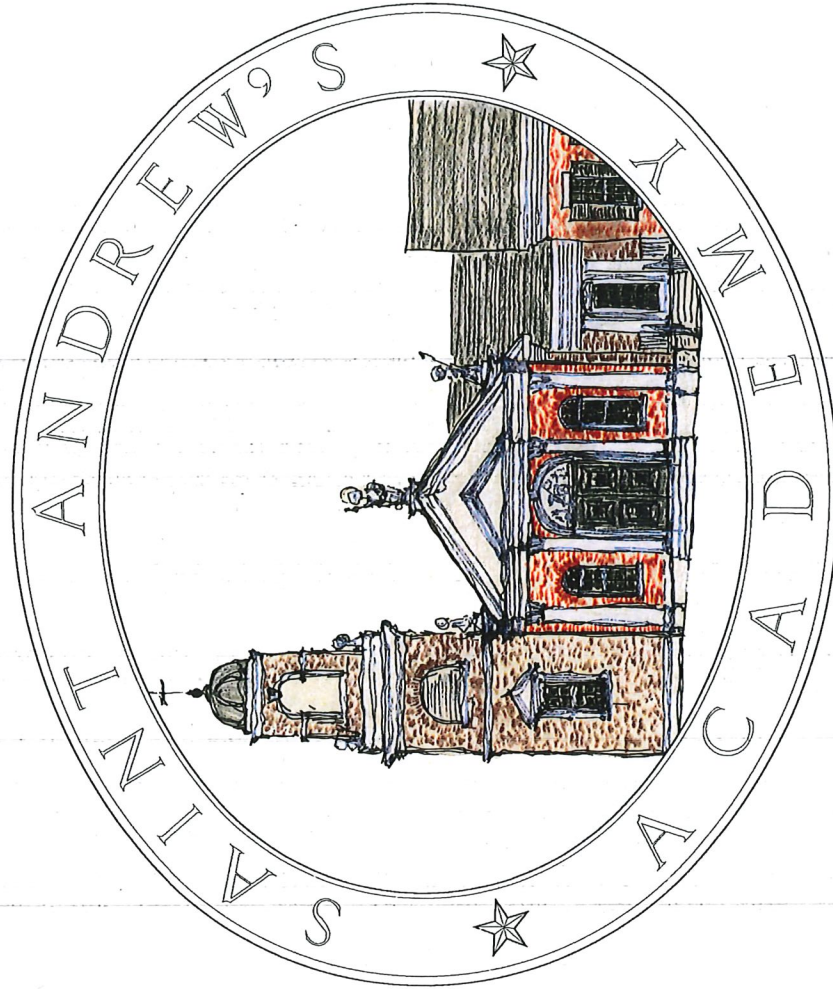
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Name: _____ Email: _____

Address: _____

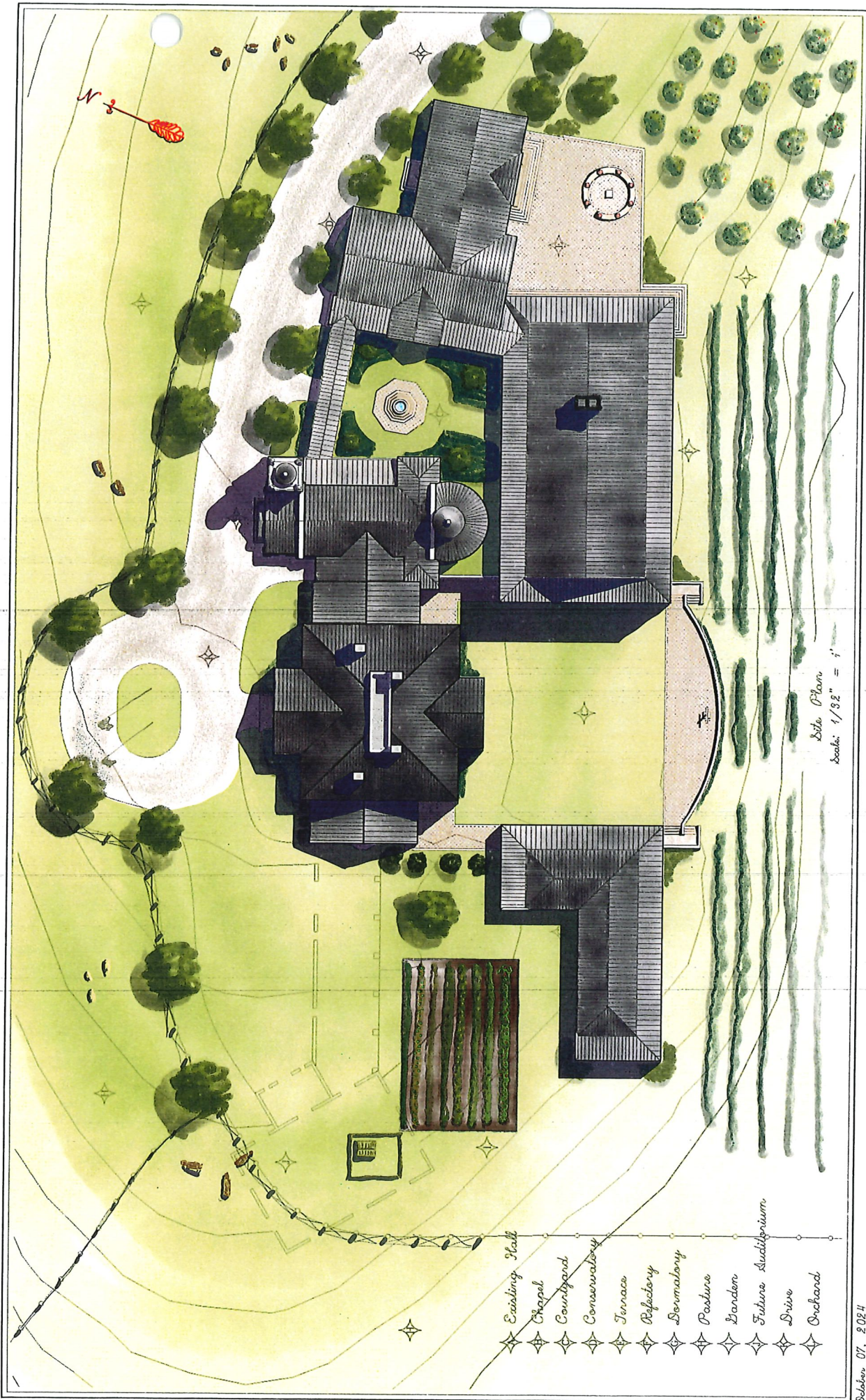
Name: _____ Email: _____

Address: _____



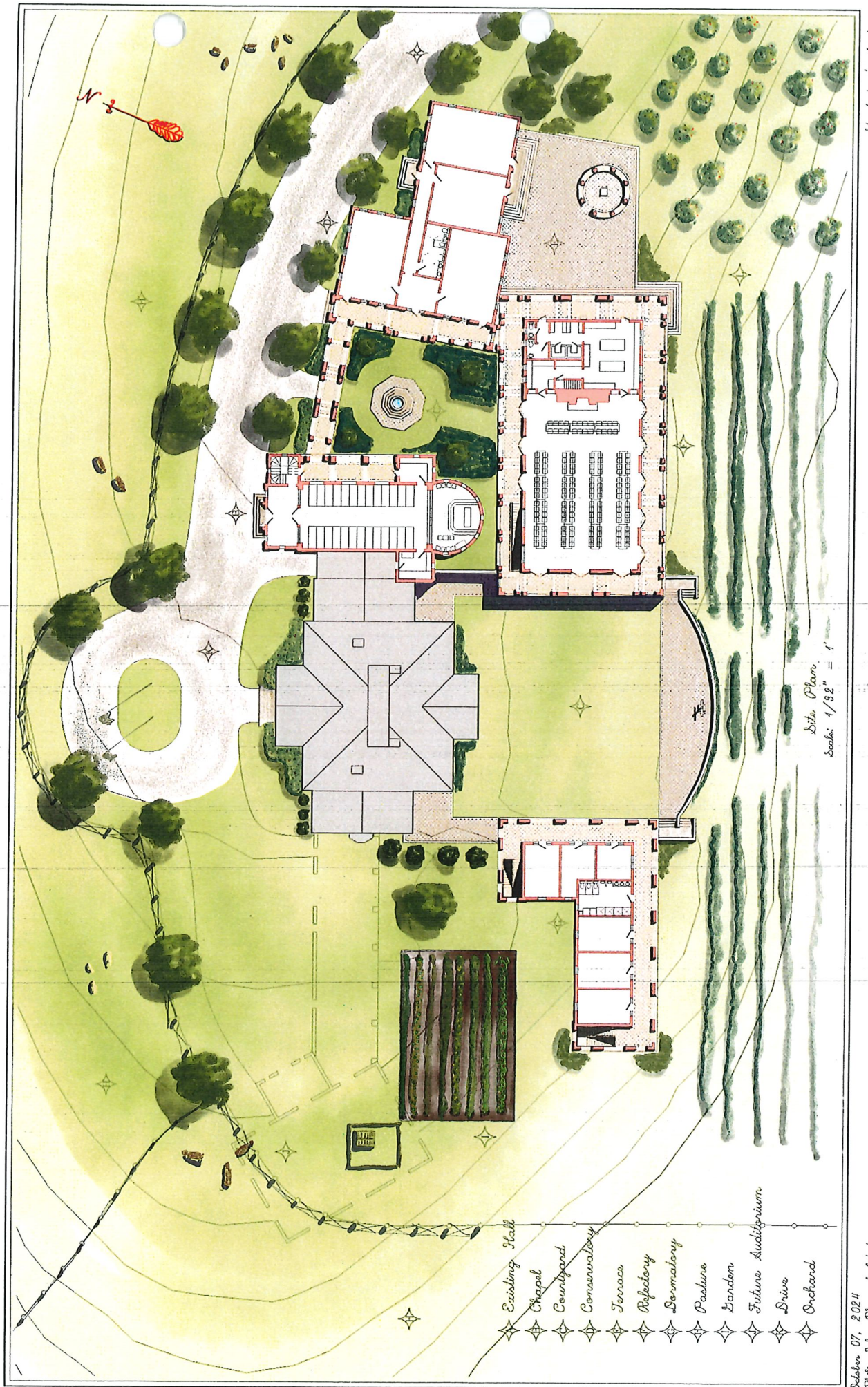
SAINT ANDREW'S ACADEMY
VERONA, KENTUCKY

PHILIP JOHN RHEA, ARCHITECT
OCTOBER 7, 2024



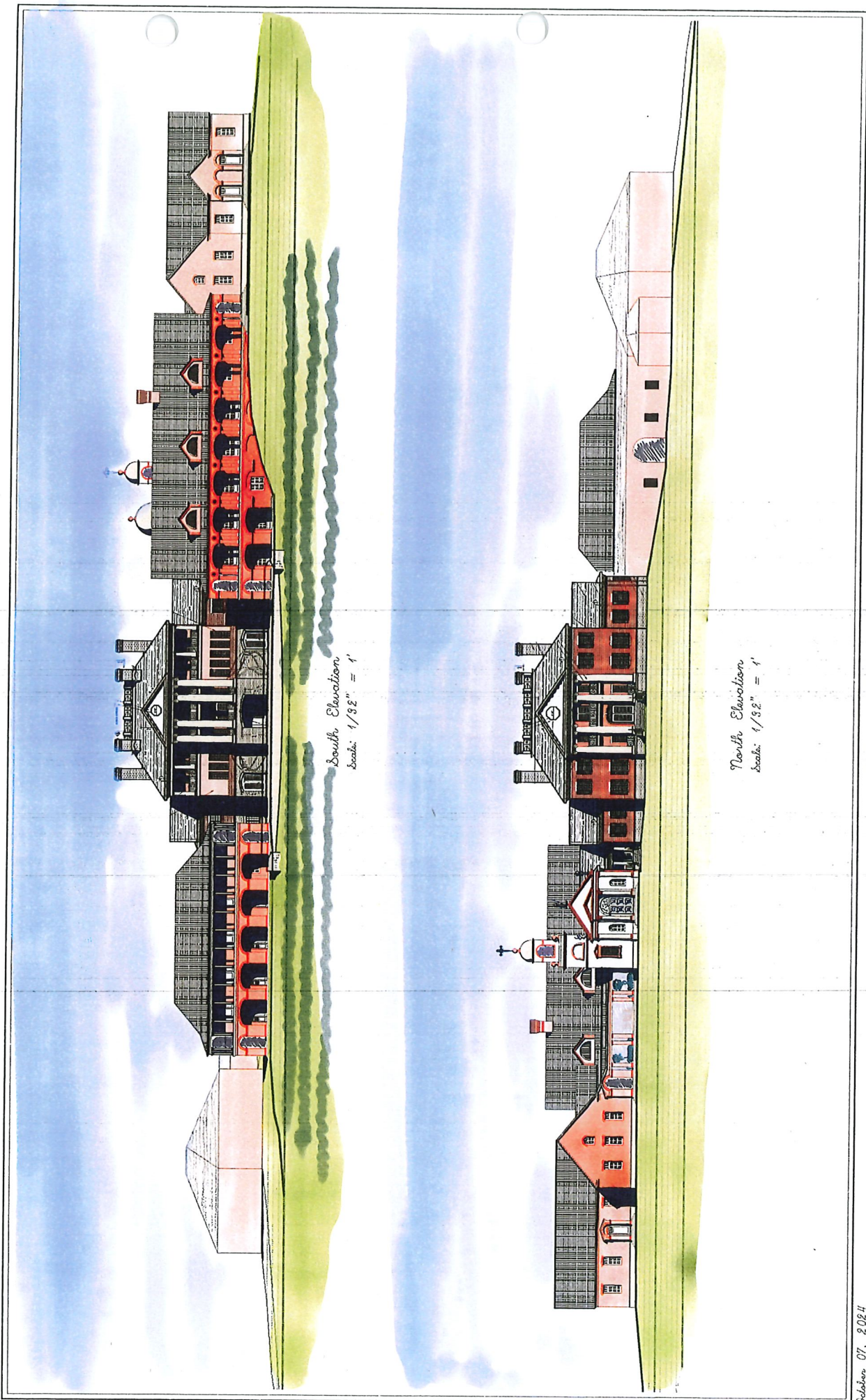
Site Plan
Scale: 1/32" = 1'

- Existing Hall
- Chapel
- Courtyard
- Conservatory
- Terrace
- Refectory
- Secretalory
- Pasture
- Garden
- Future Auditorium
- Drive
- Orchard



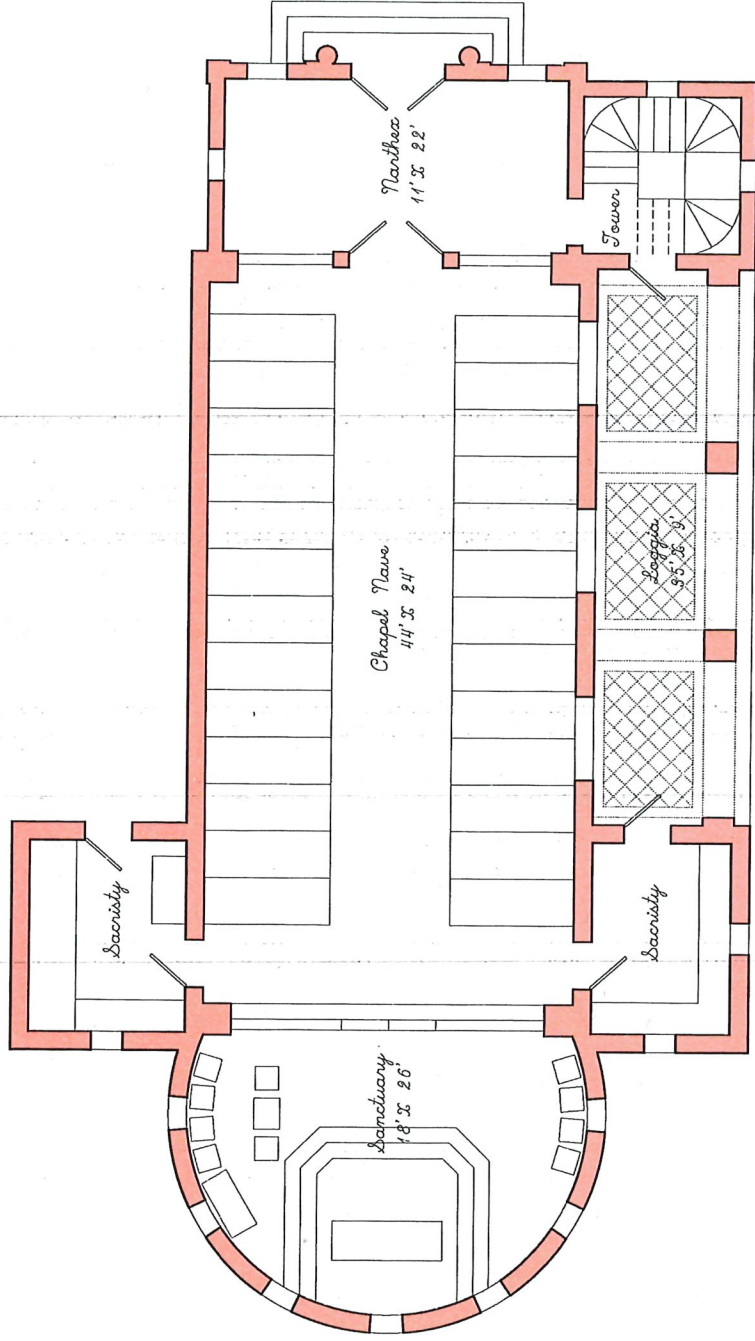
Site Plan
Scale: 1/88" = 1'

- Existing Hall
- Chapel
- Courtyard
- Conservatory
- Terrace
- Refectory
- Dormitory
- Pasture
- Garden
- Future Auditorium
- Drive
- Orchard



South Elevation
Scale: 1/32" = 1'

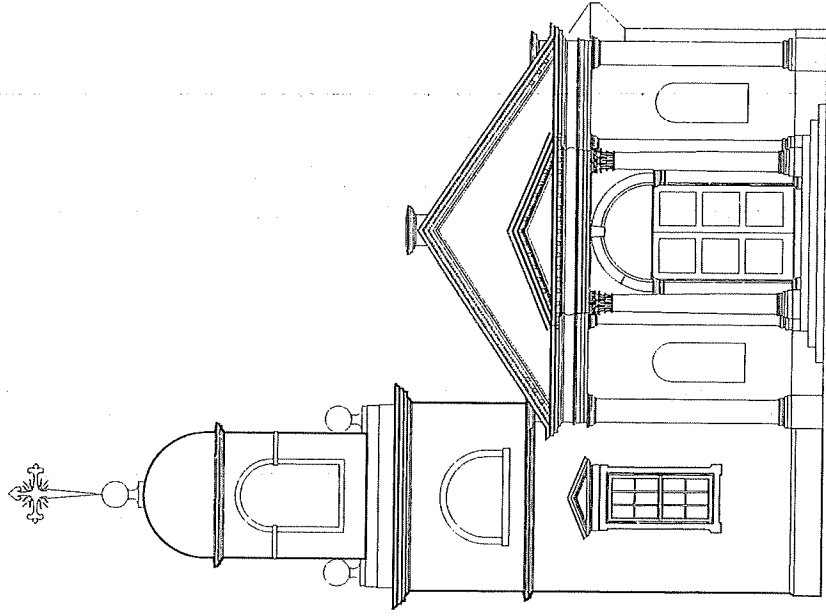
North Elevation
Scale: 1/32" = 1'



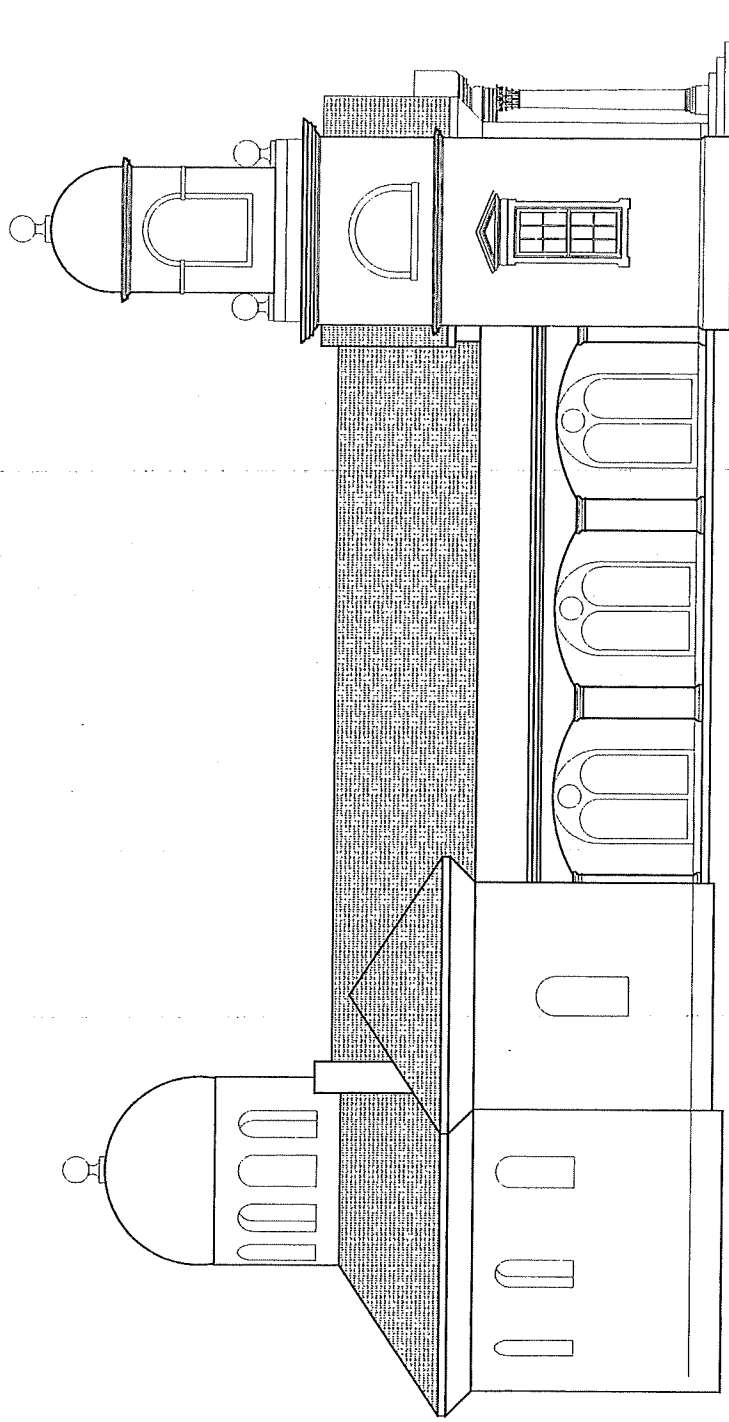
Courtyard



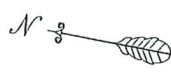
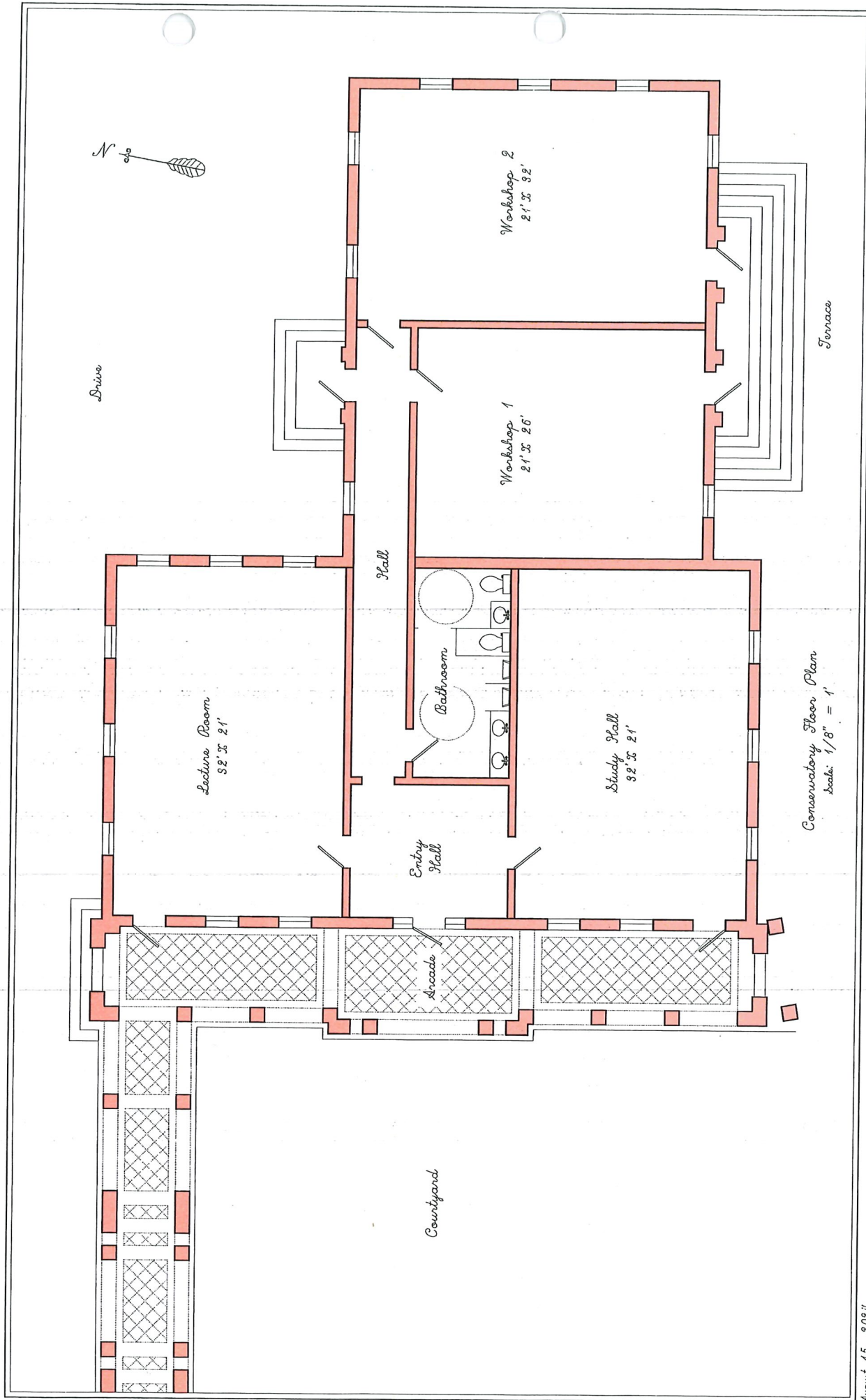
Chapel Floor Plan
Scale: 1/8" = 1'



Chapel North Elevation
Scale: 1/8" = 1'



Chapel East Elevation
Scale: 1/8" = 1'



Drive

Lecture Room
32' x 21'

Hall

Bathroom

Workshop 1
21' x 26'

Workshop 2
21' x 32'

Study Hall
32' x 21'

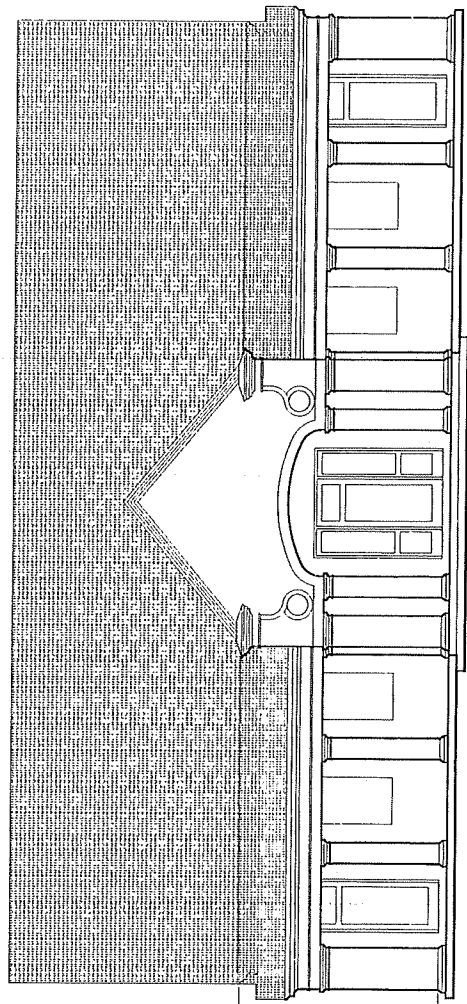
Entry Hall

Arcade

Courtyard

Conservatory Floor Plan
Scale: 1/8" = 1'

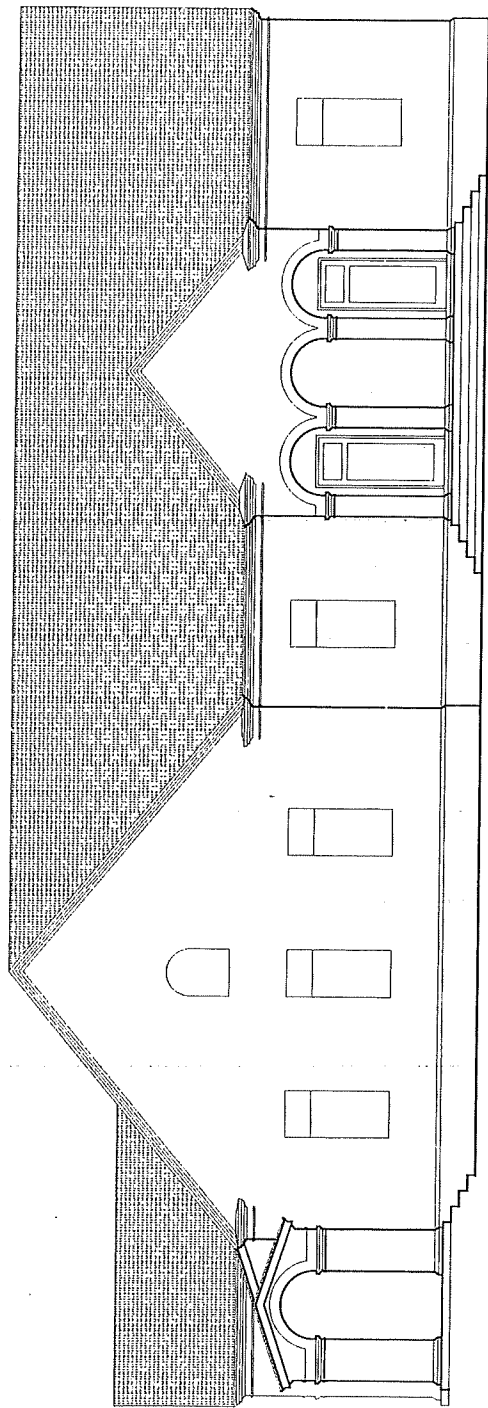
Terrace



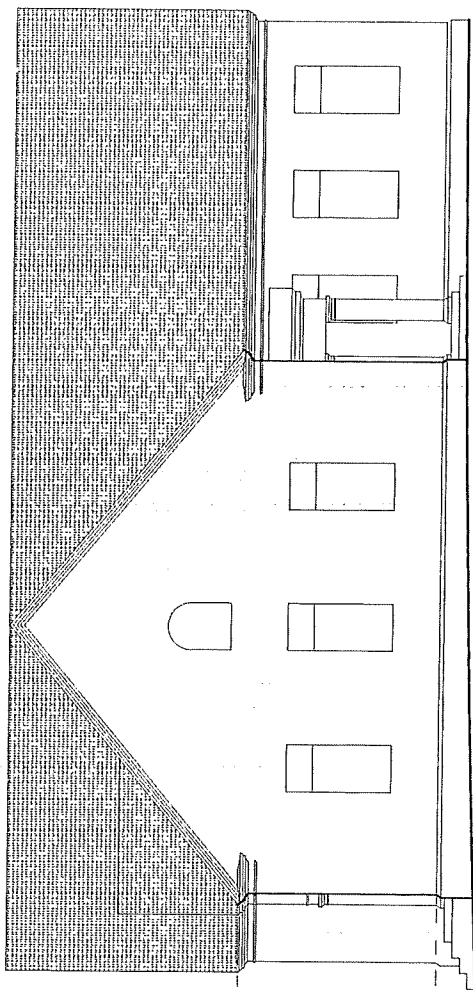
Top of Tie Beam
+12'-8"

Top of Fin. Floor
+0'-0"

Conservatory West Elevation
Scale: 1/8" = 1'



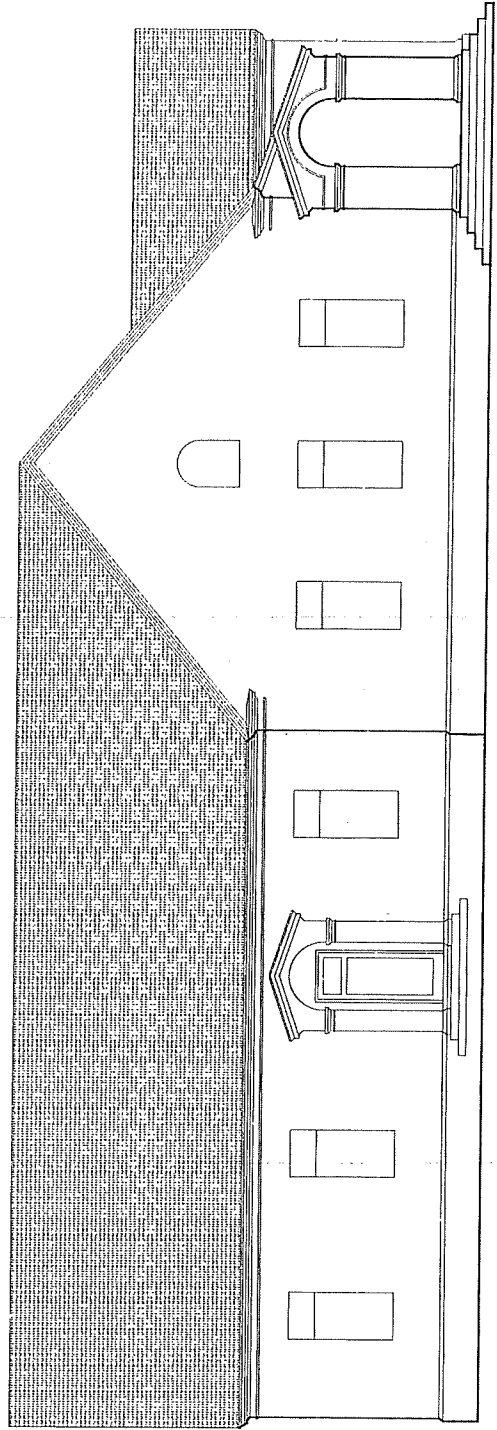
Conservatory South Elevation
Scale: 1/8" = 1'



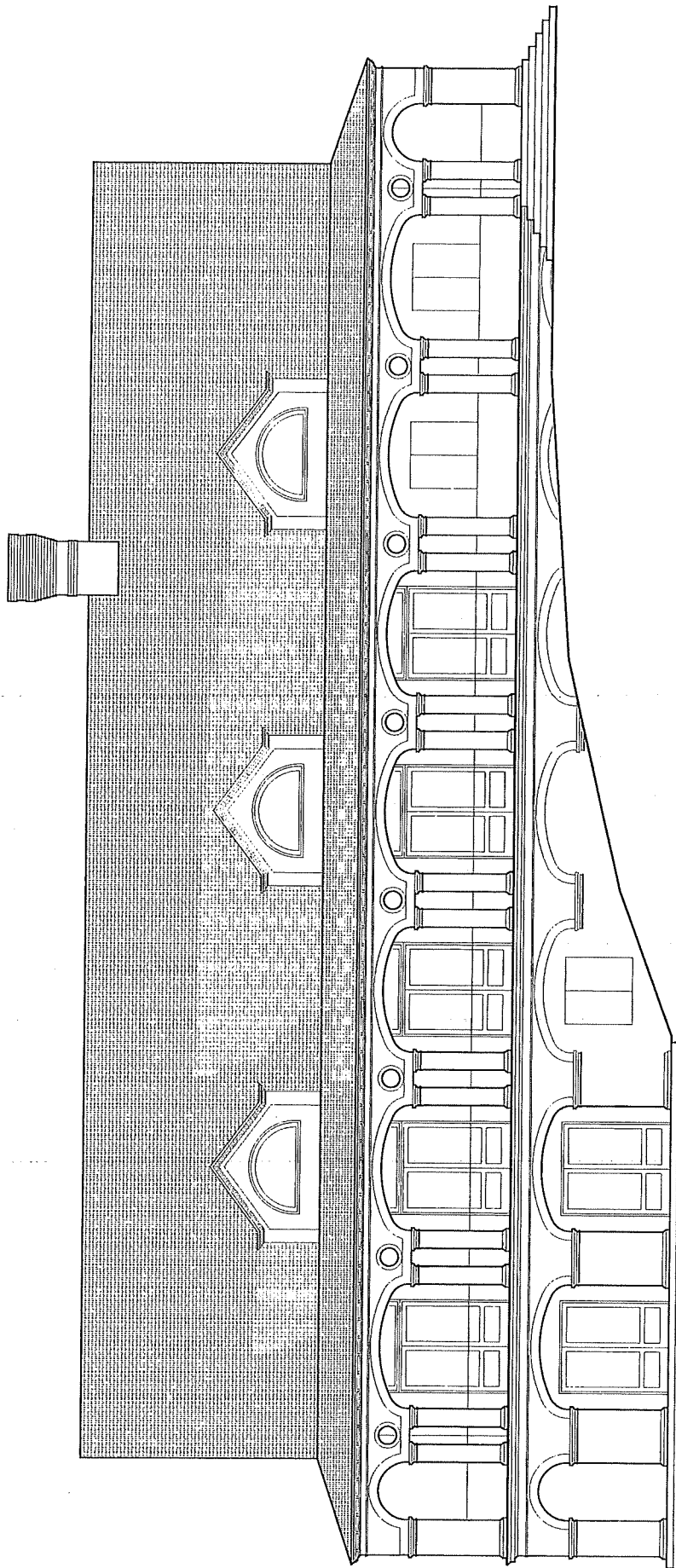
Top of Tie Beam
+12'-8"

Top of Fin. Floor
+0'-0"

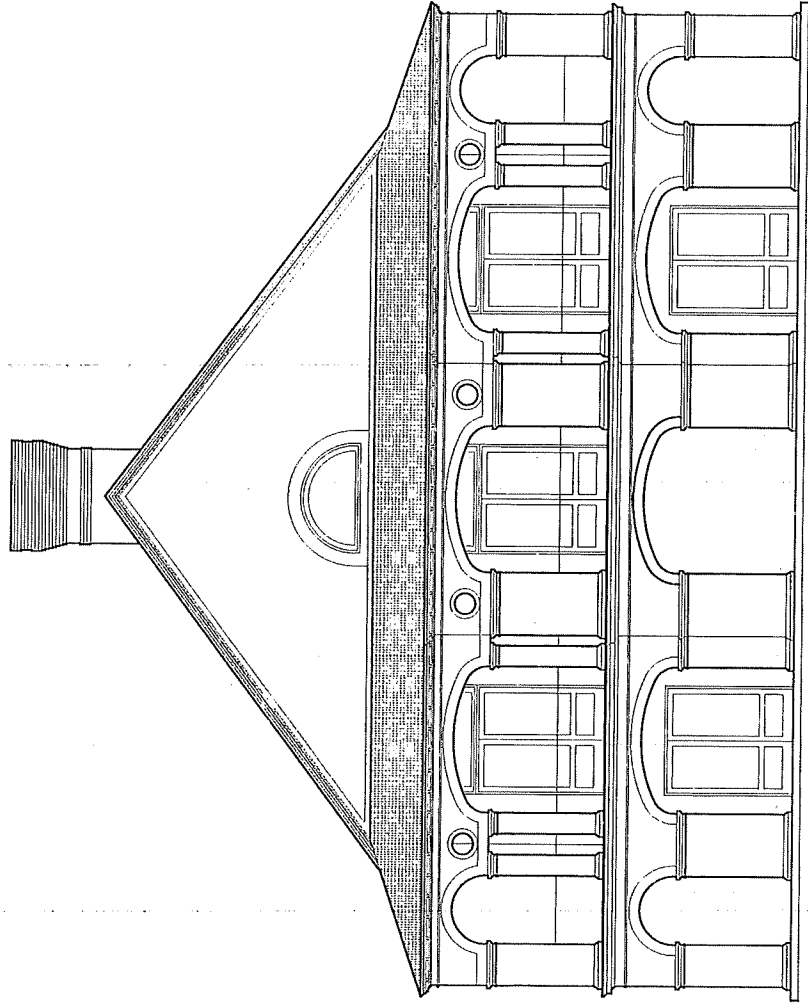
Conservatory East Elevation
Scale: 1/8" = 1'



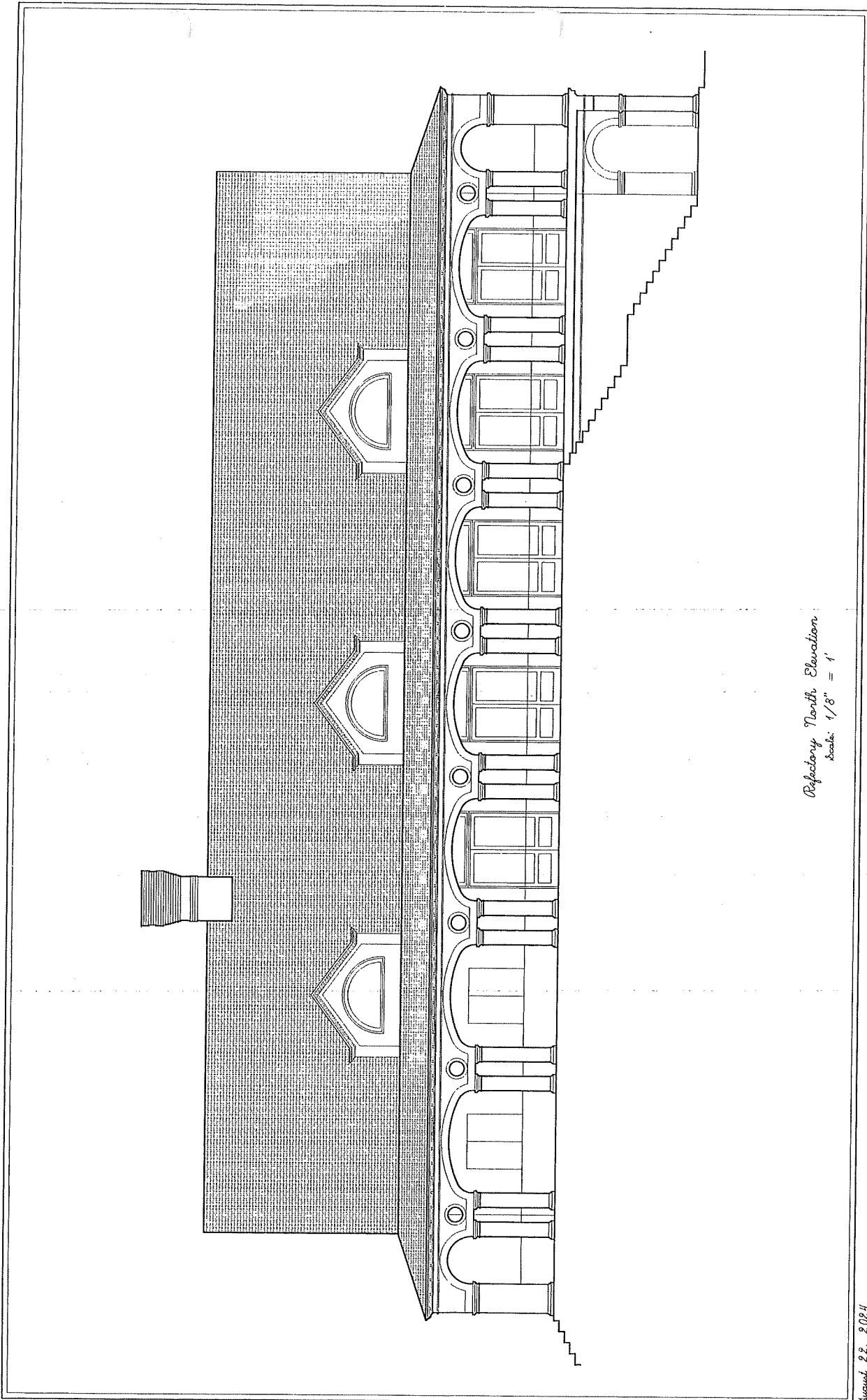
Conservatory North Elevation
Scale: 1/8" = 1'



Refectory South, Elevation
Scale: 1/8" = 1'



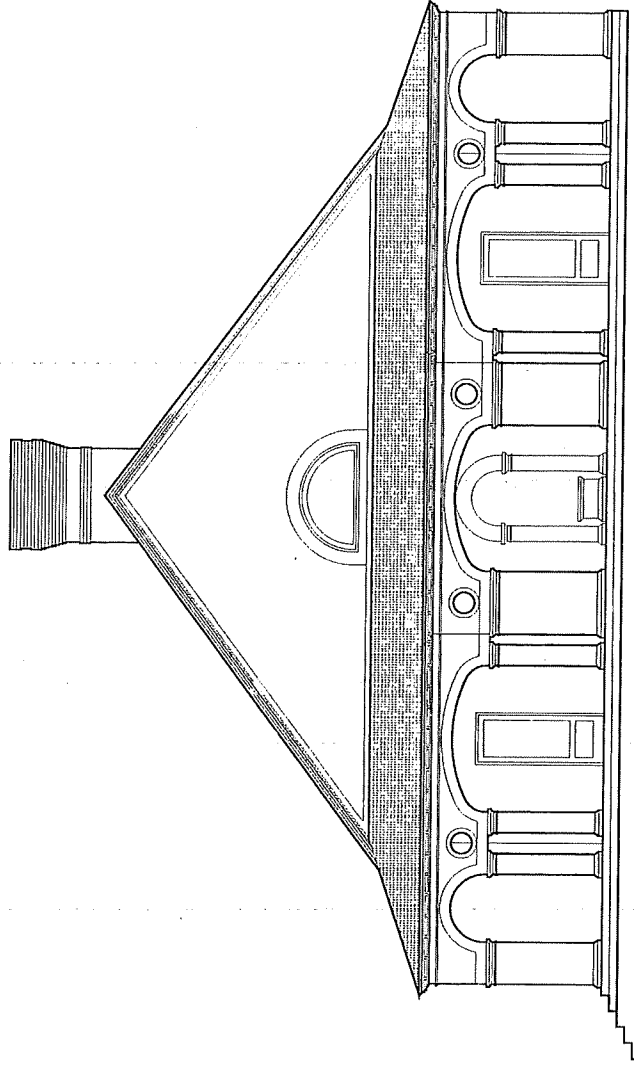
Refectory West Elevation
Scale: 1/8" = 1'



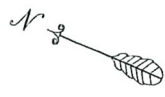
Refectory North Elevation
Scale: 1/8" = 1'

August 22, 2024
Philip John Place, Architect

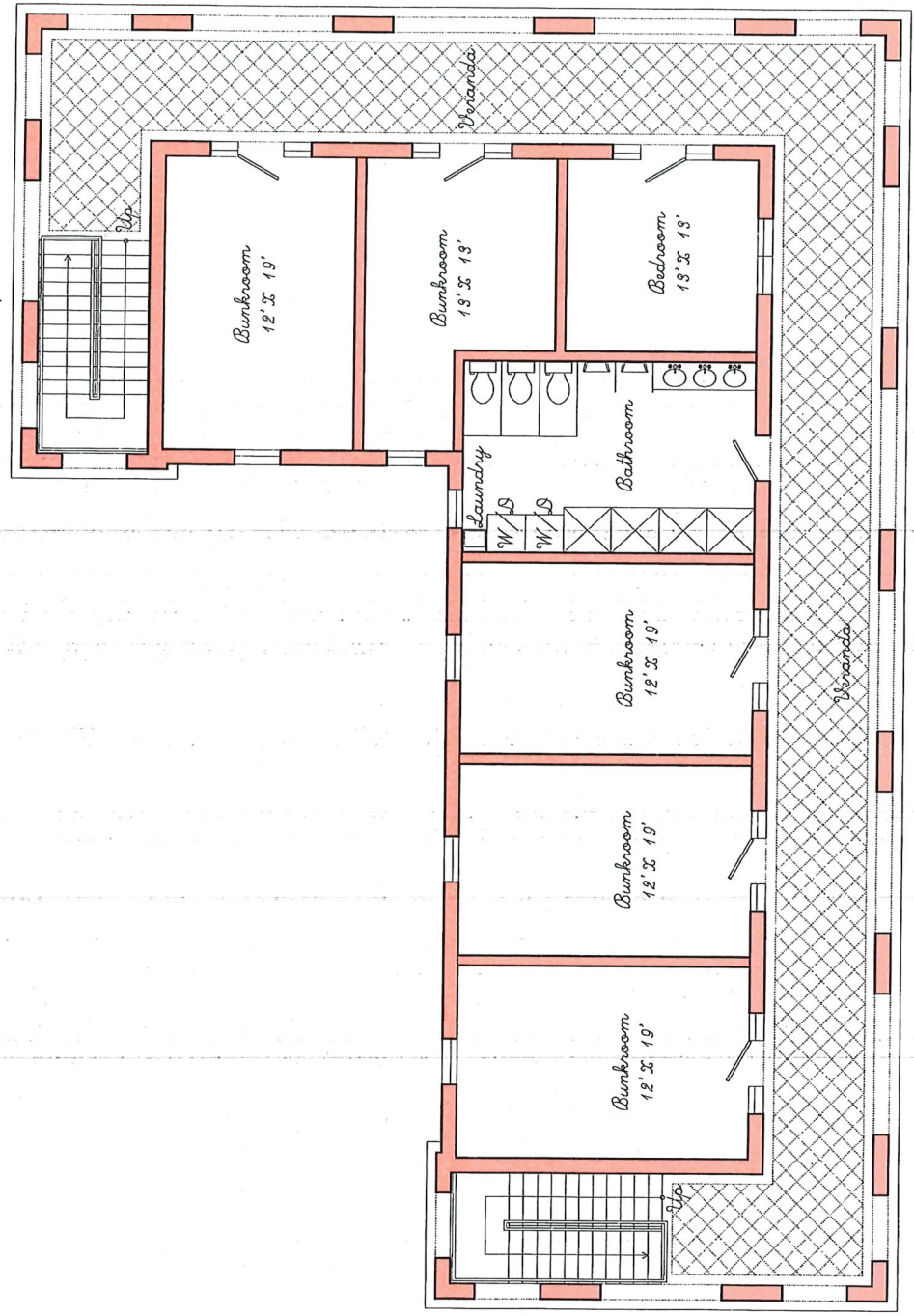
St. Andrew's Academy
Deona, Kentucky



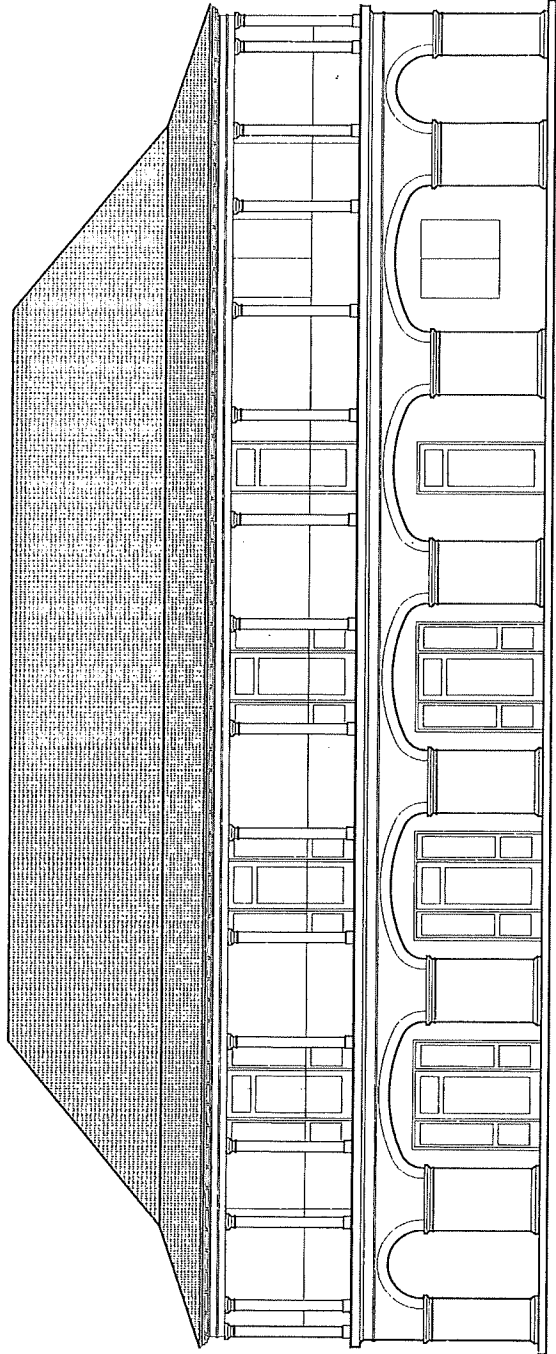
Refectory East Elevation
Scale: 1/8" = 1'



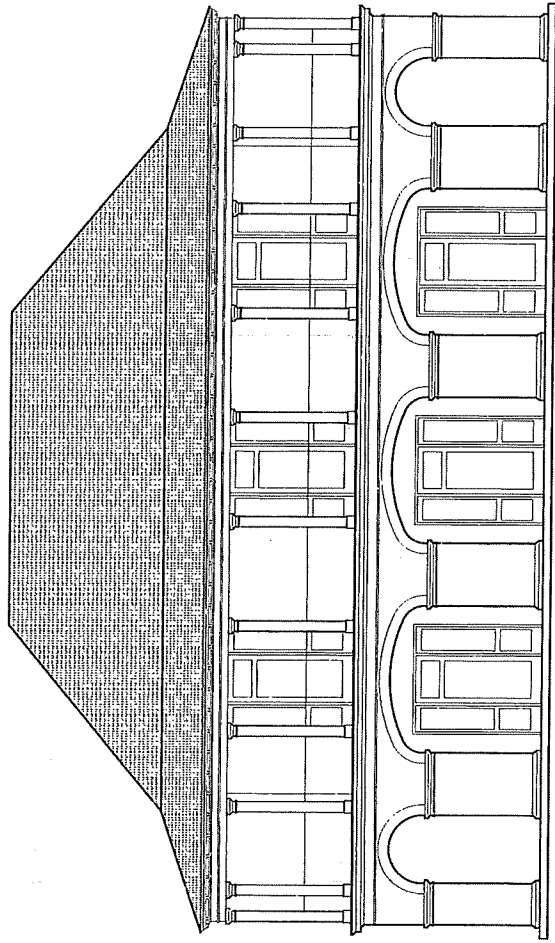
Courtyard



Dormitory Floor Plan
Scale: 1/8" = 1'



Dormitory South Elevation
Scale: 1/8" = 1'



Secondary East Elevation
Scale: 1/8" = 1'



*Precedent
Chapel Details*

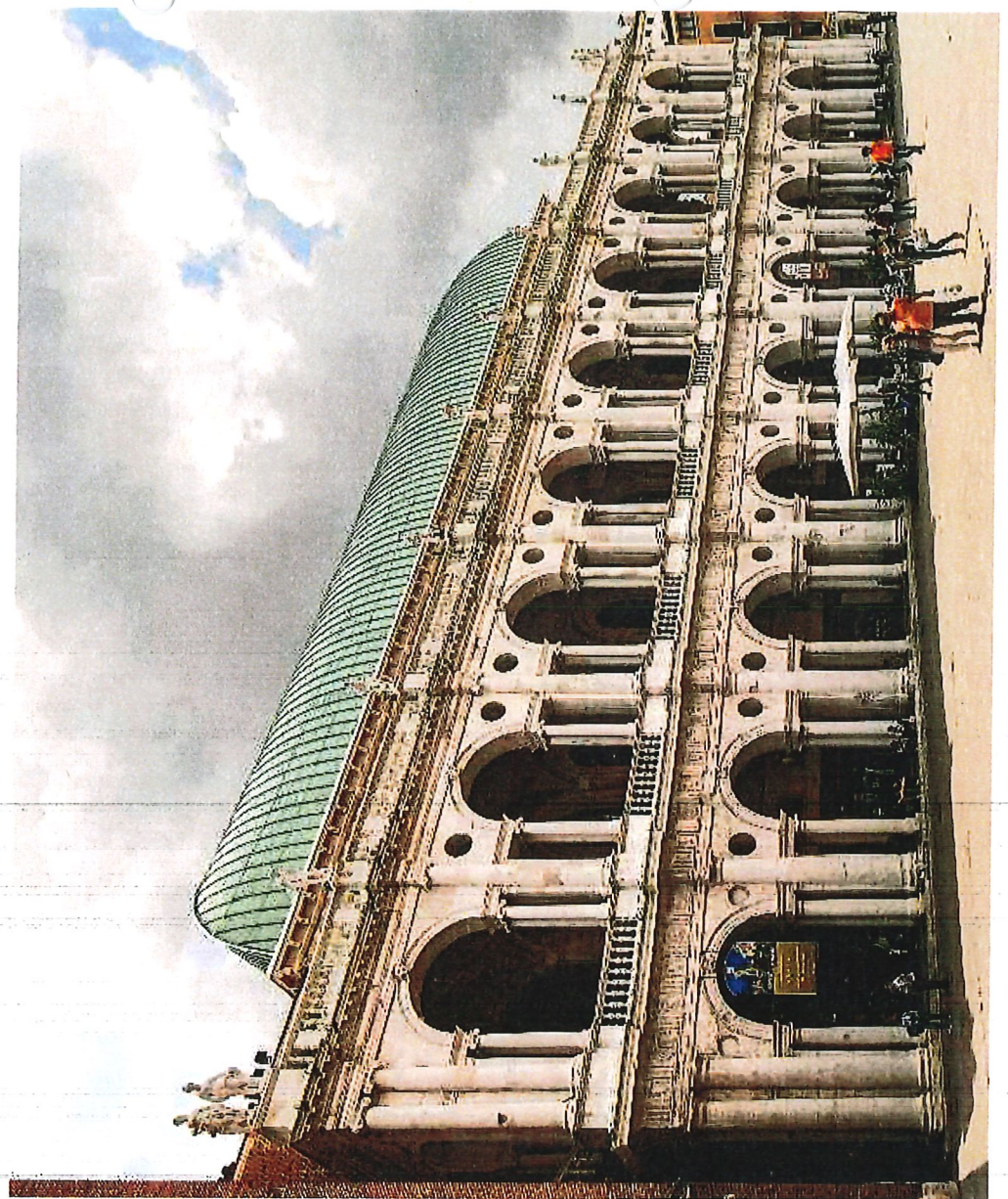
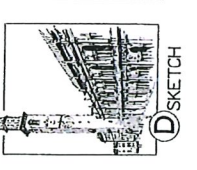
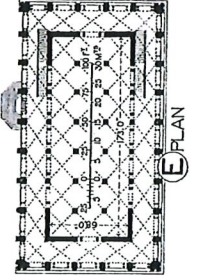
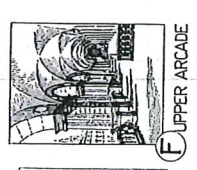
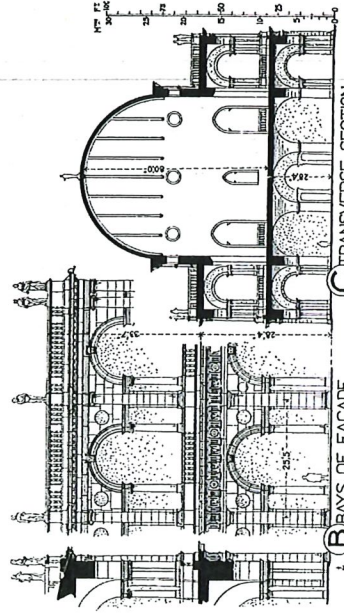
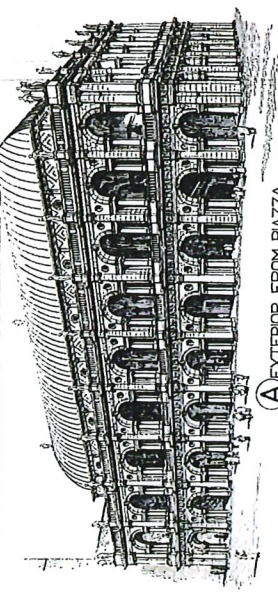


*October 07, 2024
Philip John O'Brien, Architect*

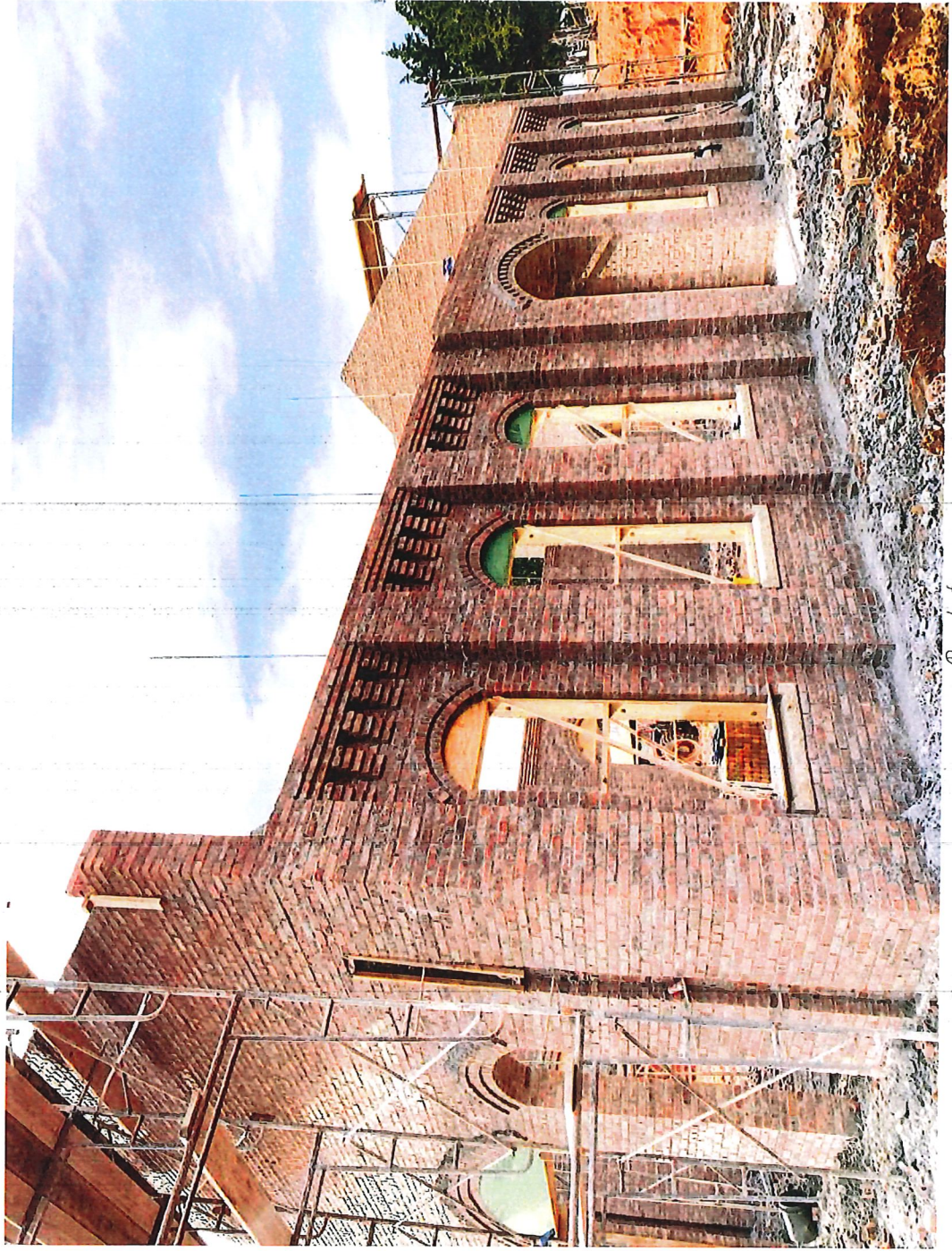
ITALIAN RENAISSANCE

THE BASILICA: VICENZA

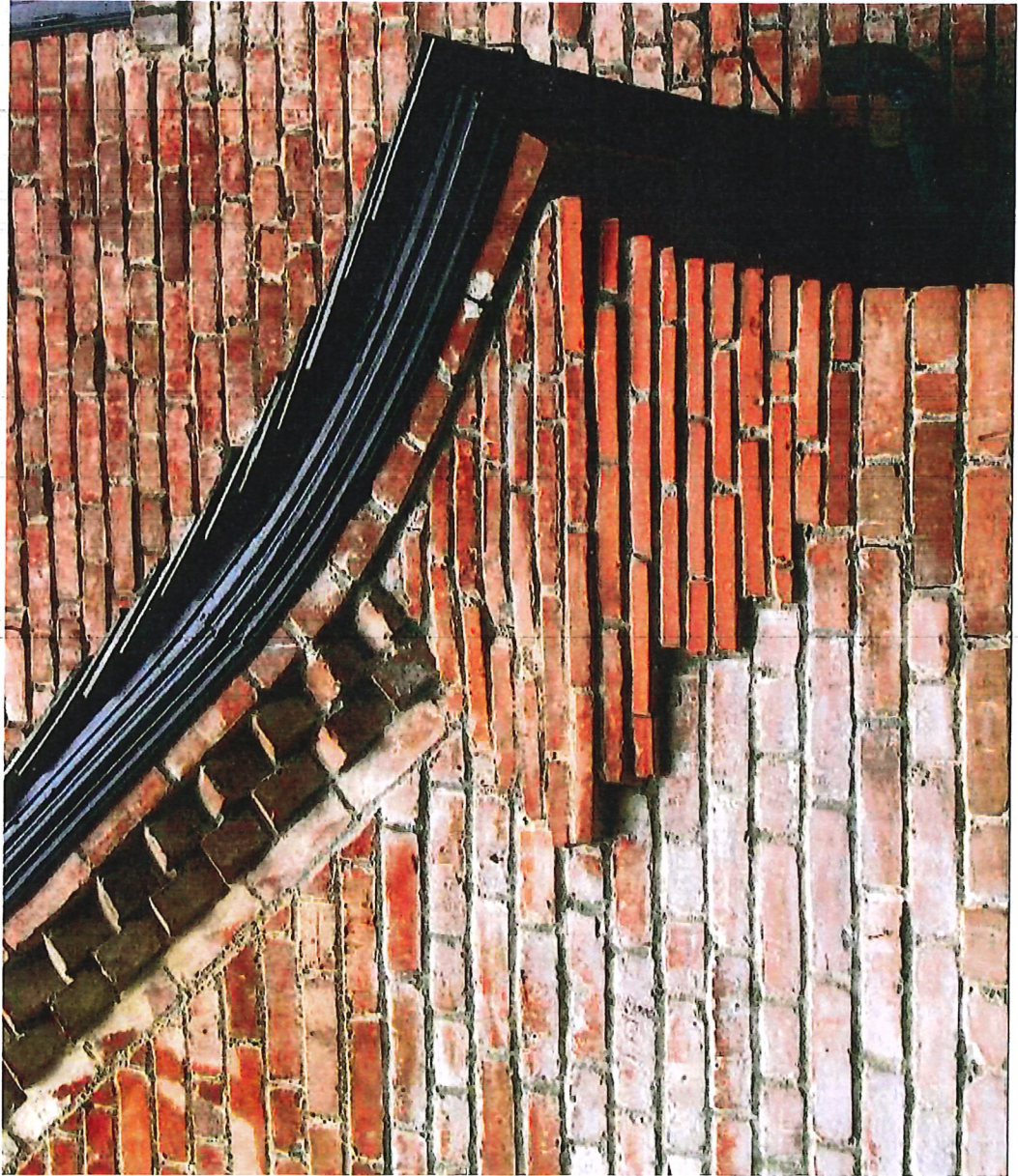
741



Andrea Palladio - Basilica



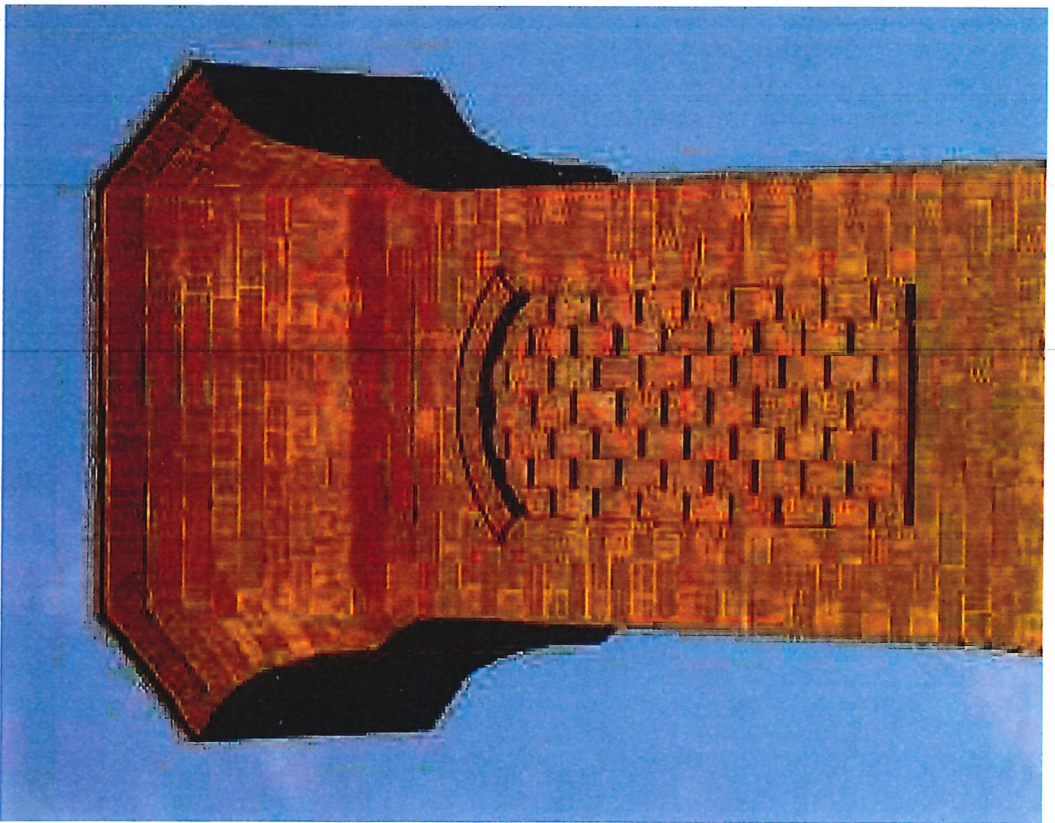
*Precedent
Building Culture - Structural Brick*



*Precedent
Brick Details*



*Precedent
Fireplace Details*

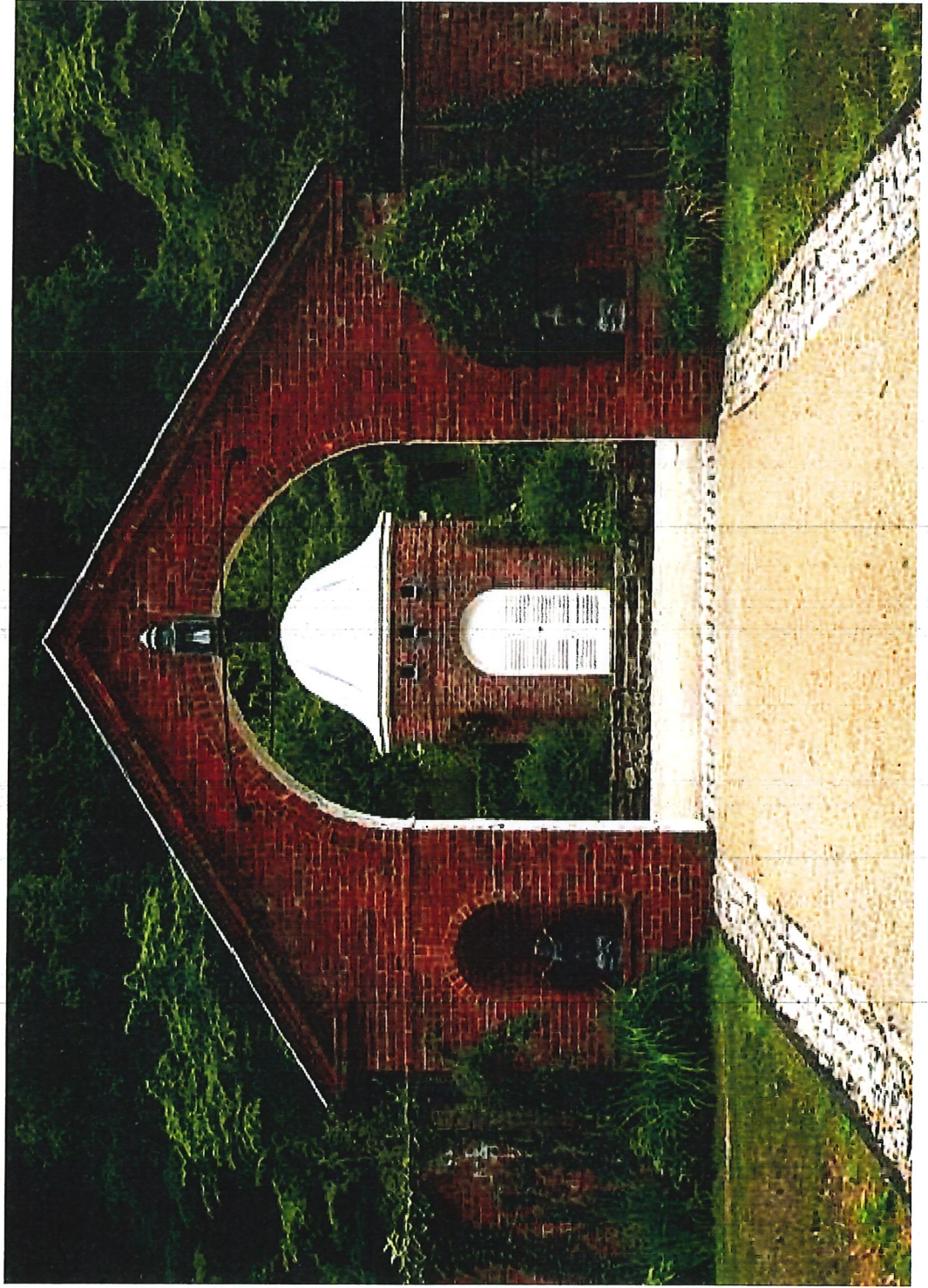




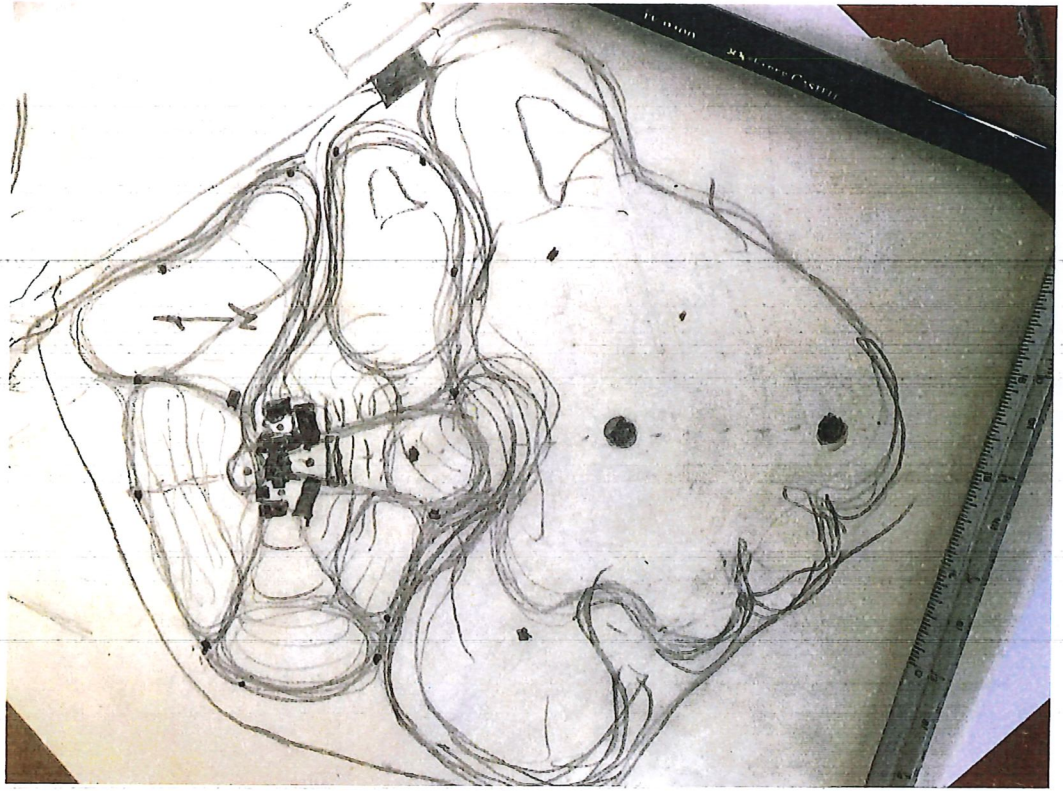
Princeton,
Matt Schmitt - Greenhouse

October 07, 2024
Philip John Chan, Architect

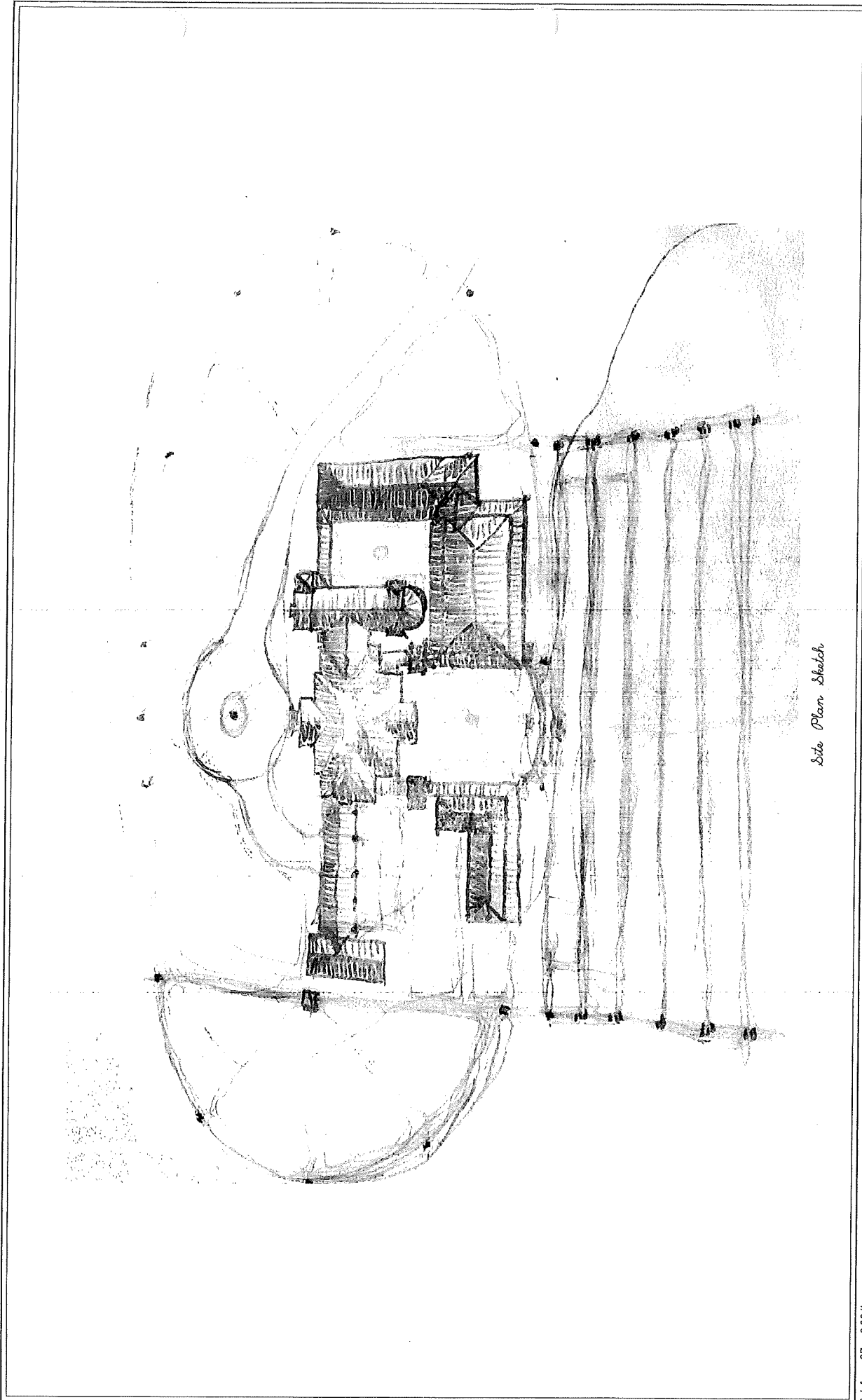
St. Andrew's Academy
Dorana, Kentucky



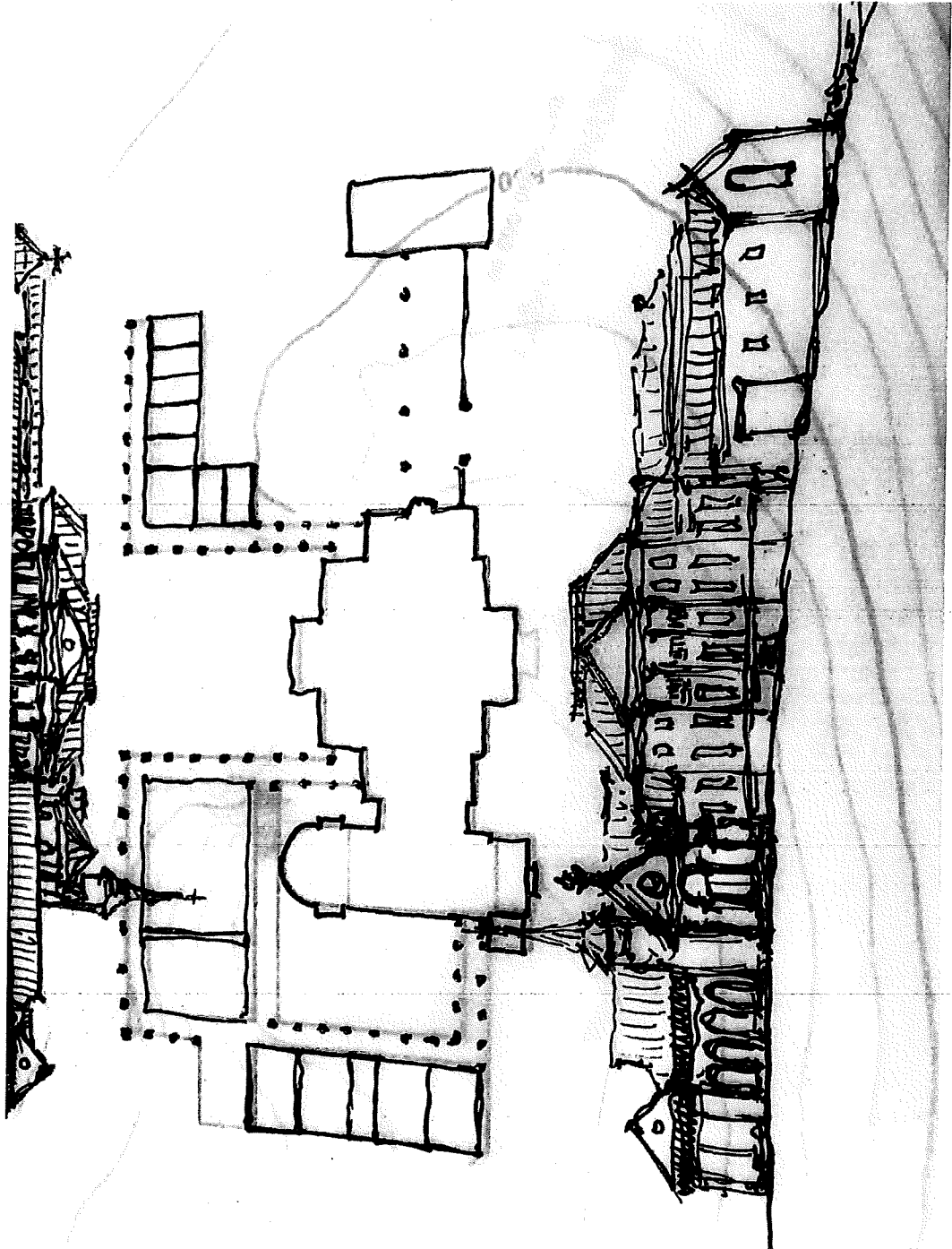
*Precedent
Mott Schmidt - Archad Gate*



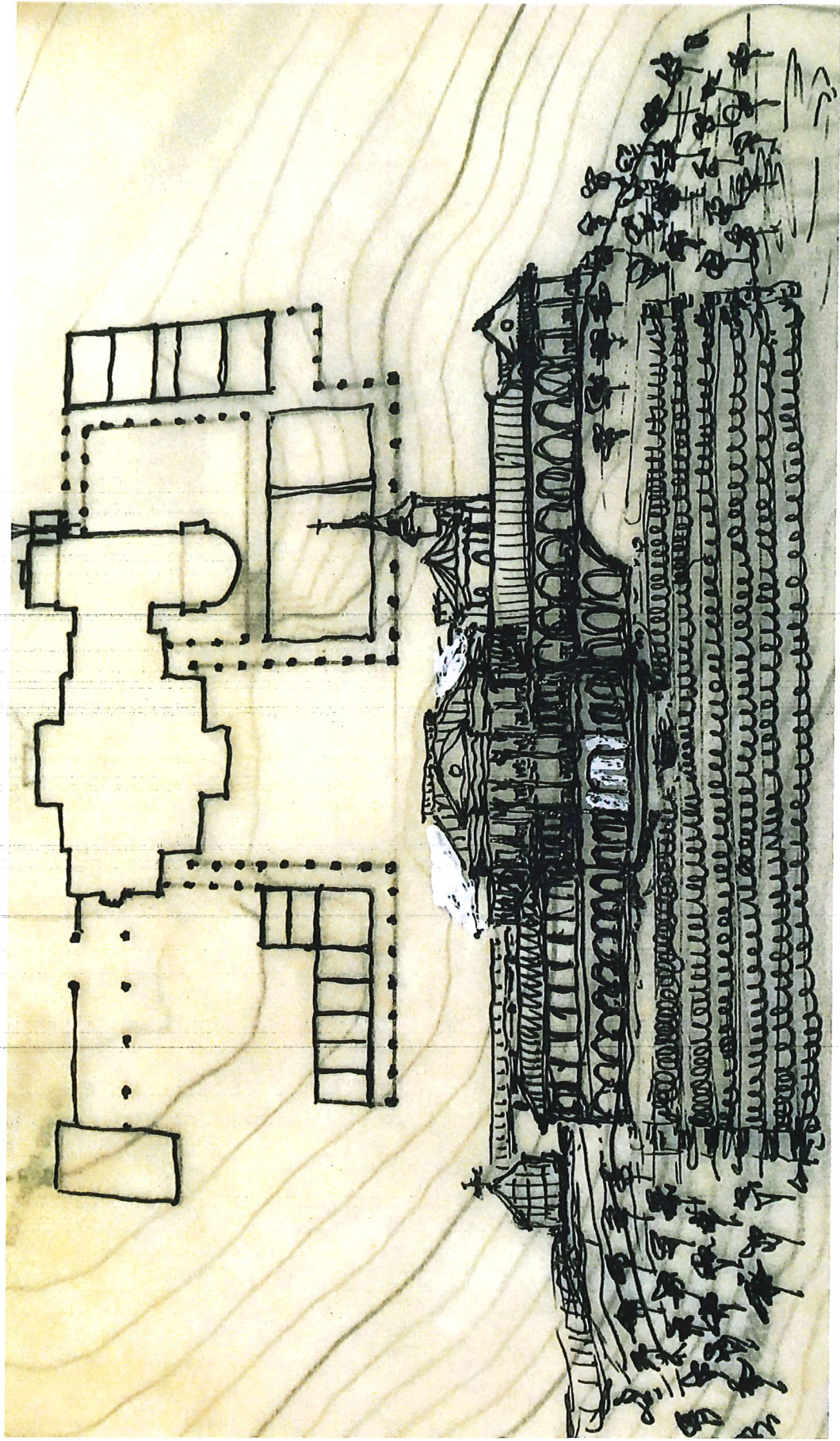
Site Plan Sketch



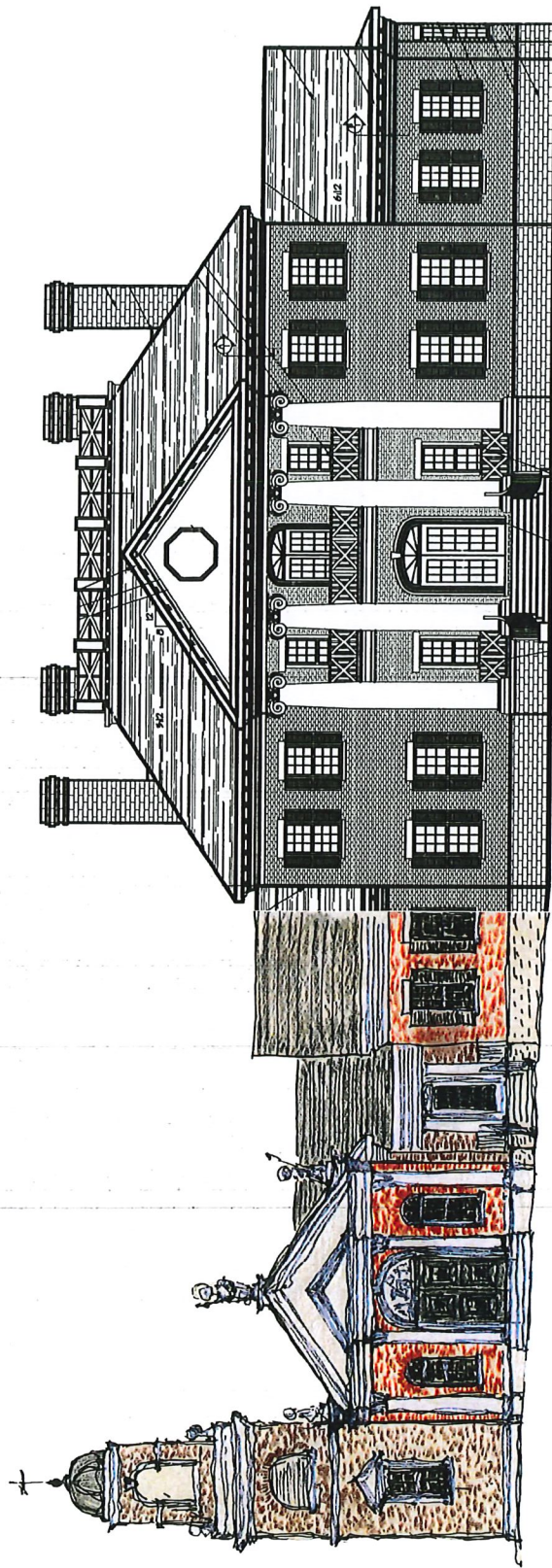
Site Plan Sketch



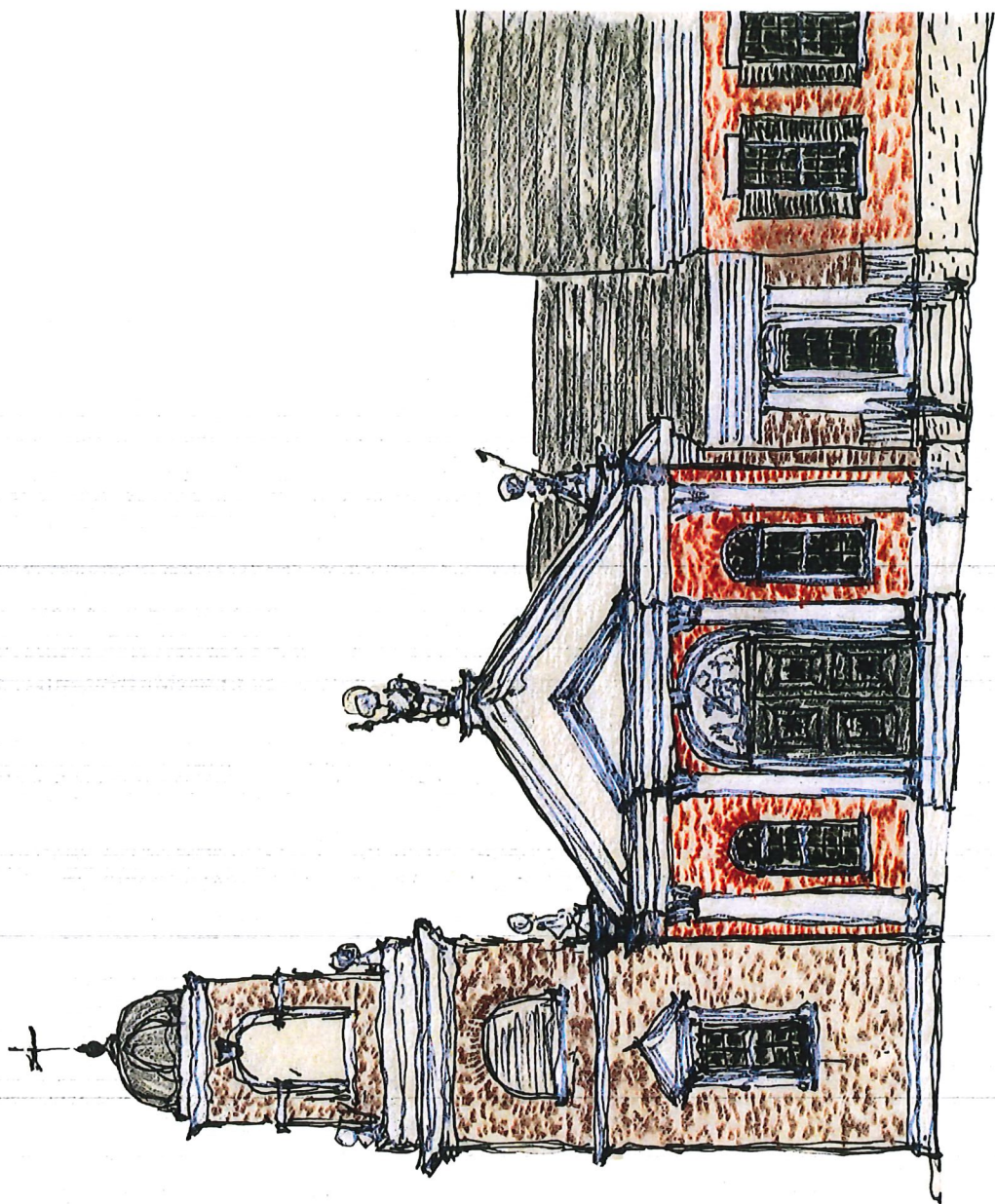
North Elevation Sketch



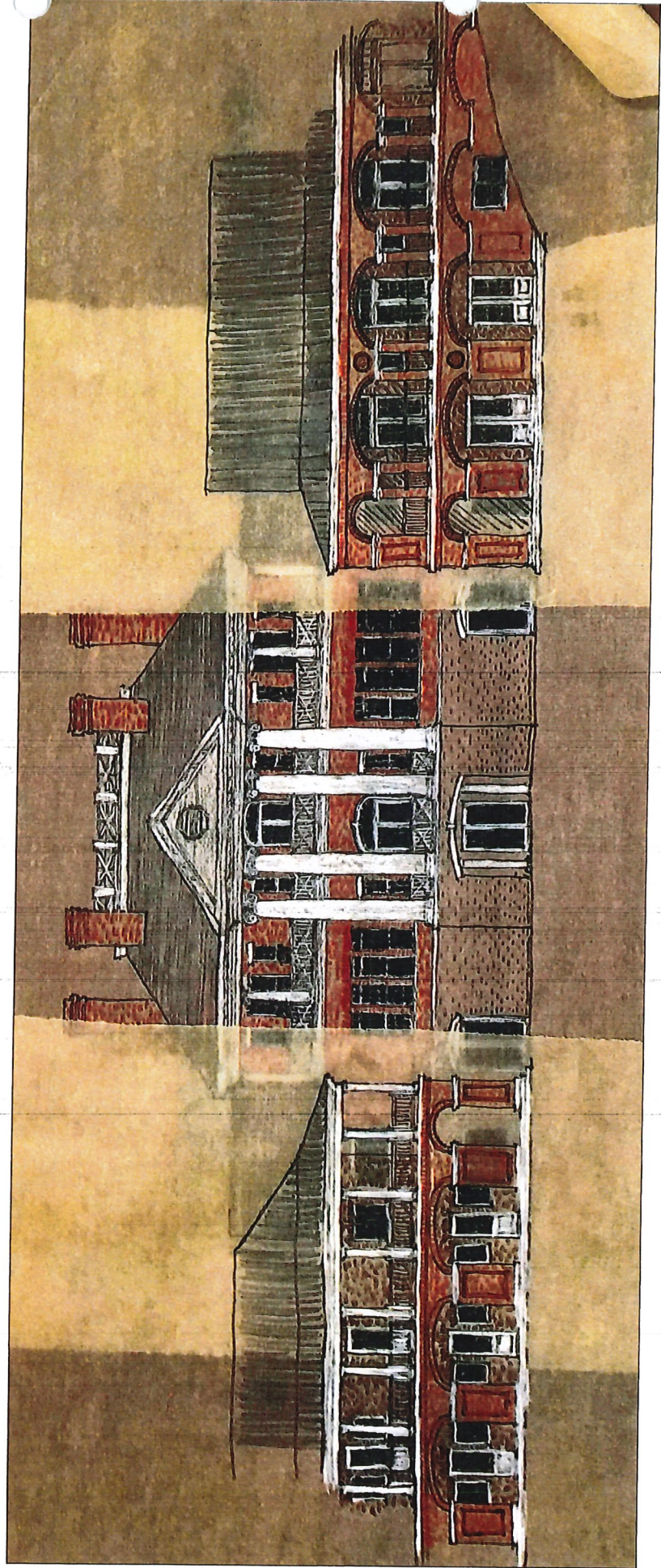
South Elevation Sketch



North Elevation Sketch



North Elevation Sketch



South Elevation Sketch

Site Plan and Summary of Proposed Property Use

Overview

We are proposing to offer a farming/agricultural, trades, and educational program to a small group of high-school age boys at the property located at 15450 Glencoe Verona Rd, Verona, KY, 41092. The boys would live at the property for the duration of the program, which would extend from September to May. We intend to remain small – eventually reaching a maximum of around 48 boys. The primary land use will remain agricultural – with the goal of establishing a robust and varied farm, putting into practice the principles of rotational grazing, permaculture, organic cultivation, and sustainability.

The farm will be integral to the program as real education puts boys in contact with real things. Every morning the boys have farm chores – feeding, watering and caring for livestock as well as gathering eggs from the chickens. In the fall they will be instructed in the slaughtering and processing of poultry. They will tend a small greenhouse and garden. They will learn how to be humble, hardworking, and responsible stewards of God’s creation by cultivating and providing food for their table. As stated by well-known Kentuckian author and poet Wendell Berry, “a significant part of the pleasure of eating is in one’s accurate consciousness of the lives and the world from which food comes.”

Our program will include an equine element as well – the boys will practice horsemanship, study horse psychology, and learn the basic principles of horse training and care.

The practice of traditional trades such as leathercrafting, blacksmithing and woodworking will also be a central element of the program. These hands-on experiences give the boys a chance to discover and develop their talents, and to experience the joy in imitating God as creator as they assist in bringing creation to a higher order.

In addition, our program would include studies in religion, literature, language, history, mathematics, as well as folk music, sacred music, astronomy and natural history.

We have presented our proposal with the neighbors and many of the local community, and have attached a list of signatures indicating their support.

This will be a private program – participation will be by membership or invitation. The property and program will not be open to the general public.

Daily life

The way of life lived by the young men attending this program follows a daily rhythm of farm-work, trades-work, prayer, study, and recreation. An example of a typical day is as follows.

6:45 am	Morning Prayer
7:15 am	Farm chores / clean up
8:30 am	Breakfast
9:00 am	Class, nature study, agricultural programs, and folk music
12:00 pm	Lunch and recreation
12:55 pm	Prayer
1:10 pm	Trades, horsemanship, farm work, and recreation
3:15pm	Liturgy, class, study, and sacred music
5:45 pm	Evening meal
6:15 pm	Recreation
7:30 pm	Quiet study / reading
9:15 pm	Compline (night prayer)
10:00 pm	Grand silence

The Academy views weekends as opportunities for rest, recreation, activities, trips and projects that are outside the scope of the weekdays. Examples of weekend activities would include camping, hiking, farm work, trades projects, fishing, volunteer community work, cultural outings (classical music performances, trips to museums, historical centers, etc.) and seasonal events such as Christmas caroling. These activities are considered central to the overall educational and communal experience of the Academy. Although the weekend schedule will vary from week to week, time will be set aside for a thorough clean-up of the building and grounds, as well as for a study hall.

What "kind" of boy can attend?

This is *not* a program for "troubled" boys – we are not equipped to accept boys with a history of serious behavioral or disciplinary problems. All our applicants must provide two letters of recommendation, and must want to attend. We will not accept boys against their will. The young men participating in the program will be good boys from good families. Many parents recognize the benefit of hard work, farming, trades, regular prayer, responsibility, good music, frequent contact with nature, male mentorship, and friendship in the formation of their children. It is for these reasons that our program is attractive to many parents.

How will this benefit the community?

Kentucky has its roots in an agrarian lifestyle. As more and more of rural Kentucky is subdivided and developed, we are seeking to not only preserve the property for agricultural use, but also to teach young men to value and appreciate this way of life.

A community is defined by its members. A group of young men who are respectful, trustworthy, love God and their country, give a firm handshake, who know how to work hard, look you in the

eye, and who can think clearly and express themselves well, will certainly have a positive influence on any community.

We also welcome opportunities to volunteer in the community and to assist neighbors in need with yard-work or other projects.

Site-plan / Additional structures

The large home and barn on the property will serve our purposes in the near future. Eventually, we would like to construct a few additional structures such as a bunkhouse and dining hall – additions that would be located in close proximity to the existing building, and mostly not be visible from the main roadway. They will be traditional structures - stone and brick with timber framed elements as well - permanent and beautiful, and in keeping with the agricultural aesthetics and use of the area. All structures would conform to the regulations for AG-2 zoned properties. Attached is a site plan illustrating our long-term vision. The realization of this vision is dependent on the success of our fundraising efforts, building permits, etc.

Supervision

Much wrongdoing can be prevented by good supervision, clearly defined rules and standards of behavior, and by fostering a happy and respectful culture of friendship. A number (around 4-7) of the staff will reside on the property, not only supervising the boys at all times, but also truly taking on the role of a mentor – looking out for their best interests, attentive to their needs, and working to know each of the boys individually.

Additionally, several of our staff live with their families on properties adjoining the property, and regularly participate in the farming, music, prayer, trades, and other activities of the program. This familial spirit promotes an orderly and happy home-away-from-home for the boys.

Are the boys allowed to leave the property?

Leaving the property without permission is an offence which will result in dismissal. Due to the narrow shoulder, students are not permitted to walk along the road. The property affords the boys plenty of acreage to explore, and many activities to enjoy - the boys will not be bored! Additionally, as all the boys attending the program *want* to be there, the threat of expulsion is an effective deterrent to leaving the property.

Traffic considerations

As our boys reside at the property for the duration of the program (with breaks for Thanksgiving, Easter and Christmas), there will be little to no traffic impact on the area. When the boys arrive and depart for breaks, they are transported primarily in groups by van to the airport. The boys participating in the program will not be permitted to bring personal vehicles, or drive at any time while attending.

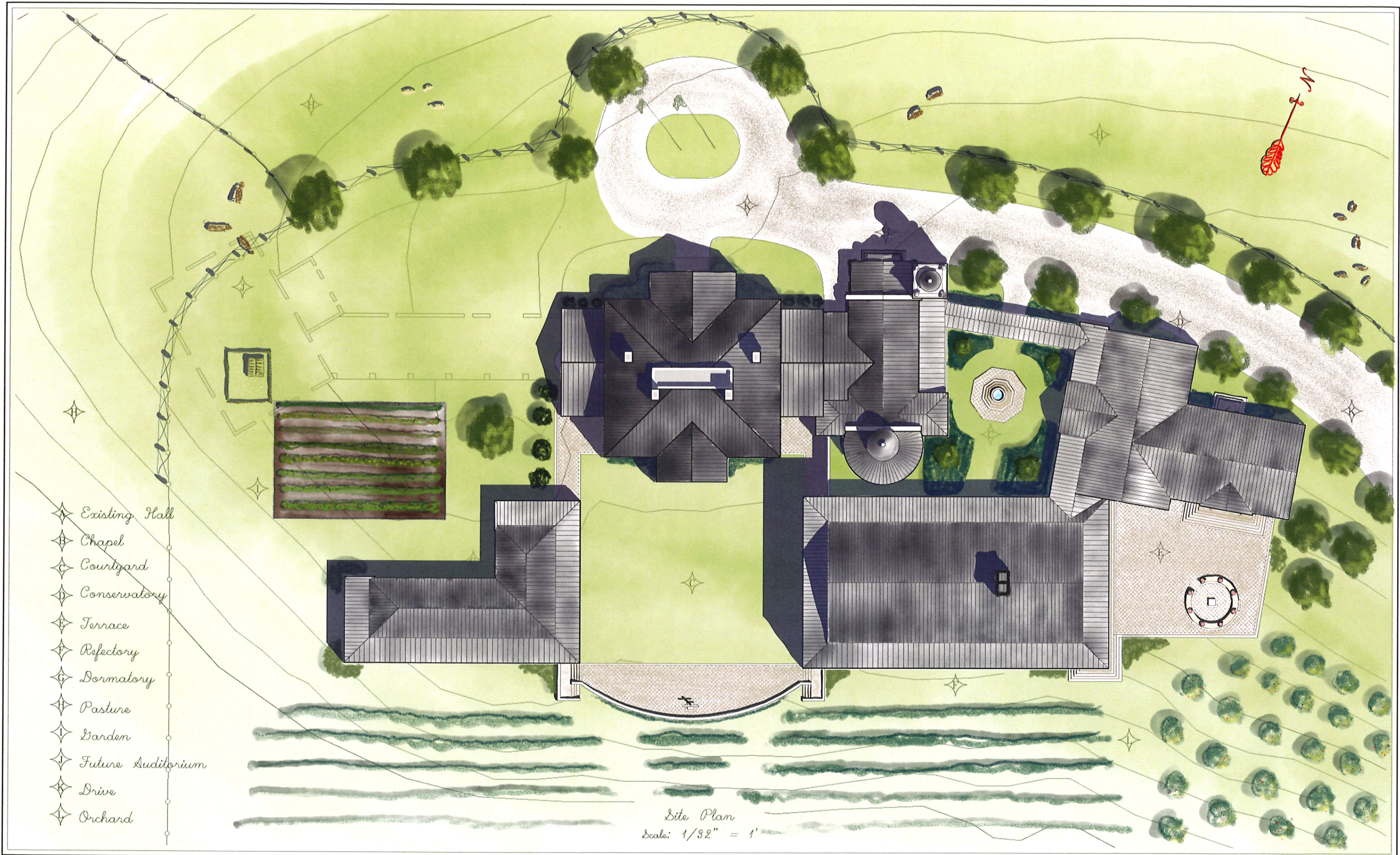
Organization

The organization responsible for the program is Saint Andrew's Academy, INC - a non-profit corporation operating as a 501(c)(3).



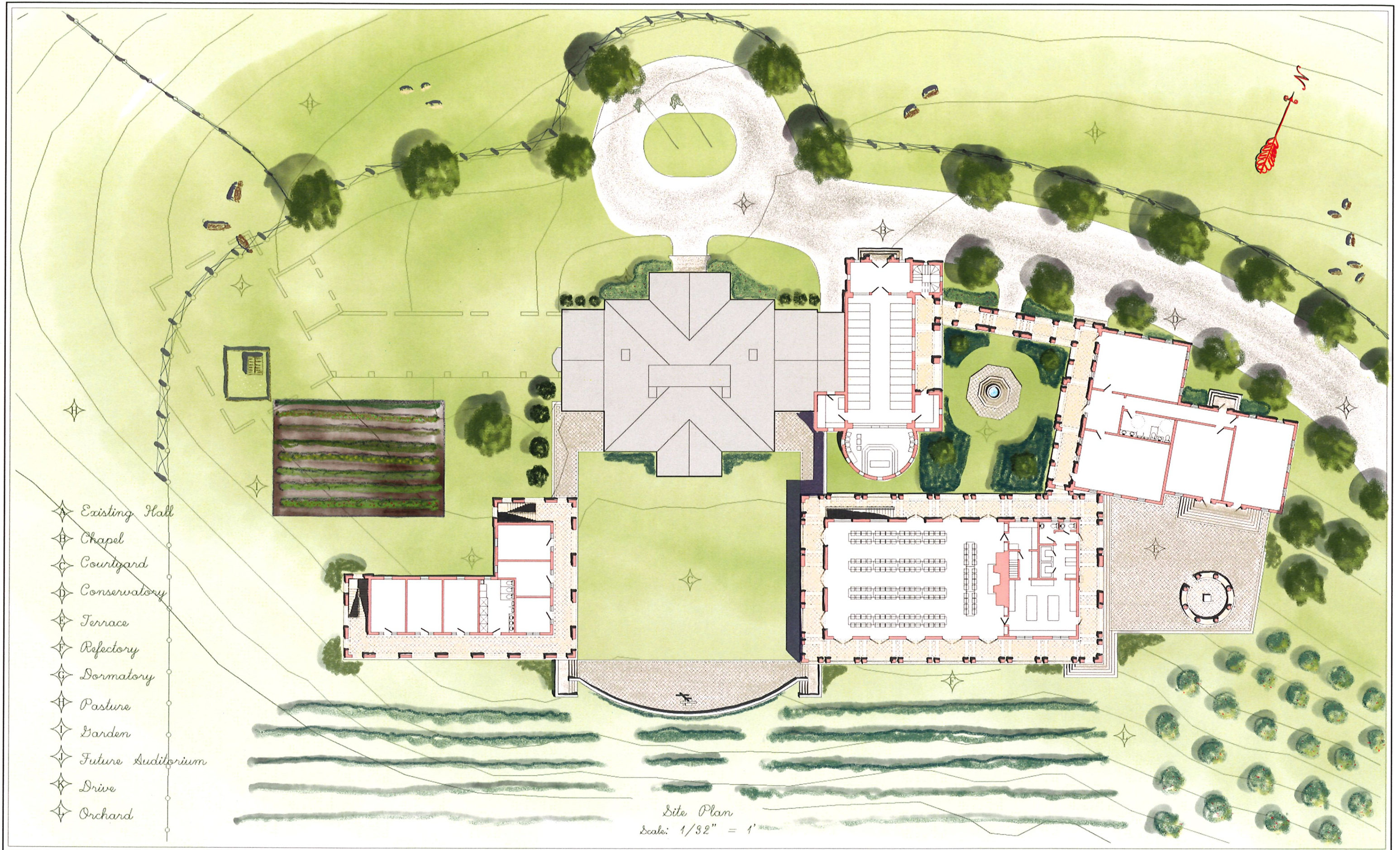
SAINT ANDREW'S ACADEMY
VERONA, KENTUCKY

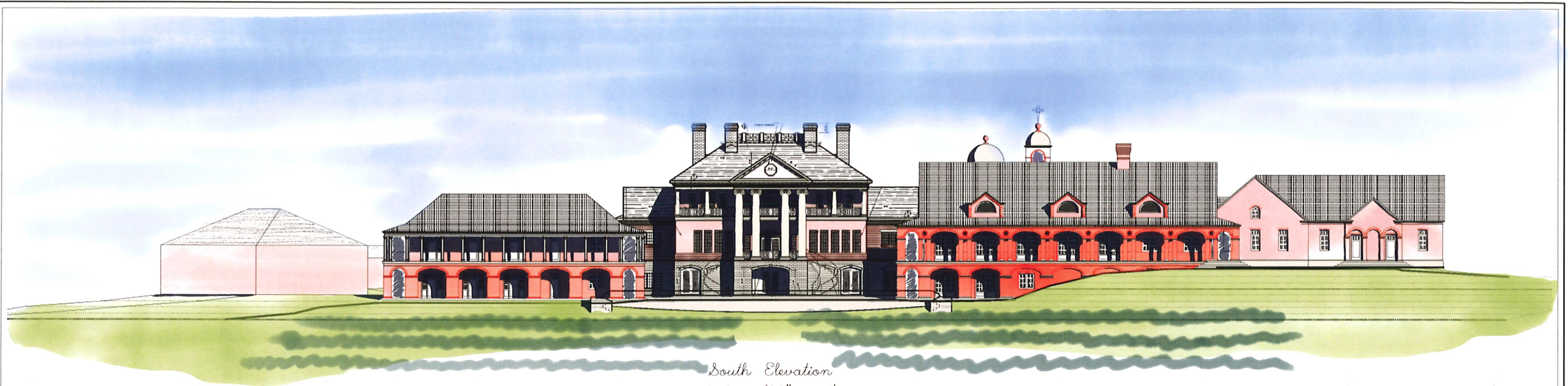
PHILIP JOHN RHEA, ARCHITECT
OCTOBER 7, 2024



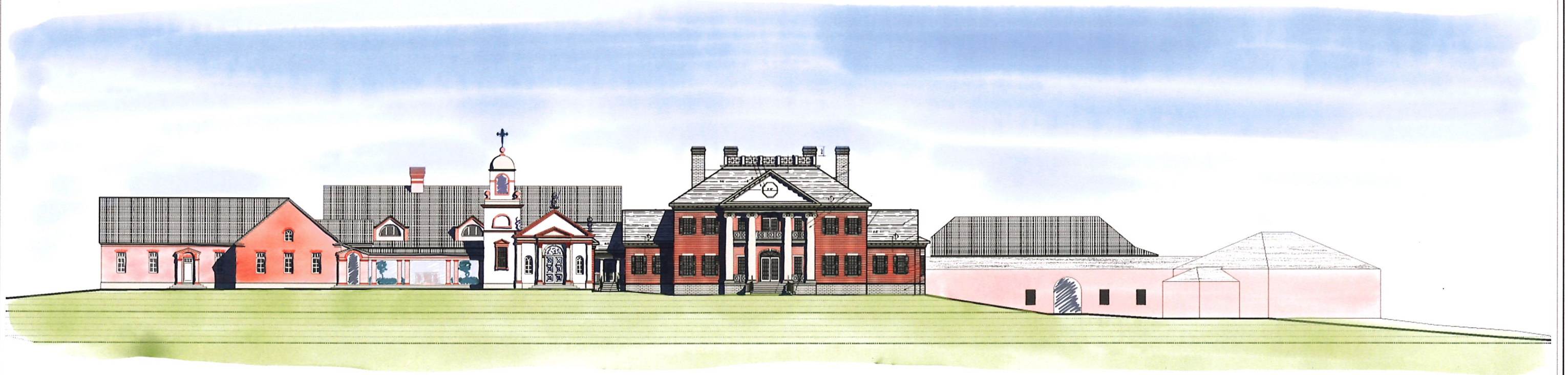
- ◆ Existing Hall
- ◆ Chapel
- ◆ Courtyard
- ◆ Conservatory
- ◆ Terrace
- ◆ Refectory
- ◆ Dormitory
- ◆ Pasture
- ◆ Garden
- ◆ Future Auditorium
- ◆ Drive
- ◆ Orchard

Site Plan
 Scale: 1/32" = 1'

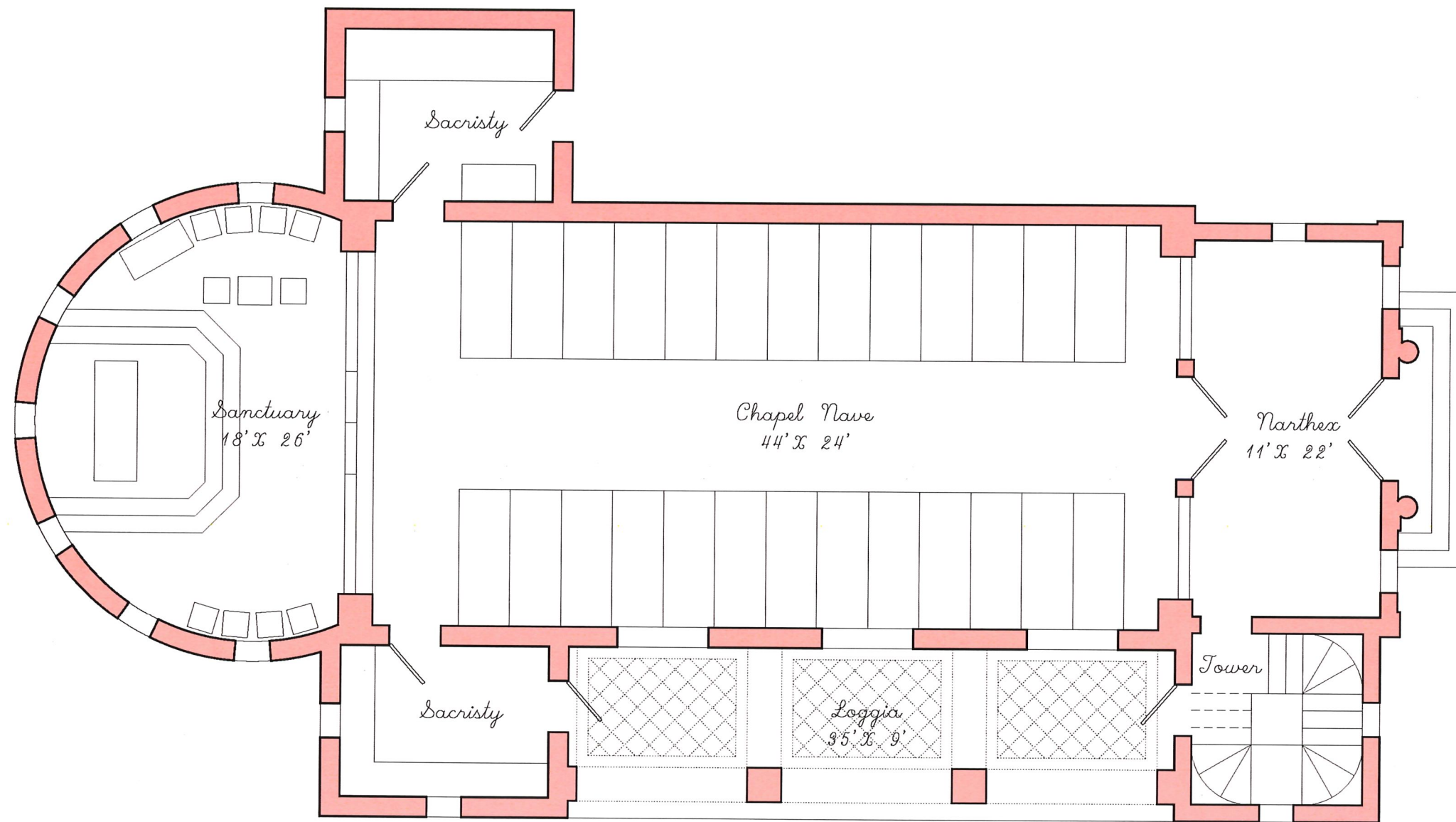




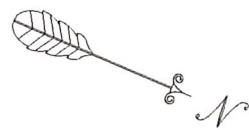
South Elevation
Scale: 1/32" = 1'



North Elevation
Scale: 1/32" = 1'

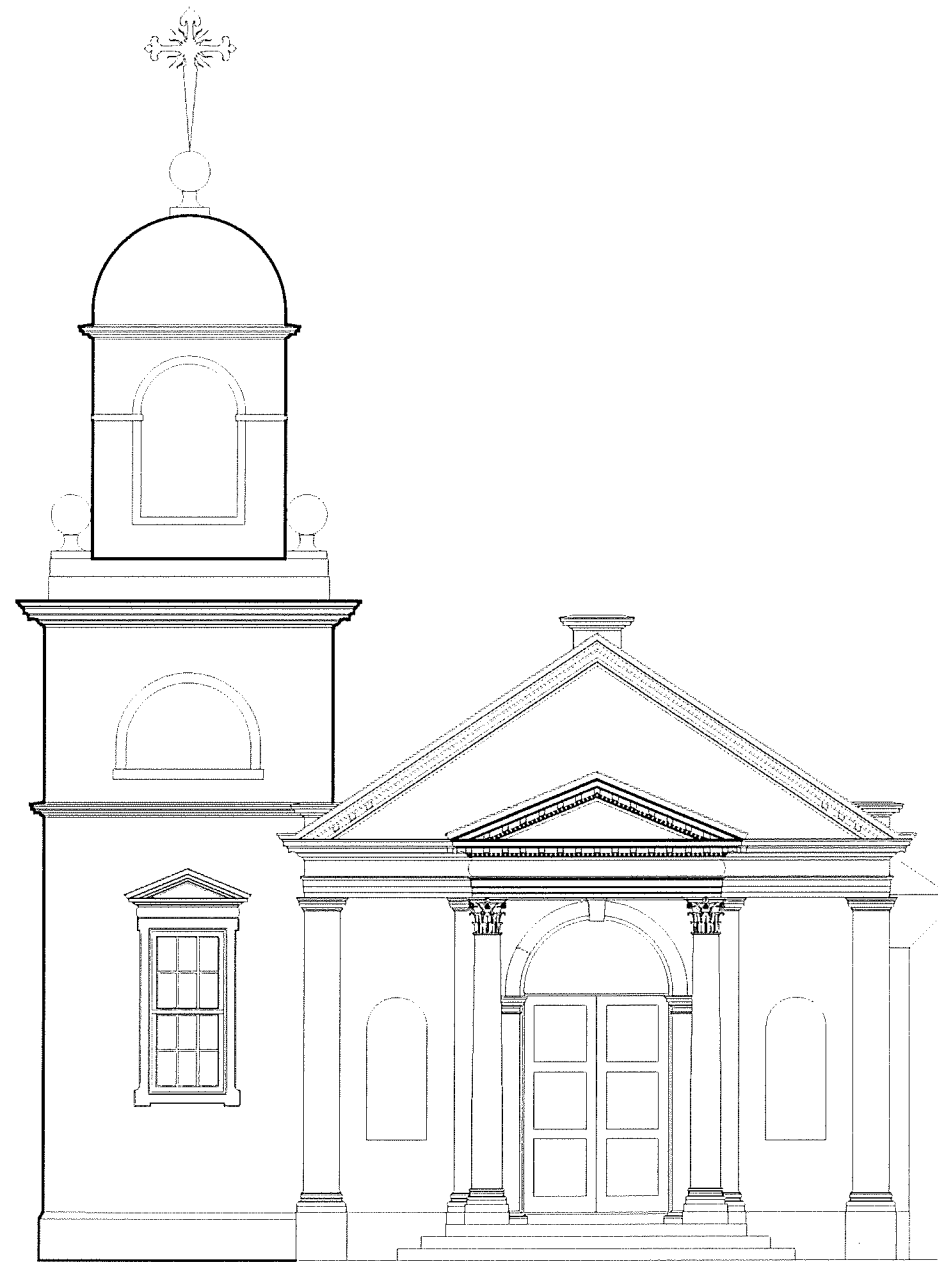


Courtyard

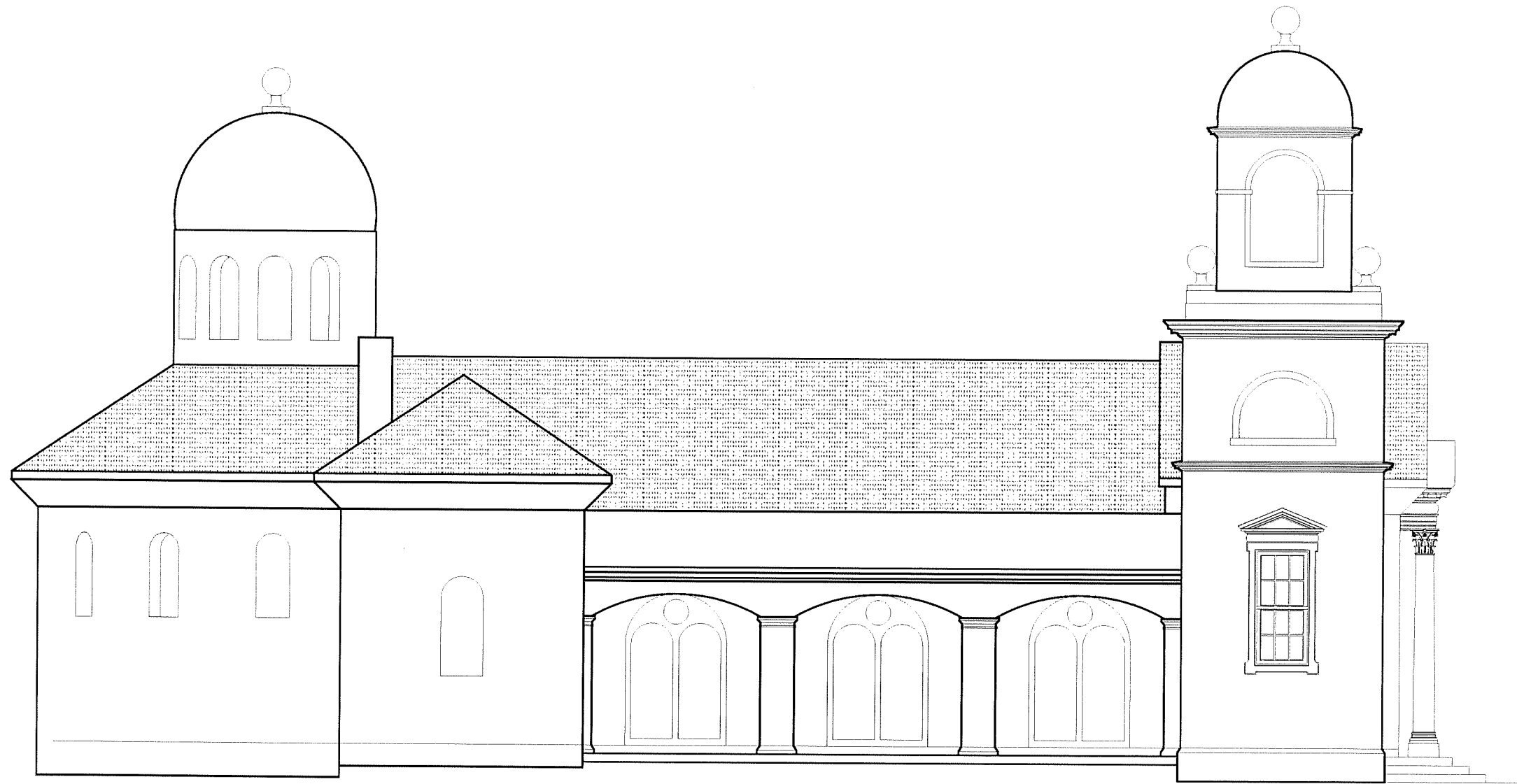


Chapel Floor Plan

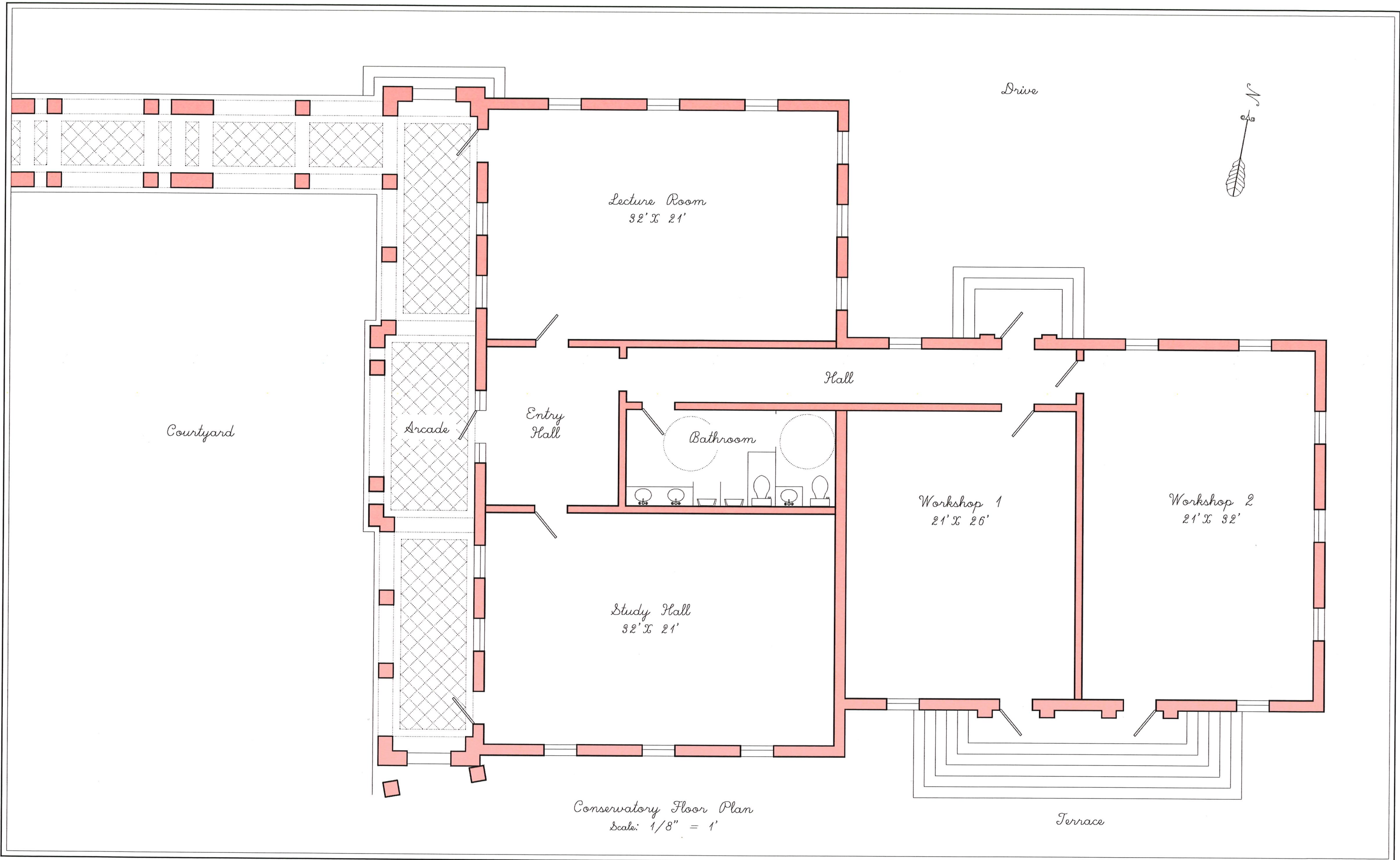
Scale: 1/8" = 1'



Chapel North Elevation
Scale: 1/8" = 1'



Chapel East Elevation
Scale: 1/8" = 1'



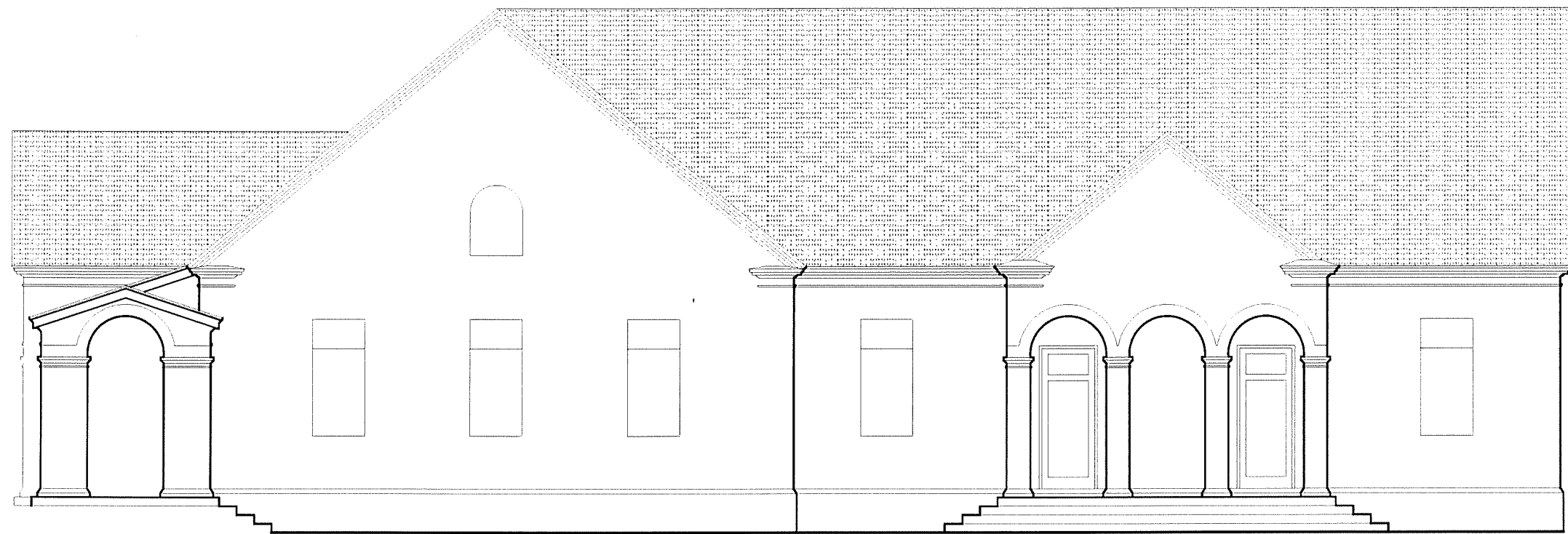
Conservatory Floor Plan
 Scale: 1/8" = 1'

Top of Tie Beam
+12'-8"

Top of Fin. Floor
+0'-0"



Conservatory West Elevation
Scale: 1/8" = 1'



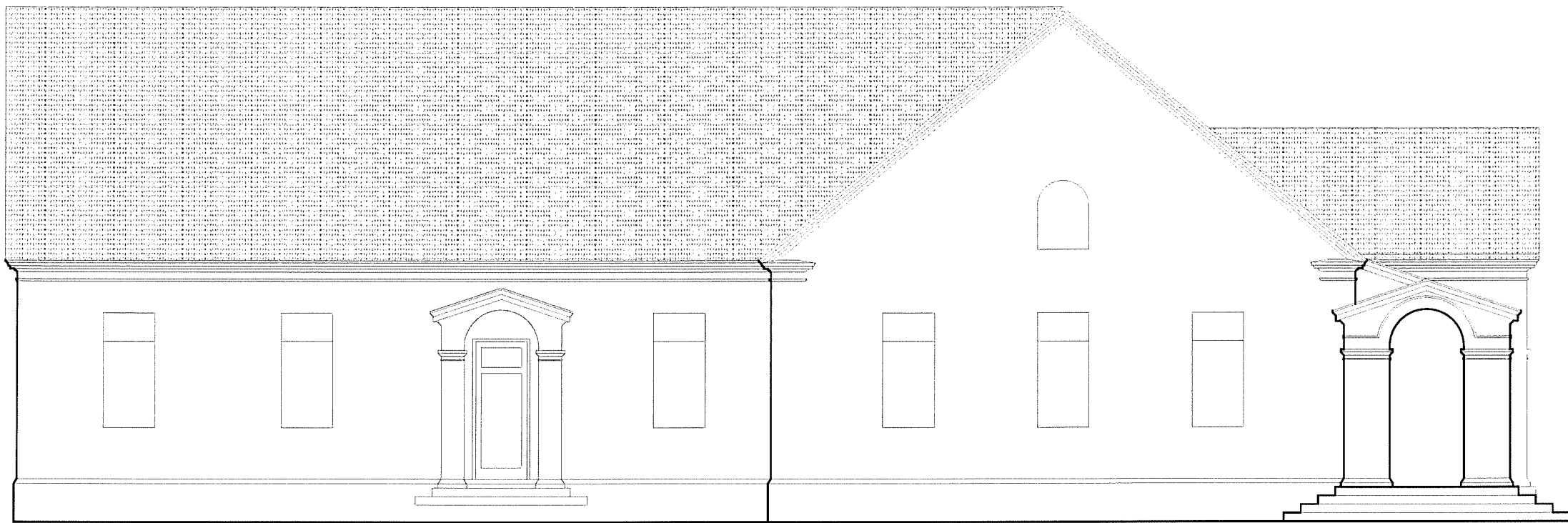
Conservatory South Elevation
Scale: 1/8" = 1'

Top of Tie Beam
+12'-8"

Top of Fin. Floor
+0'-0"

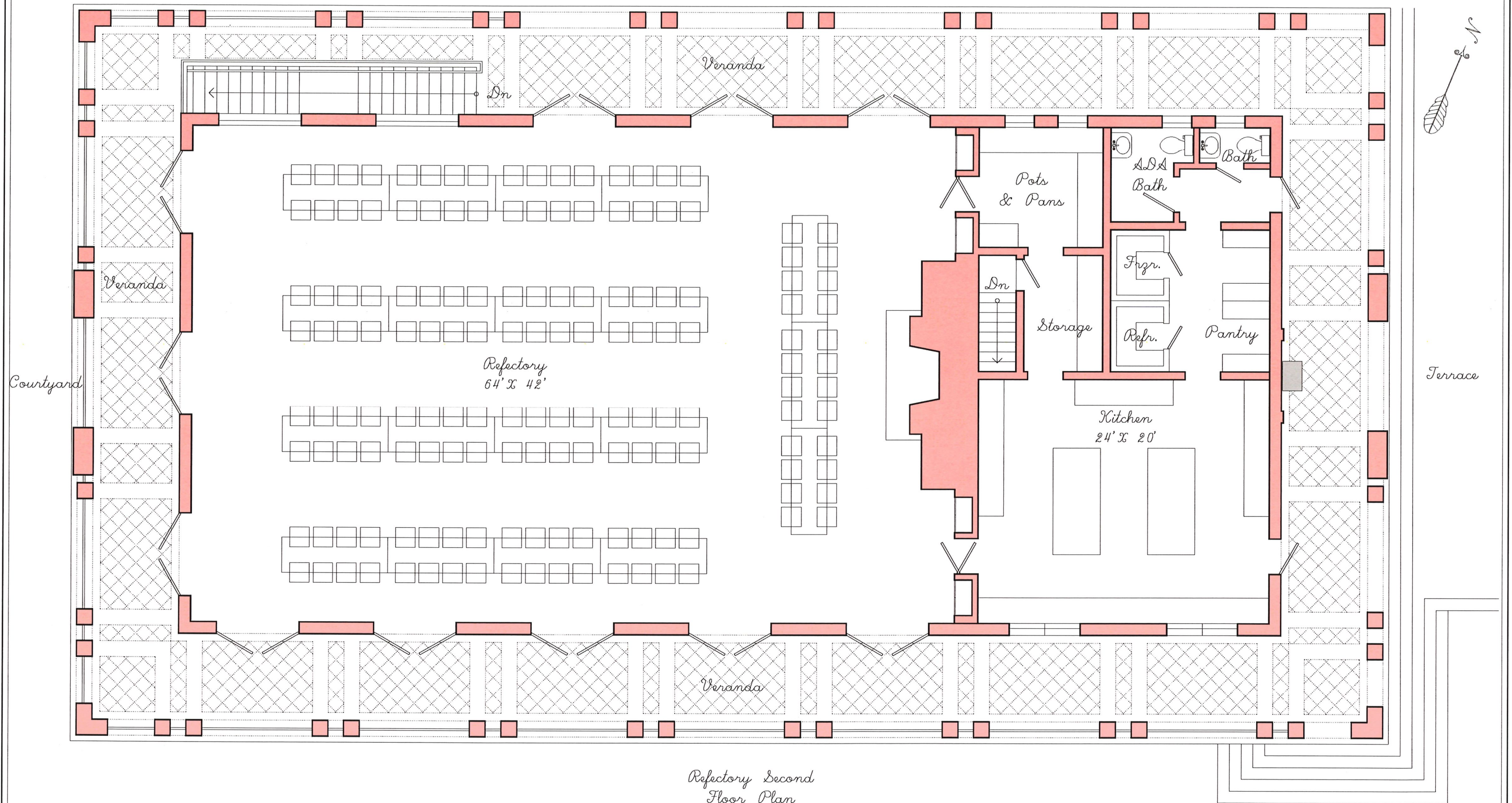


Conservatory East Elevation
Scale: 1/8" = 1'

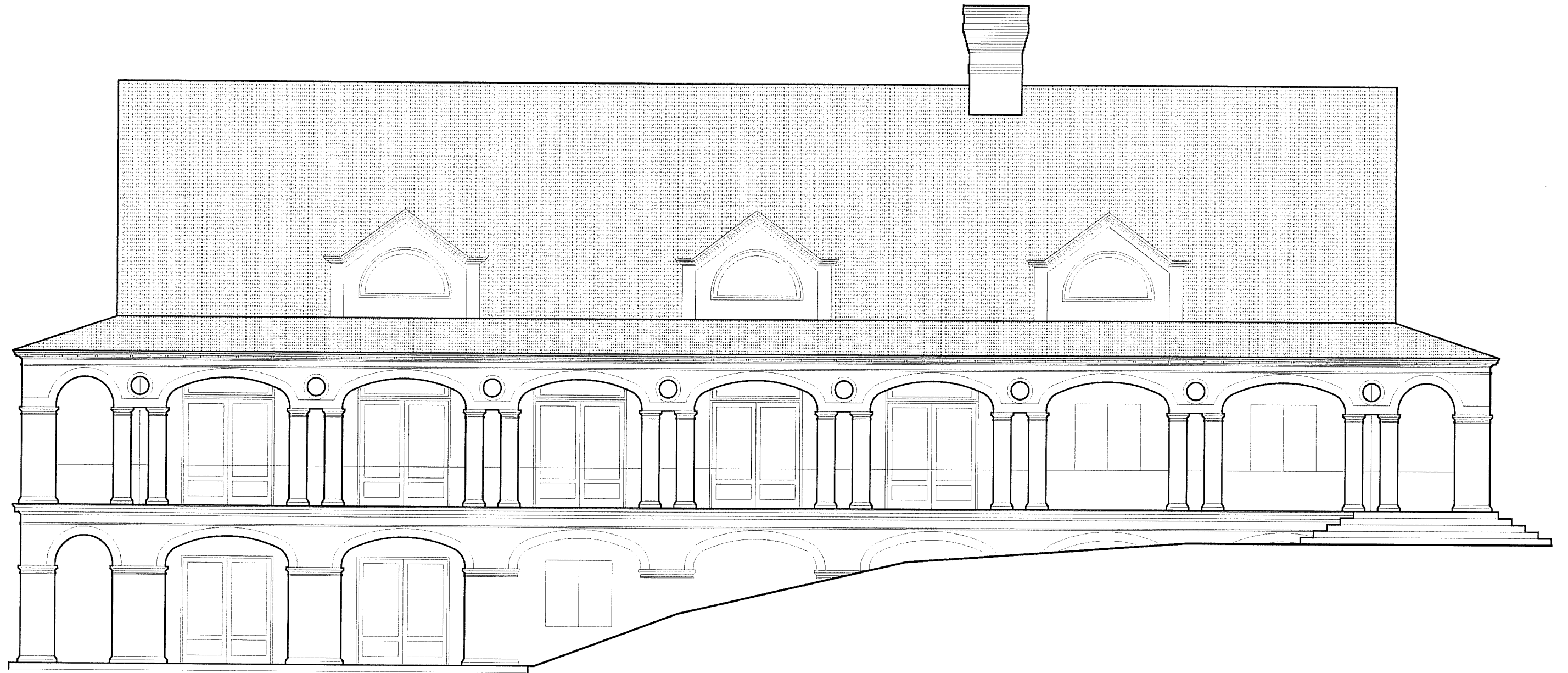


Conservatory North Elevation
Scale: 1/8" = 1'

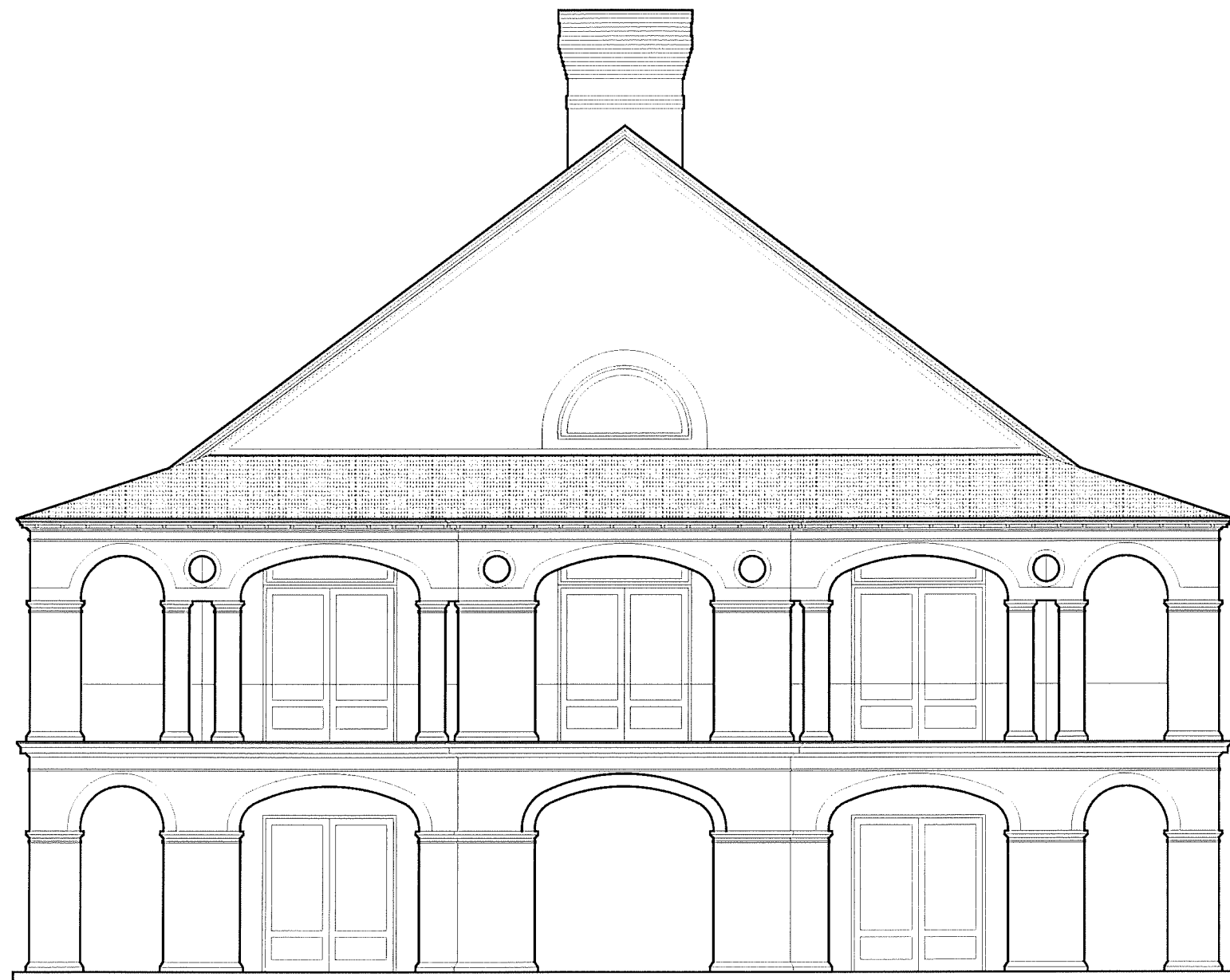
St. Benedict's
Court



Refectory Second
Floor Plan
Scale: 1/8" = 1'



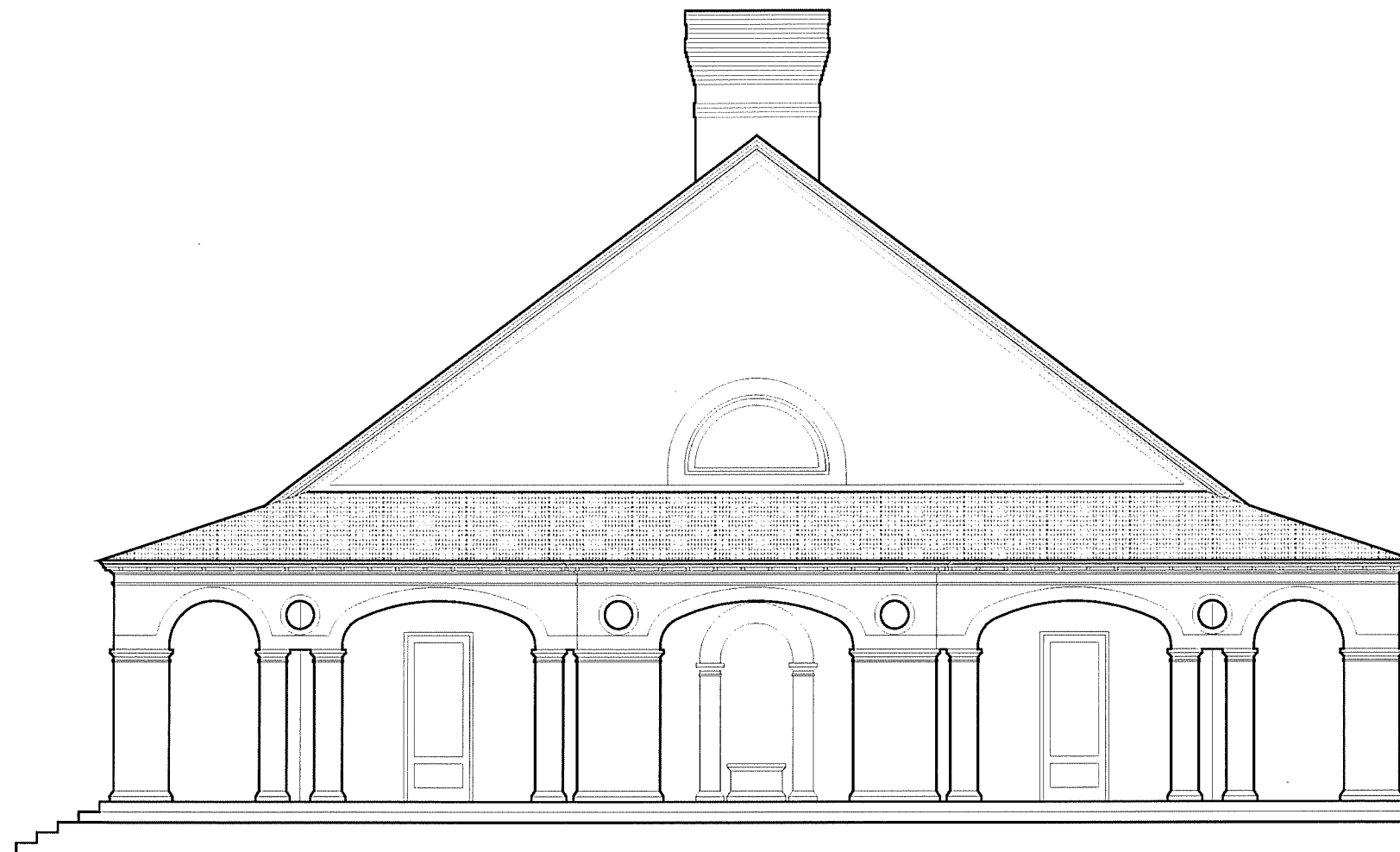
Refectory South Elevation
Scale: 1/8" = 1'



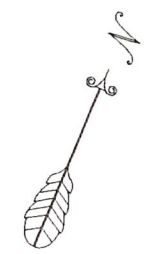
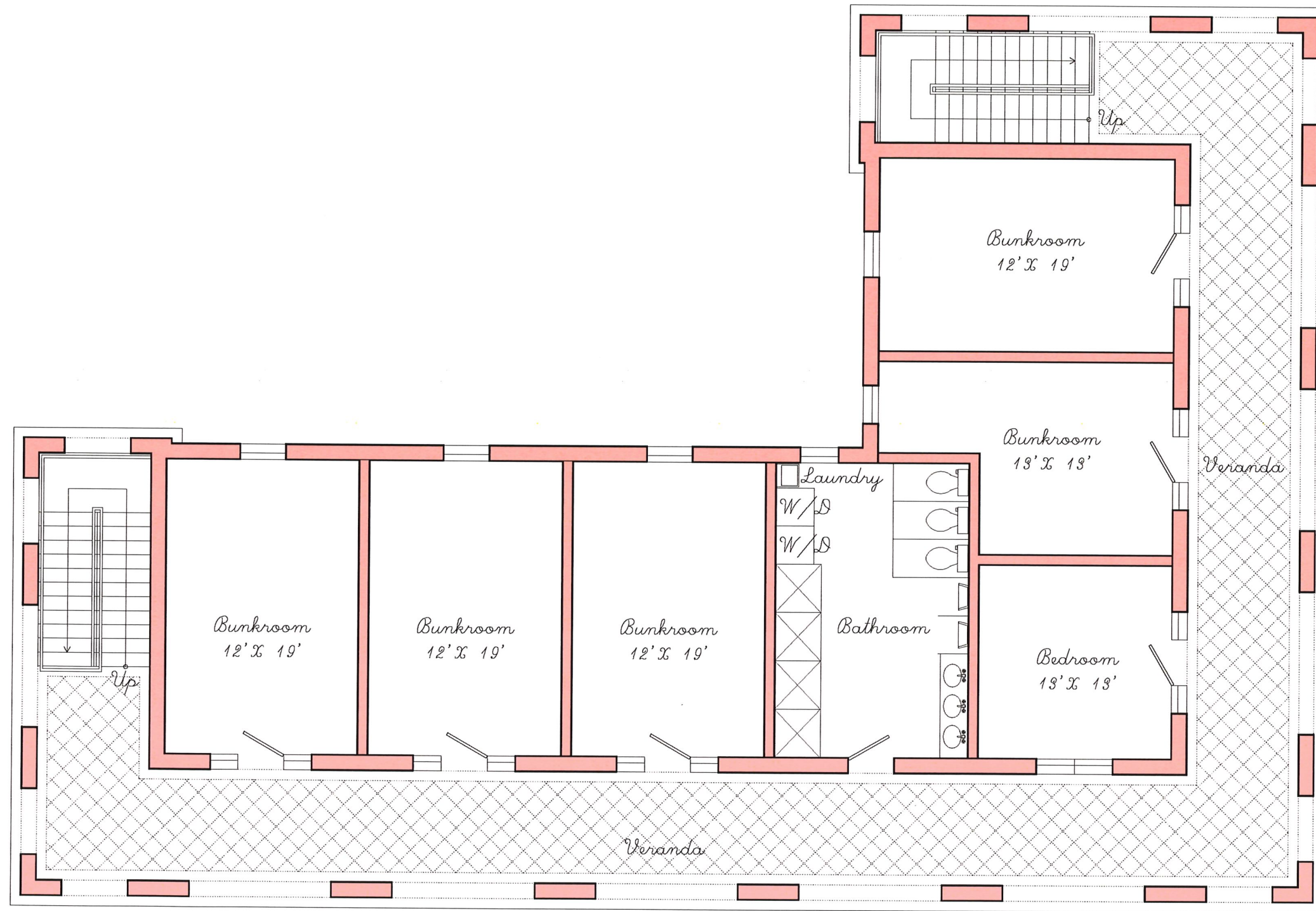
Refectory West Elevation
Scale: 1/8" = 1'



Refectory North Elevation
Scale: 1/8" = 1'

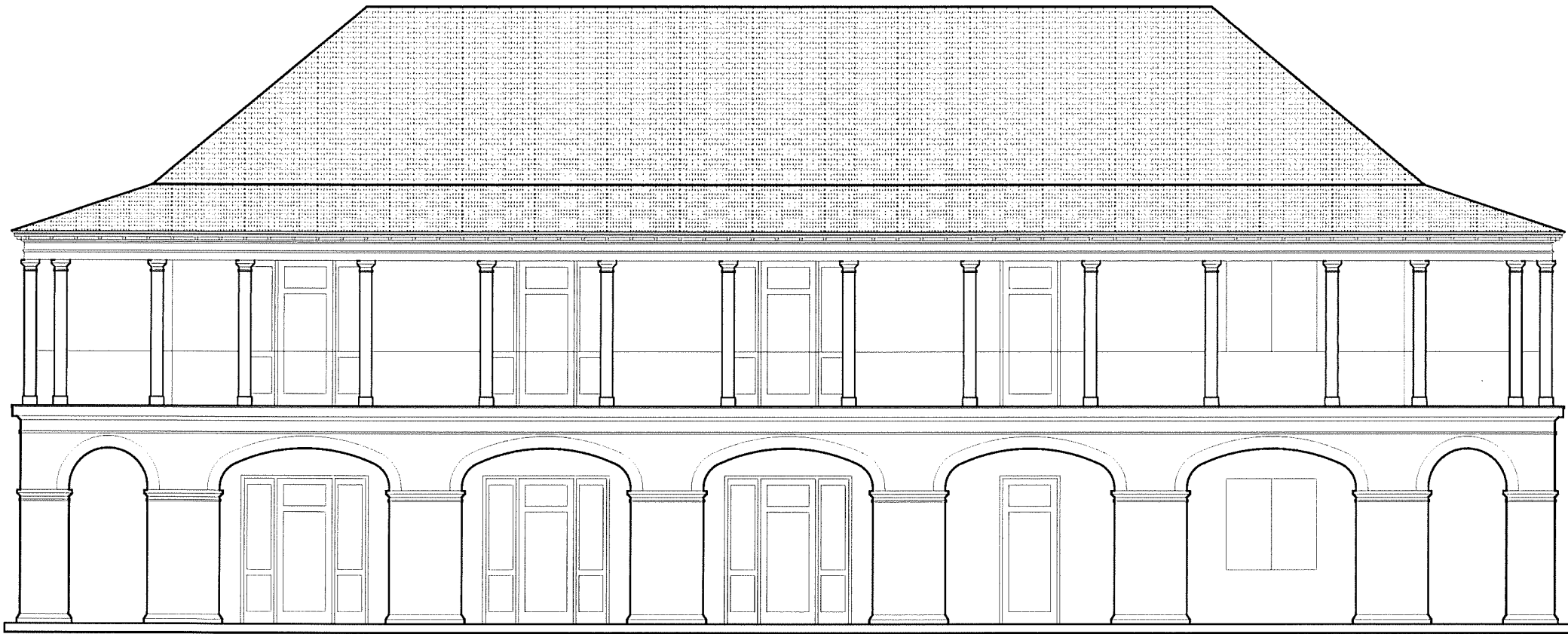


Refectory East Elevation
Scale: 1/8" = 1'



Courtyard

Dormitory Floor Plan
 Scale: 1/8" = 1'



Dormitory South Elevation
Scale: 1/8" = 1'



Dormitory East Elevation
Scale: 1/8" = 1'

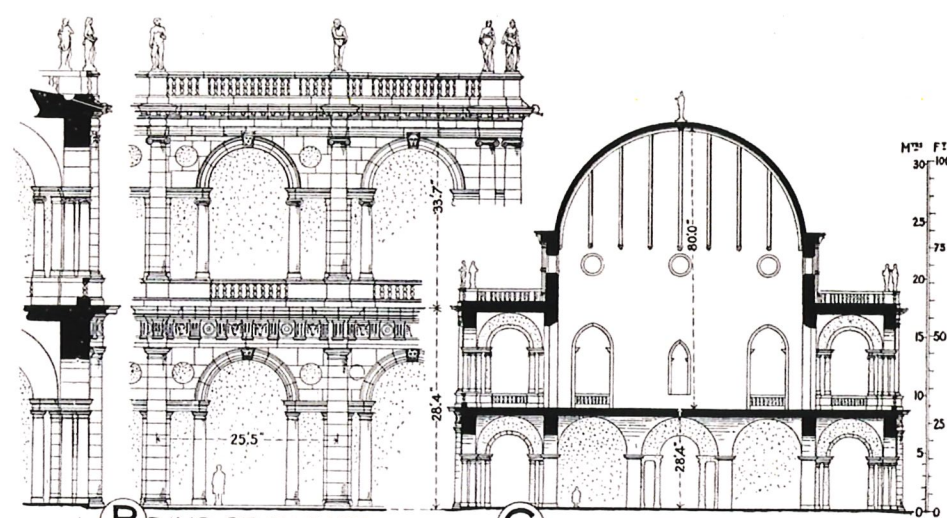


*Precedent
Chapel Details*

THE BASILICA: VICENZA



A EXTERIOR FROM PIAZZA

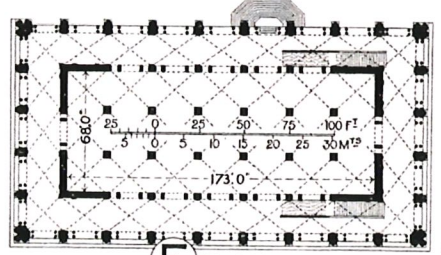


B BAYS OF FACADE

C TRANSVERSE SECTION



D SKETCH



E PLAN



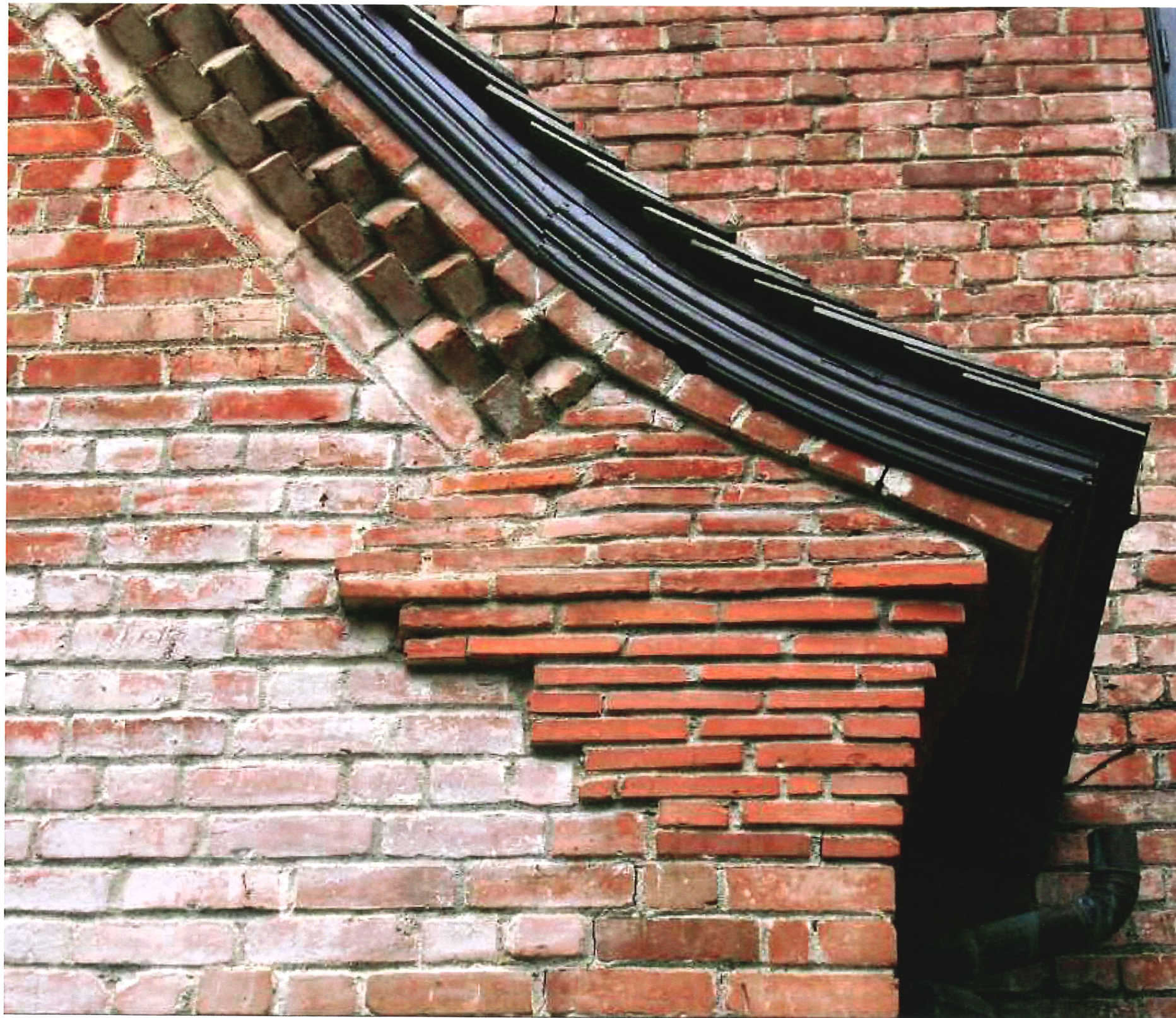
F UPPER ARCADE



Precedent
Andrea Palladio — Basilica

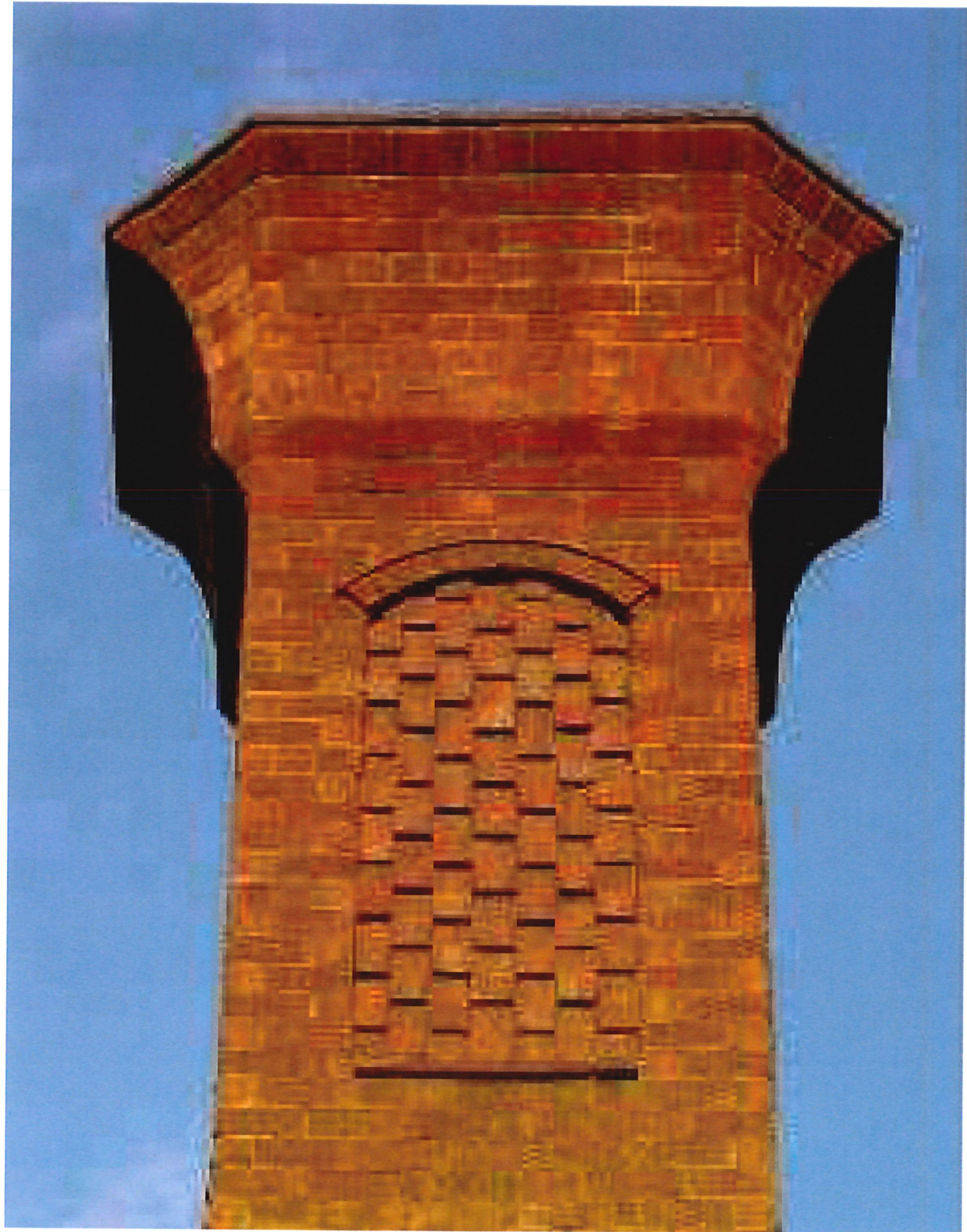


*Precedent
Building Culture — Structural Brick*



*Precedent
Brick Details*





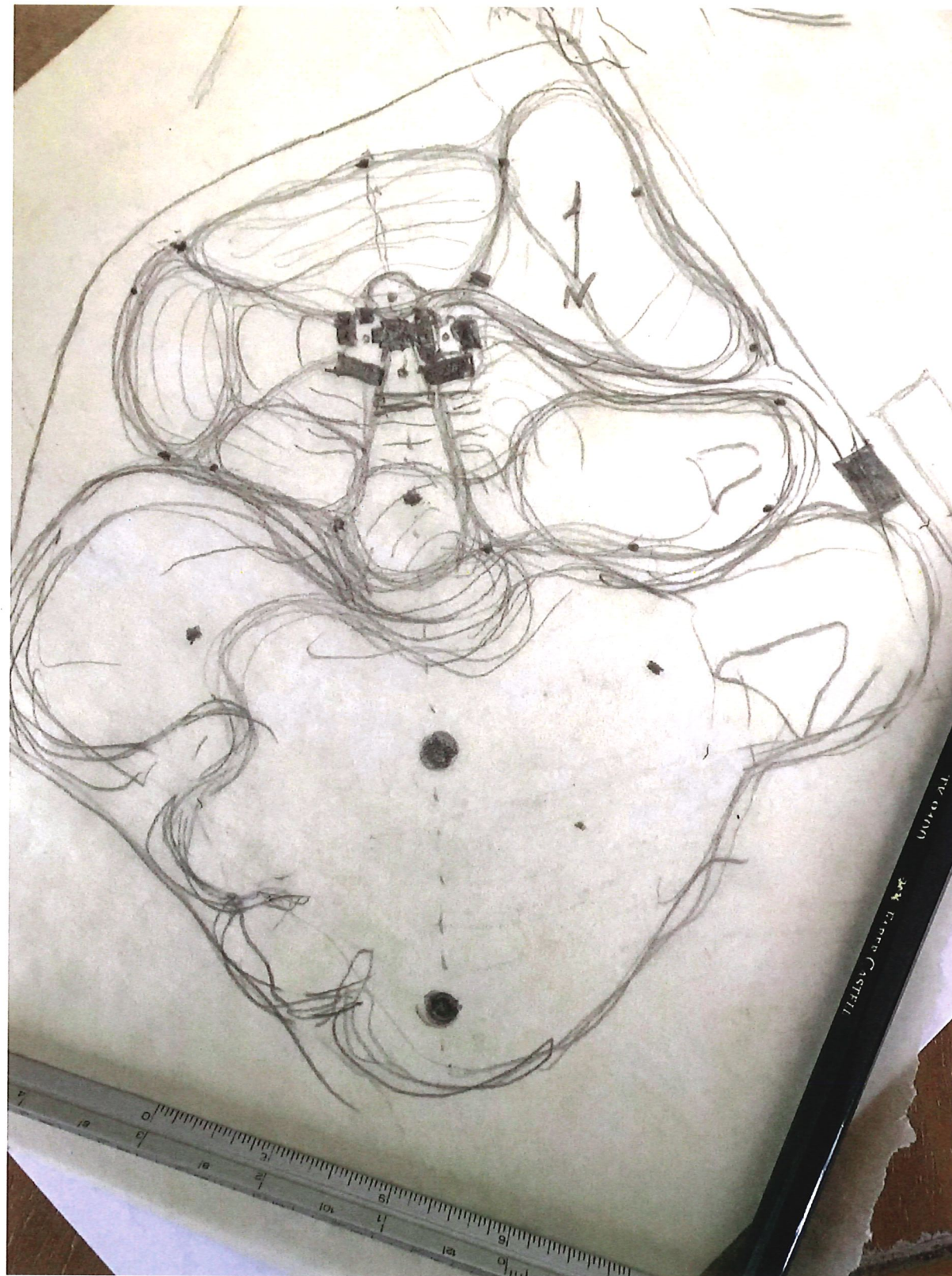
*Precedent
Fireplace Details*



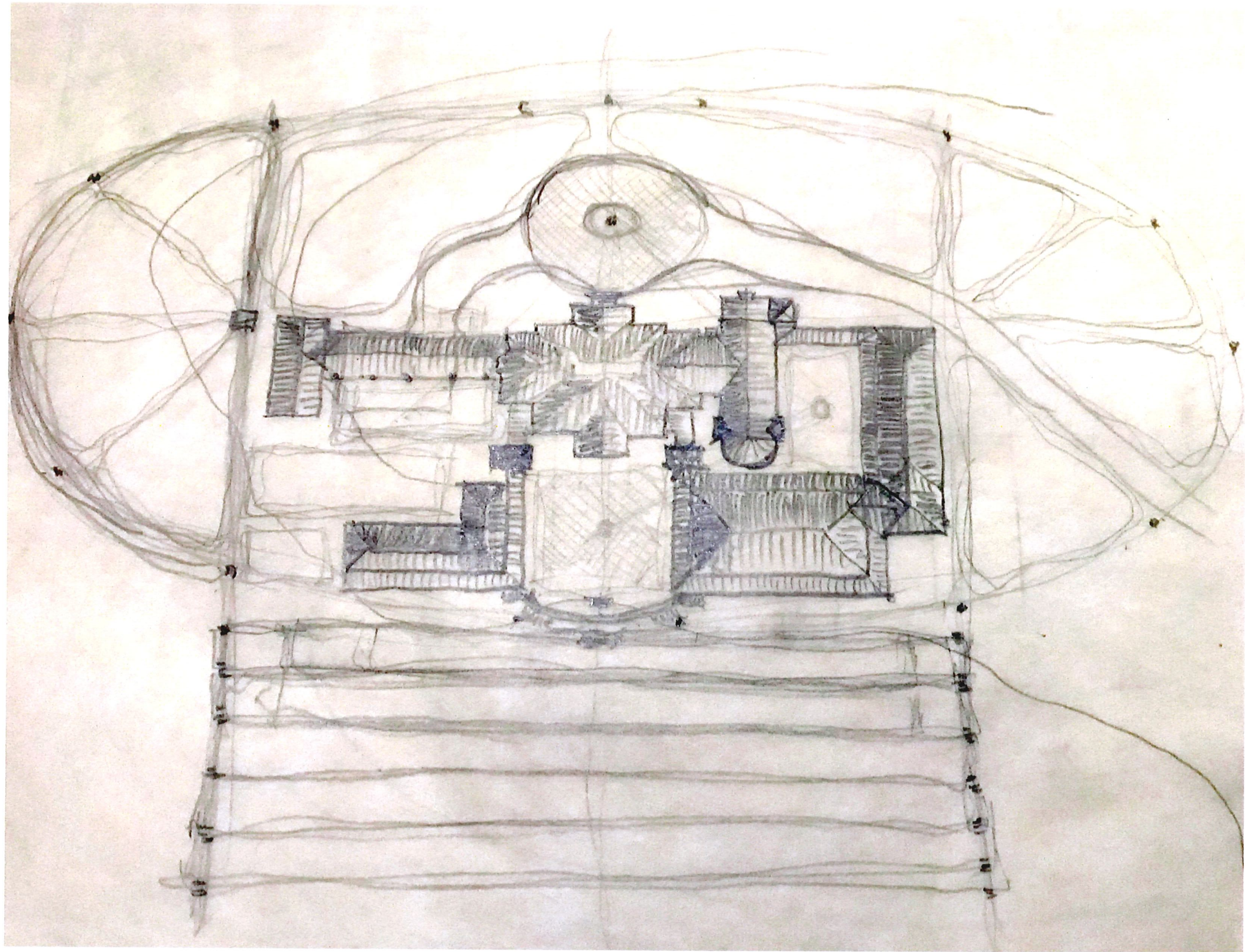
Precedent
Mott Schmidt - Greenhouse



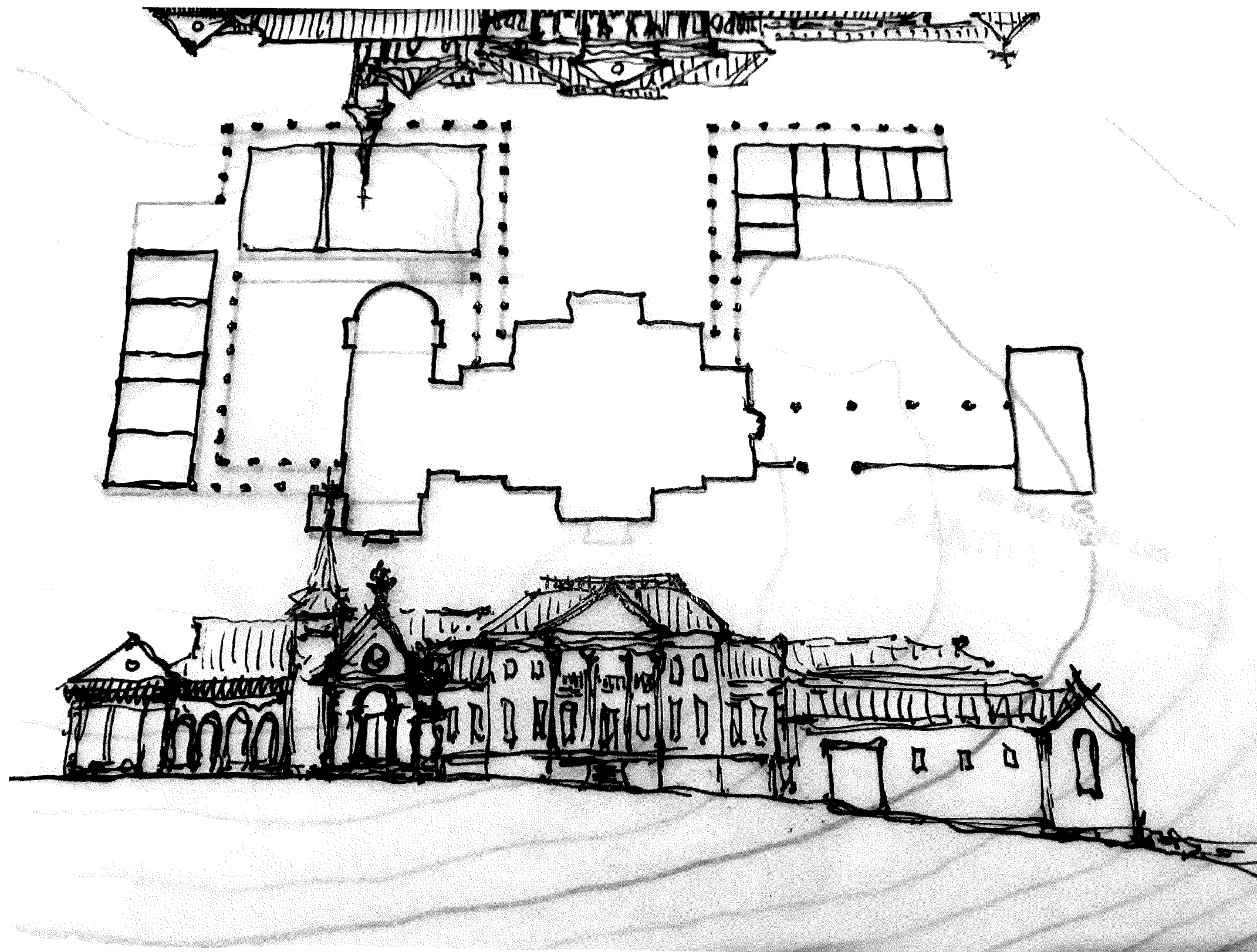
Precedent
Mott Schmidt - Arched Gate



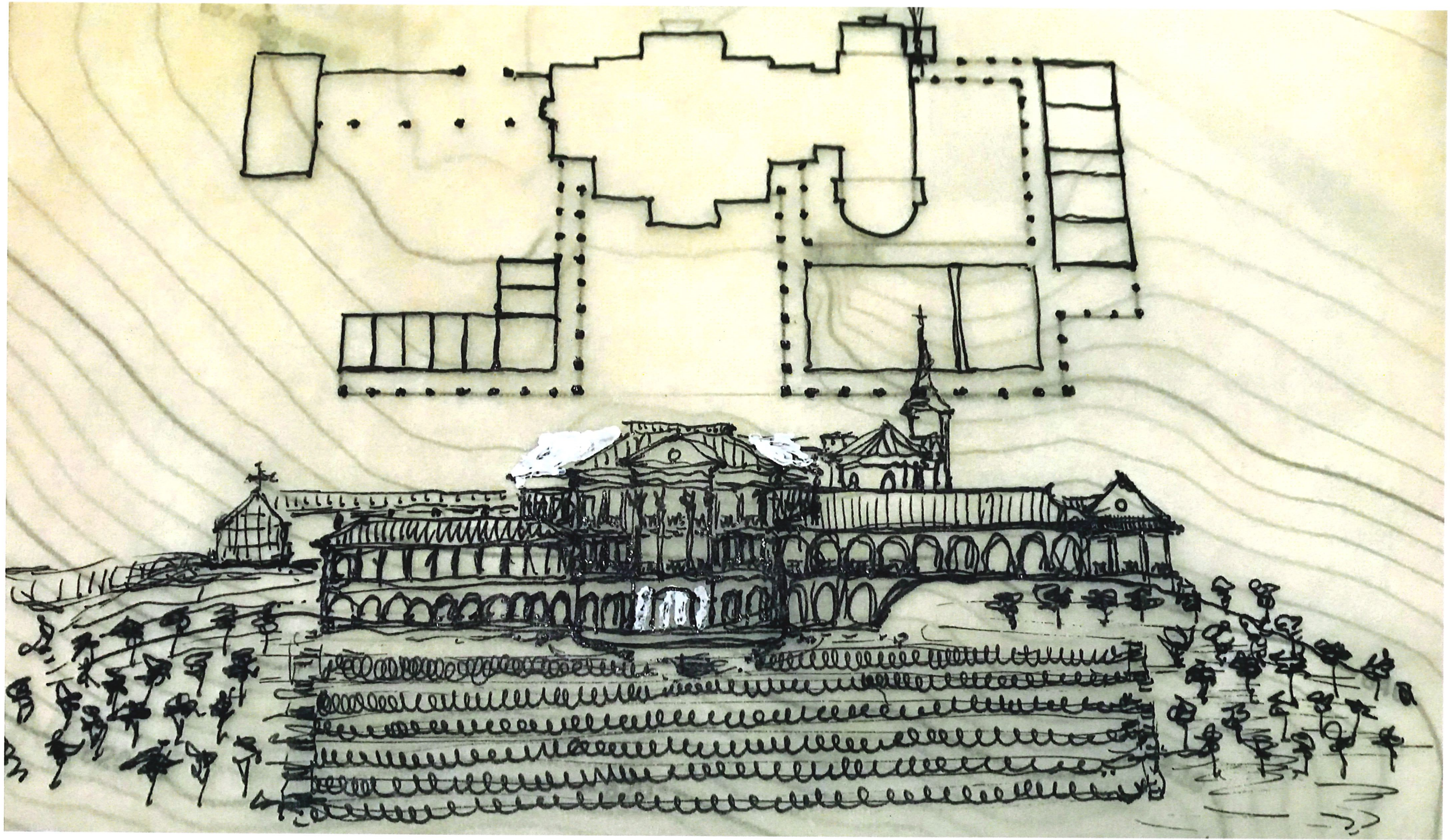
Site Plan Sketch



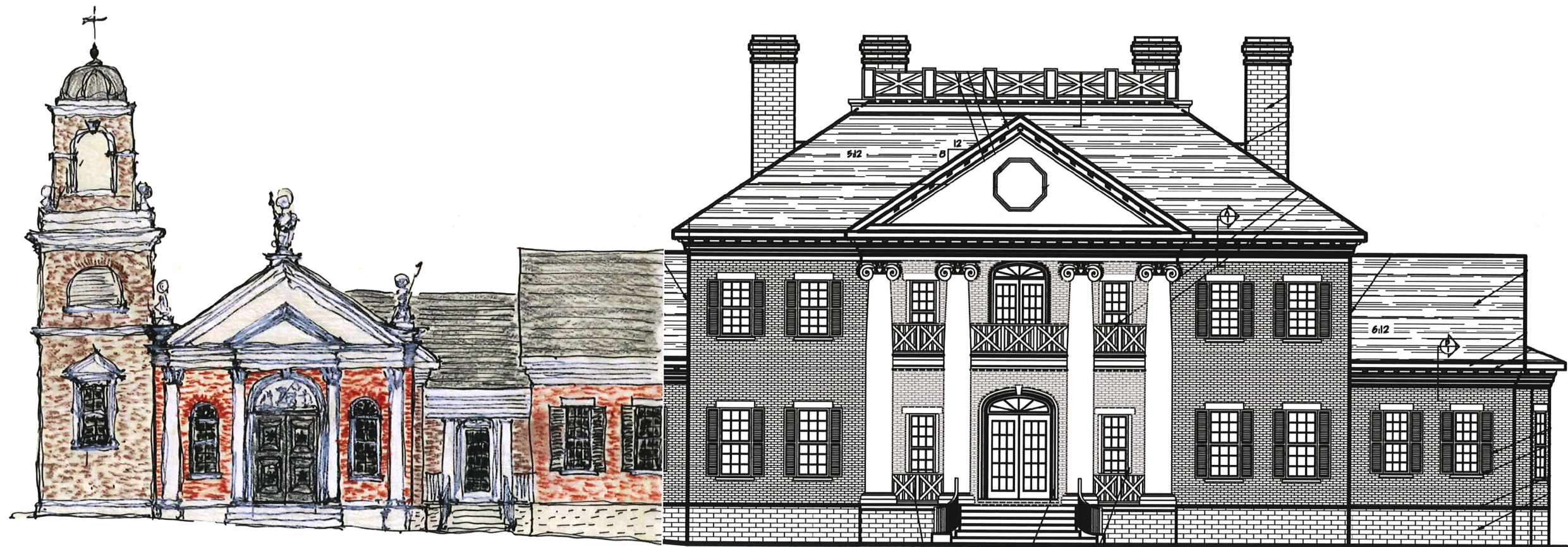
Site Plan Sketch



North Elevation Sketch



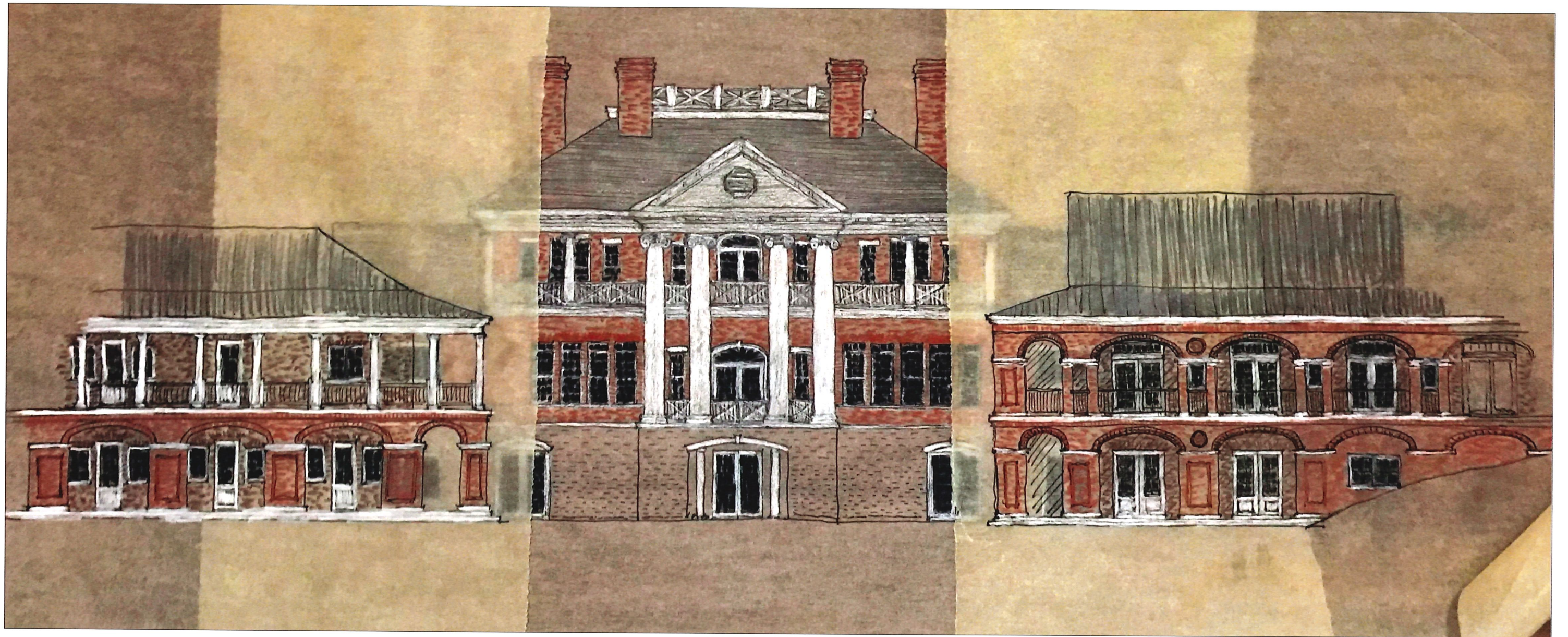
South Elevation Sketch



North Elevation Sketch



North Elevation Sketch



South Elevation Sketch

*October 07, 2024
Philip John Rhea, Architect*

*St. Andrew's Academy
Verona, Kentucky*

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Our Lady of Good Counsel
13469 Poole Rd
Verona, KY 41092
2. ADDRESS OF PROPERTY
15450 Glencoe Verona Rd
Verona, KY 41092
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
St. Andrew's Academy
4. DEED BOOK 1178 PAGE NO. 152 GROUP NO. 2088
5. TYPE OF RESTRICTION(S) (Check all that apply)
- ___ Zoning Map Amendment: X 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, 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 13th day of February, 2025.

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.)