

APPLICATION FOR ZONING ACTION

TO:

- Boone County Planning Commission
- City of Florence Board of Adjustment
- Boone County Board of Adjustment
- City of Union Board of Adjustment
- City of Walton Board of Adjustment
- Zoning Enforcement Officer

FOR:

- Zoning Text Amendment
- Comprehensive Plan Change
- Preliminary Plat Review
- Conditional Use Permit
- Concept Development Plan Change
- Preliminary Development Plan
- Change of Non-Conforming Use
- Design Review Board and Certificate of Appropriateness
- Zoning Map Amendment
- Planned Development Overlay Change
- Improvement Plat Review
- Final or Deed Plat Review
- Site Plan Review
- Historic District Overlay
- Appeal or Variance
- Sign or Zoning Permit

Applicant: Rebekah June Wallace Owner

Address: 3377 Tulip Tree Lane Agent

Erlanger, Ky. 41018 Telephone: 525-0386

Location: Mary Queen of Heaven Elementary School, Donaldson Rd., Boone Co.

Name of Property Owner: John J. McGuire

Address of Property Owner: 1150 Donaldson Highway, Erlanger, Ky. 41018

Zoning District: PF Area in Acres: 33.1

Deed Book: 86 Page Number: 331 Group Number: 2022

Description of Request: Requesting permission to provide a preschool program for 3 & 4 year old children in the community. The physical plant will be the Kindergarten classroom of the Mary Queen of Heaven Elementary School, where only one session (morn.) is necessary due to enrollment. I would like to rent the room for the afternoon.

Applicant's Signature: Rebekah J. Wallace

Property Owner's Signature: John J. McGuire

Application Fee: \$301 Date Received: 2/19/87 BY: TWD

Referred To: _____ Meeting Date: _____

Action Taken: _____ Date of Action: _____

STAFF REPORT

APPLICANT: Rebekah Wallace
DEVELOPMENT: Mary Queen of Heaven Elementary School
LOCATION: 1150 Donaldson Highway, Boone County
ZONING: Public Facilities (PF)
DATE: March 11, 1987
REMARKS:

The applicant is requesting a Conditional Use Permit to allow the operation of a nursery/child care center in the Mary Queen of Heaven Elementary School. The 33.1 acre site, located at 1150 Donaldson Highway, is owned by the Diocese of Covington and is zoned Public Facilities (PF).

Land uses and zoning districts surrounding the site include:

North: UR-2; multi-family residential development
East: SR-2, UR-2; single-family homes, 2 existing nursery/day care facilities
South: PF; Marydale property
West: I-1; Mineola Industrial Park

The following reviews the general standards applicable to all Conditional Uses in Boone County:

1. The 1986 Boone County Comprehensive Plan Future Land Use Map shows the future use of this property to be Public/Institutional. The text includes churches and schools within this classification. No mention is made of the church's property specifically. However, the text mentions that "Donaldson Road between Mineola Pike and the county line will eventually become widened and the small pockets of residential homes will become commercial establishments," (p. L-18) as has already occurred with VI's and Buttons and Bows Day Care Centers.
2. The operation of a nursery/day care (or pre-school, as the applicant prefers to call her activity) will be operated so as to be harmonious and appropriate in appearance with the existing character of the vicinity and will not change the essential character of the area.
3. A nursery/day care will not be hazardous to existing or future neighboring uses.
4. The use will be served adequately by the essential public facilities.

5. Additional cost for public facilities and services will not be required.
6. The proposed use will not be detrimental to any persons, property, or the general welfare for any reason.

Additionally, the Board must consider the more specific criteria for Conditional Uses in the Public Facilities zoning district:

- a) The activity is of an integral relation to the purpose of the district.
- b) The use is subservient to and not of a scale, nature, or other character which will compete, detract, or conflict with the permitted use of an elementary school.
- c) The arrangement of the use will be compatible with the organization of the school. As mentioned in the enclosed letter from Mrs. Wallace, the nursery/day care can be considered a commercial extension of the school's Kindergarten program.

Should this request for a Conditional Use Permit be granted, staff would suggest that the Board attach the condition that the applicant advertise her business by means of an addition to the church's existing sign, and not by means of a separate free-standing sign.

Respectfully submitted,



Thomas W. Breidenstein,
Zoning Enforcement Officer

TWB:mcb

Enc.

February 23, 1987

To: Boone County Planning Commission
Re: Occupational license for preschool program

I, Rebekah Wallace, am interested in starting a preschool program for 3 and 4 year old children to begin in August, 1987 through May of 1988. My school calendar would follow that of Mary Queen of Heaven Elementary School each year of operation, as that is the building I plan to use for my classes. At the present time they operate with only one session of kindergarten in the mornings and I would like to rent that room and equipment for the afternoons, Monday through Friday. My program for 3 year olds would be held on Tuesday and Thursday from approximately 12:30 to 2:30. The program for 4 year old children would run on the alternate afternoons, Monday, Wednesday and Friday, from 12:00 to 2:30.

I am a certified teacher with B.S. and M.S. degrees in elementary education and am qualified to teach grades kdg. through 8th grade. I also have practical work experience in day care centers with preschool programs such as Kindercare Learning Center in Dayton, Ohio and Little Red Schoolhouse in Erlanger, Kentucky. I have four years full time classroom experience and three years part-time experience as a substitute teacher. Equally impor-

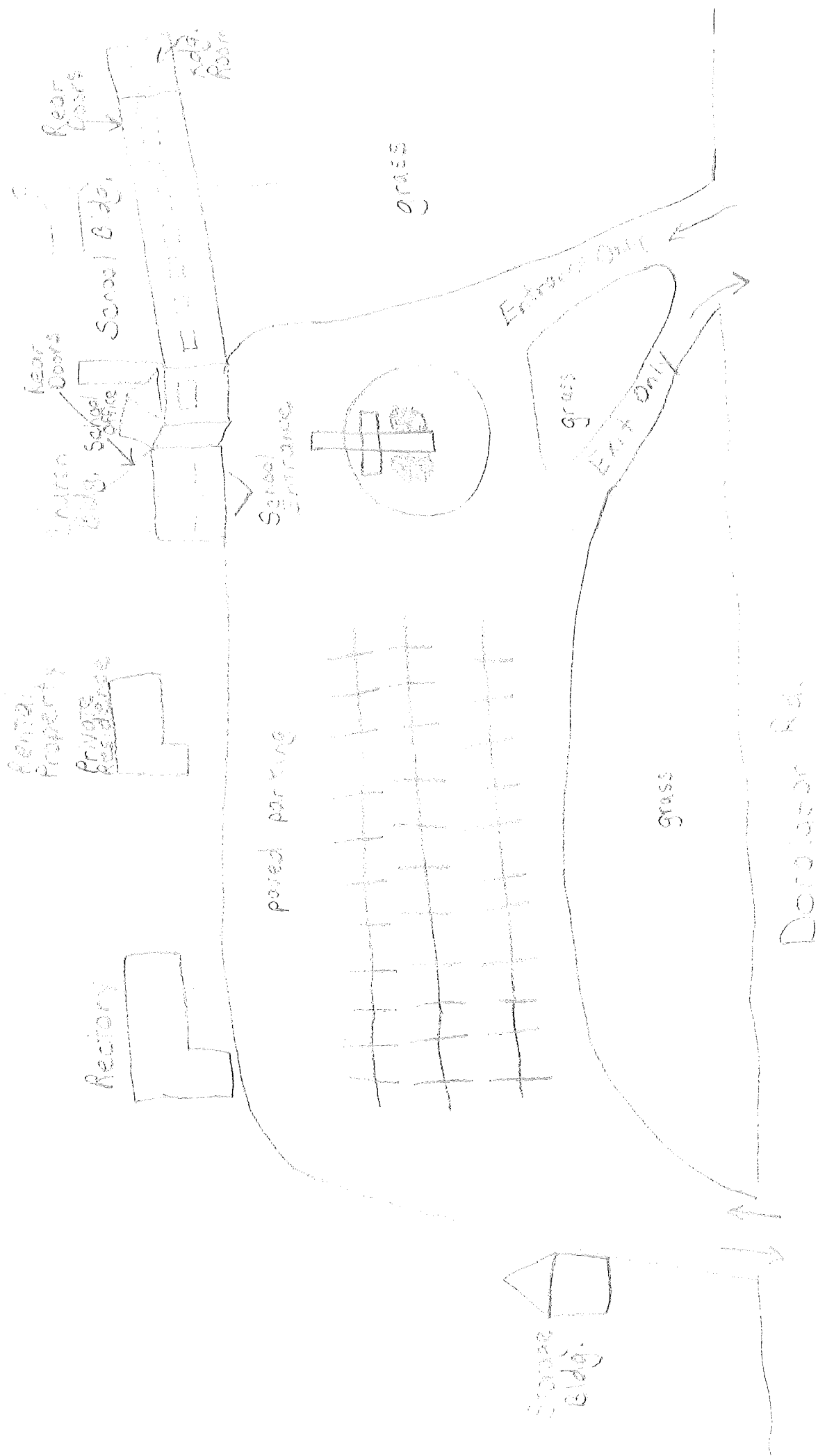
tant is the fact that I am a mother of two young children ages 4½ years and 23 months. Such experience has proven invaluable to my understanding of the development of young children.

I already have the support and permission of my parish and my pastor, Rev. John J. McGuire and together with your support, I am positive that I can provide a valuable community service.

Respectfully Yours,

Rebekah J. Wallace

* No playground/equipment



Marydale Retirement Community

BOONE COUNTY BOARD OF ADJUSTMENT

MARCH 11, 1987

6:30 P.M.

Chairman George Whitton called the meeting to order at 6:30 P.M. on March 11, 1987. Roll call was taken by Acting Recording Clerk Cyndi Plant. Messrs. Fred Nevel, I. A. Archambault II, and Walt Ryan were present. The absence of Mr. Dan Houston is hereby duly recorded. Staff members Messrs. Tom Breidenstein, Gerald Newton and Kevin Costello were also present, as was Attorney Dale Wilson.

Minutes of the February 18, 1987 Boone County Board of Adjustment were considered for approval. Mr. Nevel made a motion to approve the minutes as reviewed. The motion was seconded by Mr. Ryan. The motion carried unanimously.

Chairman Whitton proceeded to the only item on the agenda.

CONDITIONAL USE PERMIT

The request of Rebekah Wallace for a Conditional Use Permit to allow the operation of a nursery/day care facility at the Mary Queen of Heaven Elementary School. The 33.1 acre tract, located at 1150 Donaldon Highway is owned by the Diocese of Covington and is zoned Public Facilities. (PF)

Mr. Tom Breidenstein, Staff Member, presented a slide presentation of the proposed request and the surrounding area. Mr. Breidenstein also presented the Staff Report (See Staff Report).

Mr. Breidenstein stated that the Staff Report indicates that the Board attach the condition that Ms. Wallace advertise her business by means of an addition to the church's existing sign, and not by means of a separate free-standing sign.

Chairman Whitton recognized Ms. Rebekah Wallace in the audience and asked whether she had any comments or questions.

Ms. Wallace indicated she chose to call her facility an "educational facility such as a pre-school", as is noted in Staff Report.

Ms. Wallace stated she had no objections to Staff Report and its' recommendation that the sign be attached to the church's existing sign.

Chairman Whitton asked if there were any questions.

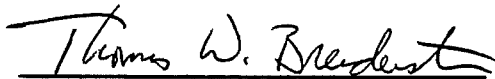
Mr. I. A. Archambault made a motion to grant the Conditional Use Permit with Staff recommendation that a sign be attached to the church's existing sign. Mr. Fred Nevel seconded the motion. The motion carried unanimously.

There being no other business before this Board, Chairman Whitton asked for a motion to adjourn. Mr. Walt Ryan made a motion to adjourn the meeting. Motion was seconded by Mr. I. A. Archambault. Motion carried unanimously.

APPROVED:


GEORGE D. WHITTON

ATTEST:


THOMAS W. BREIDENSTEIN,
ZONING ENFORCEMENT OFFICER