

REVIEW NO. \_\_\_\_\_

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION

(See Boone County Zoning Regulations).

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's Name Gerald G. Harley AIA  
Phone Number (513) 528-1050  
Applicant's Address 514 Ohio Pike Suite A  
Cincinnati      Ohio      45255  
City      State      Zip
- 4. Description of Request: Request conditional use permit to  
construct addition to existing Church
- 5. Name of Development Addition to Hopeful Lutheran Church
- 6. Location of Development 6431 Hopeful Road  
Florence, Kentucky 410
- 7. Acreage Under Review 8.33 Acres
- 8. Lot Number and Name of Subdivision (if part of a subdivision)  
N.A.
- 9. Owner of Property Hopeful Evangelical Lutheran Church, Inc.  
Phone Number 525-6171
- 10. Address of Property Owner Hopeful Road 6413  
Florence, Kentucky 41042  
City      State      Zip
- 11. Proposed Use(s) On Site Church (Existing & Proposed Use)
- 12. Total Square Footage of Existing and/or Proposed Buildings  
Existing: 7,840 S.F.      New: 4,335 S.F.      Total: 12,175 S.F.
- 13. Current Zoning on Property SR-1
- 14. Deed Book 211 Page No. 195 Group No. 2039 & 2040
- 15. Is the site subject to a zone change? No  
If yes, give date of approval \_\_\_\_\_
- 16. Have you submitted a Site Plan with this request? Yes
- 17. Have you submitted a list of adjoining property owners with this request? Yes
- 18. Applicant's Signature: Gerald G. Harley
- 19. Property Owner's Signature: Jordan S. Fuquell  
Vice President

NOTE: 5.83 Acres of the 8.33 acres are currently under a land contract. Title is still under name of Norma Rayburn, but for purposes of this project is considered part of the Hopeful Evangelical Lutheran Church.

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 8 - 22 - 91
2. Fee Received \$ 356.00 R6972
3. Is application complete? Yes \_\_\_\_\_ No
4. Staff Reviewer Tom Moore
5. Scheduled Board Action Date 9/11/91
6. Board Action:

\_\_\_\_\_ Approval  
\_\_\_\_\_  Approved with Conditions (See #7)  
\_\_\_\_\_ Disapproved (See #8)

7. Conditions: ① The access drive be constructed directly across from the Clayton Road access no later than the date on which Clayton Road is connected to the designated Skypark Road and is open to traffic and
8. ~~Reasons for Disapproval:~~ ② Site Over Review

## STAFF REPORT

#1

DEVELOPMENT: Hopeful Evangelical Lutheran Church, Inc.  
APPLICANT: Hopeful Evangelical Lutheran Church, Inc.  
LOCATION: 6431 Hopeful Road, Boone County, Kentucky  
ZONING: Suburban Residential One (SR-1)  
DATE: September 11, 1991

### REMARKS:

The applicant is seeking a Conditional Use Permit to construct a 4,335 square foot building addition to an existing church building and approximately 40 additional parking spaces. The site is located at 6431 Hopeful Road, Boone County, Kentucky. The property is currently zoned Suburban Residential One (SR-1) and is owned by the Hopeful Evangelical Lutheran Church, Inc.

Article 6, Section 613 of the Boone County Zoning Regulations states that one Conditional Use permitted in any SR-1 zoning district is "Churches, synagogues, temples and other places of religious assembly for worship."

The following reviews the criteria that the Board must use to judge all Conditional Use Permit requests:

1. The activity will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan and/or zoning order.

One Objective of the Public Services and Facilities Element of the Boone County Comprehensive Plan is:

5. "Public facilities and services shall be in locations that are accessible to the population being served."
2. The activity 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 area.
3. The activity will not be hazardous to existing or future neighboring uses.
4. The activity will be adequately served by essential public facilities and services.
5. Excessive additional requirements at the public cost for public facilities and services will not be created or be detrimental to the economic welfare of the community.

6. The proposed use and operation will not be detrimental to any persons, property or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare or odor.
7. The vehicular approaches to the property will be designed so as not to create an interference with traffic on surrounding public streets.

The proposed parking lot will be accessed by two curb cuts. One curb cut will be located off of Hopeful Road and the other will be located off of Cayton Road or the relocated Hopeful Road once it is reconstructed. At this time, the applicant is proposing to locate this curb cut approximately 80 feet east of the future intersection of Cayton Road and the relocated Hopeful Road.

The Board must also consider specific criteria which apply to Conditional Uses in SR-1 zoning districts:

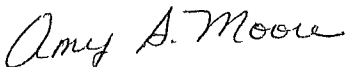
- a. The activity is an integral and subordinate function of a permitted use; or
- b. the activity will not contradict the low density character of the district; and
- c. the arrangement of uses, buildings, or structures will be compatible with the organization or permitted and accessory uses to be protected in the district.

STAFF CONCERNS:

1. Staff, along with the Kentucky Department of Transportation, is concerned with the location of the proposed curb cut on the relocated Hopeful Road. For Access Management purposes as outlined in Article 17A of the Boone County Zoning Regulations, Staff would prefer that the curb cut be located directly across from the future Cayton Road/Hopeful Road intersection.
2. Due to the size of the proposed project, Staff suggests that the Board require the applicant to receive Site Plan approval by the Boone County Planning Commission prior to construction.

Attached to this Staff Report is a reduction of a Site Plan that the applicant has submitted illustrating the proposed building addition and parking lot.

Respectfully submitted,

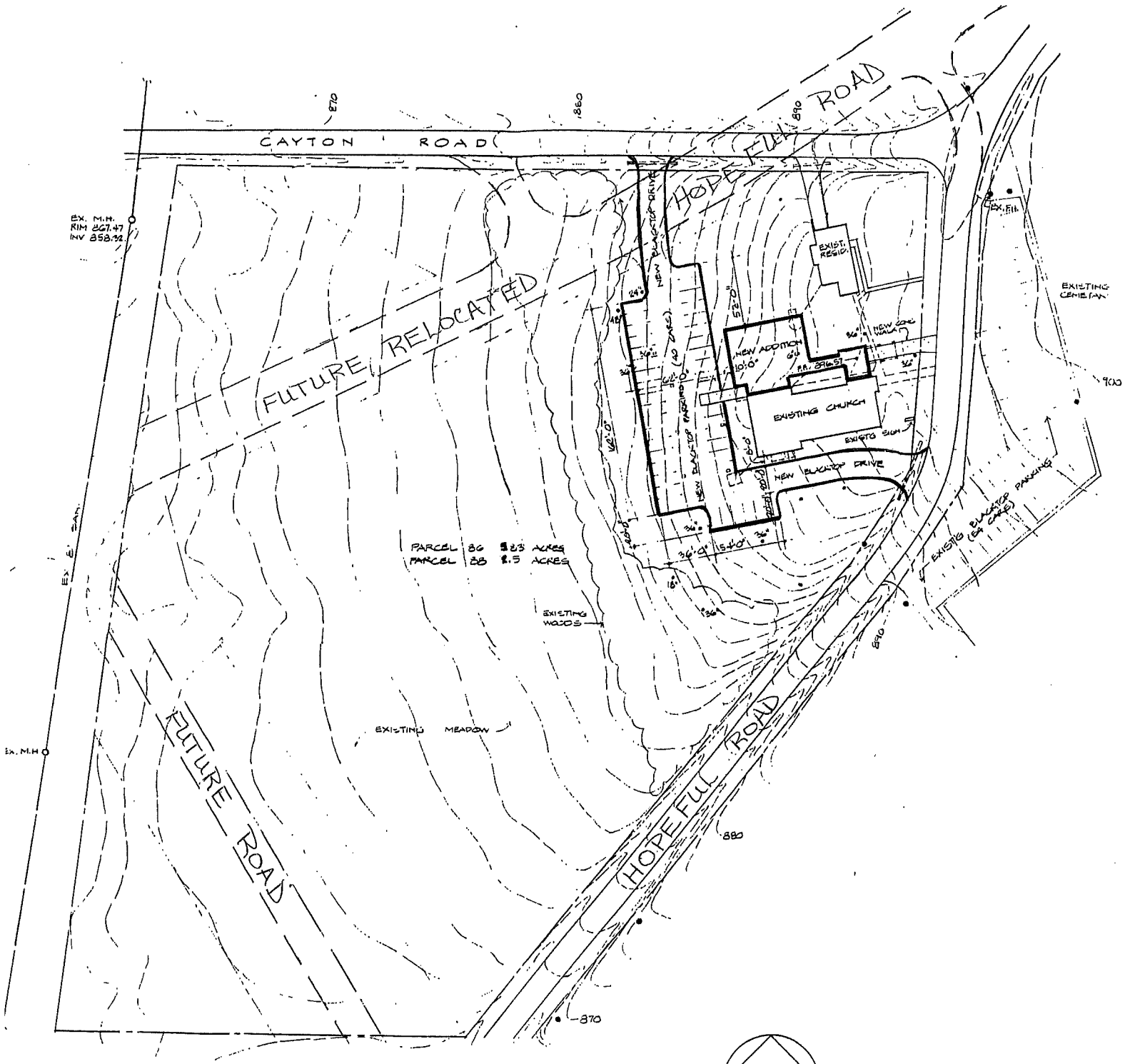


Amy S. Moore  
Planner I

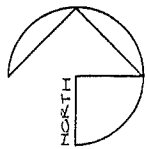
ASM:kat

# HOPEFUL LUTHERAN CHURCH

## CONDITIONAL USE PERMIT



**SITE PLAN**  
SCALE 1" = 50'-0"





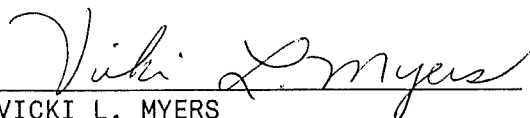
COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Amy S. Moore

on behalf of the Boone County Planning Commission this 14th day

of October, 1991.

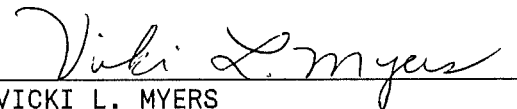


VICKI L. MYERS  
NOTARY PUBLIC, State at Large

My commission Expires:

April 8, 1995

This instrument was prepared for recording purposes only by:



VICKI L. MYERS  
Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

BCPC 01/89

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit as approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of September 11, 1991, (Certificate of Land Use Restriction # BCBOA-91-021-A), for Hopeful Lutheran Church, property owner.

The above mentioned Conditional Use Permit is subject to the following conditions: 1) The access drive be constructed directly across from the Cayton Road access no later than the date on which Cayton Road is connected to the realigned Hopeful Road and is open to traffic. 2) Subject to Site Plan Review.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in: DEED BOOK 211 PAGE NO. 195 Group No. 2039