

JAN 23 1992

REVIEW NO. _____

APPLICATION FORM

RECEIVED

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 Paul Meyrose
Phone Number 727-8889
Applicant's Address 3512 Susan Lewis Dr.
Erlanger Ky 41018
City State Zip
4. Description of Request: Issuance of Conditional Use Permitt.
this church built in 1834 - in order that we may submit
for approval plans for an addition.
5. Name of Development Richwood Presbyterian Church Addition
6. Location of Development 1070 Richwood Road
Walton, Kentucky 41094
7. Acreage Under Review 9.8 acres
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Richwood Presbyterian Church
Phone Number (606) 485-6867
10. Address of Property Owner 1070 Richwood Road
Walton Ky 41094
City State Zip
11. Proposed Use(s) On Site Existing Church & small
accessory building for related functions -
Proposed use -> SAME
12. Total Square Footage of Existing and/or Proposed Buildings
2 buildings exist = 3710 s.f. - Remove 1 bldg for addit. - Proposed = 7000 s.f.
Total
13. Current Zoning on Property A-2
14. Deed Book 356 Page No. 30 Group No. 2069
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: Paul G. Meyrose
19. Property Owner's Signature: Carl Fant - Minister

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received _____
2. Fee Received _____
3. Is application complete? Yes _____ No
4. Staff Reviewer Jimmy Morris
5. Scheduled Board Action Date 3/12/99
6. Board Action:
 Approval
 Approved with Conditions (See #7)
 Disapproved (See #8)
7. Conditions: None. Prior to the relocation of the access driveway from Richwood Church Road to the parking lot, the applicant must receive an easement permit
8. Reasons for Disapproval: _____

*from the Boone County Public Works Department
Site Plan review*

BCPC:7/11/88

STAFF REPORT

#2

DEVELOPMENT: Richwood Presbyterian Church
APPLICANT: Paul Meyrose
LOCATION: 1070 Richwood Road, Boone County, Kentucky
ZONING: Agricultural Estate (A-2)
DATE: February 12, 1992
REMARKS:

The applicant is seeking a Conditional Use Permit to allow the construction of a building addition to an existing church. The site is located at 1070 Richwood Road, Boone County, Kentucky. The property is zoned Agricultural Estate (A-2) and is owned by the Richwood Presbyterian Church.

The original building which still stands today was built during the 1840s. On September 19, 1991, the Boone County Board of Adjustment approved a Variance for this site. The Variance allowed an increase in the size of a permitted free standing sign from sixteen (16) to twenty-four (24) square feet.

Article 6, Section 620 of the Boone County Zoning Regulations states that one Conditional Use permitted on any site zoned A-2 is "Churches, synagogues, temples and other places of religious assembly." (p. 28)

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.

The Boone County Comprehensive Plan Future Land Use Map indicates that this site is Rural Density Residential (RD). The RD land use is described as:

"residential uses that do not exceed one dwelling unit per acre. this includes isolated houses with no connecting agricultural uses, but does not include solitary farm residences." (p. 199)

The text of the Comprehensive Plan as it relates to this portion of Boone County reads:

"...Development in this area should occur in the form of Rural Density Residential subdivisions along U.S. 42, KY 338, and Hicks Pike. The U.S. Soil Conservation Service identifies prime agricultural land between U.S. 42 and, Richwood Road, and Hicks Pike; this land should remain in agricultural uses. Development of this section of the county is dependent upon the Richwood Interchange, the impacts of the Mt. Zion Interchange on Union, and the availability of public sewer service." (p. 217)

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.

Staff is in the process of reviewing the design compatibility of the proposed building addition with the existing church structure.

3. The activity will not be hazardous to existing or future neighboring uses.
4. The activity 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 southern access drive from Richwood Church Road to the parking lot will be moved approximately 75 feet north and away from the intersection of KY 338 and Richwood Church Road.

The Board must also consider specific criteria which apply to Conditional Uses in A-2 zoning districts:

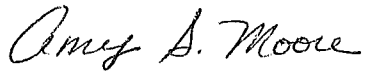
- a. The activity is an integral part of the agricultural use of the land, and the activity is not of scale, nature or other character which will detract or conflict with the principal purposes of the district; or
- b. the activity is necessary to provide the specified public service for the character of the activity does not overpower, transcend or conflict with the specified public service of the district; and
- c. provided the arrangement of use, building or structure is mutually compatible with the organization of the permitted and accessory uses to be protect in the district.

STAFF CONCERNS:

1. Prior to the relocation of the access driveway from Richwood Church Road to the parking lot, the applicant must receive an encroachment permit from the Boone County Public Works Department.
2. The applicant should also be aware that if the Conditional Use Permit is granted, the applicant must also receive Site Plan approval by the Boone County Planning Commission as stated in Section 613 of the Boone County Zoning Regulations.

Attached to the Staff Report is are several illustrations of the proposed building addition and its location on the site.

Respectfully Submitted,

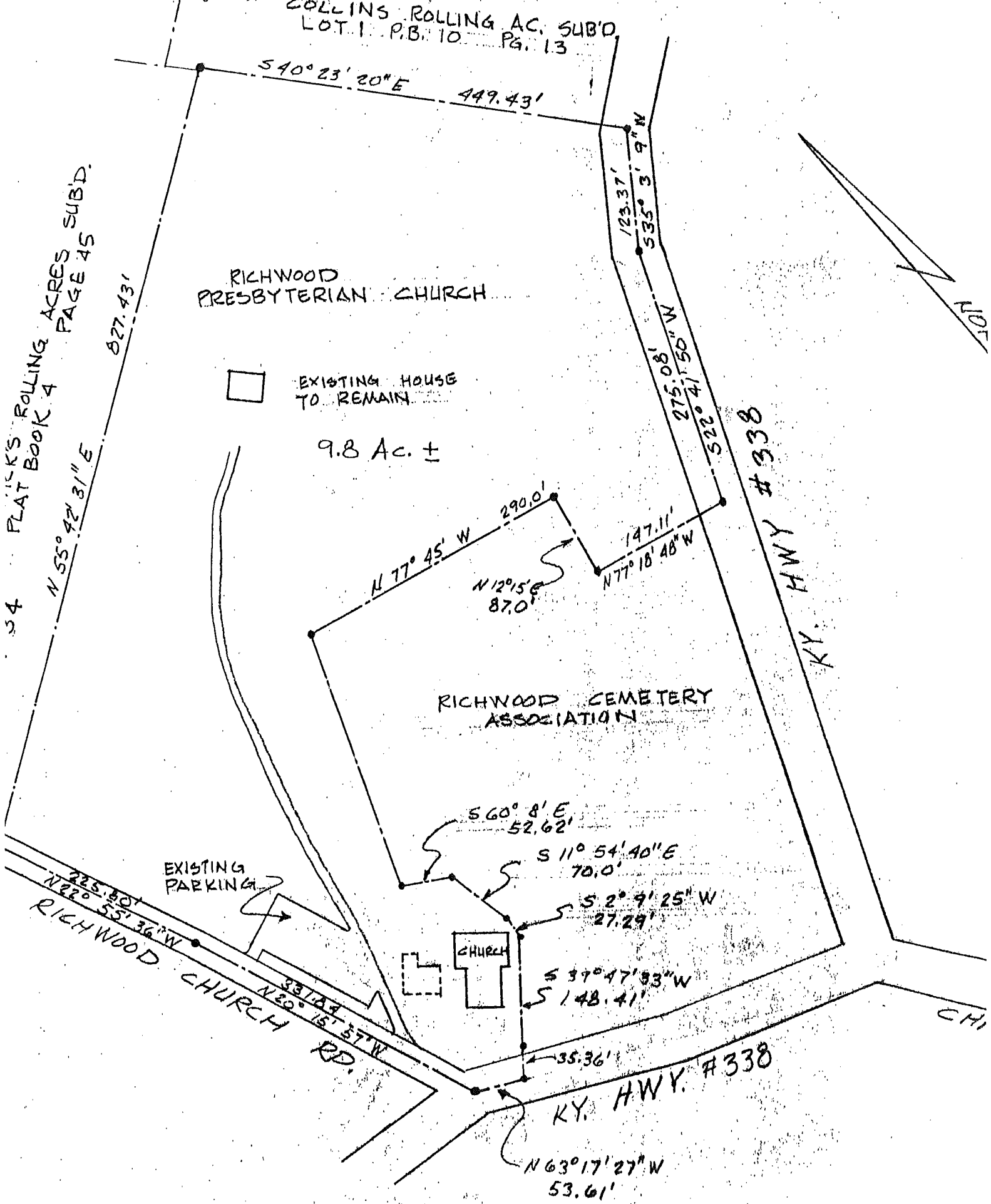


Amy S. Moore
Planner I

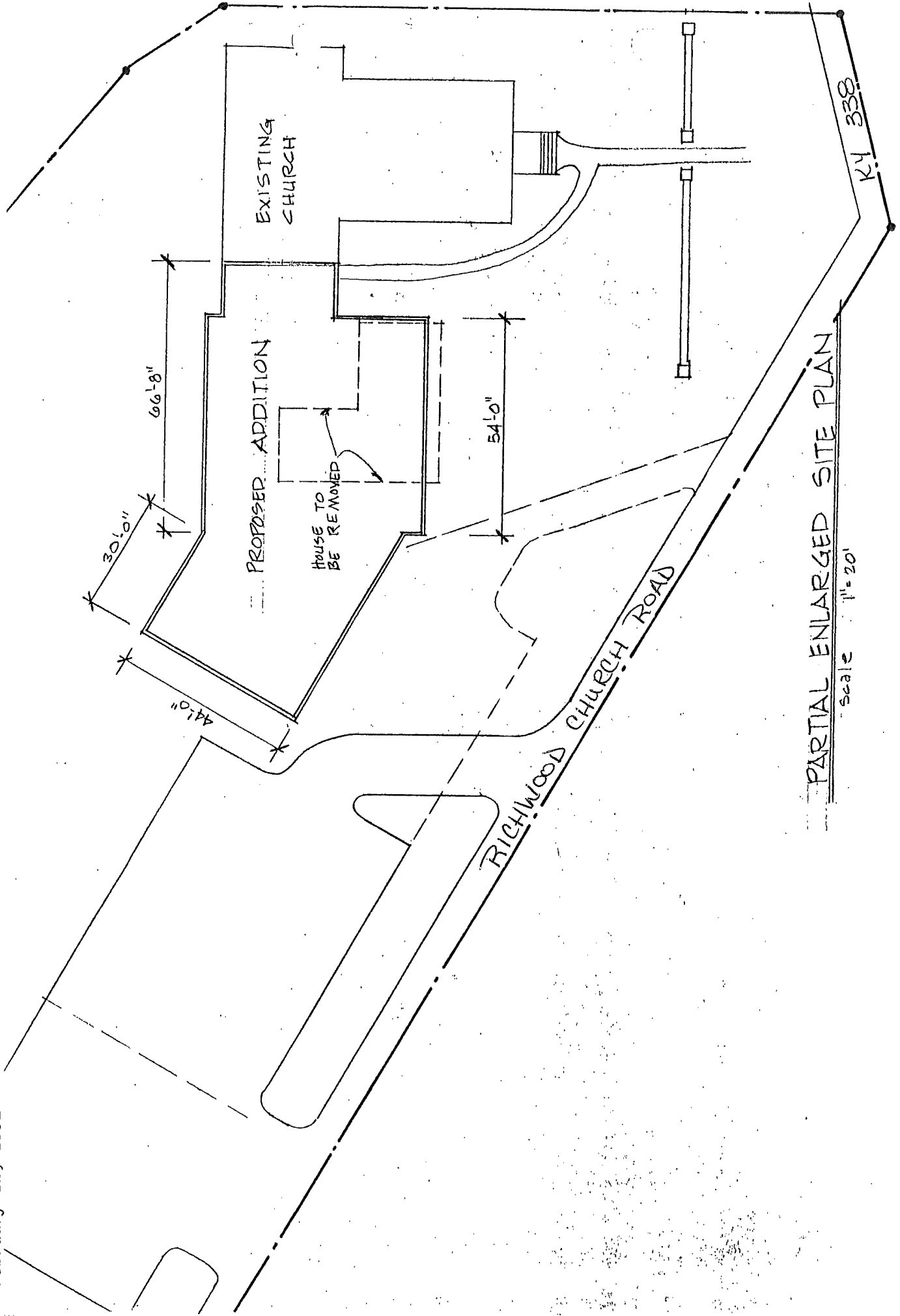
ASM:kat

COLLINS ROLLING AC. SUB'D
LOT 1 P.B. 10 Pg. 13

54 FLAT BOOK 4 ROLLING ACRES SUB'D
PAGE 45



Richwood Presbyterian Church - Conditional Use Permit
February 12, 1992



PARTIAL ENLARGED SITE PLAN

Scale 1" = 20'

COPY

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Richwood Presbyterian Church
1070 Richwood Road
Walton, Kentucky 41094

2. ADDRESS OF PROPERTY

1070 Richwood Road
Walton, Kentucky 41094

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Richwood Presbyterian Church

DEED BOOK: 356

PAGE NO.: 30

GROUP NO.: 2069

4. TYPE OF RESTRICTION (S) (Check all that apply)

- Zoning Map Amendment from _____ to _____ Conditional Use Permit
- Development Plan Conditional Zoning Condition
- Subdivision Plat (unrecorded) Other: (Specify)
- Variance

5. 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
2995 WASHINGTON STREET
BURLINGTON, KENTUCKY 41005

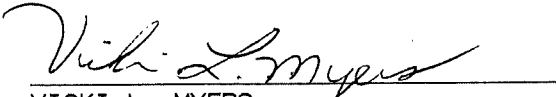
Amy S. Moore
SIGNATURE OF COMPLETING OFFICIAL

Amy S. Moore, Planner I
NAME AND TITLE OF COMPLETING OFFICIAL
(type or print)

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

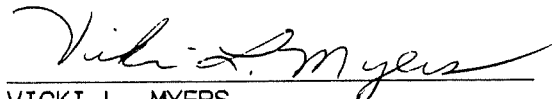
Subscribed, sworn to, and acknowledge before me by Amy S. Moore
on behalf of the Boone County Planning Commission this 16th day
of March, 1992.


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

CLUR# 92-BCBOA-002-A

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 February 12, 1992, (Certificate of Land Use Restriction # 92-BCBOA-002-A), for Richwood Presbyterian Church, property owner.

The above Conditional Use Permit is approved subject to the conditions: (1) Prior to the relocation of the access driveway from Richwood Church Road to the parking lot, the applicant must receive an encroachment permit from the Boone County Public Works Department. (2) Site Plan Review.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in: DEED BOOK 356 PAGE NO. 30 Group No. 2069