

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 UNION PRESBYTERIAN CHURCH *Christ Moore*
Phone Number 606/384-3255
Applicant's Address 10261 Highway 42
Union KY 41091
City State Zip
- 4. Description of Request: Sanctuary Addition & Parking
- 5. Name of Development N/A
- 6. Location of Development N/A
- 7. Acreage Under Review _____
- 8. Lot Number and Name of Subdivision (if part of a subdivision)
N/A
- 9. Owner of Property Union Presbyterian Church
Phone Number 606/384-3255
- 10. Address of Property Owner 10261 Highway 42
Union KY 41091
City State Zip
- 11. Proposed Use(s) On Site Religious Facility
- 12. Total Square Footage of Existing and/or Proposed Buildings
NEW - Total 12,000 sf EXISTING - Total 8,800 sf
- 13. Current Zoning on Property A-2
- 14. Deed Book See attached Page No. _____ Group No. _____
- 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: *Ben J. R. C.*
- 19. Property Owner's Signature: *Wanda K. Ford*

Handwritten notes:
8/11/13

APR 22 1992

SECTION B

(To be completed by Boone County Planning Commission Staff)

- 1. Date Received 4-22-92
- 2. Fee Received \$311.00 R7275
- 3. Is application complete? Yes Yes _____ No
- 4. Staff Reviewer Amy Moore
- 5. Scheduled Board Action Date 5/13/92
- 6. Board Action:
 Approval
 Approved with Conditions (See #7)
 Disapproved (See #8)
- 7. Conditions: None

- 8. Reasons for Disapproval: _____

BCPC:7/11/88

STAFF REPORT

#2

DEVELOPMENT: Union Presbyterian Church
APPLICANT: Union Presbyterian Church
LOCATION: 10261 US 42, Boone County, Kentucky
ZONING: Agricultural Estate (A-2)
DATE: May 13, 1992

REMARKS:

The applicant is seeking a Conditional Use Permit to allow the expansion of an existing church facility. The facility is located at 10261 US 42, Boone County, Kentucky. The property is zoned Agricultural Estate (A-2) and is owned by the Union Presbyterian Church.

The applicant expects that the "new addition" and the parking lot will be constructed in the near future. Construction of the "future addition" and "possible future parking" are anticipated to occur at a later date.

Article 6, Section 623, of the 1991 Boone County Zoning Regulations lists "Churches, synagogues, temples, and other places of religious assembly for worship" (p. 28) as a permitted Conditional Use.

The Board may consider whether the Conditional Use at the proposed location:

1. 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 zoning order;

The Boone County Comprehensive Plan Future Land Use Map indicates this site to be Rural Density Residential (RD). RD is defined as "residential uses that do not exceed one dwelling unit per acre...." (p. 199)

The Union Area is described further in the text of the Comprehensive Plan.

"This section of Boone County contains the City of Union and a substantial portion of Hathaway Road and U.S. 42. In general, this section should experience considerable residential growth due to Union's current residential nature and growth associated with the City of Florence. Most of the residential development should be of Suburban or Rural Density...." (p. 216)

2. 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;

The Union Presbyterian Church facility has been located on this site for approximately 32 years. Construction of the existing structure was completed in 1960.

3. Will be hazardous to existing or future neighboring uses;
4. Will be adequately served 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;
5. Will create excessive additional requirements at the public cost for public facilities and services and will be detrimental to the economic welfare of the community;
6. Will involve uses, activities, process, materials, equipment and conditions of 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. Will have vehicular approaches to the property which shall be designed so as not to create an interference with traffic on surrounding public thoroughfares.

The northern curb cut will be removed and a new curb cut constructed on US 42. An encroachment permit will need to be granted by the Kentucky Transportation Cabinet for the proposed US 42 curb cut.

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

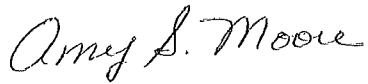
- a. The activity is an integral part of the agricultural or residential use of the land, and the activity is not of scale, nature, or other character which will detract or conflict with the principal purposes of the district;
- b. the activity is necessary to provide the specified public service for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

STAFF REPORT - UNION PRESBYTERIAN CHURCH
MAY 13, 1992

PAGE THREE

Attached to the Staff Report is a drawing of the proposed expansion that illustrates that locations of the existing and proposed structures, parking lots, and curb cuts.

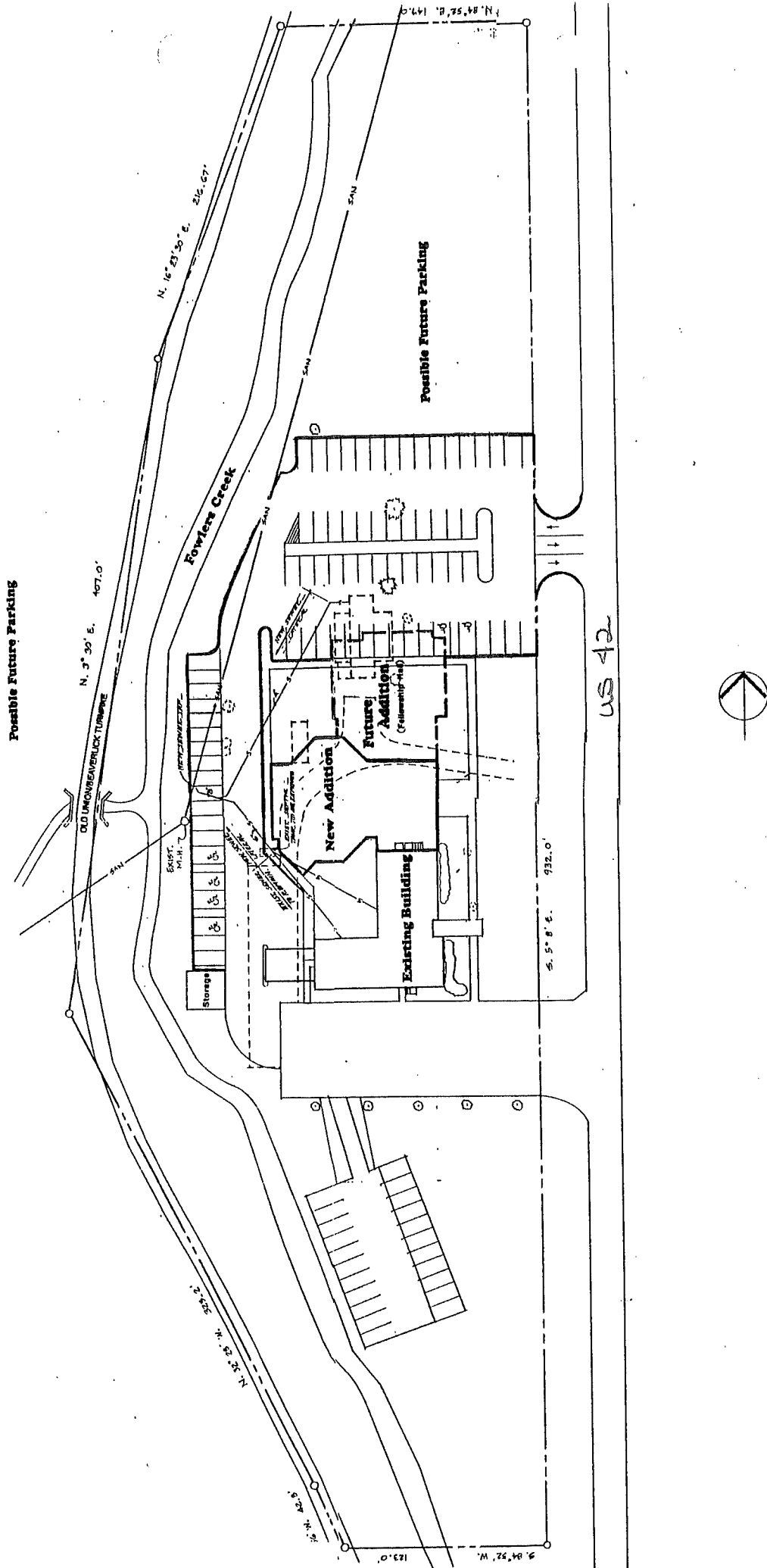
Respectfully submitted,

A handwritten signature in cursive script that reads "Amy S. Moore".

Amy S. Moore
Planner I

ASM:kat

Union Presbyterian Church - Conditional Use Permit
May 13, 1992



COPY

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Union Presbyterian Church
10261 Highway 42
Union, KY 41091
- 2. ADDRESS OF PROPERTY
10261 U.S. 42
Union, KY 41091
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Union Presbyterian Church

DEED BOOK: 107/141/111 PAGE NO.: 91-92/123-124/125-127
 GROUP NO.: 2055

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

<input type="checkbox"/>	Zoning Map Amendment from _____ to _____	<input checked="" type="checkbox"/>	Conditional Use Permit
<input type="checkbox"/>	Development Plan	<input type="checkbox"/>	Conditional Zoning Condition
<input type="checkbox"/>	Subdivision Plat (unrecorded)	<input type="checkbox"/>	Other: (Specify)
<input type="checkbox"/>	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)

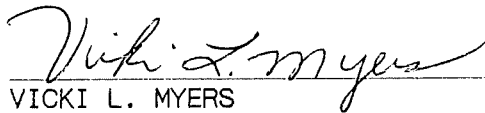
COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

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

on behalf of the Boone County Planning Commission this 24th day

of June, 1992.

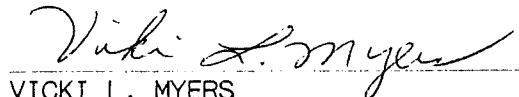


VICKI L. MYERS
NOTARY PUBLIC, State at Large

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-007-A

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Variance
as approved by the Boone County Board of Adjustments and in accordance with the
current zoning in effect as of May 13, 1992, (Certificate of Land Use
Restriction # 92-BCBOA-007-A), for Union Presbyterian Church, property
owner.

NO CONDITIONS

The approved Variance as well as the preceding conditions apply
to the property described in: DEED BOOK 107/141/111 PAGE NO. 91-92/123-
124/125-127 Group No. 2055