

APR 23 1992

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 GREENVIEW Baptist Church
Phone Number 525-6004
Applicant's Address 1050 BURLINGTON PIKE
FLORENCE KY 41043
City State Zip
4. Description of Request: INCREASE SIZE & RELOCATE
Church sign
5. Name of Development _____
6. Location of Development _____
7. Acreage Under Review _____
8. Lot Number and Name of Subdivision (if part of a subdivision) _____
9. Owner of Property GREENVIEW Baptist Church
Phone Number 525-6004
10. Address of Property Owner 1050 BURLINGTON PIKE
FLORENCE KY 41043
City State Zip
11. Proposed Use(s) On Site TO CONTINUE TO
IDENTIFY Church
12. Total Square Footage of Existing and/or Proposed Buildings _____
13. Current Zoning on Property _____
14. Deed Book 158-185 Page No. 29-350 Group No. 2033A
15. Is the site subject to a zone change? _____
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: Depl. James Trustee
19. Property Owner's Signature: Depl. James Trustee

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 4-23-92
2. Fee Received \$ 396.00 R 7288
3. Is application complete? Yes No
4. Staff Reviewer Uma 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

#3

DEVELOPMENT: Greenview Baptist Church
APPLICANT: Greenview Baptist Church
LOCATION: 1050 Burlington Pike, Boone County, Kentucky
ZONING: Commercial Services (C-3)
DATE: May 13, 1992

REMARKS:

The applicant is requesting a Variance in the permitted size of a free-standing sign. The 3.03 acre site is located at 1050 Burlington Pike, Boone County, Kentucky. The property is zoned Commercial Services (C-3) and is owned by the Greenview Baptist Church.

One (1) free-standing sign presently exists on the church property. Approval of this Variance request would include the removal of the existing sign and the installation of one (1) thirty-six (36) square foot sign closer to Burlington Pike (KY 18). The proposed sign would stand approximately nine (9) feet high.

Article 34, Section 3412, of the 1991 Boone County Zoning Regulations states that:

"One sign or bulletin board customarily incidental to places of worship, schools, civic associations, libraries, museums, social clubs, or societies, shall not exceed thirty-two (32) square feet in area and shall be located on the premises of such institution." (p. 216)

The following reviews the four criteria the Board must use to judge each Variance request:

1. The Board must find that the granting of the variance will not adversely affect the public health, safety or welfare.
2. The Variance will not alter the essential character of the general vicinity.
3. The Variance will not cause a hazard or a nuisance to the public
4. The Board should decide if approving the Variance will allow an unreasonable circumvention of the requirements of the zoning regulations.

The Board shall also consider in making their findings whether:

- a. The requested Variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone.

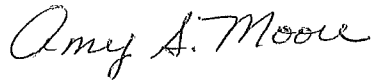
Although the 32 square foot maximum requirement applies to churches in all zoning districts, many other uses in a C-3 zoning district may be permitted a larger free-standing sign based on the amount of lot frontage.

6. The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.
7. The circumstances are not the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.

The Board shall deny any request for a Variance arising from circumstances that are the result of willful violations of the zoning regulations by the applicant subsequent to the adoption of the zoning regulations from which relief is sought.

Attached to this report is a drawing showing the locations of the existing structure, right-of-way of KY 18, the existing sign and the proposed sign.

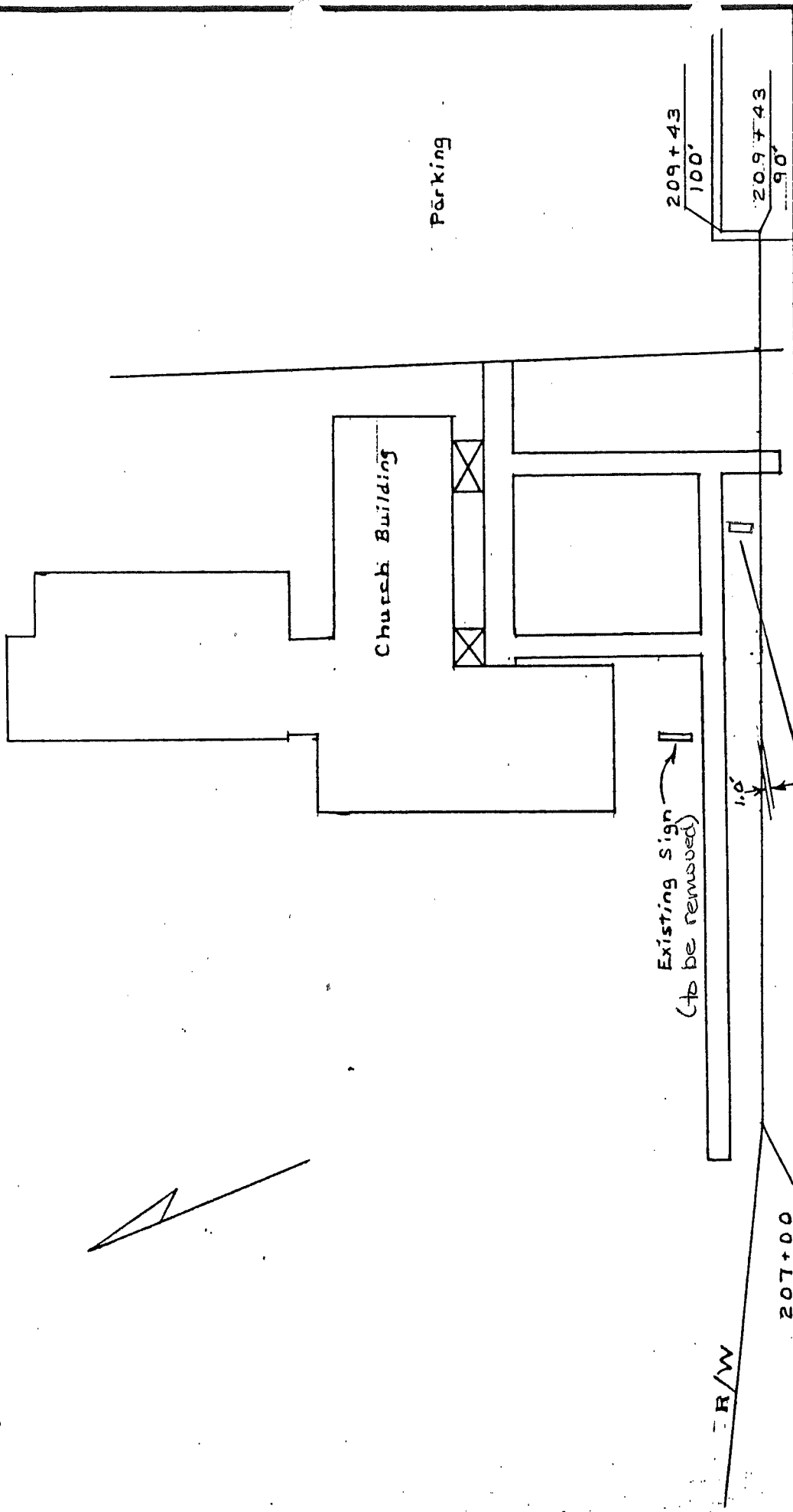
Respectfully submitted,



Amy S. Moore
Planner I

ASM:kat

Greenview Baptist Church - Sign Variance Request
 May 13, 1992



A DRAWING SHOWING STRUCTURES, RIGHT-OF-WAY
 FOR XY. 18 AND PROPOSED LOCATION OF SIGN

DATE: 4-18-92	DRAWN BY: E.L.D.	APPROVED BY:
SCALE: 1" = 40'	REVISED:	E.L.D. L.S. 2280
ADDRESS: GREENVIEW BAPTIST CHURCH 1050 BURLINGTON PIKE FLORENCE, KY. 41042		

DRAWING NUMBER
 G.B.C. 1

← TO BURLINGTON

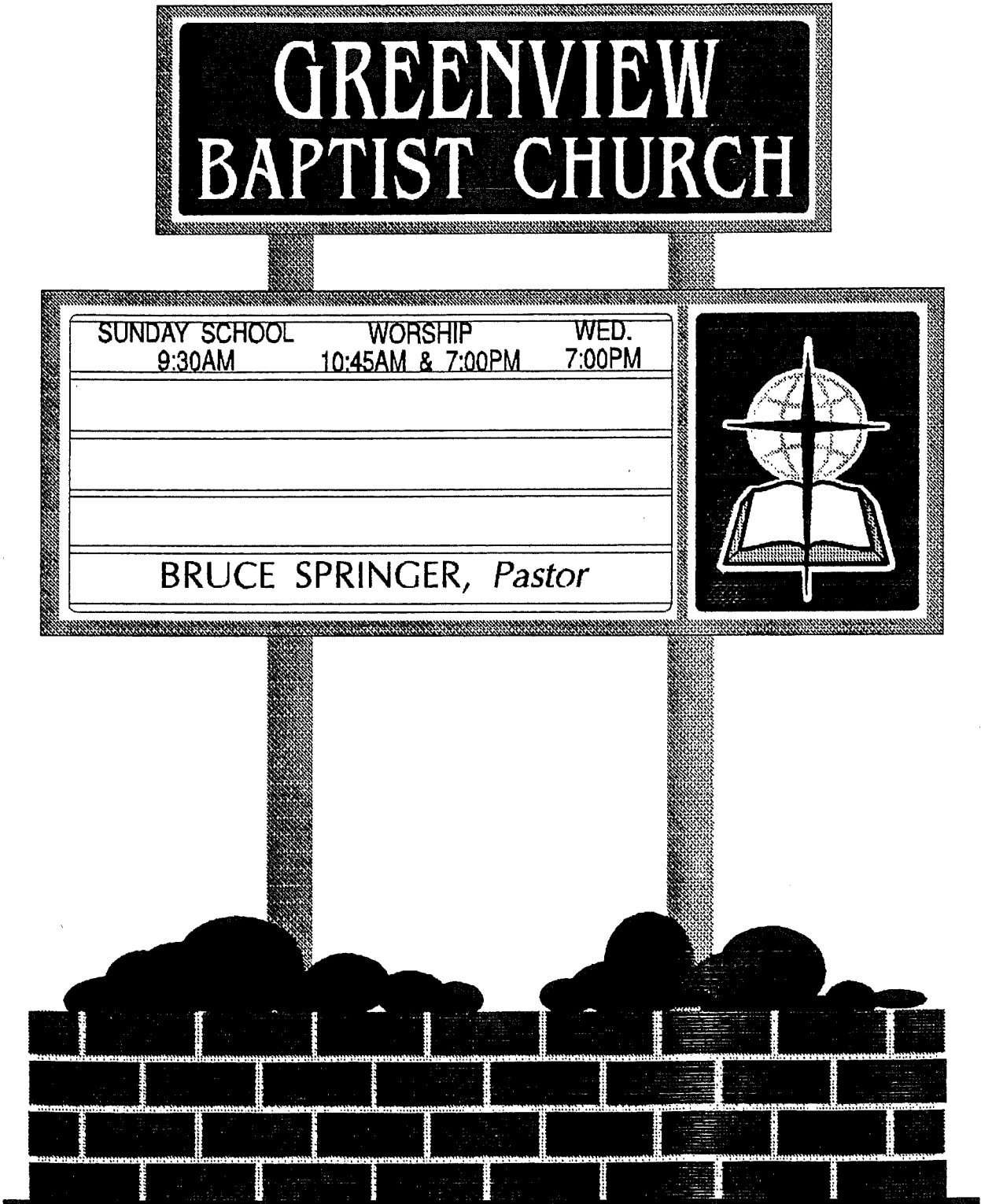
REGISTERED
 PROFESSIONAL ENGINEER
 E.L.D.
 15-2011

Greenview Baptist Church - Sign Variance Request
May 13, 1992

ORIGINAL
DO NOT DUPLICATE

J.M. STEWART CORP.

DESIGN
#50197 11-11-91



**HERALD I
STD.**

COPY

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Greenview Baptist Church
1050 Burlington Pike
Florence, KY 41042

2. ADDRESS OF PROPERTY

1050 Burlington Pike
Florence, KY 41042

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Greenview Baptist Church

DEED BOOK: 158/185 PAGE NO.: 29/350 GROUP NO.: 2033A

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

<input type="checkbox"/>	Zoning Map Amendment from _____ to _____	<input 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 checked="" 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.

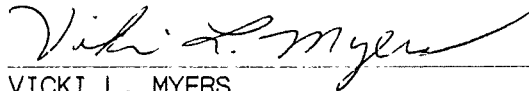


VICKI L. MYERS
NOTARY PUBLIC, State at Large

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-008-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-008-A), for Greenview Baptist Church, property
owner.

NO CONDITIONS

The approved Variance as well as the preceding conditions apply
to the property described in: DEED BOOK 158/185 PAGE NO. 29/350
Group No. 2033A