

MAY 21 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 Florence Alliance Church David McCarthy- Pastor
Phone Number (606) 342-5566
Applicant's Address P.O. Box 564
Florence, KY 41042
City State Zip
- 4. Description of Request: We seek Conditional Use for Church on the property so we can use it for church services and as a parsonage for our pastor.
- 5. Name of Development _____
- 6. Location of Development _____
- 7. Acreage Under Review 5.07 acres with existing house @ 9512 Gunpowder Rd.
- 8. Lot Number and Name of Subdivision (if part of a subdivision)
Plat 63 5C
- 9. Owner of Property E. Bruce & Alberta Lanham
Phone Number (606) 283-5010
- 10. Address of Property Owner 9512 Gunpowder Road
Florence, KY 41042
City State Zip
- 11. Proposed Use(s) On Site We desire to use the property for church services and as a parsonage for our pastor.
- 12. Total Square Footage of Existing and/or Proposed Buildings
2,000 square foot house; 2,000 square foot basement to be remodeled for church.
- 13. Current Zoning on Property SR-2
- 14. Deed Book 374 Page No. 320 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: David W. McIntyre Pastor Florence Alliance Church
- 19. Property Owner's Signature: E. Bruce & Alberta Lanham
(E. Bruce)

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 5-21-92
2. Fee Received \$321,000 L7414
3. Is application complete? Yes No
4. Staff Reviewer Cindy M. Moore
5. Scheduled Board Action Date June 10, 1992
6. Board Action:
 Approval
 Approved with Conditions (See #7)
 Disapproved (See #8)
7. Conditions: _____

8. Reasons for Disapproval: See minutes

STAFF REPORT

#5

DEVELOPMENT: Florence Alliance Church
APPLICANT: David McCarthy, Pastor
LOCATION: 9512 Gunpowder Road, Boone County, Kentucky
ZONING: Suburban Residential Two (SR-2)
DATE: June 10, 1992
REMARKS:

The applicant is seeking a Conditional Use Permit to allow a church. The facility is to be located at 9512 Gunpowder Road, Boone County, Kentucky. The 5.07 acre site is zoned Suburban Residential Two (SR-2) and is owned by E. Bruce and Alberta Lanham.

A single family dwelling currently exists on the site. The applicant would like to continue to utilize the main floor as a residence and remodel the basement for a church. The existing driveway will be utilized for the residence only and a separate driveway and parking lot would be constructed to serve the church facility.

Article 9, Section 943 of the Boone County Zoning Regulations lists "Churches, synagogues, temples and other places of religious assembly for worship" (p. 44) 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 and/or zoning order;

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

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

"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)

FLORENCE ALLIANCE CHURCH

9512 GUNPOWDER



POND

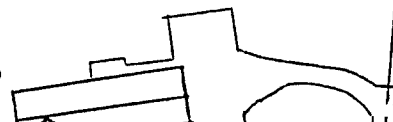


185'

984'-9"

972'-4"

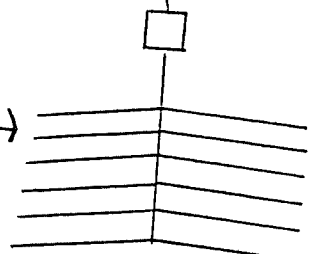
EXISTING HOUSE



PROPOSED RETAINING WALL

PROPOSED DRIVEWAY AND PARKING

EXISTING SEPTIC SYSTEM



S 66° 56' W - 442.25'

N 66° 56' E - 441.5'

S 66° 56' W - 438.56'

EASEMENT AT SHARED DRIVEWAY

6'-12"

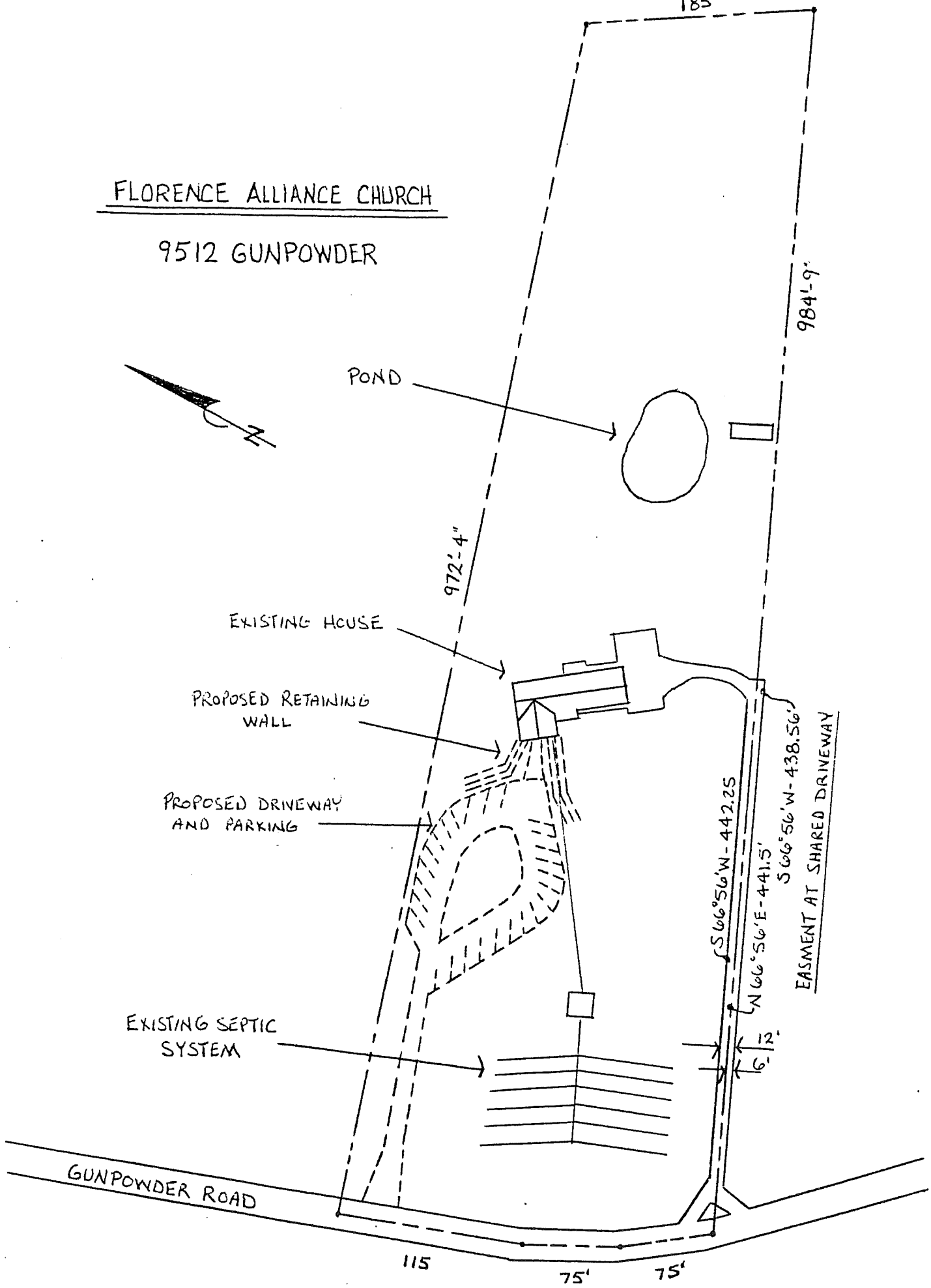
6'-12"

GUNPOWDER ROAD

115'

75'

75'



Several churches presently exist within the City of Union and its general vicinity. These facilities are located within agricultural and residential zoning districts.

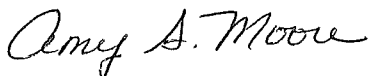
- b. The activity will not contradict the low density character of the district; and
- c. The arrangement of uses, buildings, or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

STAFF CONCERNS:

- 1. The applicant should be aware that if the Conditional Use Permit is granted, Site Plan Review by the Planning Commission will be required.
- 2. The approval of an encroachment permit from the Boone County Public Works Department for the proposed curb cut is required during Site Plan Review.
- 3. Although the Northern Kentucky Health District has given verbal approval concerning the change in use for the existing septic system, the Board should consider requiring the applicant to submit the formal written approval prior to the redevelopment of the site.

Attached to the Staff Report is a plat of the property on Gunpowder Road and a drawing of the site illustrating its existing and proposed improvements.

Respectfully Submitted,



Amy S. Moore
Planner I

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;

At this time, the applicant has indicated that the only exterior change that will occur on the site will be the construction of a parking lot with a retaining wall.

3. Will not 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;

The site presently receives its water from the Boone County Water District. The proposed change in use will not affect this service. The site also presently has an individual septic system. The staff of the Northern Kentucky Health District has initially determined that the proposed change of use should not affect the existing system.

5. Will create 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. Will involve uses, activities, process, materials, equipment and conditions of and operation that 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 applicant has determined that the existing easement containing the shared driveway will be used for residential use only. A separate access would be constructed near the northern property line.

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