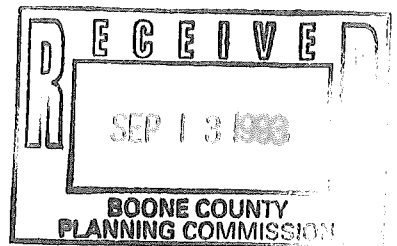


APPLICATION FORM  
**BOARD OF ADJUSTMENT**  
**AND**  
**ZONING APPEALS ACTION**



(See Boone County Zoning Regulations)

**SECTION A** (To be completed by applicant)

- (Check One)
1.  Boone     Florence     Walton     Union
- (Check One)
2.  Conditional Use Permit     Variance     Appeal  
 Change in Non-Conforming Use
3. Applicant's Name CRESCENT SPRINGS CHURCH of God  
Phone Number 606-341-7600    Fax No. \_\_\_\_\_  
Applicant's Address 2500 HIGH Street  
CRESCENT SPRINGS, Ky    41017  
City    State    Zip
  4. Description of Request: Permission to construct a church on the site within the next 36 months, per zoning, so we can proceed in purchasing the property.
  5. Name of Development CHURCH of God
  6. Location of Development 1424 Frogtown Road  
Union, Ky
  7. Acreage Under Review 5.36 ACRES
  8. Lot Number and Name of Subdivision (if part of a subdivision)  
Lot # 1, 2, + 22 ; PARADISE ACRES Subdivision + 1<sup>st</sup> Addition
  9. Owner of Property MARIE SALAZAR  
Phone Number of Owner 606-384-1412
  10. Address of Property Owner 1424 Frogtown Road  
Union Ky 41091  
City    State    Zip
  11. Proposed Use(s) on Site PARSONAGE AND Church
  12. Total Square Footage of Existing and/or Proposed Buildings  
EXISTING = 4,135 sq. ft.
  13. Current Zoning on Property RS
  14. Deed Book 354 Page No. 50 + 51 Group No. 742 + 771
  15. Is the site subject to a zone change? NO
  16. Have you submitted a Site Plan with this request? NO
  17. Have you submitted a list of adjoining property owners with this request? YES
  18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.  
Applicant's Signature: Crescent Springs Church of God  
Property Owner's Signature: Marie Salazar

PLAT #  
3/42 + 4/

Michael  
Brewster  
pastor

BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2

**SECTION B** (To be completed by the Boone County Planning  
Commission Staff)

1. Date Received 9-13-93 Fee Received 376.<sup>00</sup> / R2238
2. Is application complete? X Yes \_\_\_\_\_ No \_\_\_\_\_
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date ~~12-8-93~~ Oct 93
5. Board Action: \_\_\_\_\_  
\_\_\_\_\_ **Approved** *Withdraw 12-8-93*  
\_\_\_\_\_ **Approved with Conditions** (See #6)  
\_\_\_\_\_ **Denial** (See #7)
6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005  
(606) 334-2196 Phone  
(606) 334-2264 Fax

**NOTE:** See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

# STAFF REPORT

DEVELOPMENT: Church of God  
APPLICANT: Crescent Springs Church of God  
LOCATION: 1424 Frogtown Road  
ZONING: Rural Suburban (RS)  
DATE: October 13, 1993

The applicant is requesting a Conditional Use Permit to allow the construction of a church on the 5.36 acre tract. The applicant has indicated that the church would be constructed within the next 36 months and that the existing residence which is located on the property would be used as the church's parsonage. The property is zoned Rural Suburban (RS) and is located at the northeast corner of Frogtown Road and Dublin Drive (see sheet #1). The applicant has not submitted a conceptual plan or site plan of how or where the church would be situated on the site.

Article 9, Section 913 permits churches, synagogues, temples and other places of religious assembly for worship (Site Plan review required).

## Surrounding Zoning and Land Uses (see sheet #2)

North:	Single family residences zoned RS
South:	Single family residence and farm zoned SR-1
West:	Single family residences zoned RS
East:	Single family residence zoned RS

The site is located in between Finnell Lane and Dublin Drive with 550 feet of road frontage along Frogtown Road. The applicant has indicated that church would be located between Finnell Lane and the existing residence and would be large enough to handle 300 people within the sanctuary. This size of a church would require at least 60 parking spaces and a building approximately 6,000 - 10,000 square feet in size.

The proposed church site is densely wooded with mature trees of 60-80 feet in height. It is these trees which establish the unique character for the residences on Dublin Drive. Since this proposed church site is on the corner of Frogtown and Dublin Drive it would possess high visibility and would create a dramatic change to the appearance of the neighborhood if the trees were to be removed.

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

- a) The activity is an integral and subordinate function of a permitted agricultural, recreational, or residential use;
- b) the activity will not contradict the semi-rural, open space character of the district;
- c) required or contribute to infrastructure need above that common of the district's permitted uses;
- d) is of direct relation to and in support of the purpose of the district;
- e) 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. Every effort should be made to preserve the mature trees that exist on the site. If the use is approved parking and the building should be designed around and incorporate the trees on the site. Also, measures should be indicated on the site plan during site plan review stage which takes every possible measure to protect the trees during construction.
2. It is hard to determine the impact this proposed use would have on the neighborhood without a site plan or conceptual plan. However, if measures are taken to screen the parking and the mass of the building the impact should be lessened. Also, if the church is located where the applicant has indicated the impact would be lessened on the homes on Dublin Drive but would greatly impact the residence to the west.
3. Buffering should be established on the north property line and the east property line that sufficiently screens the residences which are the closest to the proposed use. Proper screening could include a double staggered row of pine trees planted ten feet on center.
4. Special attention should be given to the materials and appearance of the building so as to be compatible with the adjacent residential property. Materials such as brick and stone should be encouraged, and could be reviewed during the site plan review stage if the proposed use is approved.
5. No clearing of the site should take place until the construction is funded and ready to begin. Also, the buffering could be planted before the proposed building is constructed to give the vegetation a chance to provide screening before the use is constructed.

Conclusion

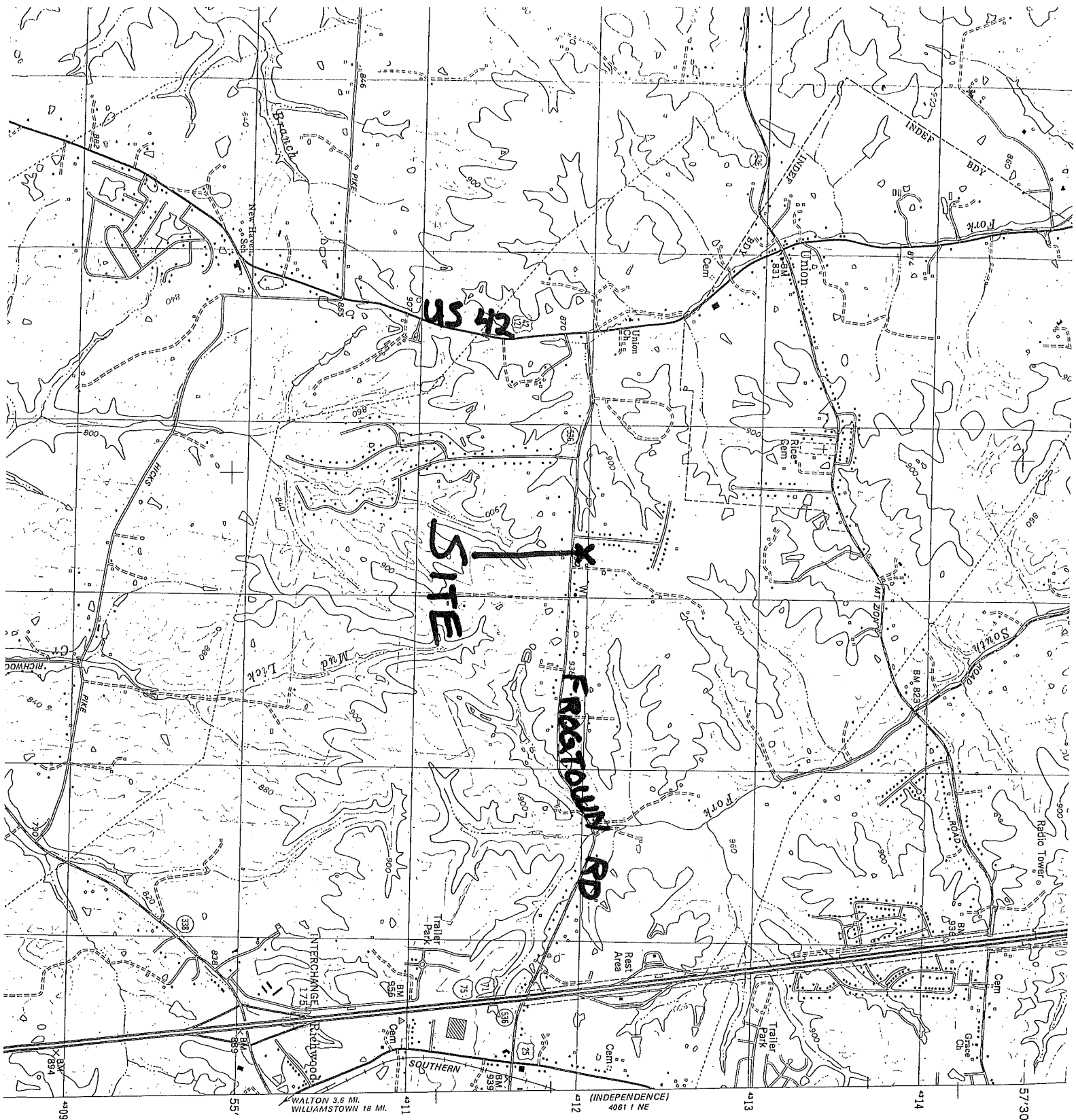
Staff believes that the proposed church will have large impact on the character of the area unless precautions are taken to preserve the existing trees and proper buffering is installed. Also, because of the large size of this church special attention should be paid to the appearance, design and materials used to ensure that the church is compatible with the residential character of the area and is not a hazard or a nuisance to the public.

Respectfully Submitted,



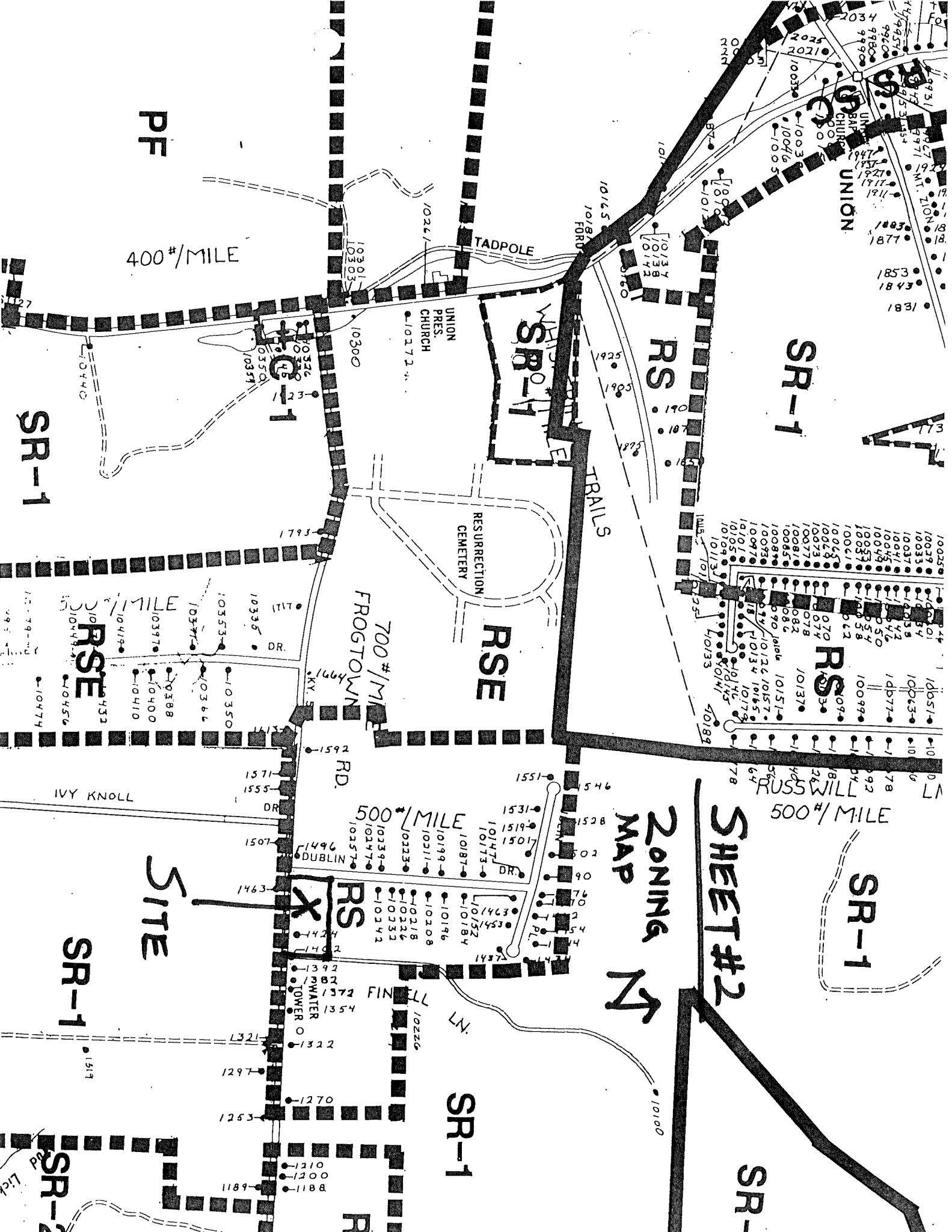
Jeffrey F. Hayes  
Planner I

JFH\par



SHEET # 1

LOCATION MAP



PF

400#/MILE

SR-1

SR-1

RS

SR-1

RSE

RS

RSE

SITE

SR-1

ZONING MAP SHEET #2

500#/MILE

SR-1

SR-1

SR-1

SR-2

RS