

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 3-24-94 Fee Received 396.00 R# 3408
2. Is application complete? X Yes _____ No _____
3. Staff Reviewer Jeff Hyes
4. Scheduled Board Action Date 4-13-94
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: See Minutes
~~That the Board of Adjustment do hereby grant the~~
~~Site Plan Review for the above described property~~
~~located at _____~~
~~_____~~
~~_____~~
~~_____~~
~~_____~~
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: Christ United Methodist Church
 APPLICANT: Christ United Methodist Church
 LOCATION: 1440 Boone Aire Road
 ZONING: Suburban Residential One (SR-1)
 DATE: April 13, 1994

The applicant is requesting a Variance in the permitted size of a free-standing sign which is located at the intersection of Boone Aire Road and KY 18 (see sheet #1). The sign would replace the existing sign which is located on the property.

Article 34, Section 3412 of the Boone County Zoning Regulations, permits 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. The applicant is requesting to install a 56 square feet sign which would be an increase of 14 square feet over the maximum permitted size (see sheet #2).

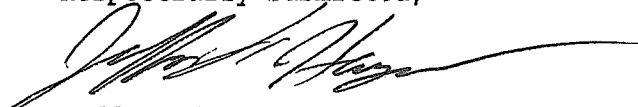
Surrounding Land Uses and Zoning (see sheet # 3)

North: Saturn/Pontiac Dealerships and vacant portion of Heritage Hill Subdivision zoned Commercial Two/Planned Development (C-2/PD)
 South: Single family residence zoned Suburban Residential One (SR-1)
 East: Kinder Village and vacant land zoned Suburban Residential One (SR-1)
 West: Single family residential zoned Suburban Residential One (SR-1)

Conclusion

Staff believes that the proposed increase in the size of the sign will not alter the essential character of the general vicinity nor will it cause a nuisance or hazard to the public. The speed limit and width of the right of way in front of the applicant's sign may warrant the need for a larger sign to be visible to the motoring public.

Respectfully Submitted,

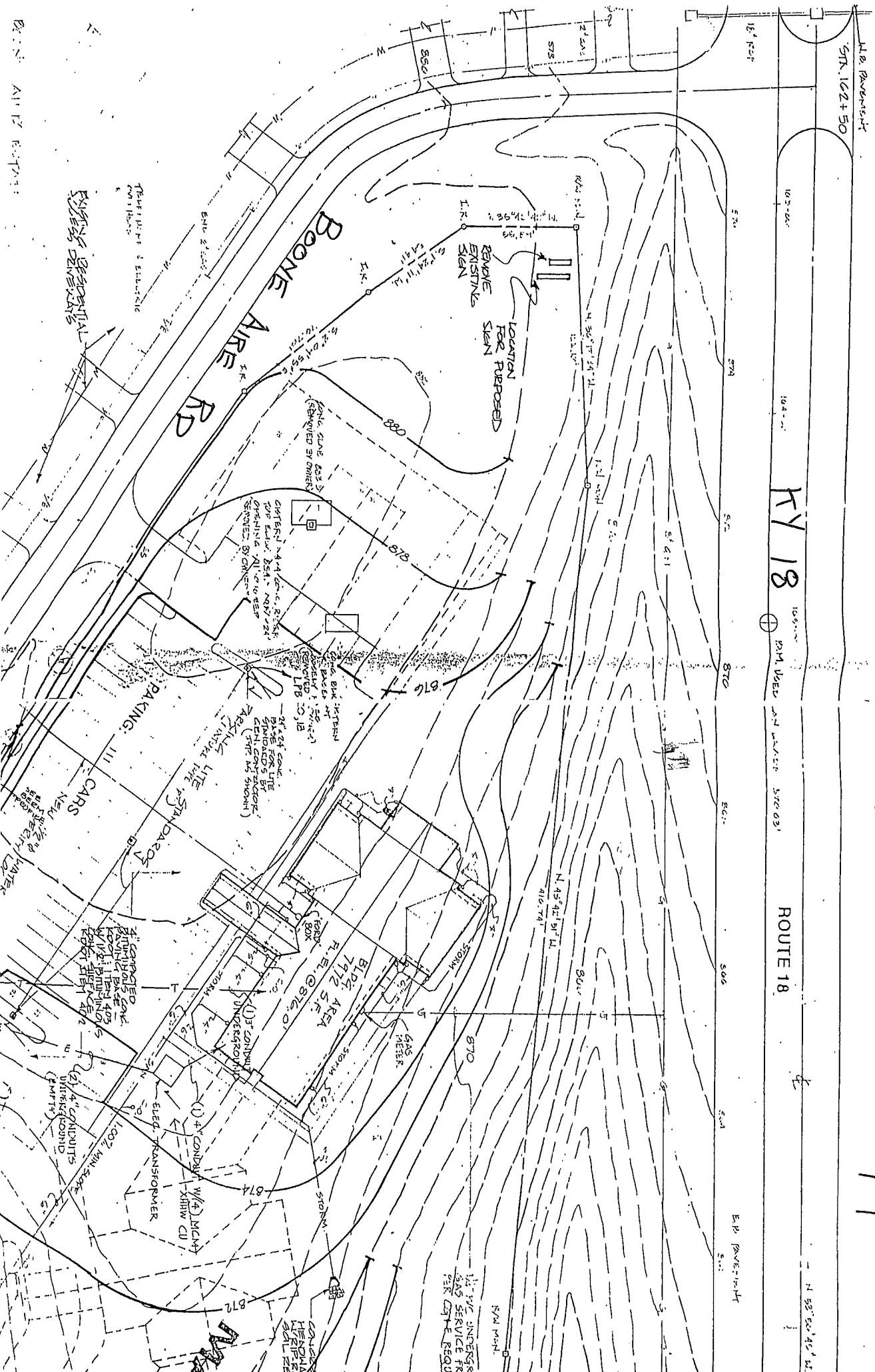


Jeffrey F. Hayes
 Planner I

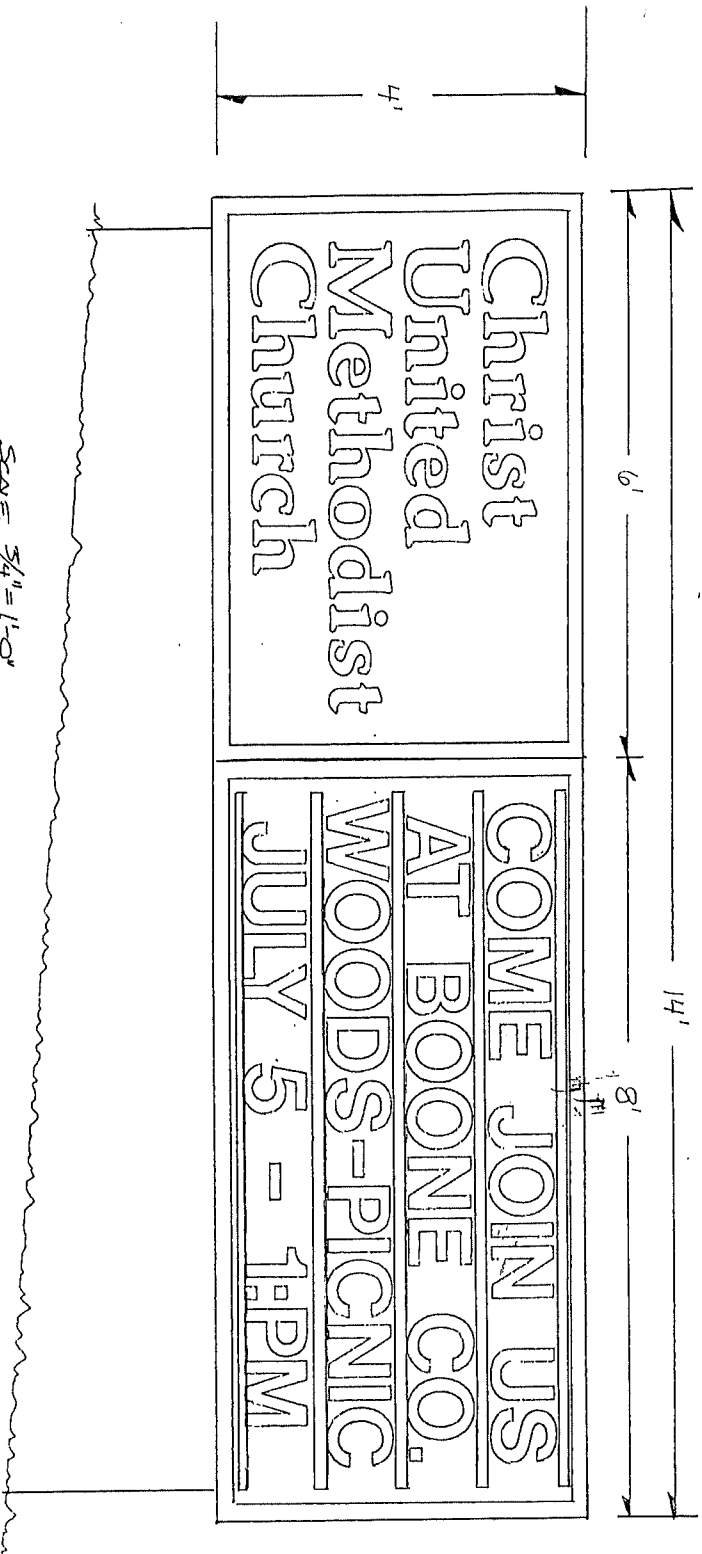
JFH\par

SHEET # 1

LOCATION MAP



DATE: APR 17 1974



SHEET # 2
PROPOSED SIGN

COPY

NO.94-BCBOA-004-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Christ United Methodist Church
1440 Boone Aire Road
Florence, Kentucky 41042

2. ADDRESS OF PROPERTY

1440 Boone Aire Road
Florence, Kentucky 41042

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Christ United Methodist Church

DEED BOOK: 352

PAGE NO.: 273


GROUP NO.: 2032

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	<input type="checkbox"/>	Other:
<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

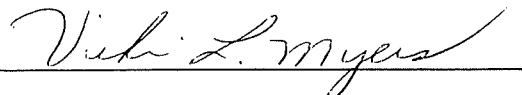

SIGNATURE OF COMPLETING OFFICIAL

Jeffrey Hayes, 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 Jeffrey Hayes on behalf of
the Boone County Planning Commission this 18th day
of July, 1994.

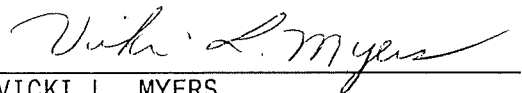


NOTARY PUBLIC, State at Large

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.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Variance as approved by the Boone Board of Adjustments and in accordance with the current zoning in effect as of April 13, 1994, (Certificate of Land Use Restriction # 94-BCBOA-004-A), for Christ United Methodist Church, property owner.

The Variance for the free standing sign of 56 feet is subject to the following conditions:

1. The sign be approximately two (2) feet from the ground surface to the bottom of the sign structure from the shallowest point.
2. The sign be internally lit.

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 352 PAGE NO. 273 Group No. 2032