

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 3-22-96 Fee Received \$520.00 RA#9534
2. Is application complete? Yes No
3. Staff Reviewer Jeff Hyes
4. Scheduled Board Action Date 5-8-96
5. Board Action:
 Approved
 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
Attested Coleman

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: Immaculate Heart of Mary Church

Applicant: Immaculate Heart of Mary Church

Location: 5876 Veterans Way

Zoning: Public Facilities (PF)

Date: May 8, 1996

The applicant is requesting a Variance in the permitted size of a free-standing, monument style sign to be located along KY 18 (see sheet #1).

Article 34, Section 3412 of the current Boone County Zoning Regulations allows one sign or bulletin board customarily incidental to places of worship, schools, civic associations, libraries, museums, social clubs or societies not to exceed thirty-two (32) square feet in area and shall be located on the premises of such institution. The applicant is requesting to install an approximate 85 square foot sign, which would be an increase of approximately 53 square feet over the maximum permitted size (see sheet #2).

Surrounding Land Uses and Zoning (see sheet #3)

North: Stephens Elementary School currently zoned Public Facilities (PF).

East: The Stephens property currently zoned Suburban Residential Two (SR-2).

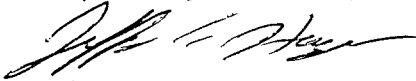
South: Property owned by Caddell and Smith currently zoned Suburban Residential Two (SR-2).

West: Huntington Bank zoned Office Two (O-2) and Boone Woods Park zoned Recreation (R).

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 create a nuisance or hazard to the public. The speed limit and width of the right-of-way in front of the proposed sign may warrant the need for a larger sign in order to be visible to the motoring public.

Respectfully submitted,



Jeffrey F. Hayes, AICP
Planner

STOP ALL WIRES AT THIS POLE

DRAINAGE EASEMENT 15' x 40'

ATURE CHURCH

Seed + Straw Disturbed Areas

Proposed Sign

KY. ROUTE 18

EXISTING BANK
HUNTINGTON BANK

EXISTING CONCRETE PARKING LOT

25'

5'

(13)

N 89° 45' 30" W

145.00'

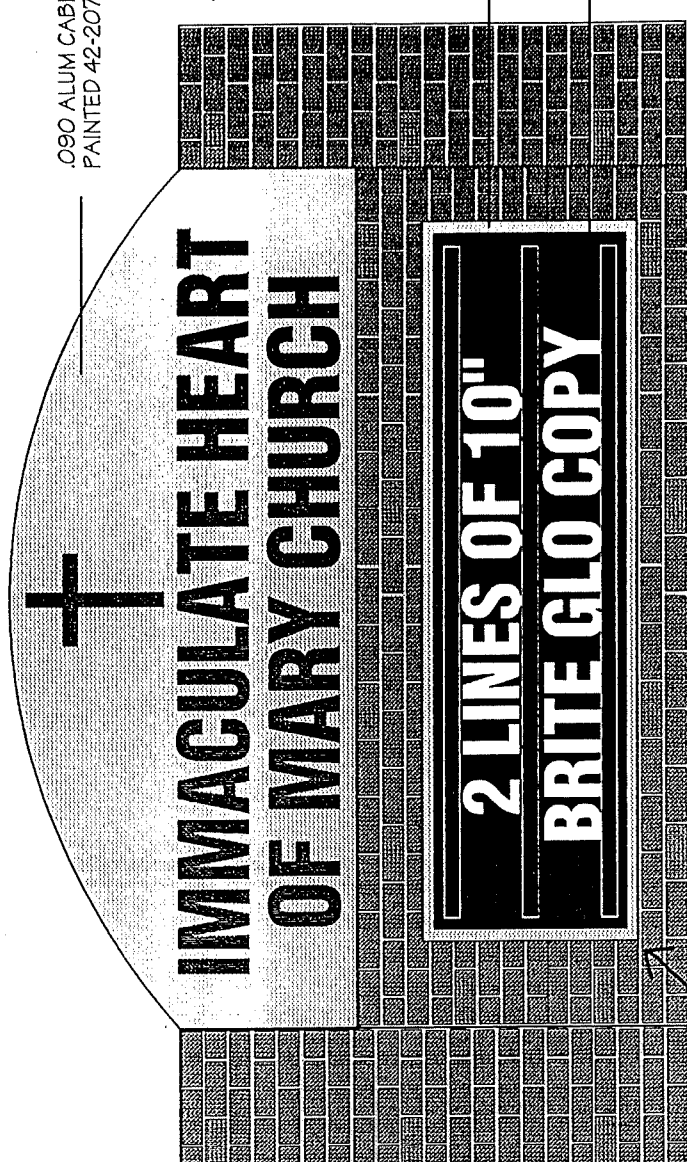
N 73° 12' 09" W

262.03'

Sheet #1



12'-0"



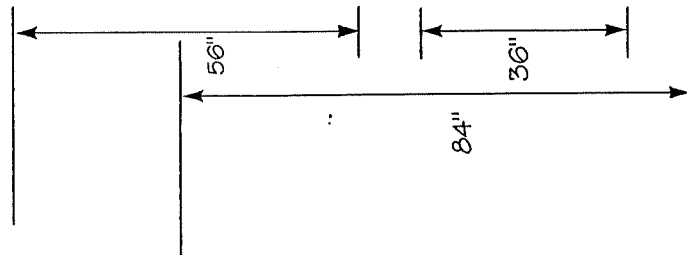
.090 ALUM CABINET
PAINTED 42-207 BEIGE

12" HEL BOLD CONI
& 23" CROSS
ROUTED OUT &
WITH 2051 BLU

(2) 8" ALUM EX
PAINTED 42-

WHITE 3/16" P.
WITH 3/16" CL
COPY WHITE/E

BRICK BASE BY OTHE.



10'-0"

16'-0"

OR 3 LINES OF 8" COPY

Sheet #2

URDSALL DR
INEZ CT
LYNDA CT
CARRERE
PL
RULON

1/2 MILE
1/4 MILE
C-3V

SR-2
C-3

C-2

SR-1
-2/RD

UR-1

BOONE WOODS PARK

UR-2

C-1

O-2

PIKE

C-2

O-2

SR-2

UR-1

VETERANS WAY

2342
2342

2435
2333
2333
2333
2333

18

See
Detail Sheet 1
1862-0552-A

ROSETTA
TO DE
WEST
L D

C-2

SR-2

PF

2000 EW

5687

C-2

SR-2

SR-2

700#/MILE
INST

County
KY 237

West Park Rd

BOB AND N

Sheet #3



COPY

CLUR # 96- BCBOA-007-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Diocese of Covington
5876 Veterans Way
Burlington, Kentucky 41005

2. ADDRESS OF PROPERTY

5876 Veterans Way
Burlington, KY

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Immaculate Heart of Mary Church

DEED BOOK: 117

PAGE NO.: 514

GROUP NO.: 2025

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

Zoning Map Amendment:: Conditional Use Permit
From ___ to ___

Development Plan Conditional Zoning

Subdivision Plat Other:
(Unrecorded)

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

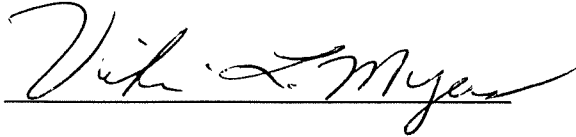

SIGNATURE OF COMPLETING OFFICIAL

Jeffrey Hayes, AICP/Planner
Name and Title of Completing Official

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 28th day of June 1996.

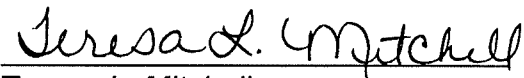


NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Teresa L. Mitchell
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 County Board of Adjustments and in accordance with the current zoning in effect as of May 8, 1996 Certificate of Land Use Restriction (# 96-BCBOA-007-A), for Diocese of Covington, property owner.

The following conditions will apply: (1) The maximum size of the monument sign would be 85 square foot.

The approved Variance as well as the preceding conditions apply to the property

described in: DEED BOOK 117 PAGE NO. 514 Group No. 2025