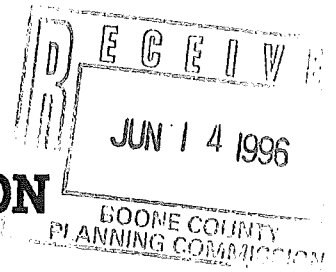


APPLICATION FORM
**BOARD OF ADJUSTMENT
 AND
 ZONING APPEALS ACTION**

(See Boone County Zoning Regulations)



SECTION A (To be completed by applicant)

1. (Check One) Boone _____ Florence _____ Walton _____ Union _____
 (Check One)
2. _____ Conditional Use Permit Variance _____ Appeal _____
 _____ Change in Non-Conforming Use
3. Applicant's Name FIRST CHURCH OF CHRIST INC
 Phone Number 606 586 4673 Fax No. _____
 Applicant's Address 6080 CAMP ERNST
BURLINGTON KY 41005
 City State Zip
4. Description of Request: PERMISSION TO ERECT A 12' X 4' (48 sq ft)
SIGN ON CHURCH PROPERTY SIGN TO BE INTERNALLY ILLUMINATED
DOUBLE FACED WITH APPROPRIATE LANDSCAPING
5. Name of Development FIRST CHURCH OF CHRIST INC
6. Location of Development 6080 CAMP ERNST
BURLINGTON KY 41005
7. Acreage Under Review 22.76
8. Lot Number and Name of Subdivision (if part of a subdivision) _____
9. Owner of Property FIRST CHURCH OF CHRIST
10. Phone Number of Owner 606 586 4673
 Address of Property Owner: 6080 CAMP ERNST
BURLINGTON KY 41005
 City State Zip
11. Proposed Use(s) on Site _____
12. Total Square Footage of Existing and/or Proposed Buildings _____
13. Current Zoning on Property RESIDENTIAL
14. Deed Book 349 Page No. 302 Group No. 2031
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. 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: [Signature] Bus. Mgr.
 Property Owner's Signature: [Signature]

(over) J.E. MADDUX

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 6-14-90 Fee Received \$430.00 R#10441
2. Is application complete? Yes No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 7-10-90
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: 48' ~~φ~~ in size

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: First Church of Christ, Inc.
APPLICANT: First Church of Christ, Inc.
LOCATION: 6080 Camp Ernst Road
ZONING: Suburban Residential One (SR-1)
DATE: July 10, 1996

The applicant is requesting a variance to allow an increase in the size of a free standing sign on a 22.76 acre tract of land located at 6080 Camp Ernst Road, Boone County, Kentucky (See Map 1).

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 a variance to install a 12 by 4 feet, 48 square foot free-standing monument sign with no reader board (See Map #2). This request, if approved, would increase the permitted square footage by 16 square feet. The sign would be located fifty five feet (55) from the center line of the road and 100 feet to the south from the driveway entrance to the church (See Map 3).

Surrounding Land Uses and Zoning (Map #4)

North: The Boone County Ellis Cooperative Extension Center zoned Public Facilities (PF).
South: Willow Bend Subdivision zoned Suburban Residential One (SR-1).
East: Undeveloped wooded land zoned Suburban Residential Two (SR-2).
West: Ammon nursery zoned Suburban Residential Two (SR-2).

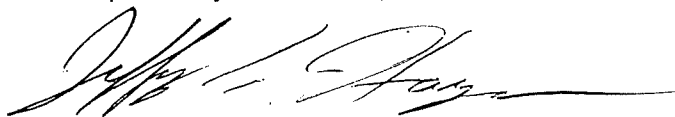
Staff Concerns

1. Staff questions the need for a sign larger than 32 square feet, given the location and visibility of the proposed sign along Camp Ernst Road. The right of way which is 30 feet from the center line of the road, would allow the sign to be placed close to Camp Ernst Road, where it would be highly visible to traffic. The distance between Hwy 18 and the church entrance is only two tenths of a mile and the posted speed limit is 45 mph. The close proximity to Hwy 18 combined with a low speed limit would enable a sign to be highly visible and readable at a size of 32 square feet. The sign also has no competing interests (other signs) on this stretch of Camp Ernst Road.
2. The monument sign, regardless of size should be erected in conjunction with landscaping materials, in order to soften the impact that the sign will have on the site because of the rural character of the area.

Conclusion

Staff believes that the proposed increase in the size of the sign may create a nuisance to the public and alter the essential character of the general vicinity due to the fact that the area is rural in nature and currently does not have any type of signage.

Respectfully Submitted,



Jeffrey F. Hayes, AICP
Planner

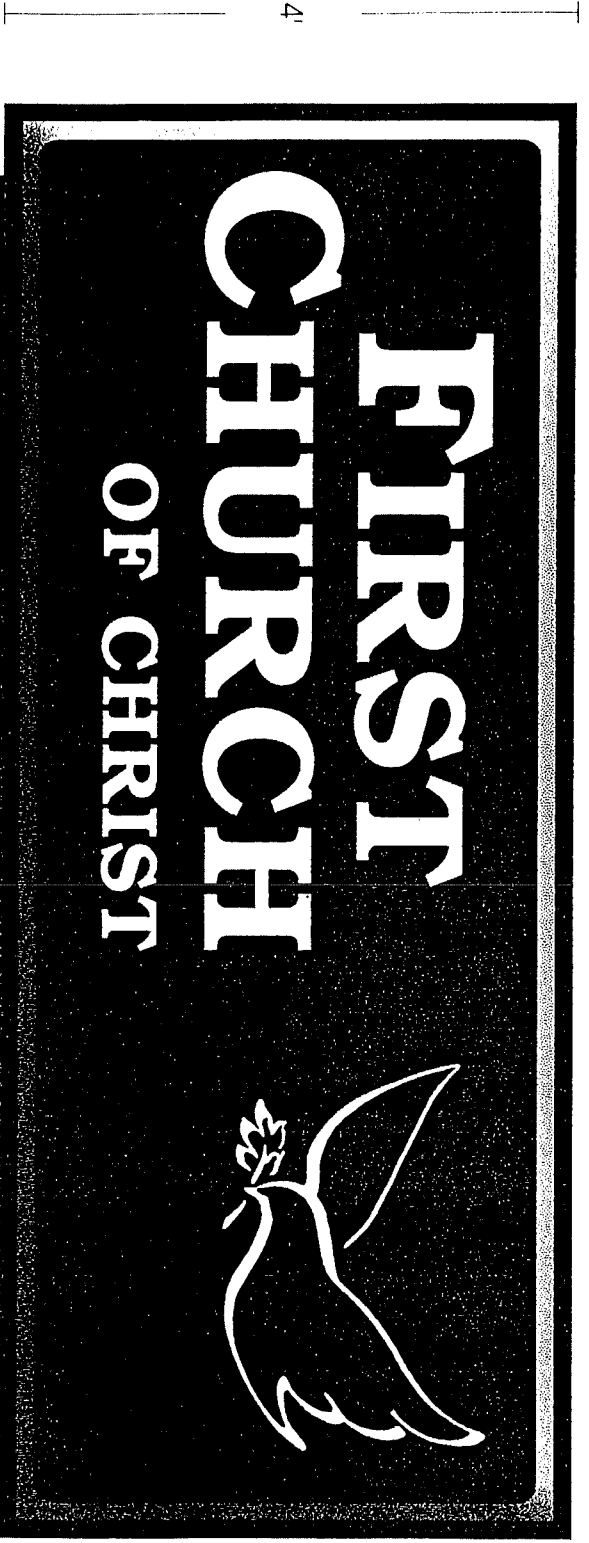
JFH\par



MAP # 1

MAP #2

12'

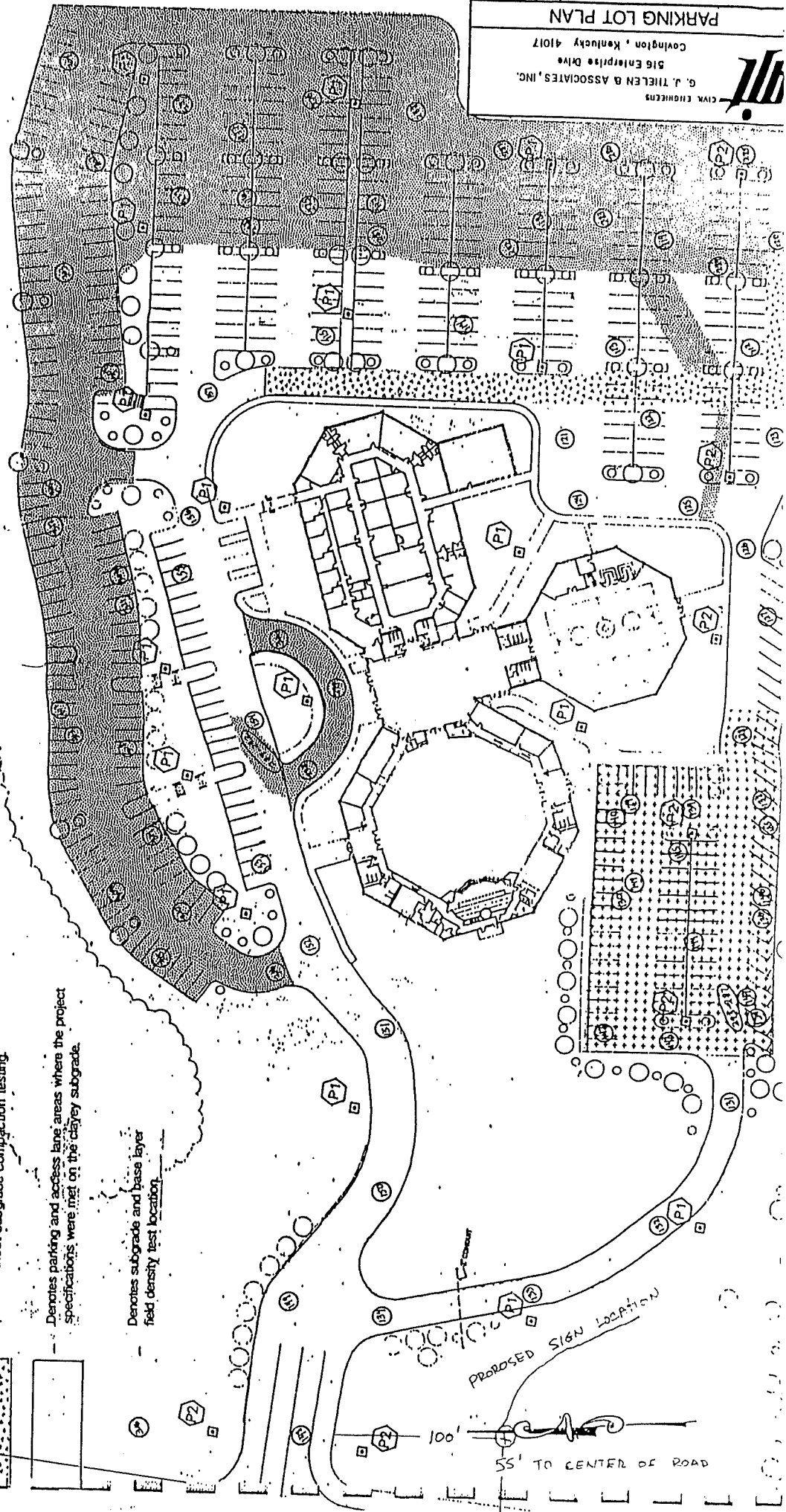
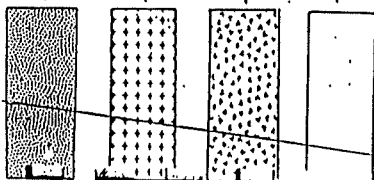


CREATED BY:		
GROUNDWORK: FRSTCH2		
SCALE:	3/4" = 1.0'	DATE:
<p>THE DESIGNS AND IDEAS EXPRESSED IN THIS DOCUMENT ARE THE SOLE PROPERTY OF QUALITY SIGNS INC. AND ARE NOT TO BE USED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF QUALITY SIGNS INC.</p>		
		SALES REP. MARK STOTTMAN
APPROVED BY:		

MAP #3

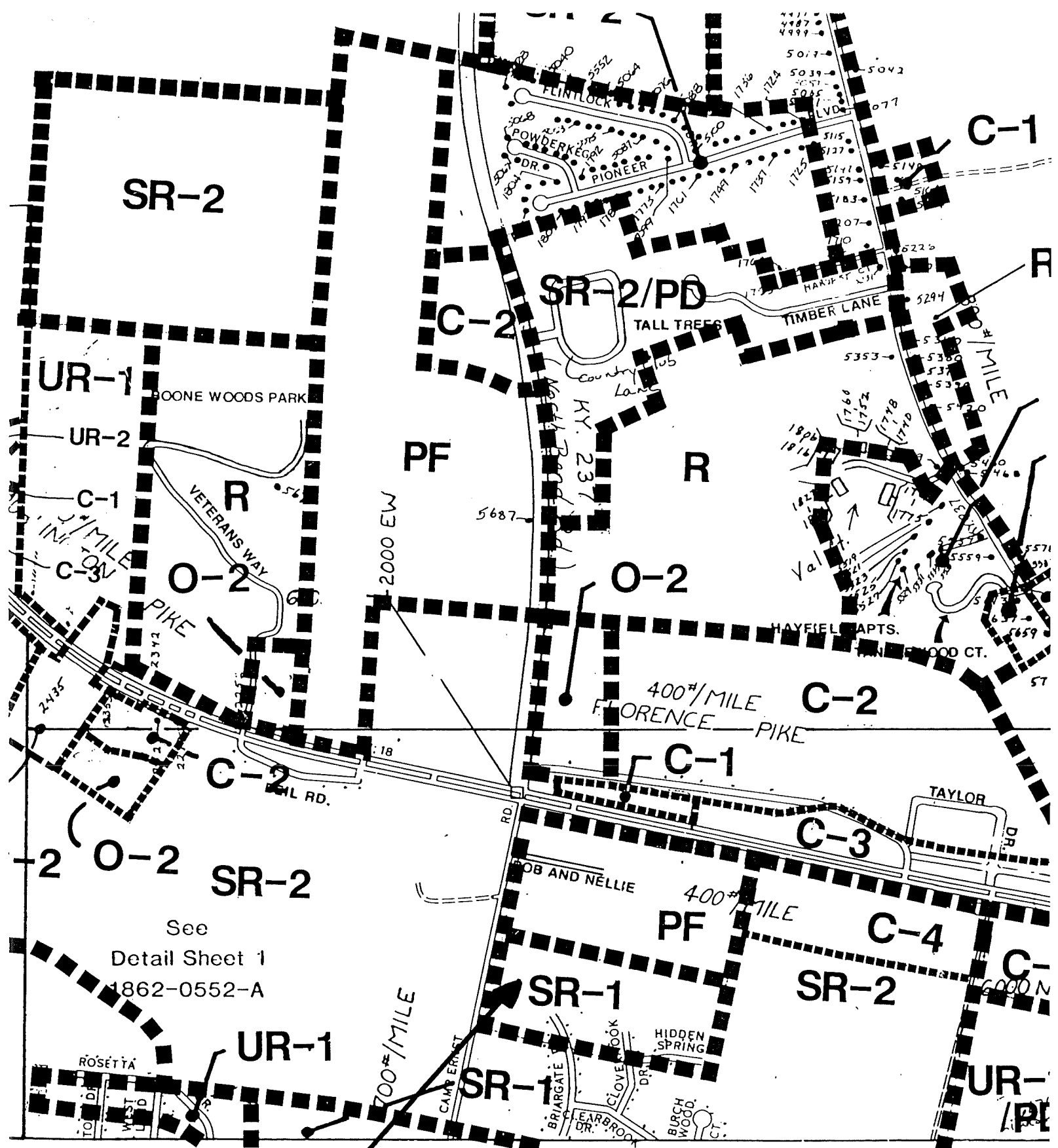


- Denotes parking and access lane areas that do not meet with the project subgrade compaction specification of 100% ASTM D698.
- Denotes parking and access lane area that generally met with the project subgrade compaction specification, however the area was intermittently softened due to rainfall between the time compaction tests were made and paving.
- Denotes parking and access lane area paved without subgrade compaction testing.
- Denotes parking and access lane areas where the project specifications were met on the clayey subgrade.
- Denotes subgrade and base layer field density test location.



G. J. THIELEN & ASSOCIATES, INC.
 Site Engineers & Planners
 Covington, Kentucky 41017
 CIVIL ENGINEERS

100'
 PROPOSED SIGN LOCATION
 55' TO CENTER OF ROAD



See
Detail Sheet 1
1862-0552-A

1862-0536

SITE LOCATION



MAP # 4

COPY

CLUR # 96-BCBOA-011-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

First Church of Christ, Inc.
6080 Camp Ernst
Burlington, Kentucky 41005

2. ADDRESS OF PROPERTY

6080 Camp Ernst
Burlington, Kentucky

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

First Church of Christ

DEED BOOK:349

PAGE NO: 302

GROUP NO: 2031

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

Zoning Map Amendment: From to Conditional Use Permit

Development Plan Conditional Zoning

Subdivision Plat (Unrecorded) Other:

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

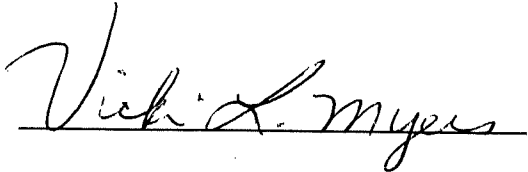

SIGNATURE OF COMPLETING OFFICIAL

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

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Jeffrey F. Hayes on behalf of the
Boone County Planning Commission this 16th day of August 1996.

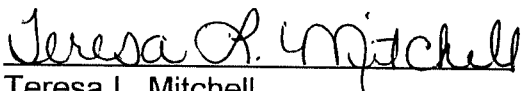


NOTARY PUBLIC, State at Large

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.)

CLUR# 96-BCBOA-011-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 July 10, 1996 Certificate of Land Use Restriction (# 96-BCBOA-011-A), for First Church of Christ, Inc., Property Owner.

The following conditions will apply: No Conditions

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 349 PAGE NO. 302 Group No. 2031