

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 April 16, 1996 Fee Received 430.00 R#9805
2. Is application complete? X Yes _____ No _____
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 5-8-96
5. Board Action:
_____ **Approved**
_____ **Approved with Conditions (See #6)**
X _____ **Denial (See #7)**
6. Conditions of Approval: _____

7. Reasons for Denial: See Minutes

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.
APPLICATION: First Church of Christ, Inc.
LOCATION: 6080 Camp Ernst Road
ZONING: Suburban Residential One (SR-1)
DATE: May 8, 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 sheet 1 - location map).

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 75 square foot free-standing monument sign. This request, if approved, would increase the permitted square footage by 43 square feet (see sheet 2 - proposed sign, sheet 3 - proposed location).

Surrounding Land Uses and Zoning (see sheet 4 - zoning map)

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, being only 30 feet, would allow the sign to be placed closely 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 35 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).

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,



Edward Coleman
Planner

EC\par

HWY 18

HWY 18

EXTENSION
CENTER

AMMON

CAMP ERNST ROAD

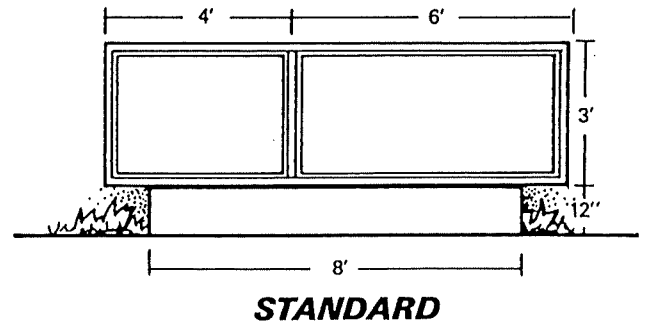
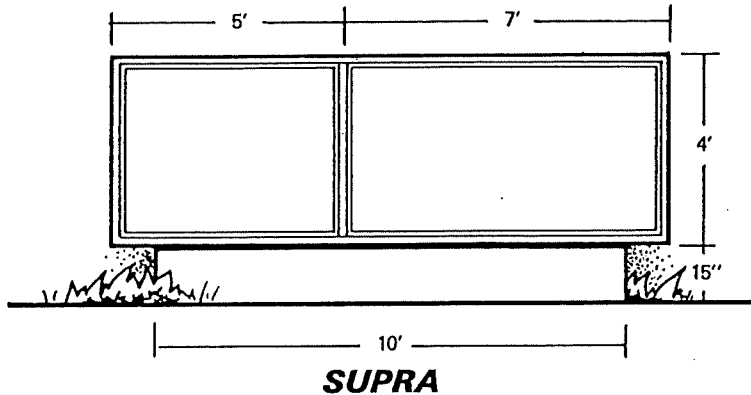
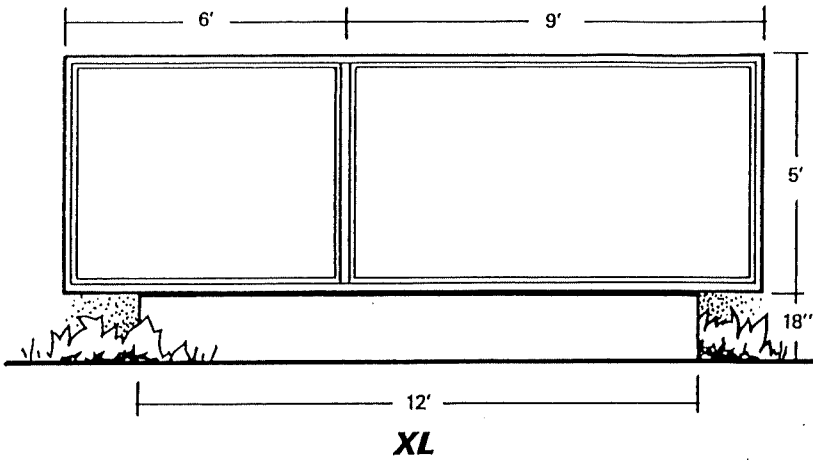
SITE

WILLOW BEND



ADVOCATE

PROPOSED SIGN AND DIMENSIONS



The ADVOCATE tells who you are — and what your message is. This J.M. Stewart communicator maintains a pleasant, low profile. But the breadth of its double-sided facings make the sign highly visible. by day, the ADVOCATE'S handsome cabinetry frames your graphics and promotional message or Scripture verse. At night, the internal illumination sets your name and words apart from surrounding darkness. Judge for yourself. The ADVOCATE represents your church well.

Advocate	# Letters	Message Module
XL	656	5 lines of 8" letters
Supra	656	5 lines of 6" letters
Standard	492	4 lines of 4" letters

Distance Readability Chart	
4" letter	165 feet readability
6" letter	220 feet readability
8" letter	385 feet readability



The J.M. STEWART Corporation

★ ★ ★

America's Church Sign Company

P.O. Box 3618 • Sarasota, FL 34230

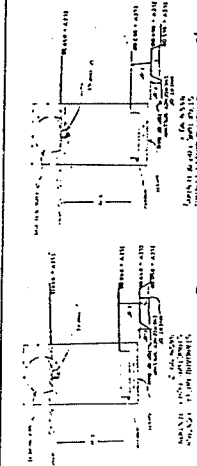
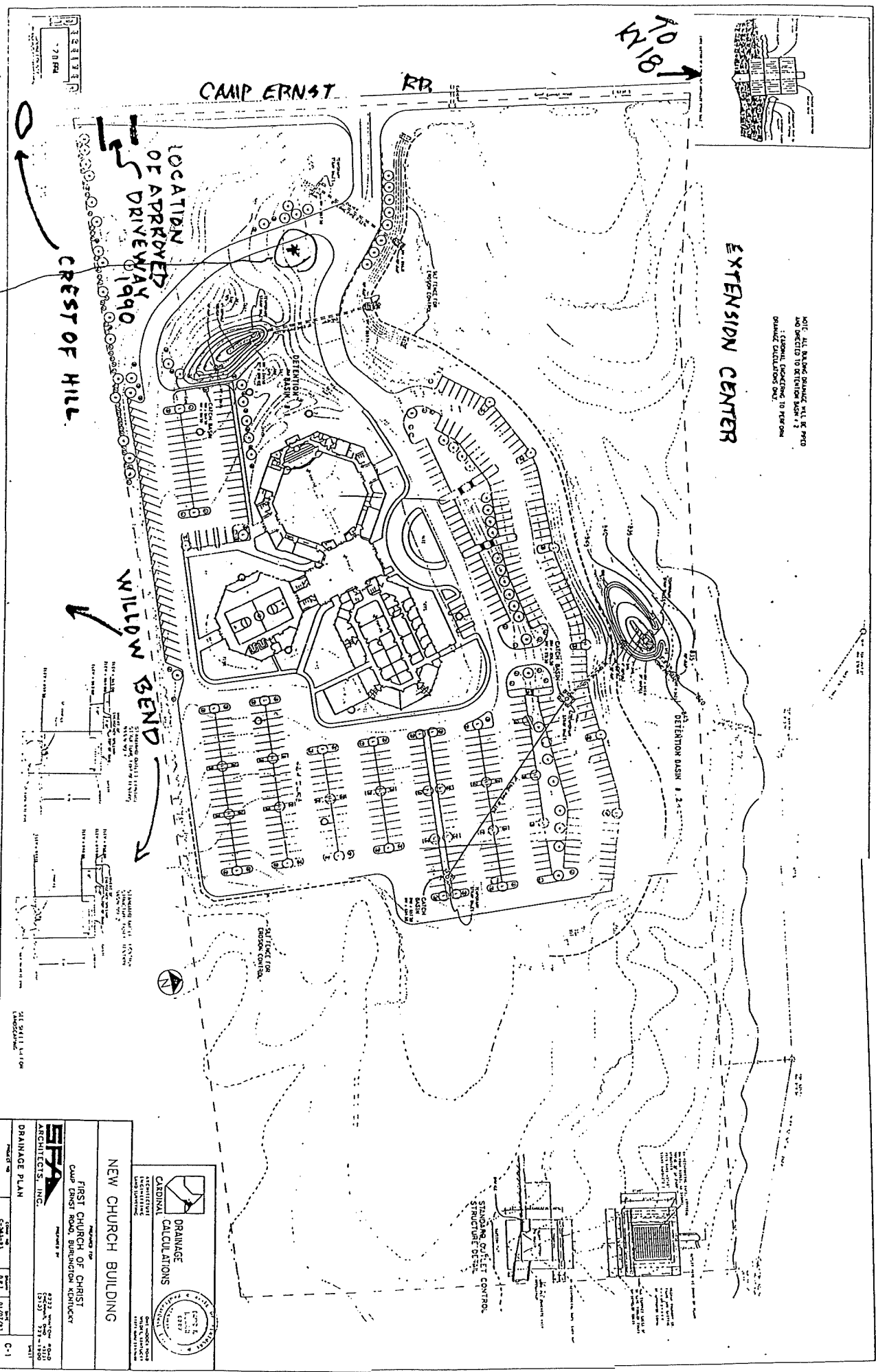
800-237-3928 or (813) 378-4242

Copyright

All J.M. Stewart Church Signs are copyrighted. This brochure is copyrighted. Its use for the illegal purpose of duplication or imitation is expressly prohibited.

EXTENSION CENTER

NOTE: ALL BUILDING DRAINAGE WILL BE PROVIDED TO DETENTION BASIN #2
: DRAINAGE CALCULATIONS TO PERFORM DRAINAGE CALCULATIONS ONLY.



<p>NEW CHURCH BUILDING</p> <p>DRAINAGE PLAN</p>	
<p>EPRA ARCHITECTS, INC.</p> <p>2222 W. WOODS INDIANAPOLIS, IN 46222 (317) 578-1500</p>	<p>PROJECT NO. 02-001</p> <p>DATE: 02/07/03</p> <p>C-1</p>

Proposed sign location - we will respect #2 recommendation as to set back & exact location

CREST OF HILL

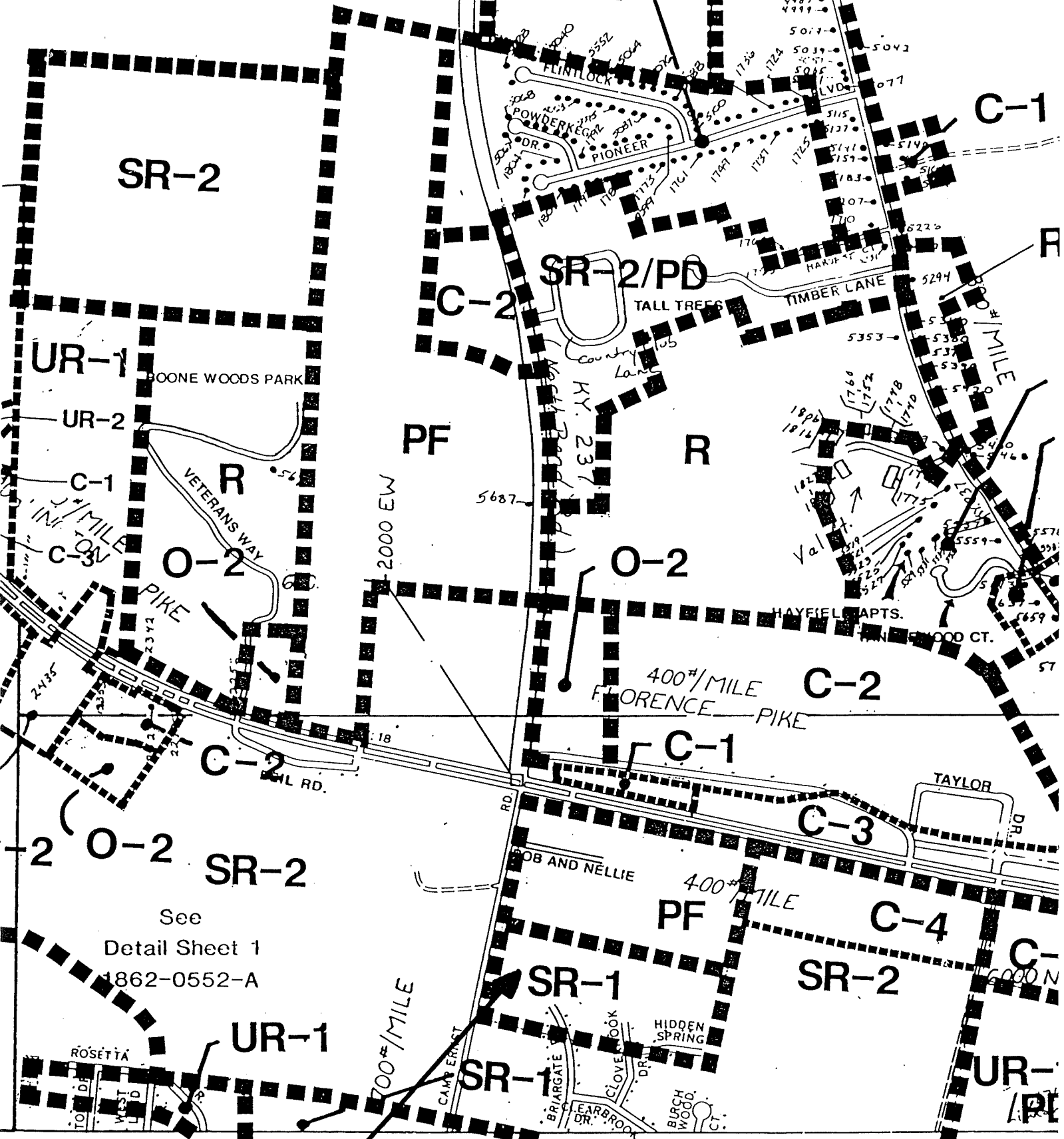
WILLOW BEND

CAMP ERNST RB

TO KY18

DRAINAGE CALCULATIONS

SEALING OF GULFLET CONTROL STRUCTURE DETAIL



See
Detail Sheet 1
1862-0552-A

1862-0536

SITE LOCATION