

APPLICATION FOR ZONING ACTION

TO: Boone County Planning Commission City of Union Board of Adjustment
 City of Florence Board of Adjustment City of Walton Board of Adjustment
 Boone County Board of Adjustment Zoning Enforcement Officer

FOR: Zoning Text Amendment Zoning Map Amendment
 Comprehensive Plan Change Preliminary Plat Approval
 Improvement Plat Approval Final Plat or Deed Plat
 Conditional Use Permit Site Plan Review
 Concept Development Plan Historic District Overlay
 Preliminary Development Plan Sign Permit or Zoning Permit
 Change of Non-Conforming Use Appeal or Variance
 Design Review Board Hearing and Certificate of Appropriateness

Applicant: FLORENCE BAPTIST CHURCH Owner Agent

Address: 283 Main Street
Florence, KY 41042 Telephone: 371-7141

Location: same as above

Name of Owner: same as above

Address of Owner: same as above

Zone: see attached sheet Area in Acres: _____

Deed Book: see attached Page No.: _____ Group No.: _____
sheet

Description of Request: Educational and office addition to existing church facilities and carport addition to same facilities

Owner's Signature: Florence Baptist Church
Date Aug 8, 83 Applicant's Signature: Gary Withers, Pastor

FOR PLANNING COMMISSION USE: 150.00
40.00
Application date and fee of \$ 190.00 Received: _____

Referred to: _____ For Meeting Date: _____

Action: _____ Date: _____

Meeting Date: August 31, 1983

BOARD OF ADJUSTMENT AND ZONING APPEALS

CHECKLIST

Article 9
Section 923

I. General Information

1. Applicant's name: FLORENCE BAPTIST Church
Interest in property: OWNER
2. Location and/or address of property: 283 MAIN STREET,
FLORENCE
Deed book and page number: NUMEROUS DEEDS
3. Request of the applicant: REQUESTING A CONDITIONAL USE TO
PERMIT AN ADDITION ONTO THE Church FOR AN EDUCATIONAL
USE AND OFFICE ADDITION
4. Present zoning of subject property including page number and section number(s) of the Zoning Order (Ordinance): PRESENTLY
ZONED C-2, COMMERCIAL TWO FOUND ON PAGES 9-3 THROUGH 9-6 BEING
SECTIONS 920 THROUGH 926.
5. Present use of the subject property: PRESENTLY USED AS A Church
AND ASSOCIATED USES.
Present use of the adjoining properties: TO THE SOUTH, EAST,
AND NORTH IS CURRENT COMMERCIAL LAND USE. WHILE TO
THE WEST IS CURRENT Public / INSTITUTIONAL.

II. Conditional Use Requests

1. Zoning of the adjoining properties: ALL Adjoining PROPERTIES ARE CURRENTLY ZONED COMMERCIAL TWO, C-2
2. Future land use of the subject property and adjoining properties according to the Comprehensive Plan: FUTURE LAND USE FOR ALL PROPERTIES IS COMMERCIAL. THE TEXT STATES, THOUGH, THAT "SMALL CHURCH OR OTHER COMMUNITY ORIENTED SEMI-PUBLIC DEVELOPMENT MAY TAKE PLACE IN AREAS WHERE IT IS COMPATIBLE WITH EXISTING AND PLANNED USES."
3. Was a site plan submitted, and if it was, does it conform to the zoning regulations? YES A PLAN WAS SUBMITTED. THIS PLAN SHOWS 112 PARKING SPACES. EXCEPT AS NOTED IN NUMBER 5 IT COMPLIES WITH THE REGULATION
4. What, if any, conditions are recommended if the conditional use is granted? 1. THAT ALL PARKING AND DRIVEWAY AREAS BE OF A HARD SURFACE. 2. TO ADDRESS THE AMOUNT OF PARKING, THE BOARD MAY WANT THE CHURCH TO SECURE ENOUGH SPACES AS PERMITTED BY SECTION 1820 (SEE ATTACHED) FOR THE MAXIMUM CAPACITY.
5. What, if any, special characteristics of the request and/or site should be noted? WITH THE SITE HAVING 112 SPACES FOR PARKING WOULD SUPPORT A CHURCH OR OTHER RELIGIOUS ASSEMBLY WITH A MAXIMUM CAPACITY OF 560 PERSONS. IF MAXIMUM CAPACITY IS ABOVE THIS, NORMALLY ADDITIONAL SPACES WOULD BE REQUIRED. BUT BY ARTICLE 18, SECTION 1800, NUMBER 3 THIS ADDITION DOES NOT REQUIRE IT TO TOTALLY COMPLY WITH THE WHOLE PARKING REGULATIONS (SEE ATTACHED). (ALSO SEE SECTION 1840, NUMBER 3.)

ALSO THE BOARD MUST INTERPRET THE REGULATIONS TO ENSURE THAT BY ARTICLE 9, SECTION 923 THIS ADDITION IS FOR A CONDITIONAL USE AS PERMITTED BY THIS SECTION.

FLORENCE BOARD OF ADJUSTMENT

SPECIAL MEETING MINUTES

AUGUST 31, 1983 7:30 P.M.

Chairman Holland called the meeting to order at 7:36 P.M.. All members were present. Members of the Staff present were Mr. Wilson, Mr. Block and Mrs. Ryan. Ms. Sullivan was absent.

Chairman Holland proceeded to the request of Florence Baptist Church for a Conditional Use Permit for an educational and office addition to the existing church facilities and a carport addition to same facilities for property located at 283 Main Street, Florence, Kentucky, in a Commercial Two (C-2) Zoning District. Mr. Block presented the Enforcement Officer's Report. Mr. Block pointed out that across the street is a total of 36 parking spaces which would support an additional 156 people making a maximum parking capacity to support 716 people on the site.

In response to Chairman Holland, Mr. Estell Bruce and Mr. Robert Zapp stepped forward to represent Florence Baptist Church. Chairman Holland asked the members of the Board if there were any questions. In response to Mr. Schrieber, Mr. Zapp replied there were 700--750 members of the church. Mr. Block pointed out for the records that with the 148 parking spaces they have provided on the site and on the across the street parking area, the maximum capacity parking requirements for the current zoning regulations for churches and other places of religious assembly would be calculated for the maximum capacity of 740 people.

In response to Mr. Schrieber, Mr. Block stated the request was for an educational and office addition as the variance for the carport had previously been granted by this Board.

Mr. Wilson pointed out if some on-street parking were available to make up the parking requirements, the Board would have leadway when considering the parking. Mr. Wilson continued this being a church it could be taken into account they would not have the maximum capacity for parking each day of the week as some other commercial uses in a Commercial Two (C-2) zone would have. Mr. Zapp pointed out Florence Hardware has granted permission to use their parking area in the front of the store. In response to Chairman Holland, Mr. Zapp replied Caintuckee's parking area is available on Sunday.

In response to Mr. Block, Mr. Zapp replied the site plan with the additional parking spaces shown to the north side of the building would be used. Mr. Block stated using this plan with 22 additional parking spaces would support an additional 110 people. In response to Chairman Holland, Mr. Block replied the gravel area would be blacktopped.

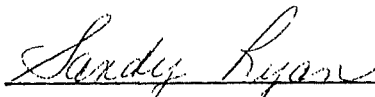
In response to Chairman Holland, Mr. Zapp replied there were no plans for additional buildings using these parking facilities in the near future.

Chairman Holland asked if there were any questions or anyone in opposition. Mr. Schrieber made a motion the conditional use permit be granted based on Mr. Block's report that there are existing churches in the area and according to the Comprehensive Plan churches are appropriate in the area and that the parking areas be paved as written in Mr. Block's report. Mr. White seconded the motion. Chairman Holland requested a roll call vote be taken. The motion carried unanimously.

Chairman Holland asked if the church wanted to request a waiver of the \$500 special meeting fee. Mr. Zapp replied yes. Mr. White made a motion the \$500 special meeting fee be waived; Mrs. Lanigan seconded. Chairman Holland requested a roll call vote be taken. Those in opposition were Mr. Holland. Those in favor of were Mr. Bolton, Mrs. Lanigan, Mr. White, and Mr. Schrieber. The motion carried with 4 in favor and 1 in opposition.

Chairman Holland made a motion to adjourn; Mr. Bolton seconded. The motion carried unanimously. The meeting adjourned at 7:55.

RESPECTFULLY SUBMITTED


SANDY RYAN, CLERK

APPROVED: _____

CHARLES F. HOLLAND
CHAIRMAN