

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
- 2. (Check One)  
 Conditional Use Permit     Variance     Appeal  
 Change in Non-Conforming Use
- 3. Applicant's Name BILL BATSON  
Phone Number 606-581-0062  
Applicant's Address 310 Greenup St.  
Covington, KY 41011  
City State Zip
- 4. Description of Request: 1 To construct a 2 story educ. addition to First Baptist Church, Walton, Ky. 2 Also, to waive all soft cost concerning the Conditional Use Permit and the Site Plan Review
- 5. Name of Development First Baptist Church
- 6. Location of Development 47 South Main St.  
Walton, Kentucky 41094
- 7. ~~\*\*\*\*\*K\*\*\*\*#00\*~~  
Acreage Under Review ~~\*\*\*\*\*~~ 2.498 acres
- 8. Lot Number and Name of Subdivision (if part of a subdivision)  
N/A
- 9. Owner of Property First Baptist Church  
Phone Number 606-485-4191
- 10. Address of Property Owner 47 So. Main St.  
Walton, Kentucky 41094  
City State Zip
- 11. Proposed Use(s) On Site Religious education use
- 12. Total Square Footage of Existing and/or Proposed Buildings  
Existing = 24,210 <sup>sq</sup> proposed = 8,500 <sup>sq</sup> sum total = 32,710 <sup>sq</sup>
- 13. Current Zoning on Property SR-1
- 14. Deed Book 127/149/148 Page No. 380/189/300 Group No. 2079
- 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. Applicant's Signature: Bill Batson
- 19. Property Owner's Signature: Joyce G. Cole, Clerk of the Church

NR. MATT...  
485-4131

SECTION B

(To be completed by Boone County Planning Commission Staff)

1. Date Received 5-5-89
2. Fee Received 89.00 REQUESTING FEE WAIVER! APPLICANT WILL SEND LETTER
3. Is application complete?  Yes  No
4. Staff Reviewer PAUL R. MILLER
5. Scheduled Board Action Date MAY 25, 1989
6. Board Action:  
 Approval  
 Approved With Conditions (See #7)  
 Disapproved (See #8)
7. Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Reasons For Disapproval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- NEEDS  
COPIES  
OF DEED.

BCPC:7/11/88

STAFF REPORT

DEVELOPMENT: First Baptist Church of Walton building addition

APPLICANT: Bill Batson

LOCATION: 47 South Main Street, Walton, Kentucky

ZONING: Suburban Residential One (SR-1)

DATE: May 25, 1989

REMARKS:

The applicant is seeking a Conditional Use Permit to allow the construction of a building addition to an existing church in a residential zone. The 2.498 acre lot is located on the west side of South Main Street (U.S. 25) across from the U.S. Post Office in Walton, Kentucky. The property is zoned Suburban Residential One (SR-1) and is owned by the First Baptist Church of Walton.

Surrounding Zoning and Land Uses

north: SR-1; single-family residences

south: SR-1; single-family residences

east: SR-1 and PF; a church, post office, and single-family residences

west: SR-1; the L&N Railroad adjoins the property, undeveloped land beyond

The following reviews the general standards that are applicable to all Conditional Uses in Boone County:

1. The proposed use must be harmonious with the general and specific objectives of the 1986 Boone County Comprehensive Plan. The Future Land Use Map of the Comprehensive Plan indicates the future use of this property to be Commercial along South Main Street, and Medium Density Residential (3 to 8 dwelling units per acre) on the remainder of the property. The Land Use Element states that commercial/retail establishments should continue to develop along the Main Street area while medium to high density residential development will occur between Main Street and I-75 (p. L-22).

In general, the Comprehensive Plan anticipates residential growth to occur around this site with some light commercial growth along U.S. 25. This does not mean, however, that the site must be used exclusively for single-family residences or commercial uses. A general assumption of the Comprehensive Plan is that as residential subdivisions develop, the necessary supporting facilities and services will develop concurrently. Churches are one of the uses which can reasonably be expected to develop in areas designated for future residential growth. Since the proposed building addition is to be wholly contained on the church property and

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will conform to the established building setbacks, the impact of the proposed building addition will be minimal and generally conform to the Comprehensive Plan.

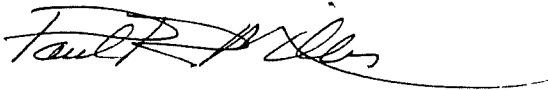
2. Given that the proposed addition will conform with the existing architecture of the church, it will be harmonious and appropriate in appearance with the character of the general vicinity and will not change the essential character of the area.
3. The proposed building addition will not be hazardous to the neighboring uses.
4. The proposed building addition will be adequately served by essential public facilities.
5. The proposed building addition will not create excessive additional requirements for public facilities.
6. The proposed building, being for religious educational uses, will not be detrimental to any persons, property, or the general welfare.
7. The submitted plans do not indicate any adjustment to the existing vehicular approaches to the property, and as such will not create an interference with traffic on surrounding public thoroughfares.

The Board must also consider the specific standards applicable to Conditional Uses in Suburban Residential One districts:

1. The proposed building addition will not contradict the low density character of the district.
2. The arrangement of the building will be compatible with the organization of permitted and accessory uses to be protected in the district.

Should the Board grant this Conditional Use Permit, the applicant will be required to go through formal Site Plan Review with the Boone County Planning Commission. Attached to this report is a copy of a portion of the 1986 Boone County Comprehensive Plan Future Land Use Map for this area and a reduction of the Concept Development Plan submitted by the applicant.

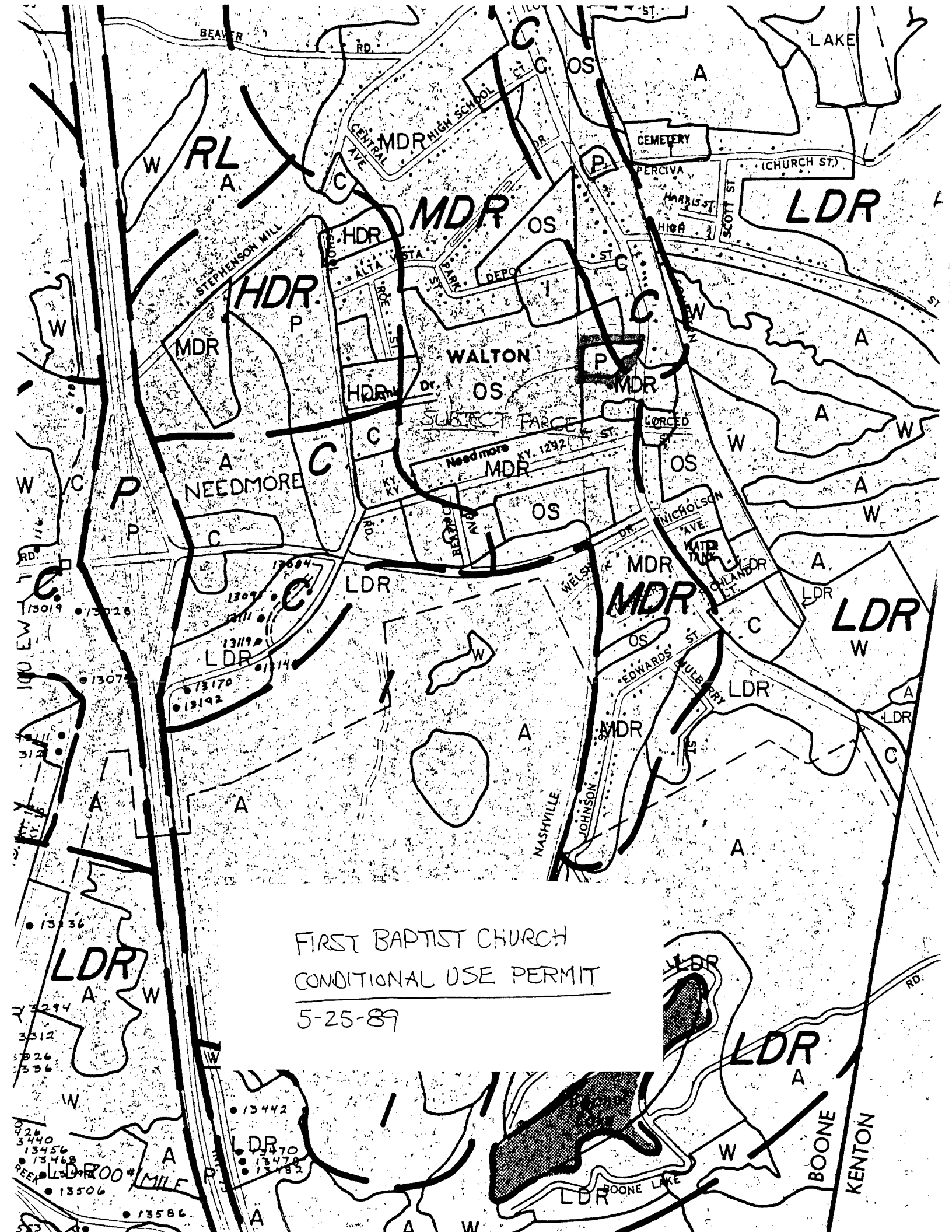
Respectfully submitted,



Paul R. Miller  
Plans Examiner/Planner

PRM:





FIRST BAPTIST CHURCH  
CONDITIONAL USE PERMIT  
5-25-89

CITY OF WALTON  
BOARD OF ADJUSTMENT  
MAY 25, 1989

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BOARD MEMBERS PRESENT:

Chairman Wireman  
Mr. Meadows

BOARD MEMBERS NOT PRESENT:

Mr. Abshire

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Wireman called the meeting to order at 6:45 p.m.

APPROVAL OF MINUTES:

Mr. Miller stated that the minutes of the last Walton Board of Adjustment meeting have already been reviewed and approved, therefore, there are no minutes to be approved at this meeting.

AGENDA ITEMS:

1. The request of Bill Batson for a Conditional Use Permit to allow the construction of a building addition to an existing church in a residential zone. The 2.498 acre site is located at 47 South Main Street, Walton, Kentucky. The property is zoned Suburban Residential One (SR-1) and is owned by the First Baptist Church of Walton.

Staff Member, Paul Miller, presented the Staff Report which included a slide presentation (see Staff Report).

Chairman Wireman inquired whether the area to be built on was part of the parking or just a grassy area.

Mr. Miller stated that it is a grassy area with some walkways and air conditioning units, but that there is no part of the parking in this area and that no parking would be added in the expansion.

Chairman Wireman inquired whether an addition to the church property had been granted last year.

Mr. Miller confirmed that a two-car detached garage addition had been approved last year.

Mr. Miller stated that the Church has requested a waiver of the soft costs of the Conditional Use Permit review process.

Chairman Wireman inquired whether there had been any objections in the neighborhood.

Mr. Meadows stated that he had spoken to one neighbor and that there was no objection.

Mr. Miller stated that staff had not been contacted by any of the neighbors either in favor or against the request.

Counselor Wilson gave a brief review of the procedure for approving a Conditional Use Permit and waiving soft costs.

Mr. Meadows inquired whether the soft costs were waived during the review last year for the two-car garage addition.

Mr. Miller confirmed that the soft costs were waived for that review.

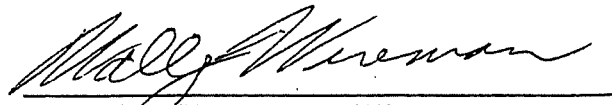
Mr. Meadows made a motion that the Conditional Use Permit be granted and the soft costs be waived.

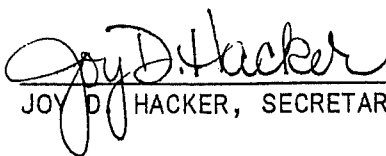
Mr. Wireman seconded the motion and it carried unanimously.

There being no further business to come before the Board, Mr. <sup>Meadows</sup>~~Abshire~~ made a motion that the meeting be adjourned. Mr. Wireman seconded the motion. The meeting was adjourned by unanimous consent at 6:55 p.m.

APPROVED:

ATTEST:

  
WALLY WIREMAN, CHAIRMAN

  
JOY D. HACKER, SECRETARY