

April 19, 2021

Jordon Odor  
Elevar Design Group  
555 Carr Street  
Cincinnati, OH 45203

RE: BOA2103-0003

The Park Hills Board of Adjustment heard your request for the noted case on Thursday, April 15, 2021. After considering the testimony provided, members of the Board acted as detailed on the following page.

Thank you for your cooperation through this process. Feel free to contact me if you have any questions about the Board's action or steps you may want to take now.

If you choose, you may file an appeal of the Board's action with the Circuit Court within 30 days according to Kentucky Revised Statutes 100.347.



Chris Schneider, AICP  
Principal Planner

Attach

cc: Sheila Burke Trust  
Missionaries of Saint John the Baptist, Inc.



We would appreciate feedback about your experience with us on this process. SERVICE is the first of our core values so we're always looking for ways to improve how we do what state law requires of us. You'll find a short customer satisfaction survey at [www.pdskc.org/survey.html](http://www.pdskc.org/survey.html). You can also scan this QR Code with your smartphone to access it. We hope you'll take a couple minutes to help us serve our customers better. **Thank you!**

**BOA2103-0003**

**Location:** 917 Alhambra Court and 1101 Amsterdam Road, Park Hills

**Requests:** 1) A conditional use permit for an accessory use associated with a church. 2) Variance requests to the rear and side yard setback requirements for a conditional use.

**Request 1**

**Decision:** To approve the conditional use permit for an accessory structure associated with a church.

**Basis:**

1. The proposed building and use at this particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood or the community.
2. The proposed building and use will not, under the circumstances of this particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
3. The proposed building and use will comply with any regulations and conditions specified in this ordinance for such building or use.
4. Based on testimony heard at the April 15, 2021 public hearing.

**Request 2**

**Decision:** To approve the variance requests to the rear and side yard setback requirements for an accessory use associated with a church with the condition that the portion of 917 Alhambra Court which contains the proposed accessory structure as identified in the submitted plans is deeded over to 1101 Amsterdam Road within six months.

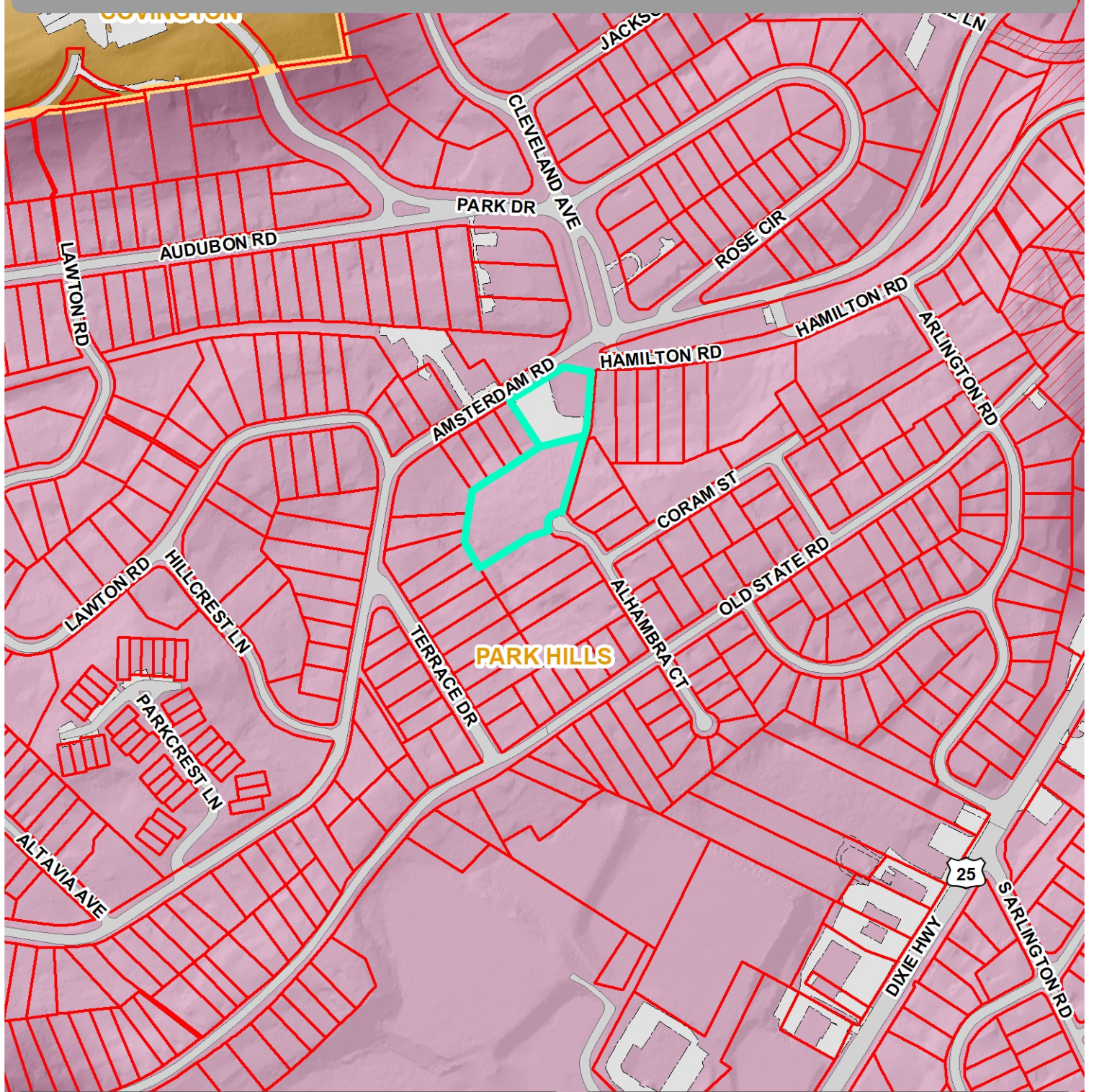
**Basis:**

1. The requested variances will not adversely affect the public health, safety of welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the zoning regulations.
2. Based on testimony heard at the April 15, 2021 public hearing.

**Result of BOA Action:** The applicant is permitted to construct a grotto on the site as identified in their submitted plans subject to the stated condition and required building and zoning permits.



# BOA2103-0003



Building	Roads	Utilities	Topography
Building	Paved Road	Sewer	Index Contour
Pool	Upaved Road	Sewer Structure	Intermediate Contour
Tank	Bridges	Water Pipe	Creek / Stream
Concrete Pad	Paved Parking	Water Hydrant	River / Lake
<b>Recreation</b>	Unpaved Parking		
Ball Fields	Railroad		
Playground/General Rec			
Tee/Green			
	<b>Boundaries</b>		
	Parcel		
	Zoning		

1:4,000

0 85 170 340 Feet



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[www.linkgis.org](http://www.linkgis.org)

Parcel data provided by CCPVA,  
PCPVA and LINK-GIS.

Date: 4/1/2021

These GIS data are deemed reliable and every effort has been made to ensure their accuracy. They are, however, provided "as is" without warranty of correctness, timeliness, reliability, or completeness. Map elements do not represent a legal survey of land. Use of these data for any purpose should be with an acknowledgement of their limitations, including the fact that they are dynamic in nature and in a constant state of maintenance. Field investigation may be necessary.