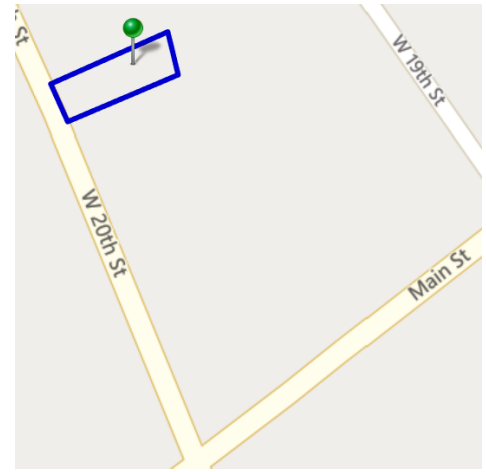


# Staff Report

Board of Adjustment Hearing: July 18, 2023

**Case Number:** CUP 23-02  
**Applicant:** Fuente De Vida Ministerios Inc  
**Location:** 34 W 20<sup>th</sup> St.  
**Request:** Conditional Use Permit for a Church  
**Zoning:** R-3 Residential  
**Application Date:** June 9, 2023  
**Legal Notification:** Thursday July 7, 2023  
**Staff Site Visit:** July 11, 2023



## Proposal:

Applicant requests a Conditional Use Permit to operate a church/religious organization to conduct services three times per week not to occur past 9 p.m.

## Background:

Parcel #026-60-05-012.00

Owner: Jackie Faircloth

Existing Structures: Primary structure, 987 sf

Existing front setback to residence (approximate): 775 ft

Closest neighboring property uses:  
- Commercial (11 ft. distance)  
- Residential (35 ft. distance)

Ingress/Egress: There is an existing entrance on 20<sup>th</sup> St.

Parking: There is parking for five (5) spaces. Currently, the church serves five (5) families and needs to accommodate five (5) vehicles. The applicant has plans to extend parking into the playground area once the church is at the point of expanding.

Is the structure located within the 1% annual regulatory floodplain? No.



Existing parking area for building is approximately 1,100 sf

- FIRE SAFETY: Space is subject to fire safety requirements. Building contains smoke alarms in each room. There are three exterior entrances to structure.
- CAPACITY: 987 sf
- RESTROOM CAPABILITY: 4 half-bathrooms currently in space.

**STAFF RECOMMENDATION:**

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**Staff recommends APPROVAL of this conditional use application for the operation of a church as an allowable conditional use in the R-3 Residential Zone at 34 W. 20<sup>th</sup> St. and will not negatively affect the general health, safety, welfare of the community.**

Condition 1: Applicant is subject to annual inspection by the Bourbon County Joint Planning Office.

Condition 2: Should a violation be issued; applicant will be subject to revocation of the conditional use permit as determined by the Bourbon County Board of Adjustment.

Condition 3: Applicant may only have five vehicles parked at the property. Any expansion of this use or any increase in parking will require an additional conditional use permit application.