

**MURRAY BOARD OF ZONING ADJUSTMENTS
SPECIAL MEETING
THURSDAY, JULY 1, 2010
4:30 P.M.**

The Murray Board of Zoning Adjustments met in special session on Thursday, July 1, 2010 at 4:35 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Board Members Present: Tom Auer, Mary Anne Medlock, Steven Reed, and Scott Seiber

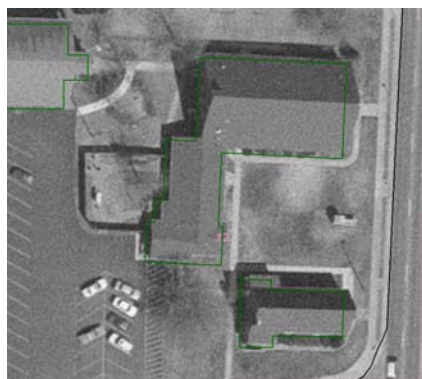
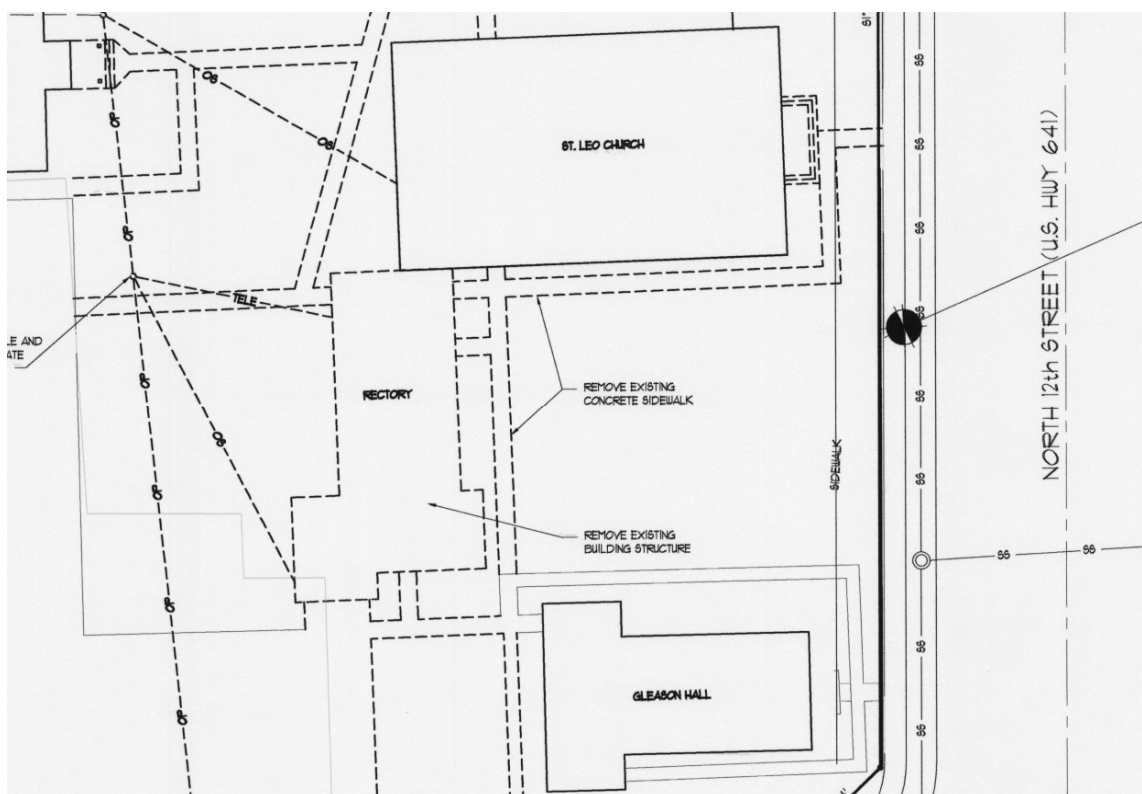
Board Members Absent: Justin Pounds, John Krieb, and Bill Whitaker

Also Present: Candace Dowdy, Peyton Mastera, Reta Gray, Chris Clark, John Mitchell, Paul King, Hawkins Teague, and public audience

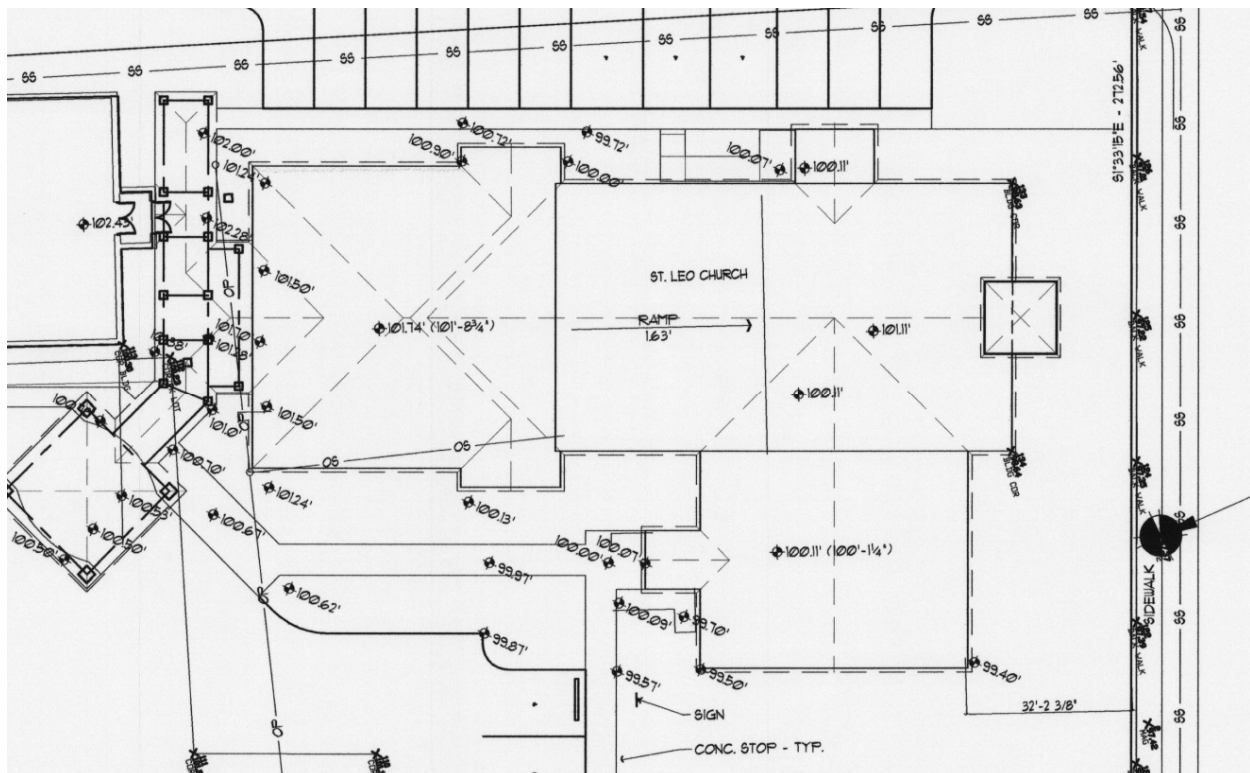
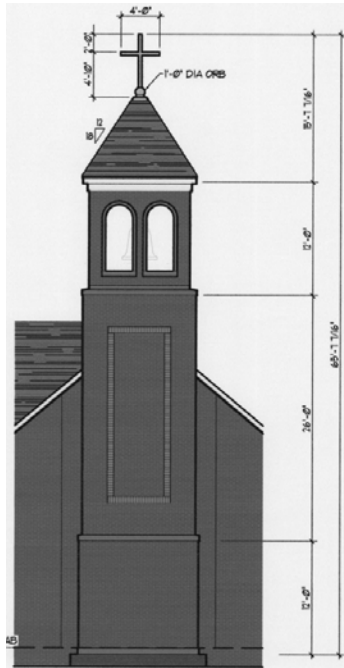
Chairman Seiber called the meeting to order at 4:35 p.m. and welcomed all guests and applicants.

Public hearing to review the dimensional variance application for a thirty-one (31) foot height and three (3) foot front setback variance on proposed addition to a building – 401 North 12th Street – St. Leo’s Catholic Church: Candace Dowdy used a Power Point presentation to show the property at 401 North 12th Street where St. Leo’s Church is proposing to renovate their sanctuary building by making an addition to the south and west sides of the building. This renovation will also consist of the demolition of the rectory building. Ms. Dowdy stated that the existing sanctuary was constructed in 1963 and in order to remain in line with *Gleason Hall*, according to the 1978 right-of-way plans, the sanctuary building was constructed at 35 feet off the 12th Street right-of-way. The old right-of-way plans do not show the overhang that currently extends an additional nine feet across the 12th Street entrance. The overhang is considered part of the structure and places the structure 26 feet from the previous right-of-way line. In the mid-1980s 12th Street was widened taking in approximately 12 feet of additional right-of-way; thus, the current structure (measured from the overhang) sits about 14 feet from the eastern property line. Ms. Dowdy said that the church is looking for a three foot front setback variance for the proposed addition on the south side of the current sanctuary and in addition a thirty-one foot height variance on the east side of the building for a “Bell Tower”. The “Bell Tower” will not extend any closer to 12th Street than the current overhang; however, it will exceed the 35 foot height limitation specified in the zoning ordinance. To the top of the cross will be 65 feet 7-7/16 inches measured from ground level; thus, the applicants will be requesting a 31 foot height variance on the proposed principle structure.

Murray Board of Zoning Adjustments Special Meeting
Thursday, July 1, 2010



Murray Board of Zoning Adjustments Special Meeting
Thursday, July 1, 2010



Chairman Seiber opened the public hearing and asked if there was anyone that wished to speak in favor of the application.

Chris Clark, 2106 Creekwood Drive, Murray was sworn in. Chris Clark is a representative of Clark Construction and the general contractor of the renovation project. Mr. Clark stated that he not only had a professional interest in St. Leo's renovation, but that he also had a personal interest since he attends church there. He said that the church has not been renovated in 47 years and it currently is in need of more seating capacity. Mr. Clark stated that the church had recently purchased a residence on Wells Boulevard, renovated it and moved the priest from the current rectory to the new residence. Mr. Clark explained that since the church was basically landlocked to the north and west, the decision was made to tear down the current rectory building where the priest did reside on the south side of the church and add an additional auditorium in that space. Mr. Clark said that the new entrance will be on the west side of the church and that the current front entrance (located on the east side) will be sealed off. The sign in front of the church that currently houses the church bell will be torn down and the "Bell Tower" will house the bell. Mr. Clark gave examples of other copulas in Murray and stated that they felt the "Bell Tower" would fit in with the look of Murray. Mr. Clark concluded by saying that the church was in the heart of Murray and he felt that this renovation would help to beautify the area. Chairman Seiber asked if there was sufficient parking for the addition. Mr. Clark said there is a parking lot on the north side of the church that is currently used as temporary parking that will be available for parking. He stated that they actually exceed the parking requirements of the city.

John Mitchell, 1703 Greenwood Drive, Murray was sworn in. Mr. Mitchell is the building chairman for the project. Mr. Mitchell said that the project is driven both by need and pride. He stated the needs were adding additional seating and adding bathrooms that the church does not currently have in the worship space. The object is to make the church a much more inviting place by giving it a face lift. They feel that the planning committee has put a great deal of planning into the functionality of the interior as well as the overall aesthetics to the exterior.

Paul King, Paducah, Kentucky was sworn in. Mr. King is the architect for the project. Mr. King stated that Gleason Hall (the original church that is located to the south of the project) will remain as the parish offices. Mary Anne Medlock asked about the future sign for the church and Mr. King stated that they hadn't addressed or drawn one at this point.

Chairman Seiber asked if there was anyone that wished to speak in opposition to the application. There was no one. Chairman Seiber closed the public hearing and turned it over to the board for discussion.

Mary Anne Medlock made a motion to approve a three (3) foot front setback and a thirty-one (31) foot height variance for St. Leo's Catholic Church at 401 N. 12th Street on the

Murray Board of Zoning Adjustments Special Meeting
Thursday, July 1, 2010

proposed renovation to the principle structure (sanctuary) at 401 N. 12th Street contingent upon it meeting all city regulations. This building will not come any closer than the existing front building line; the height variance is similar to other structures in the community; the existing front entrance will be eliminated, making it less of a safety hazard; and this variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. The 31 foot height variance is for the “Bell Tower”. Steven Reed seconded the motion and the motion carried with a 4-0 voice vote.

Questions and comments: None.

Adjournment: Mary Anne Medlock made a motion to adjourn. Tom Auer seconded the motion and the motion carried with a unanimous vote. *The meeting adjourned at 5:10p.m.*

Chairman, Bill Whitaker

Recording Secretary, Reta Gray