

**PLANNING & ECONOMIC
DEVELOPMENT DIVISION
STAFF REPORT**

Tom King, AICP, CZO - Senior Planner
Secretary to the Board of Adjustment



101 East Orange Street
P.O. Box 429
Hillsborough, NC 27278

Report Date: May 7, 2025

BOARD OF ADJUSTMENT

Agenda Item: 4.B

CASE NUMBER	CASE NAME	APPLICANT/PROPERTY OWNER
BA-03-2025	Holy Family Catholic Church	Civil Consultants, Inc./Holy Family Catholic Parish of Hillsborough
HEARING DATE	PARCEL ID NUMBER	PROPERTY ADDRESS/LOCATION
May 14, 2025	9865-95-5127	216 Governor Burke Road

BRIEF SUMMARY OF REQUEST

Fourteen-foot variance from the maximum 45-foot building height requirement of the R-10 (Residential) zoning district.

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING/LAND USE	FUTURE LAND USE CATEGORY	SIZE OF PROPERTY
R-10 (property located in ETJ)	Church/Place of Worship	<i>North:</i> AR (County)/Vacant lot & house <i>South:</i> R-10/Houses <i>East:</i> R-40/Agriculture <i>West:</i> R-10/Houses	Medium-density Residential Neighborhood	8.37 acres

BACKGROUND

Holy Family Catholic Church is in early planning stages for a new church building & associated parking. Planning & Economic Development Division staff have reviewed the project concept plan & advised of applicable land use regulations applicable to the proposal. The applicant identified the 45-foot maximum building height as a requirement negatively impacting proposed building plans.

ATTACHMENTS: 1. Application materials 2. UDO provisions relative to case 3. Zoning history

DESCRIPTION OF SUBJECT PROPERTY:

Physical Conditions:

Lot Size:		8.37 acres
Lot Frontage:	North:	Rocky Lane (SR #1622) - 684.55 feet
	East:	NC 57 – 588.79 feet
	South:	Governor Burke Road (SR #1619) - 550.72 feet
Lot Shape:		Regular and roughly square.
Topography:		Relatively level sloping gently to the west northwest to a stream. Areas of higher grade are found on the north/north central side of the property.
Lot Coverage:		Wooded areas along north and west sides of property.
Sensitive Areas:		Stream crosses northwest corner of lot. Stream subject to 50-foot-wide stream buffer; 100-foot total width.
		20-foot-wide sewer easement outside of, adjacent and along southeast side of stream buffer.
		90-foot-wide high tension electric line easement adjacent and along south side of Rocky Lane.
		25-foot-wide portion of 50-foot-wide power line easement adjacent to and along west side of NC 57.
		Larger than normal sight-distance triangles at southwest intersection Rocky Lane/NC 57 and northwest intersection Governor Burke Road/NC 57.
<i>Note:</i> SR = State Secondary Road.		

Built Conditions: The property is developed as a church located on the west-central portion of the lot. A separate office/education building is adjacent to the west of the church. Two accessory buildings are located northeast of the church building. Most all associated parking is located on the south side of the property. The main driveway access point is on Governor Burke Road with a secondary driveway access on Rocky Lane.

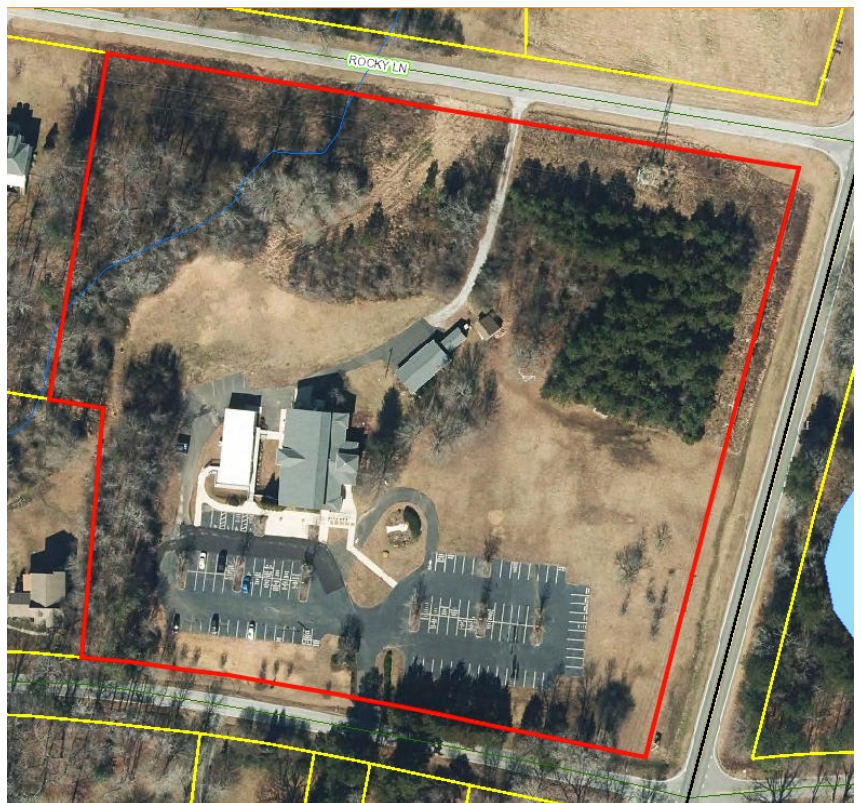


Photo date: 2021. Source: Orange County Land Records/GIS.

NEED FOR VARIANCE: The applicant's request arises from plans for a new church building.

ORDINANCE PROVISIONS FROM WHICH VARIANCE IS SOUGHT:

UDO (Unified Development Ordinance) Section 6 (Development Standards), Subsection 6.3 (General Dimensional Standards), Paragraph 6.3.1 (Table: Dimensional Requirements –Residential): A 45-foot maximum building height applies to properties zoned R-10 (Residential).

Requested Variance: Fourteen-feet from the maximum 45-foot building height requirement.

Proposed Building Height: Fifty-nine feet.

FINDINGS OF FACT ANALYSIS:

The Board of Adjustment is required to make all the following findings as required by NCGS (North Carolina General Statutes) Chapter 160D (Local Planning and Development Regulation), Article 7 (Zoning Regulation), Section 160D-705 (Quasi-judicial Zoning Decisions), Subsection (d) (Variances); and UDO Section 3 (Administrative Procedures), Subsection 3.10 (Variance), Paragraph 3.10.3 (General Standards/Findings of Fact), Sub-paragraph 3.10.3.1.

A Variance from all provisions of this Ordinance...shall be approved only upon a finding that all of the following standards are met:

- a) **Unnecessary hardship would result from the strict application of the Ordinance. It shall not be necessary to demonstrate that, in the absence of the Variance, no reasonable use can be made of the property.**

Applicant Arguments (See Attachment #1 for full narrative): The Church has a historic, strong commitment to the local community and wishes to continue that commitment into the future. The height limit severely hinders the owner's ability to realize its program for facility expansion and presents a hardship for the Church.

Staff Comment: It must be shown that the nature of the hardship is much greater for the applicant or owner than others subject to the same restriction. The board must use its judgement, based on the evidence presented, to determine the hardship is more than just an inconvenience to the applicant or owner.

- b) **The hardship results from conditions that are peculiar to the property such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.**

Applicant Arguments (See Attachment #1 for full narrative): A combination of multiple site constraints (e.g., streams and required buffers, overhead and underground utility easements, topography) create restrictive conditions affecting buildability of the property. The logical area for building is in a sloping area that would require more severe grading and construction of retaining walls if a larger, one-story building were built. A two-story building configuration with a peaked roof is desirable because it requires a smaller footprint with less site impacts.

Staff Comment: While the site contains all the conditions the applicant says create the hardship, there are other properties in the area similarly affected by several of them, although possibly not to the same degree.

- c) **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a Variance shall not be regarded as a self-created hardship.**

Applicant Arguments (See Attachment #1 for full narrative): The hardship addressed by the requested variance relates to the property's physical features and characteristics, not from actions taken by the applicant or property owner.

Staff Comment: The applicant or owner has taken no actions to cause the hardship. The variance is sought prior to proceeding with submitting formal plans for project development.

- d) **The requested Variance is consistent with the spirit, purpose and intent of the Ordinance such that public safety is secured, and substantial justice is achieved.**

Applicant Arguments (See Attachment #1 for full narrative): The variance is consistent with the spirit, purpose and intent of the ordinance because the proposed building will be significantly set back from property boundaries and not create an imposing condition (e.g., excessive shading, obscured sight lines) for adjacent properties. To ensure this, the property owner is willing to accept a requirement that the proposed church building be set back 100 feet from all property boundaries. This requirement will result in a building that doesn't detract from the character of the neighborhood.

Substantial justice will be secured in the following ways:

1. To the Property: Smarter design minimizes grading and other land disturbance impacts; avoiding the need to disturb environmentally sensitive areas.
2. To the Larger Community: Allows the Church to continue its long-term commitment to the community through the provision of a new multi-purpose building constructed to modern standards while exhibiting a traditional building form.
3. To Parish Members: Providing flexibility to develop and enjoy a functional and aesthetically pleasing facility reflecting more efficient and wise use of the property than would otherwise be possible.
4. To Adjoining Properties and Neighborhood: Providing the ability for the Church to implement its expansion program while maintaining neighborhood-appropriate character and visual aesthetics.

Staff Comment:

1. Consistency with Spirit, Purpose and Intent of the Ordinance – In deciding the variance, the board must keep in mind the purpose and intent of the ordinance and determine if granting the variance will be contrary to its purpose and intent.

UDO Section 1 (General Provisions), Subsection 1.3 (General Purpose and Intent), Paragraph 1.3.1 (General Purpose) states “The purpose of this Ordinance is...to provide for adequate light and air;” and “...to regulate and restrict the height, number of stories, and size of buildings;”

UDO Section 6 (Development Standards). Subsection 6.1 (Purpose and Intent) states “The general intent of this section is to provide standards for development to help ensure the safe and convenient development of land on sites and in locations adequate for the uses proposed...”

Based on the above, one of the main purposes of the UDO is to provide adequate air and light. This purpose and intent is accomplished through building setback, yard and height regulations found in UDO Section 6.

2. Public Safety Secured and Substantial Justice Achieved – In deciding the variance, the board must consider whether the variance will promote, or at least not harm, the interests of the community.

OTHER BOARD CONSIDERATIONS IN REVIEW OF VARIANCE REQUESTS:

UDO Section 3, Subsection 3.10, Paragraph 3.10.4 (Insufficient Justification for Variance) states “The following do not constitute grounds for a variance:

- (a) The existence of other nonconforming or conforming uses of land or structures in the same or other districts;
- (b) The request for a particular use expressly, or by inference, prohibited in the district; or
- (c) Economic hardship or the fact that property may be utilized more profitably with a Variance; or
- (d) Hardships resulting from personal circumstances and/or conditions that are common to the neighborhood or the general public, may not be the basis for granting a Variance.”

RECOMMENDED CONDITIONS OF APPROVAL:

Staff have no recommended conditions for this project, if approved.

The applicant and property owner propose the following condition be placed on the variance, if approved:

1. The proposed church building will be set back at least 100 feet from all property boundaries.

The board may impose additional conditions on the variance provided they are reasonably related to the variance.

VOTING REQUIREMENT:

A four-fifths supermajority vote is required to grant a variance.

ATTACHMENT #1



TOWN OF
HILLSBOROUGH

GENERAL APPLICATION
Special Use Permit, Variance or Appeal
Board of Adjustment Hearing

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9475 | Fax: 919-644-2390
www.hillsboroughnc.gov

This application is for a special use permit (including modifications), variance or appeal.
Incomplete applications will not be accepted or processed.

OFFICIAL USE ONLY

Case Number: BA-03-2025

Fee: \$ 300.00

Receipt No.: 5JP6JCW6Q3

FLUM Designation: Medium Density Residential
Neighborhood

Zoning District: R-10

Overlay Zone: Select One N/A

Permit or Relief Requested: Variance

PROJECT LOCATION AND DESCRIPTION

Project Name: Holy Family Catholic Church

Project Type: Institutional

Property Address/Location: 216 Governor Burke Road

PIN(s): 9865955127

Size of Property (Acres/Sq. Ft.): 8.37 Ac.

Current Use of Property: Church

Proposed Use of Property: Church

Use Class (from UDO Sections 5.1.7 and 5.1.8): Church, Place of Worship

Number Existing Buildings to Remain: 2

Number Proposed Buildings: 1 new building

Gross Floor Area Existing Buildings: 11,900 SF +/-

Gross Floor Area Proposed Buildings: 20,700 SF +/-

Number Lots Proposed: 1

Number Dwelling Units Proposed: None

Brief Summary of Request (use separate sheet if necessary): Variance for building height, from 45 feet to 59 feet

CERTIFICATION AND SIGNATURES

Applications will not be accepted without signature of legal property owner or official agent.

I certify that the information presented by me in this application and all accompanying documents are true and accurate to the best of my knowledge, information, and belief; and I acknowledge that the processing of this application may require additional town, county and/or state permits, approvals and associated fees.

Applicant: Civil Consultants, Inc.

Legal Property Owner: Holy Family Catholic Parish of Hillsborough

Mailing Address: 3708 Lyckan Pkwy. Suite 201

Mailing Address: 216 Governor Burke Road

City, State, ZIP Code: Durham, NC 27707

City, State, ZIP Code: Hillsborough, NC 27278

Telephone: 919-943-8418

Telephone: 984-884-5888

Email: tony.whitaker@civil-consultants.com

Email: pastor@hfcch.org

Signature:



Digitally signed by Tony M. Whitaker
Date: 2025.04.21 09:12:36-0400

Signature: Rev. Rev. W. E. Deane

Date: April 21, 2025

Date: 20 Apr 2025

Legal Relationship of Applicant to Property Owner: Consultant



TOWN OF
HILLSBOROUGH

AUTHORIZATION FORM Owner's Authorization for Agent Board of Adjustment Hearing

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9475 | Fax: 919-644-2390
www.hillsboroughnc.gov

This form must accompany any application to go before the Board of Adjustment in which the application will not be represented by the legal property owner. Each owner shown on the property owner's deed must sign this authorization form.

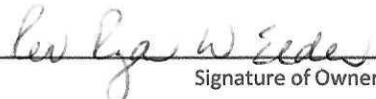
I/We Holy Family Catholic Parish of Hillsborough
(print names of legal property owners)

hereby authorize Tony M. Whitaker
(print name of agent)

to represent me/us in processing an application for Variance
on my/our behalf. In authorizing the agent to represent me/us, I/we as owner/owners attest that:

- The application is made in good faith.
- All information contained in the application is accurate and complete.
- The agent is authorized to accept any and all conditions that may be placed on the approval.
- I/we as the property owner(s) am/are bound by any decision of the board, including any and all conditions attached to board approvals.

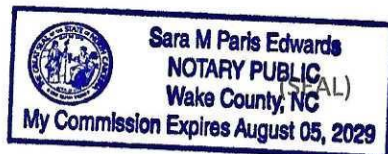

Signature of Owner
Bishop Luis R. Zarana
Holy Family Catholic Parish of Hillsborough
Print Name of Owner



Signature of Owner
Father Ryan Elder Pastor
Print Name of Owner

NORTH CAROLINA Wake COUNTY

Sworn to and subscribed before me on this 16 day of April 2025 by

Luis R. Zarana Ryan W Elder
Print Name of Person Making Statement




Signature of Notary Public

Sara M. Paris Edwards
Print Commissioned Name of Notary Public

8-5-2029
Commission Expiration Date

The individual(s) making the above statement is/are personally known ✓ or identification was produced ____.



SUPPLEMENTAL FORM

Variance

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278
919-296-9475 | Fax: 919-644-2390
www.hillsboroughnc.gov

To the Hillsborough Board of Adjustment:

I, Tony M. Whitaker, hereby petition the Board of Adjustment for a variance from the literal provisions of the Hillsborough Unified Development Ordinance because I am prohibited, under the interpretation given to me by the Planning and Economic Development Division staff, from using the property described in the attached General Application in a manner shown by the Plot Plan submitted as part of this application. I request a variance from the following provisions of the ordinance:

Cite section, subsection and paragraph numbers:

Section 6.3.1 - Table: Dimensional Requirements - Residential, Max. Building Height in R-10

The variance is requested so the above-mentioned property can be used in a manner indicated by the Plot Plan submitted as part of this application or as more fully described herein:

Cite planned use of the property with variance if the plot plan does not adequately reveal the nature of the variance. If a variance is requested for a limited time only, specify duration requested.

Request variance to allow a maximum building height of 59 feet for a proposed church building.

Factors Relevant to Issuance of Variance

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a variance. Under North Carolina General Statute 160D-705(d) and the Hillsborough Unified Development Ordinance, the board is required to find that all four conditions below exist before it may issue a variance. Below or on a separate sheet, indicate the facts you intend to show and the arguments you intend to make to convince the Board of Adjustment that it can properly reach these four required findings.

1. Unnecessary hardship would result from carrying out the strict letter of the regulation.

(Note: The property becoming less valuable due to failure to grant the variance is insufficient. It is unnecessary to demonstrate that no reasonable use can be made of the property in the absence of the variance.)

Refer to Attachment 1

- 2. The hardship results from conditions that are peculiar to the property such as location, size or topography.**

(Note: Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make reasonable accommodation under the Federal Fair Housing Act for a person with a disability.)

Refer to Attachment 1

- 3. The hardship did not result from actions taken by the applicant or the property owner.**

(Note: The act of purchasing property with knowledge that circumstances exist which may justify the granting of a variance is not a self-created hardship.)

Refer to Attachment 1

- 4. The requested variance is consistent with the spirit, purpose and intent of the regulation such that public safety is secured and substantial justice is achieved.**

State facts and arguments to show that the requested variance represents the least possible deviation from the letter of the ordinance that will allow the use of the property in the manner requested and that the use of the property will not substantially detract from the character of the neighborhood if the variance is granted:

Refer to Attachment 1

I certify that all the information presented by me in this application is accurate to the best of my knowledge, information, and belief.



Digitally signed by Tony M. Whitaker
Date: 2025.04.21 09:03:25-04'00'

Signature of Applicant

April 21, 2025

Date

ATTACHMENT 1
SUPPLEMENTAL FORM – VARIANCE

Holy Family Catholic Church
Hillsborough, NC

1. Unnecessary hardship would result from carrying out the strict letter of the regulation.

The strict letter of the building height regulation would limit the height of the proposed building so severely that the Church's program for facility expansion could not be reasonably realized on this property. Holy Family Catholic Church has a strong history of commitment to the Hillsborough community, and desires to strengthen this commitment by investing in a very purposeful facility expansion. Being prevented from realizing the intended building program on the current property would represent a significant and unnecessary hardship to the Church. This hardship will be remedied by approval of the requested variance, with any appropriate conditions.

2. The hardship results from conditions that are peculiar to the property such as location, size or topography.

The subject property contains a unique combination of features that work together to create very restrictive conditions for expansion of the Church facilities, including:

- a) A stream flowing across the northwest portion of the property;
- b) A riparian buffer along both sides of the stream;
- c) The stream's location and angle of crossing that isolates the northwest corner from the balance of the property, rendering this isolated section effectively undevelopable;
- d) A Town of Hillsborough public sanitary sewer easement traversing the property on the "high ground" along the southeastern edge of the riparian buffer;
- e) An overhead electrical transmission line right-of-way along the entire northern boundary of the property;
- f) An overhead electrical distribution line right-of-way along the entire eastern boundary of the property; and
- g) Significant areas within the "buildable" envelope having existing ground slopes exceeding ten percent.

Taken in aggregate, these features represent a peculiar set of constraints for this property, requiring the proposed facility expansion to be configured and designed accordingly. The Church's program requirements for expansion include specific types and sizes of interior spaces including worship space having appropriate volumetric and architectural dimensions; a choir loft having proper lines of sight from disparate points within the sanctuary; harmonious spatial and functional relationships between existing and proposed buildings; a designated and generous area for outdoor gathering and recreational activities which are integral and essential to the Church's mission to the community; and exterior requirements for adequate parking, safe drop-off and circulation, stormwater management, and service areas. In addition, the Church strongly feels that the new building should have a peaked-roof architectural style that is typical of other churches in Hillsborough. This roof configuration is an important programmatic feature expressing connection with the larger community.

The peculiar combination of site constraints prevents this complete package of program elements from being reasonably constructed on the property unless the building is built in a more compact two-story configuration. Moreover, the logical placement of the building is in a sloping area in which a larger single-floor building would require much more severe grading, steeper parking lot slopes, and more elongated perimeter slopes or retaining walls. However, this same area will naturally accommodate a two-story building footprint with more comfortably sloped parking areas and at-grade access to both floor levels. As compared to a sprawling one-story building in this area, a two-story building will have a smaller footprint with less site impact, will be more energy-efficient and environmentally responsible, and will result in larger setbacks and smaller visual impacts to surrounding properties.

The need for the building height variance results directly from using a more responsible and less impactful two-story configuration for the building structure.

By allowing the additional building height, the requested variance will relieve the hardship that would otherwise be imposed on the Church, while also providing a better functional and aesthetic condition of the completed facilities.

3. The hardship did not result from actions taken by the applicant or the property owner.

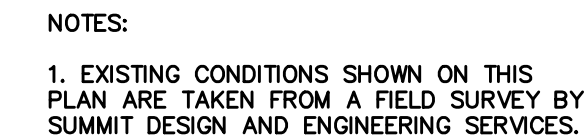
The hardship being addressed by this variance request is related to the physical features and characteristics of the property, and does not result from actions taken by the applicant or the property owner.

4. The requested variance is consistent with the spirit, purpose and intent of the regulation such that public safety is secured and substantial justice is achieved.

The spirit, purpose and intent of the building height regulation is to protect nearby properties from adverse impacts such as excessive shading or obscured lines of sight from a structure that appears unduly high or imposing, relative to nearby properties. The proposed building will not be located close enough to any property line to create an imposing condition for any adjacent property. For the same reason, the proposed building will not cast undue shading onto any adjacent property. To ensure this outcome, the Church is willing to accept an approval condition that the building will be set back at least 100 feet from any property boundary line. Such a condition will fully and generously mitigate any visual effect of the increased structure height. Approval of the requested variance under this condition will not detract from the character of the existing neighborhood, but will ensure that the more traditional peaked-roof style of building can be used for this important community asset. By adherence to applicable building codes and construction standards, the proposed building will provide a safe physical environment for worship gatherings and other Parish activities.

Approval of the requested variance will secure substantial justice in the following ways:

- a. To the property itself, by providing a smarter design that responds responsibly to unique site conditions by minimizing the development footprint, reducing grading and other land disturbance impacts, and avoiding the need to disturb the more environmentally sensitive portions of the property;
- b. To the Hillsborough community at large, by allowing the Church to increase its long-term commitment to the community with a new multi-purpose building constructed to modern standards, while exhibiting the traditional building form for church architecture in Hillsborough;
- c. To Parish members, by providing the flexibility to develop and enjoy a functional and aesthetic facility that reflects a more efficient and wise use of Parish property than would otherwise be possible;
- d. To adjoining properties and the neighborhood in general, by providing the Church the ability to implement its expansion program while maintaining neighborhood-appropriate character and visual aesthetics.

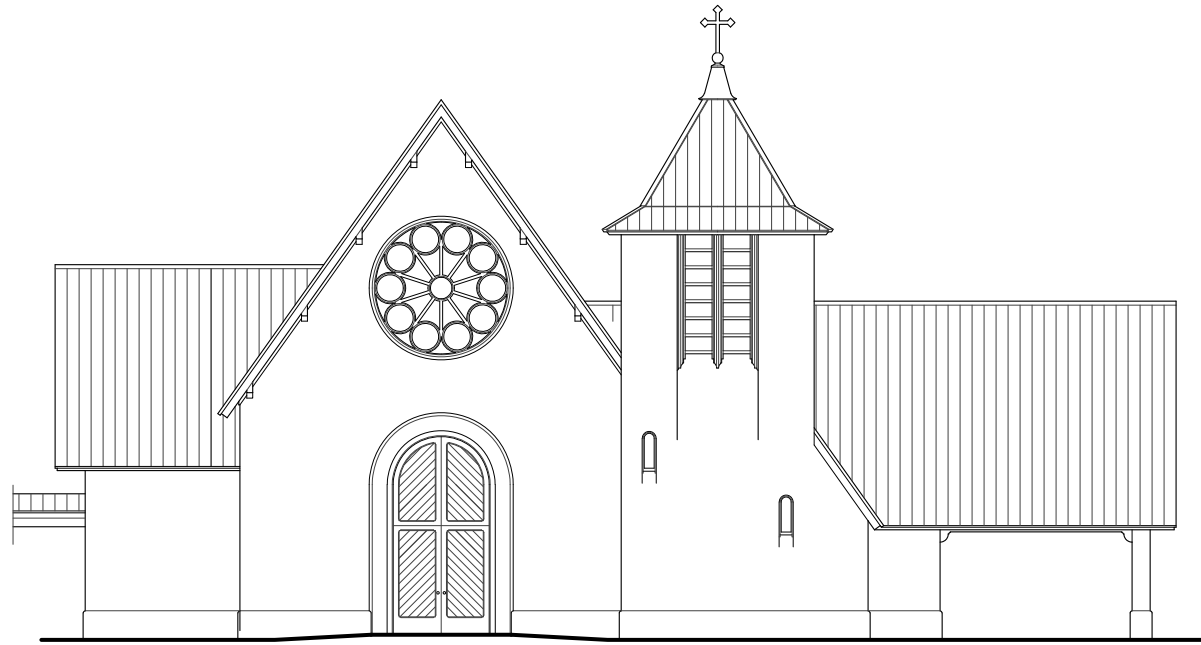


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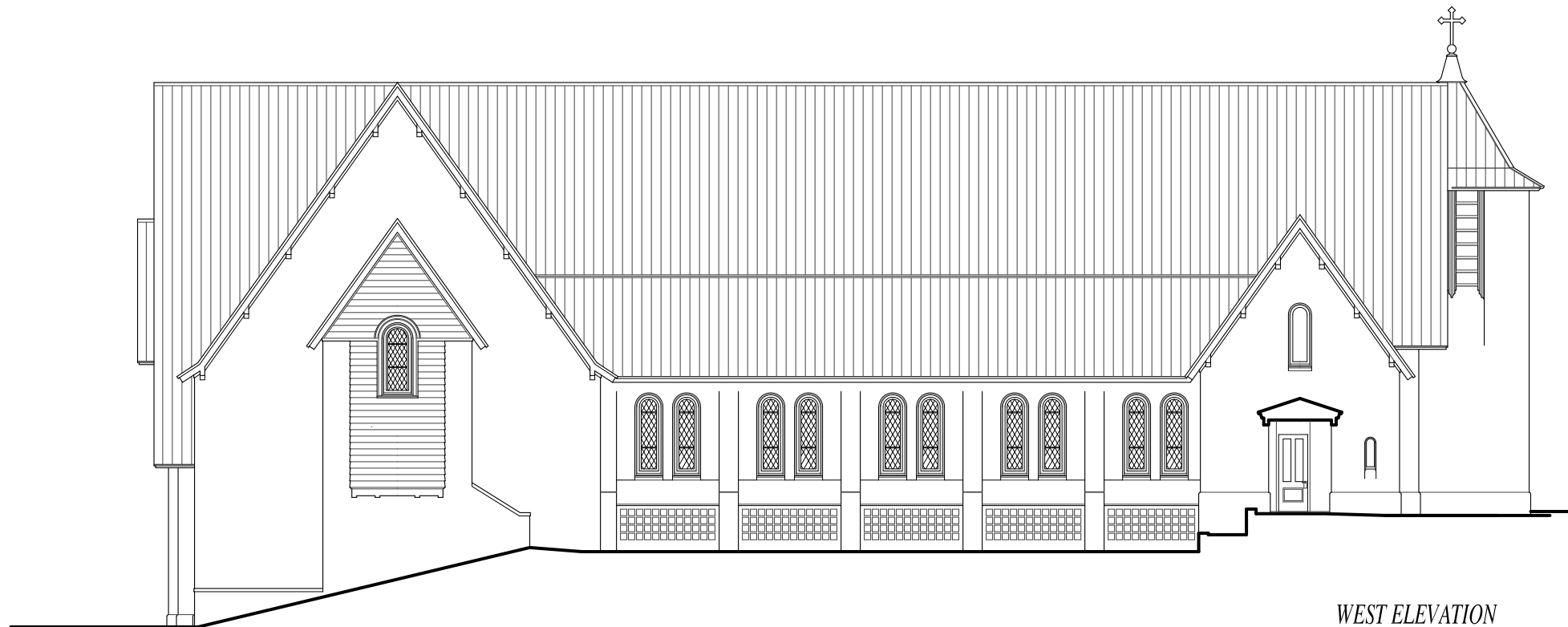
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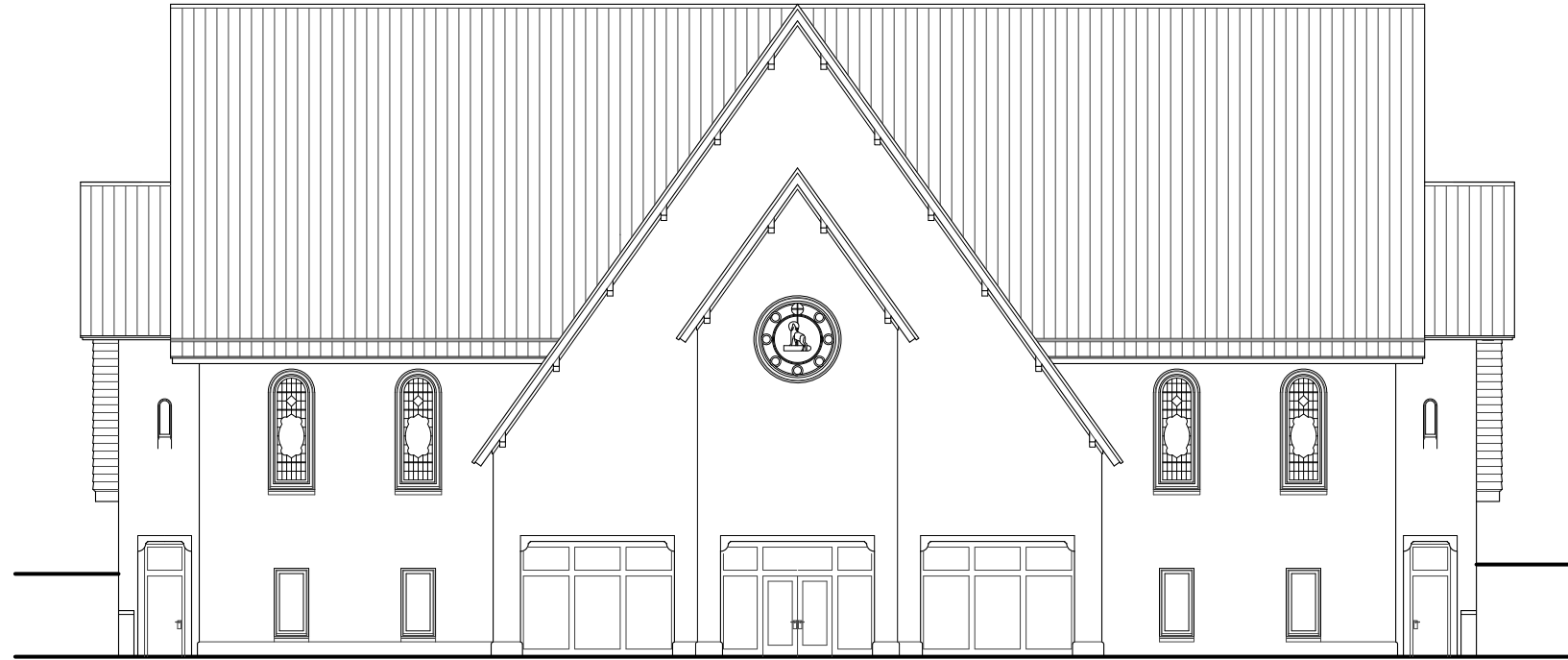
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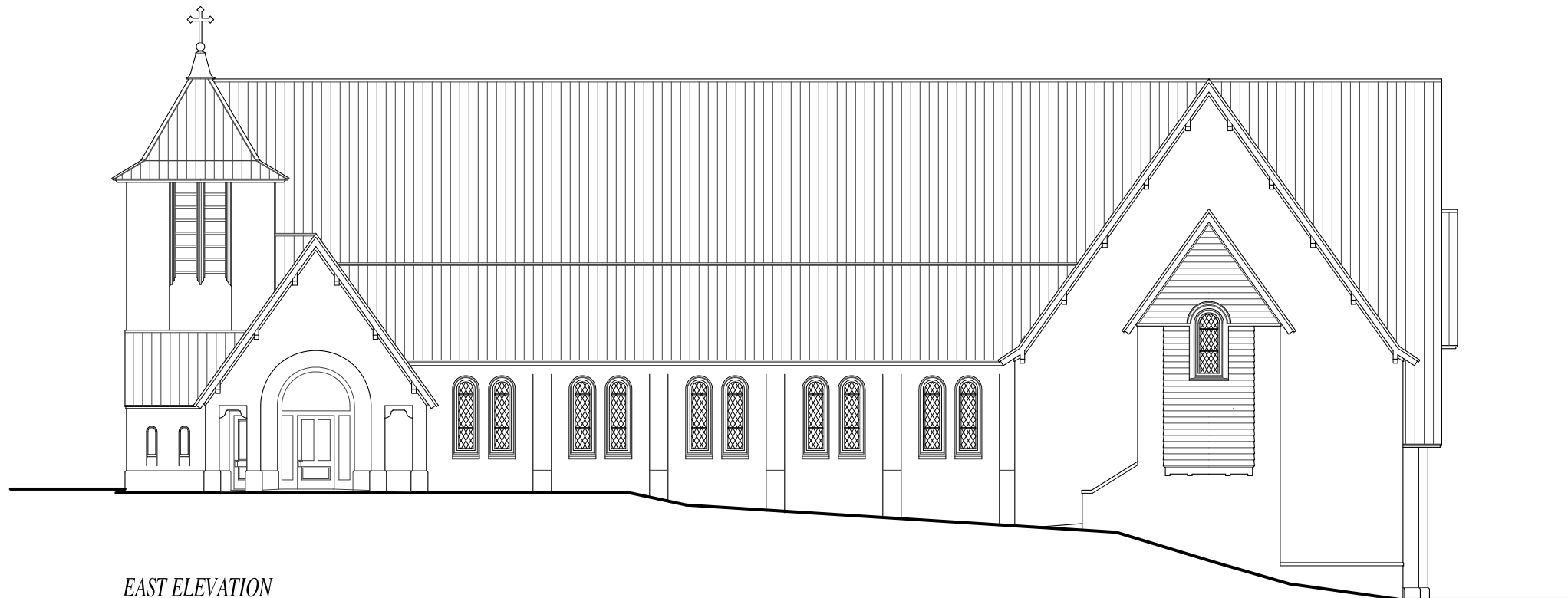
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

ATTACHMENT #2

UDO Provisions Relative to the Case

Section 6 (Development Standards), Subsection 6.3 (General Dimensional Standards), Paragraph 6.3.1 (Table: Dimensional Requirements – Residential):

Maximum Building Height: 45 feet in the R-10 district.

Section 9 (Definitions), Subsection 9.1 (Rules of Measurement, Computations, and Exceptions), Paragraph 9.1.6 (Height Measurement):

- 9.1.6.1 The height of the side of a building or structure shall be the vertical distance measured from the mean elevation of the finished grade along that side of the building or structure to the highest point of that building or structure.
- 9.1.6.2 Subject to the remaining provisions of this section, no part of a building or structure in any district may exceed the height limit as indicated in Section 6.3, *Dimensional Requirements*.

Section 9, Subsection 9.1, Paragraph 9.1.7 (Height Limit Exceptions):

- 9.1.7.1 The following features are exempt from the height limitations set forth in Section 6.3, *Dimensional Requirements*, so long as they do not exceed such height limitations by more than 10 feet:
 - 9.1.7.1.a Chimneys and elevator shafts.
 - 9.1.7.1.b Antennas which are self-supported shafts of 6” in diameter or less, flag poles and similar devices.
 - 9.1.7.1.c Solar collectors.
 - 9.1.7.1.d Church spires and their ornamentation so long as they do not exceed such height by more than 10 feet if located within the Historic District overlay zone; and so long as they do not exceed such height by more than 20 feet when located outside the Historic District.
- 9.1.7.2 The permit issuing authority may authorize a structure to exceed the height limits set forth in Section 6.3, *Dimensional Requirements* so long as they do not exceed such height limitations by more than ten (10) feet when it concludes the following:
 - 9.1.7.2.a There are sound architectural, structural, historical, or other reasons why the proposed structure should be allowed to exceed the normal height limits.
 - 9.1.7.2.b That portion of the proposed building or structure that will exceed the height limit will be so located and/or buffered so that it will not be visually obtrusive or offensive in any substantial way, OR the total height of any addition to an existing building including any roof elements does not exceed the maximum height including any roof elements of the existing building.

- 9.1.7.2.c The Historic District Commission has granted a Certificate of Appropriateness for the project if it is located within the Historic District.
- 9.1.7.2.d Any adverse impact on neighboring properties is insignificant or is substantially outweighed by the hardship suffered by the applicant if the height exception is denied, and
- 9.1.7.2.e Adequate fire protection can be provided

Section 9 (Definitions), Subsection 9.2 (Definitions):

Building Height: The height of the side of a building or structure shall be the vertical distance measured from the mean elevation of the finished grade along the side of the building or structure to the highest point of that building or structure.

ATTACHMENT #3

Zoning History

May 28, 1985: Church plans approved.

Ca. 1985: Approval issued for 24-foot by 48-foot pavilion.

April 7, 1986: Approval issued for 12-foot by 17-foot temporary storage building.

March 31, 1994: Minor site plan approval issued for installation of play equipment.

April 18, 1994: Zoning Compliance Permit issued for installation of play equipment.

December 10, 1997: Board of Adjustment issues site plan approval church building addition.

February 6, 1998: Board of Adjustment approves site plan for a two-story, 5,000 square foot building addition.

February 10, 1998: Zoning Compliance Permit #11850 issued for a 5,000 square foot church addition.

July 8, 1998: Board of Adjustment approves modification to the previously approved site plan allowing reduction in building addition size from 5,000 square feet to 3,230 square feet, and relocation and increase in number of parking spaces.

August 12, 1998: Zoning Compliance Permit #11958 issued for a 3,230 square foot addition to the church and increase in number of parking spaces.

December 9, 2009: Board of Adjustment issues Conditional Use-2 Permit #2009-05 for modular office to be used as educational building.

August 11, 2010: Zoning Compliance Permit #4389 issued for modular office building for use an education building.

July 19, 2017: Zoning Compliance Permit #6077 issued for special event signage for Knights of Columbus breakfast.

October 13, 2017: Zoning Compliance Permit #6194 issued for special event signage for Knights of Columbus pancake breakfast.

November 13, 2018: Zoning Compliance Permit #6666 issued for special event signage for Christmas services.

April 11, 2019: Zoning Compliance Permit #6836 issued for special event signage for Holy Week and Easter services.

September 3, 2019: Zoning Compliance Permit #7019 issued for special event signage for unspecified event.