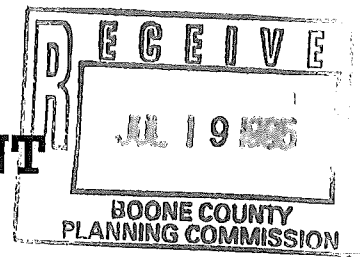


APPLICATION FORM  
**BOARD OF ADJUSTMENT**  
**AND**  
**ZONING APPEALS ACTION**



(See Boone County Zoning Regulations)

**SECTION A** (To be completed by applicant)

- (Check One)
1.  Boone     Florence     Walton     Union
  2.  Conditional Use Permit     Variance     Appeal  
 Change in Non-Conforming Use
  3. Applicant's Name BILL BATSON  
Phone Number 606-581-0062 Fax No.       
Applicant's Address 310 GREENUP STREET  
COWINGTON, KENTUCKY 41011  
City State Zip
  4. Description of Request: PERMISSION TO INCREASE THE  
SANCTUARY, EDUCATIONAL & PARKING SPACE
  5. Name of Development HEBRON GOSPEL FELLOWSHIP
  6. Location of Development 1915 PETERSBURG ROAD  
HWY #20 HEBRON, KENTUCKY 41048
  7. Acreage Under Review 12,487 sq ft = 0.287 of an acre.
  8. Lot Number and Name of Subdivision (if part of a subdivision)
  9. Owner of Property HEBRON GOSPEL FELLOWSHIP  
Phone Number of Owner A.C. 606-689-4989
  10. Address of Property Owner 1915 PETERSBURG ROAD, HWY #20  
HEBRON, KENTUCKY 41048  
City State Zip
  11. Proposed Use(s) on Site CHURCH RELATED FUNCTIONS
  12. Total Square Footage of Existing and/or Proposed Buildings  
EXISTING = 3,144.5 sq ft PROPOSED 5,010.75 sq ft
  13. Current Zoning on Property C2-SC
  14. Deed Books 215 & 382 Page No's 539 & 5 Group No. 2020
  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 (see DWG. C-2)
  18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.  
Applicant's Signature: Bill Batson  
Property Owner's Signature: Rev. Billy R. Hines

BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2

**SECTION B** (To be completed by the Boone County Planning  
Commission Staff)

1. Date Received July 19, 95 Fee Received 376.<sup>00</sup> R# 7368
2. Is application complete?  Yes  No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 8-9-95
5. Board Action:  
 **Approved**  
 **Approved with Conditions (See #6)**  
 **Denial (See #7)**
6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005  
(606) 334-2196 Phone  
(606) 334-2264 Fax

**NOTE:** See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

# STAFF REPORT

DEVELOPMENT: Hebron Gospel Fellowship  
APPLICANT: Bill Batson  
LOCATION: 1915 Petersburg Road, Boone County  
ZONING: Commercial Two/Small Community Overlay (C-2/SC)  
DATE: August 9, 1995

The applicant is requesting a Conditional Use Permit to allow the expansion of the existing Hebron Gospel Fellowship Church. This church is located in the town of Hebron directly off of KY 20 (See Sheet 1). The approximately .287 acre site contains a single family residence, a small storage building and 3,144 square foot church (See Sheet #2).

The applicant is proposing to expand the existing church by 1,866 square feet to a total of 5,010 square feet. This expansion would result in the removal of the home and storage building and the construction of 20 new parking spaces (See Sheet #3).

Article 20, Section 2012 of the Boone County Zoning Regulations permits the development of a church with a Conditional Use Permit. In addition to the seven criteria the Board must use to determine the appropriateness of a Conditional Use Permit the Board must also consider the following:

- a) the activity is an integral part of the area's function as a small community center, and is not of scale, nature, or character which will detract from or conflict with the principal purpose and continued well-being of the center;
- b) the arrangement of use, building, or structure is compatible with the arrangement or organization of permitted and accessory uses which are to be protected in the district:

## Surrounding Land Uses and Zoning (See Sheet #4)

North: Apartment building zoned C-2/SC  
South: Single family home zoned C-2/SC  
West: Single-family home zoned C-2/SC  
East: Bohart Cycle zoned C-2/SC

The 1995 Boone County Comprehensive Plan does not make any references to the applicant's site, however the Future Land Use Map does identify the site as Commercial.

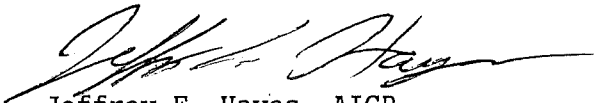
Staff Concerns:

1. The proposed parking area will create a visual impact on the residence to the west. Therefore, staff would recommend that the applicant install a privacy fence to screen the parking area from the residence.
2. Staff believes that the applicant should be sensitive to the character of the building and that the addition and renovations to the building should not alter the character of the building.
3. Staff believes that the front of the parking area should have shrubs installed to screen the view of the cars and pavement from KY 20.

Conclusion

The Board should judge the applicant's request as it relates to the compatibility of the seven criteria for a Conditional Use Permit and the two criteria for a Conditional Use within an Small Community Overlay. Staff believes that proposed use would be harmonious and appropriate with the character of the area if the addition and renovations are sensitive to the existing character of the building.

Respectfully Submitted,

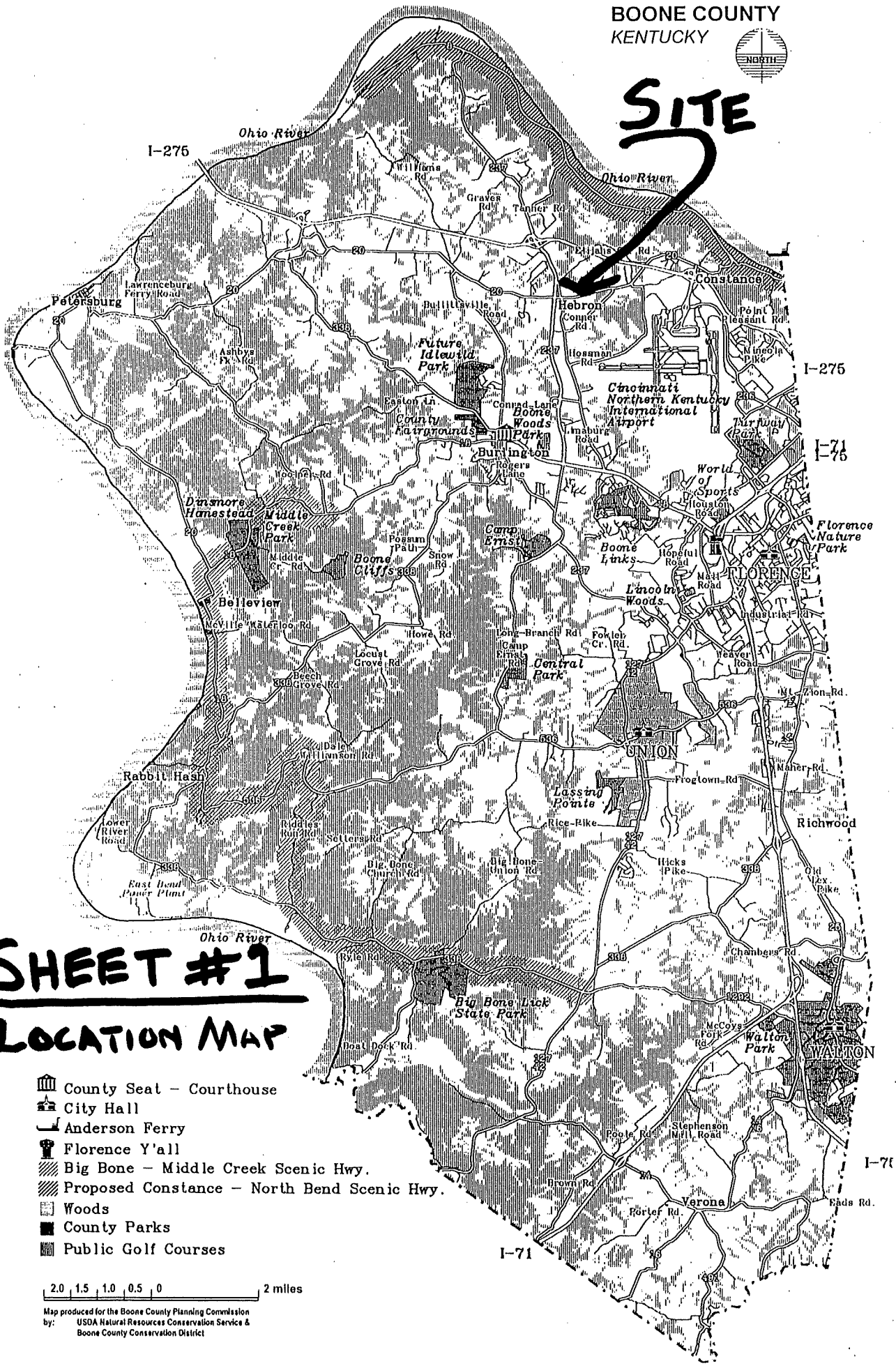


Jeffrey F. Hayes, AICP  
Planner

JFH\par

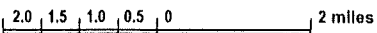


**SITE**



**SHEET #1**  
**LOCATION MAP**

- County Seat - Courthouse
- City Hall
- Anderson Ferry
- Florence Y'all
- Big Bone - Middle Creek Scenic Hwy.
- Proposed Constance - North Bend Scenic Hwy.
- Woods
- County Parks
- Public Golf Courses



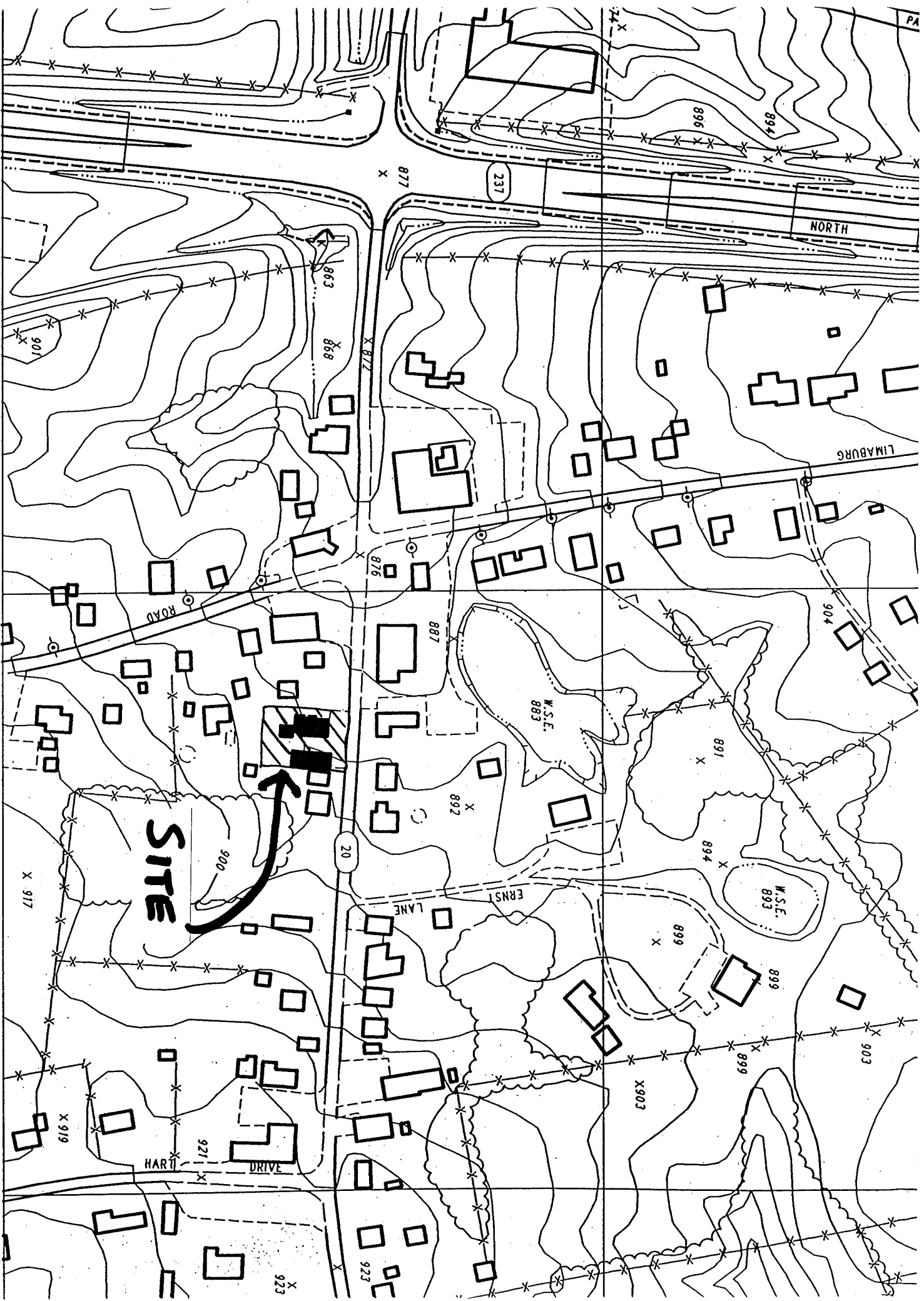
Map produced for the Boone County Planning Commission  
by:  
USDA Natural Resources Conservation Service &  
Boone County Conservation District

100 E

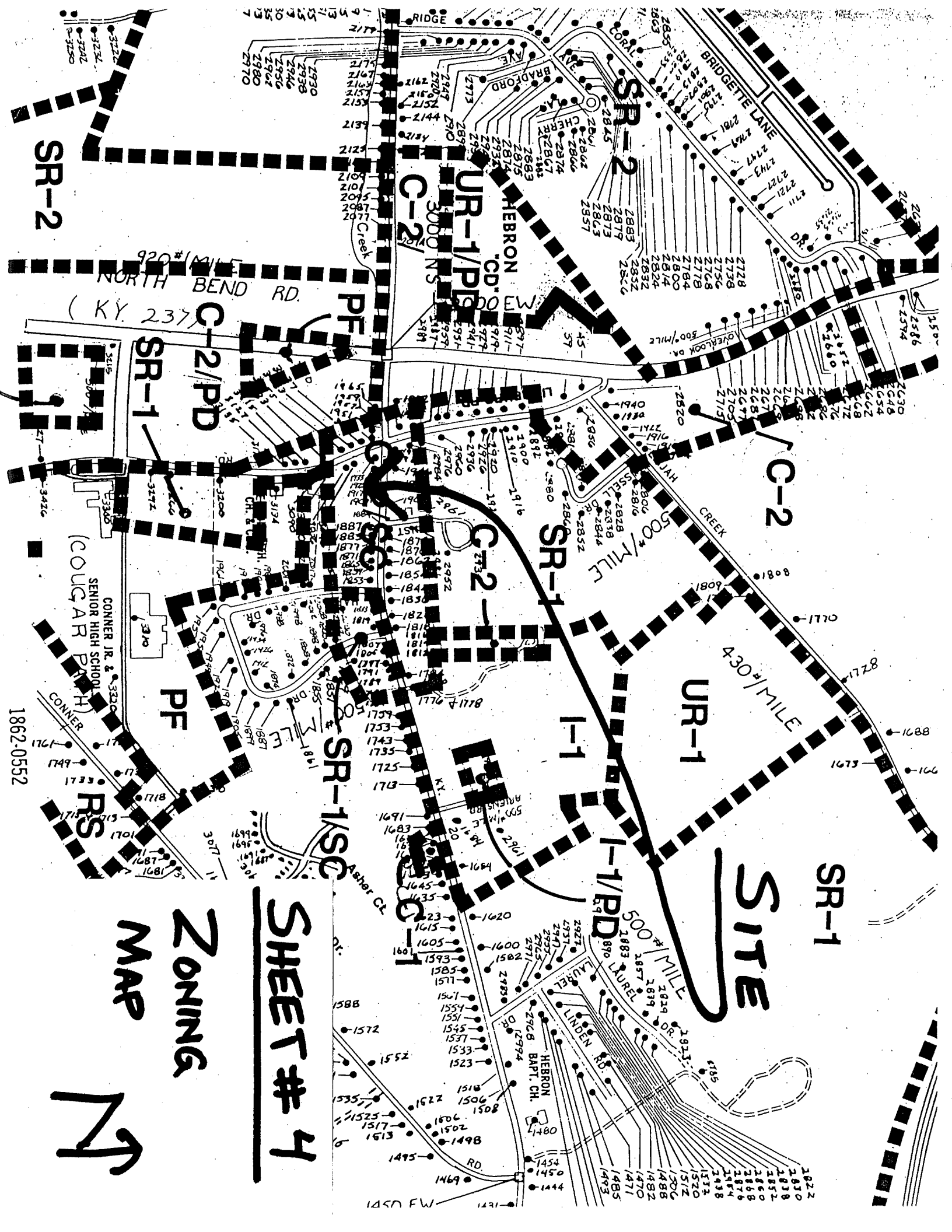
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N SHEET #2







SR-2

SR-2

C-2

UR-1/PD

NORTH BEND RD.  
(KY. 237)

SR-1

C-2/PD

CONNER JR. & SENIOR HIGH SCHOOL  
(COUGAR PATH)

1862-0552

PF

SR-1/SC

SR-1

H-1

UR-1

SR-1

SITE

ZONING  
MAP

SHEET # 4



COPY

CLUR # 95-BCBOA-012-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)  
Hebron Gospel Fellowship  
1915 Petersburg Road  
Hebron, Kentucky 41048
2. ADDRESS OF PROPERTY  
1915 Petersburg Road  
Hebron, Kentucky
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Hebron Gospel Fellowship Church


DEED BOOK: 215

PAGE NO.: 539

GROUP NO.: 2020

4. TYPE OF RESTRICTION (S) (Check all that apply)
- Zoning Map Amendment from \_\_\_ to \_\_\_       Conditional Use Permit
- Development Plan Change in Concept Development       Conditional Zoning
- Subdivision Plat (Unrecorded)       Other:
- Variance
5. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

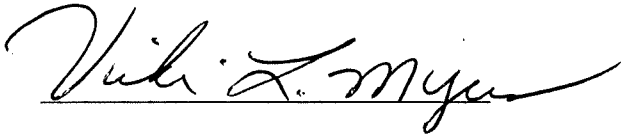
BOONE COUNTY PLANNING COMMISSION  
2995 WASHINGTON STREET  
BURLINGTON, KENTUCKY 41005

  
SIGNATURE OF COMPLETING OFFICIAL  
Jeffrey Hayes, AICP/Planner  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Jeffrey Hayes on behalf of the Boone  
County Planning Commission this 1st day of November 1995.



NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Vicki L. Myers  
Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit as approved by the Boone Board of Adjustments and in accordance with the current zoning in effect as of August 9 1995, (Certificate of Land Use Restriction # 95-BCBOA-012-A), for Hebron Gospel Fellowship., property owner.

The following conditions will apply: That the applicant install a privacy fence to screen the parking area from the residence, (2) That the applicant be sensitive to the character of the building and that the addition and renovations to the building not alter the character of the building, and (3) That the front of the parking area have shrubs installed to screen the view of the cars and pavement from KY 20.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in: DEED BOOK 215 PAGE NO. 539 Group No. 2020