

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

APR 14 1993

(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- (Check One)
1. Boone Florence Walton Union
- (Check One)
2. Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant's Name Fellowship of Believers
Phone Number 371-9988 Fax No. _____
Applicant's Address 6800 Hazel Court
Florence, KY 41042
City State Zip
4. Description of Request: renewal conditional use permit of
our offices located at 6812 Highridge, Florence.
5. Name of Development Fellowship of Believers
6. Location of Development 6812 Highridge, Florence
7. Acreage Under Review 0.17
8. Lot Number and Name of Subdivision (if part of a subdivision)
#2 and 3, block 9, Erlanger Heights
9. Owner of Property Fellowship of Believers
Phone Number of Owner 371-9988
10. Address of Property Owner same
City State Zip
11. Proposed Use(s) on Site church offices
12. Total Square Footage of Existing and/or Proposed Buildings
1400
13. Current Zoning on Property SR-2
14. Deed Book 384 Page No. 97 Group No. 92
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? _____
18. I, or we, understand and agree that this application and
drawing(s) are being filed in accordance with the Boone County
Zoning Regulations.
- X Applicant's Signature: James Weaver
- X Property Owner's Signature: James Weaver

(over)

STAFF REPORT

DEVELOPMENT: Church Office
APPLICANT: Fellowship of Believers
LOCATION: 6812 Highridge Avenue, Florence
ZONING: Suburban Residential Two (SR-2)
DATE: May 12, 1993

The applicant is requesting an extension of a Conditional Use Permit that was granted on September 13, 1989 to permit the continued use of a single family residence as a church office. The .017 acre site, located at the southwest corner of Highridge Avenue and Hazel Court is zoned Suburban Residential Two (SR-2) and is currently owned by the Fellowship of Believers (See Sheet 1 & 2).

On February 8, 1984 this Board granted a Conditional Use Permit to the Fellowship of Believers to allow the construction of the church. At the September 13, 1989 Board of Adjustment meeting the church congregation had grown to the point where office space in the church was needed for class rooms and a nursery. The Board granted a permit to the church for a period of 30 months and at the end of the 30 month period the applicant must appear before the Board to request a renewal. Therefore, the applicants are requesting permission to continue using the house next to their secondary access from Hazel Court as an office.

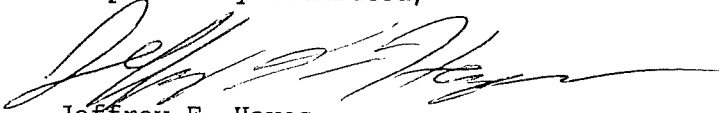
Six conditions were established by the Board when granting the permit:

1. No signs whatsoever.
2. No changes in the present driveway.
3. No changes in the interior walls or exterior appearance of the building.
4. No steps, sidewalks, or pathways leading from the present church property to this site.
5. No paving of the backyard.
6. The building is to be used specifically for offices and there is to be uses such as nursery, classrooms, or meeting rooms, etc.

The following reviews specific criteria for Conditional Use Permit's in the SR-2 zoning districts:

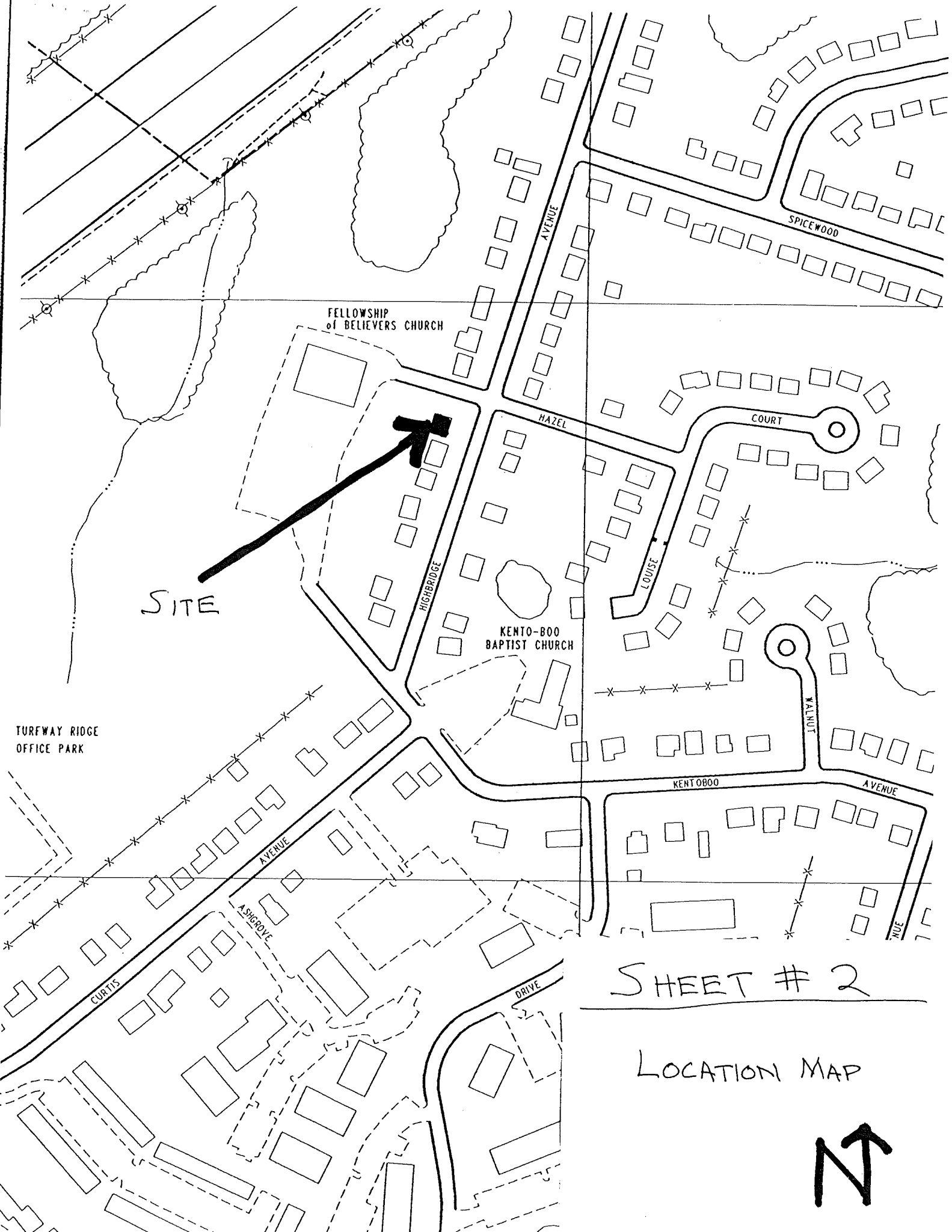
- a) The activity is an integral and subordinate function of a permitted use.
- b) The activity will not contradict the compact but single family character of the district.
- c) The arrangement of uses, building or structures will be compatible with the organization of permitted and accessory uses to be protected in the district.

Respectfully Submitted,



Jeffrey F. Hayes
Planner I

JFH\par



SITE

FELLOWSHIP
of BELIEVERS CHURCH

KENTO-BOO
BAPTIST CHURCH

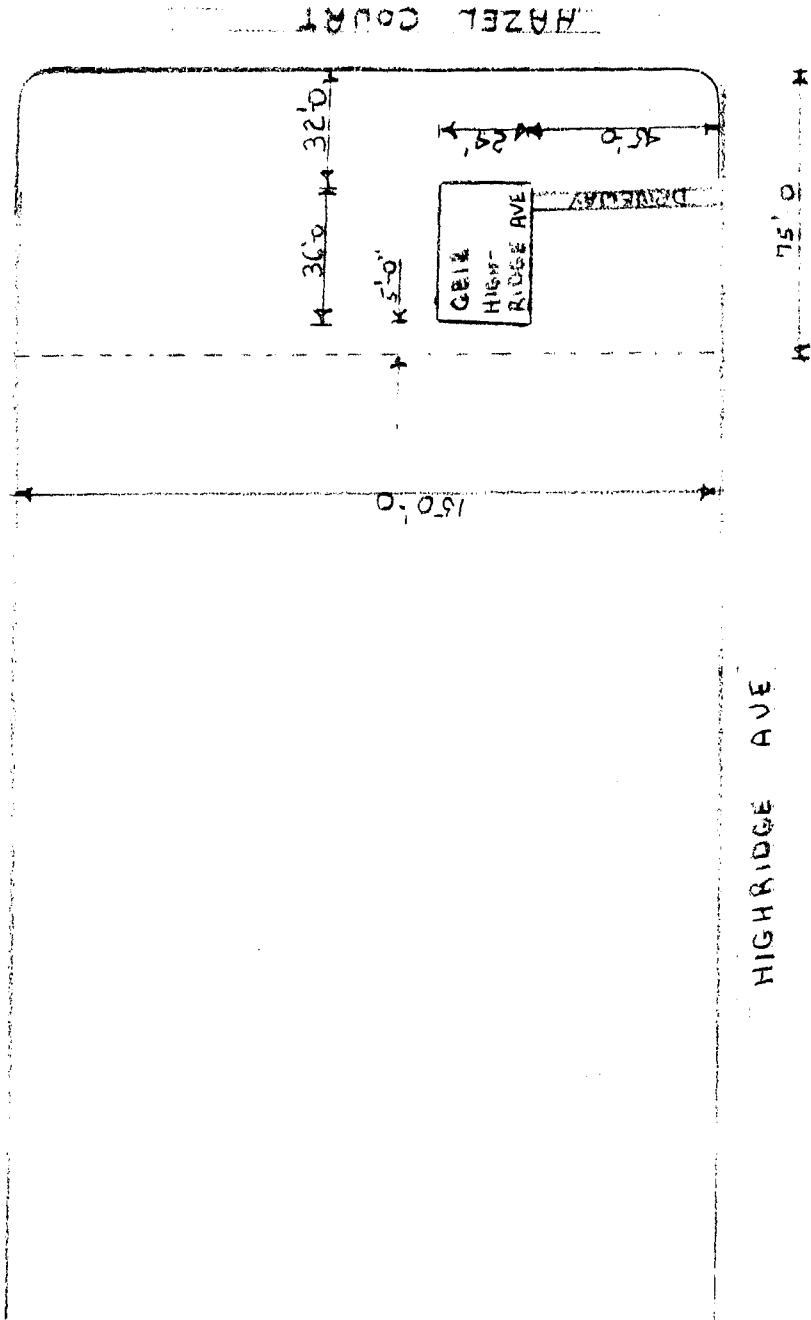
TURFWAY RIDGE
OFFICE PARK

SHEET # 2

LOCATION MAP



F.O.B.
SANCTUARY



FELLOWSHIP
OF
BELIEVERS
6812 HIGHRIDGE AVE

DOONE COUNTY
PLANNING COMMISSION

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RECEIVED

CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Fellowship of Believers
6812 Highridge
Florence, Kentucky 41042
- 2. ADDRESS OF PROPERTY
6812 Highridge
Florence, Kentucky 41042
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Fellowship of Believers Church

DEED BOOK: 384 PAGE NO.: 97 GROUP NO.: 2034B

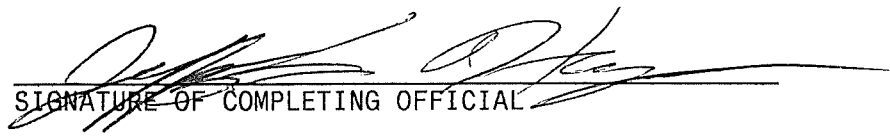
- 4. TYPE OF RESTRICTION (S) (Check all that apply)

<u> </u>	Zoning Map Amendment from <u> </u> to <u> </u>	<u> X </u>	Conditional Use Permit
<u> </u>	Development Plan	<u> </u>	Conditional Zoning Condition
<u> </u>	Subdivision Plat (unrecorded)	<u> </u>	Other: (Specify)
<u> </u>	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

RECEIVED
 1993 JUL 26 P 3:07
 JERRY W. ROUSE
 BOONE COUNTY CLERK


 SIGNATURE OF COMPLETING OFFICIAL

Jeffrey F. Hayes/Planner I
 NAME AND TITLE OF COMPLETING OFFICIAL
 (type or print)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit as approved by the Florence Board of Adjustments and in accordance with the current zoning in effect as of May 12th, 1993, (Certificate of Land Use Restriction # 93-FBOA-001), for Fellowship of Believers, property owner.

Six conditions as they were imposed in 1989:

1. No signs whatsoever.
2. No changes in the present driveway.
3. No changes in the interior walls or exterior appearance of the building.
4. No steps, sidewalks, or pathways leading from the present church property to this site.
5. No paving of the backyard.
6. The building is to be used specifically for offices and there is to be no uses such as nursery, classrooms, or meeting rooms, etc.

Mr. Ashcraft moved that the Conditional Use Permit be extended for 48 (forty-eight) months from today's date (May 12, 1993). Also included in his motion; that the Staff fee be Waived on the next application by this applicant for an extension of this Conditional Use Permit.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in: DEED BOOK 384 PAGE NO. 97 Group No. 2034B

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Jeffrey F. Hayes on behalf of the Boone County Planning Commission this 23rd day of July, 1993.

Patricia Russ
PATRICIA RUSS
NOTARY PUBLIC, State at Large

My commission Expires:

October 4th, 1993

This instrument was prepared for recording purposes only by:

Patricia Russ
PATRICIA RUSS
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.)

State of Kentucky, County of Boone
JERRY W. ROUSE, Clerk of the Boone County Court, do certify that the foregoing Min was, on the 26 day of July 19 93 at 3:07 P.M, lodged in my office for record, and that it has been duly recorded in my said office, together with this and the certificate thereon endorsed.
Given under my hand this 26 day of July 19 93.

JERRY W. ROUSE, CLERK
By Jerry Rouse D.C.