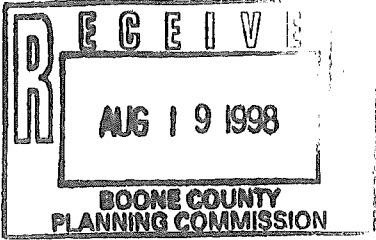


APPLICATION FORM



BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

(Check One)

1. Boone [x] Florence [] Walton [] Union []

(Check One)

2. Conditional Use Permit [] Variance [] Appeal []

[x] Change in Non-Conforming Use

3. Applicant's Name Fellowship of Believers

Phone Number (606) 371-9988 Fax No. (606) 283-6820

Applicant's Address 6800 Hazel Court

Florence KY 41042-1399

City State Zip

4. Description of Request: Replace church signs on end of building and near entrance with smaller, nicer signs on church property adjacent to I 71/75 and another near the entrance

5. Name of Development

6. Location of Development Property is off Highridge Avenue in Florence adjacent to I-75 and Hazel Court

7. Acreage Under Review 7.62

8. Lot Number and Name of Subdivision (if part of a subdivision)

N/A

9. Owner of Property Fellowship of Believers

Phone Number of Owner (606) 371-9988 10.

Address of Property Owner Florence KY 41042-1399

City State Zip

11. Proposed Use(s) on Site Church Services

12. Total Square Footage of Existing and/or Proposed Buildings Approx. 37,000

13. Current Zoning on Property SR-2

14. Deed Book 317 Page No. 290-293 Group No. 127-130, 92, 2034A

15. Is the site subject to a zone change? N/A

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

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: James Weaver

Property Owner's Signature: James Weaver

(over)

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 8-19-98 Fee Received 416.00 R# 17905
2. Is application complete? Yes No
3. Staff Reviewer Edward Columbus
4. Scheduled Board Action Date 9/9/98
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

APPLICANT: Fellowship of Believers

LOCATION: 6800 Hazel Court, Florence, Kentucky

ZONING: Suburban Residential Two (SR-2)

DATE: September 9, 1998

Proposal

The applicant is requesting a Change in Non-Conforming Use to allow the replacement of a building-mounted sign with a free standing monument sign along Interstate 75 at the site of the Fellowship of Believers Church. The existing building contained a pre-existing non-conforming building-mounted sign on the building facade facing Interstate 75. The sign has been removed to accommodate a building expansion toward the interstate. The applicant is permitted to place the non-conforming building-mounted sign on the addition, when construction is completed. The applicant, however, wishes to replace the non-conforming building-mounted sign with a smaller, monument sign, that is to be located near the interstate. The dimensions of the building-mounted sign are 7' x 25', totaling 175 square feet in area. The dimensions of the proposed monument sign are 5' x 20', totaling 100 square feet in area. There is an additional, existing monument sign at the church entrance, off of Highridge Avenue. This sign will be replaced with a smaller sign made of the same materials and of the same style as the proposed monument sign along Interstate 75. The church is permitted one free standing monument sign that does not exceed 32 square feet in area.

Conclusion

The Board of Adjustments and Zoning Appeals has the power to hear and render decisions on applications to permit a change from one non-conforming use to another. The Board shall not permit such a change unless the new non-conforming use is as equally or more compatible with permitted uses in the district in which it is located as the existing non-conforming use. The Board shall not allow any changed non-conforming use to be increased or enlarged, nor extended to occupy a greater area of land than was occupied by the original non-conforming use. In permitting such change, the Board may require appropriate conditions and safeguards in accordance with other provisions of this order.

The Board should review the applicant's request with regard to the compatibility of the proposed non-conforming use with the surrounding area compared to the existing non-conforming use and the surrounding area within this Suburban Residential Two (SR-2) zoning district. The Board shall not permit the increase or expansion of a non-conforming use and must determine if this proposed use is equally or more compatible with the district than the current and original non-conforming use.

It is Staffs' opinion that the request of the applicant for a Change in Non-Conforming Use to permit the replacement of a non-conforming building-mounted sign with a smaller, free standing monument sign is appropriate considering the following:

The proposed monument sign will have no impact on the surrounding residences along Highridge Avenue.

The proposed sign is smaller in size (42%) and will be less pronounced than if the building-mounted sign is erected on the new building facade.

Respectfully Submitted,

Edward Coleman
Planner

EC\par

Attachments

- Location Map
- Site Plan
- Proposed Sign



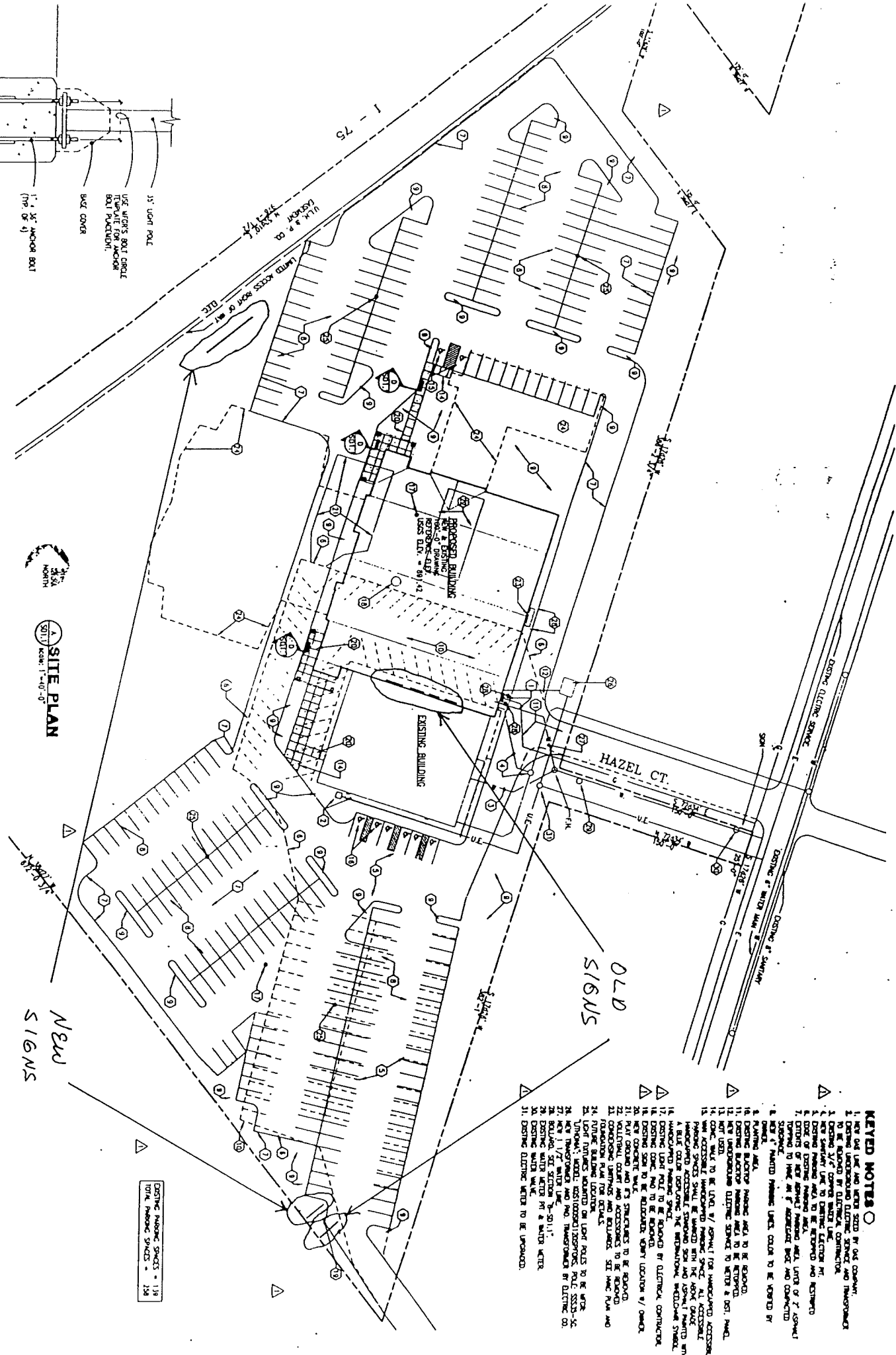
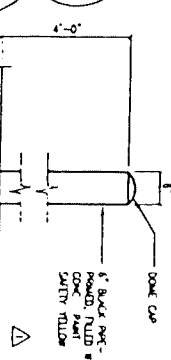
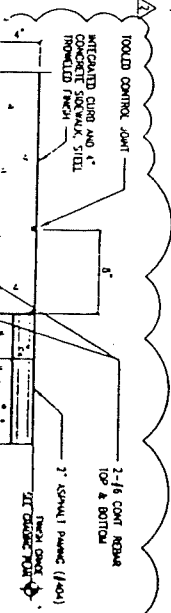
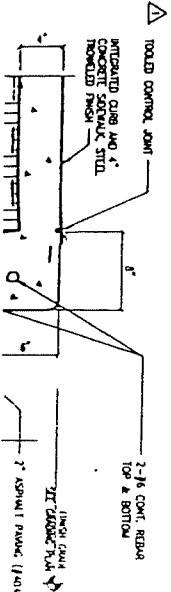
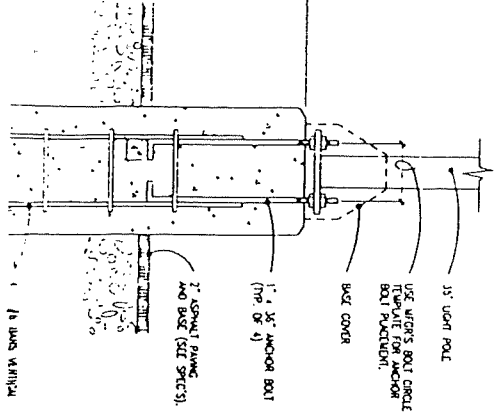
Fellowship of Believers

100 0 100 Feet



1 inch equals 100 feet
Produced by the
Boone County Planning Commission
GIS Services Division
September 4, 1998





SITE PLAN
SCALE: 1" = 40'-0"

EXISTING PAVING SHEETS - 119
TOTAL PAVING SHEETS - 124

- KEYED NOTES**
1. NEW DOME CAP AND WIRE SHALL BE INSTALLED BY THE CONTRACTOR.
 2. EXISTING UNDERGROUND UTILITIES SHALL BE RELOCATED BY THE ELECTRICAL CONTRACTOR.
 3. EXISTING UNDERGROUND UTILITIES SHALL BE RELOCATED BY THE ELECTRICAL CONTRACTOR.
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 30. EXISTING UNDERGROUND UTILITIES SHALL BE RELOCATED BY THE ELECTRICAL CONTRACTOR.
 31. EXISTING UNDERGROUND UTILITIES SHALL BE RELOCATED BY THE ELECTRICAL CONTRACTOR.

DESIGN

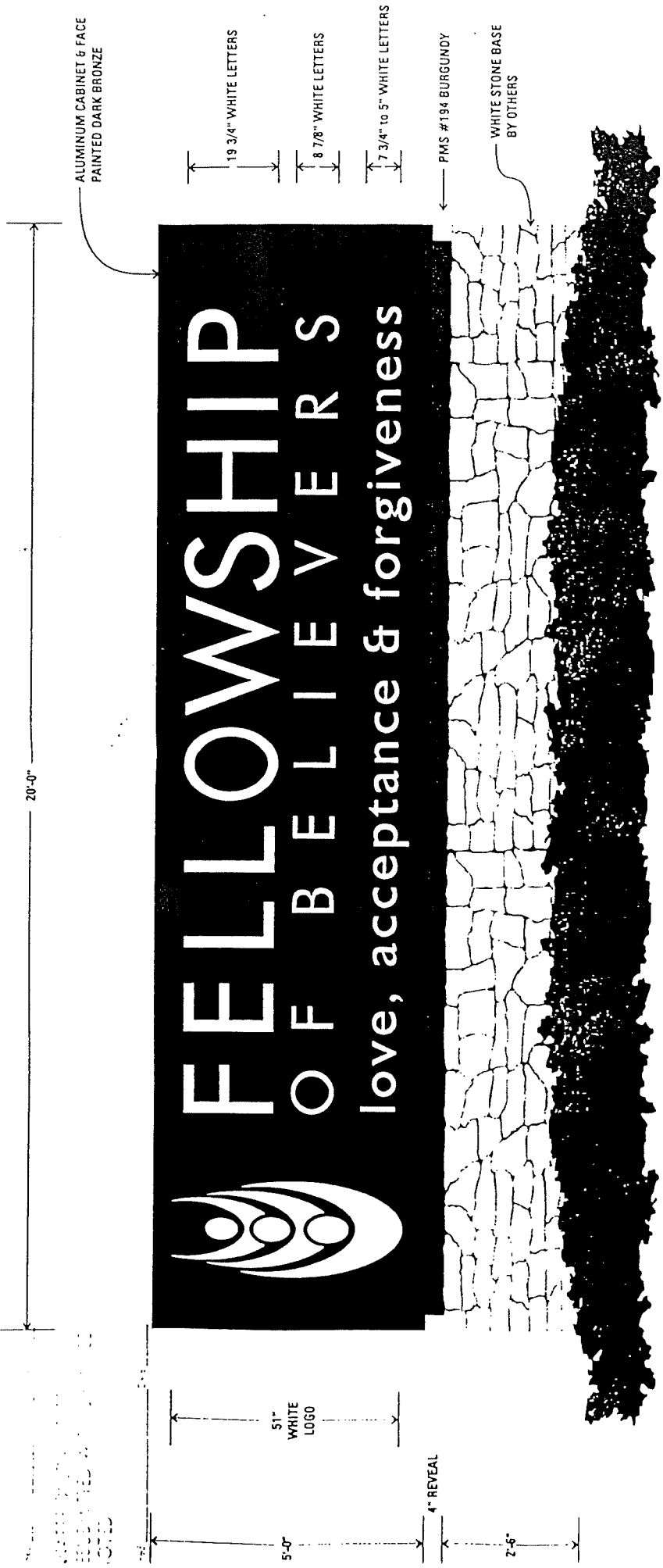
PERMITTED AS SUBMITTED

PERMITTED AS SUBMITTED

PERMITTED AS SUBMITTED

PERMITTED AS SUBMITTED

PERMITTED AS SUBMITTED



NOTES:
FABRICATE & INSTALL (1) DOUBLE FACED, INTERNALLY ILLUMINATED GROUND SIGN.
ALUMINUM FABRICATION WITH ROUTED ALUMINUM FACES BACKED WITH WHITE ACRYLIC.
SIGN TO BE INSTALLED ON STONE BASE (BASE BY OTHERS).

Sign at Interstate

6'-0"

8'-10"

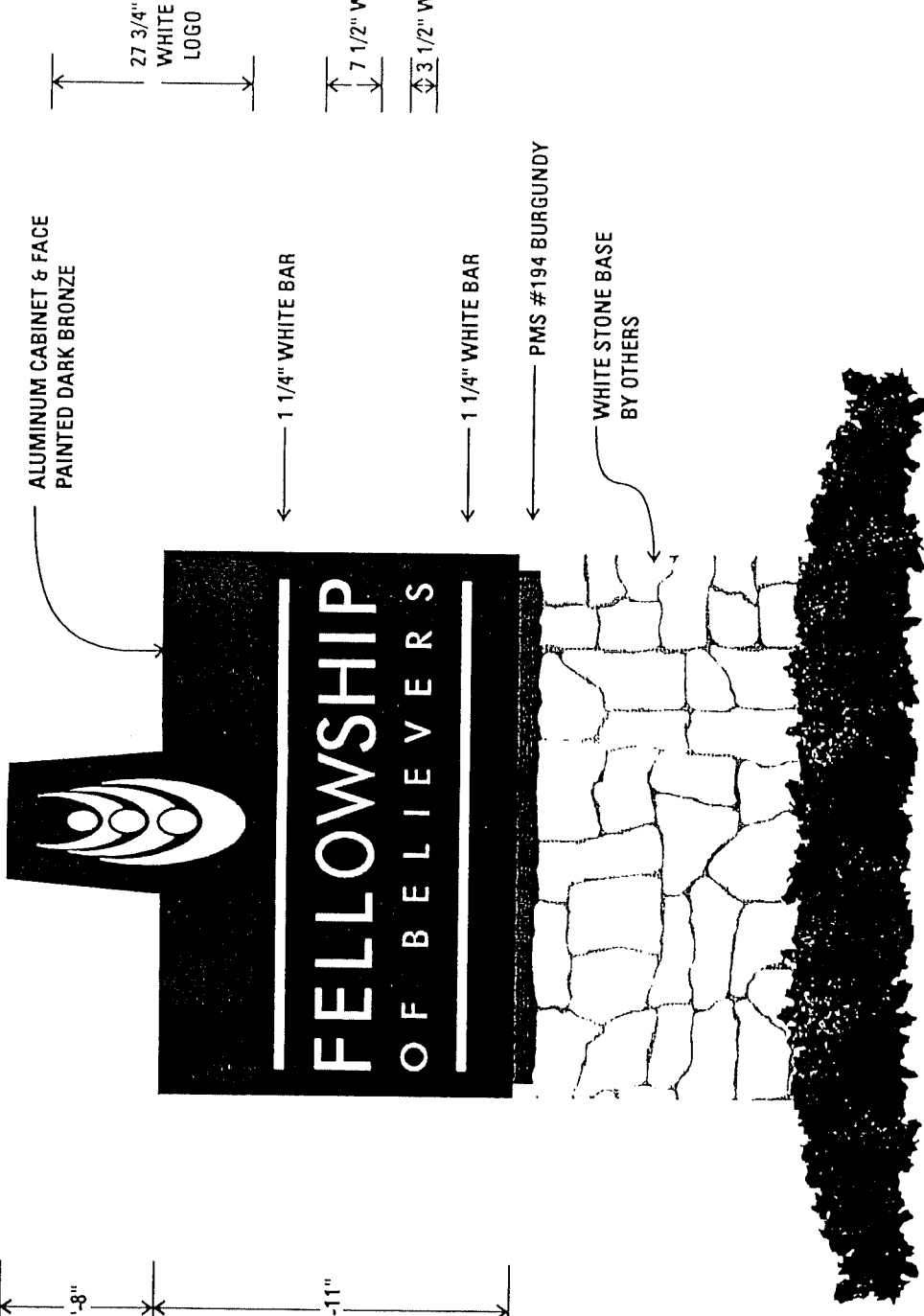
5'-7"

1'-3"

3'-11"

3" REVEAL

3'-0"



ALUMINUM CABINET & FACE
PAINTED DARK BRONZE

1 1/4" WHITE BAR

1 1/4" WHITE BAR

PMS #194 BURGUNDY

WHITE STONE BASE
BY OTHERS

27 3/4"
WHITE
LOGO

7 1/2" WHITE LETTERS

3 1/2" WHITE LETTERS

NOTES:
 FABRICATE & INSTALL (1) DOUBLE FACED, INTERNALLY ILLUMINATED GROUND SIGN.
 ALUMINUM FABRICATION WITH ROUTED ALUMINUM FACES BACKED WITH WHITE ACRYLIC.
 SIGN TO BE INSTALLED ON STONE BASE (BASE BY OTHERS).

Sig

COPY

CLUR # 98-FBOA-005-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Fellowship of Believers
6800 Hazel Court
Florence, Kentucky 41042

ADDRESS OF PROPERTY
6800 Hazel Court
Florence, Kentucky 41042

3. NAME OF SUBDIVISION OR
DEVELOPMENT (if applicable)
Fellowship of Believers

DEED BOOK: 317

PAGE NO.: 290/293

GROUP NO.: 2034A

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

Zoning Map Amendment:
From _____ to _____

Conditional Use Permit

Development Plan

Conditional Zoning

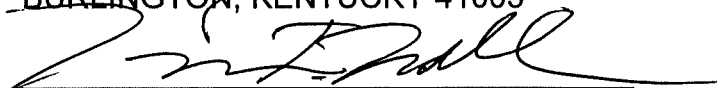
Subdivision Plat
(Not Recorded)

Other: Change in Non Conforming
Use

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



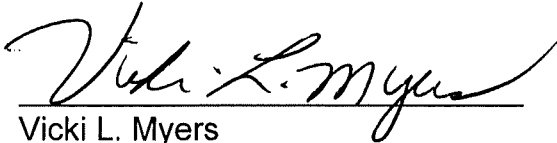
SIGNATURE OF COMPLETING OFFICIAL

Kevin T. Wall AICP/CDT Director of Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

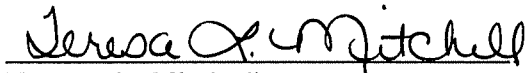
Subscribed, sworn to, and acknowledge before me by Kevin T. Wall, on behalf of the
Boone County Planning Commission this 7th day of October, 1998.



Vicki L. Myers
NOTARY PUBLIC, State at Large

My commission Expires:
April 17, 1999

This instrument was prepared for recording purposes only by:



Teresa L. Mitchell
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 Change in Non-Conforming Use approved by the Florence Board of Adjustments and in accordance with the current zoning in effect as of September 9 1998 Certificate of Land Use Restriction (# 98 FBOA -005-A), for Fellowship of Believers, Property Owners

The following conditions will apply: .

The approved Change in Non-Conforming Use as well as the preceding conditions apply to the property

described in: DEED BOOK 317

PAGE NO. 290/293

Group No. 2034A