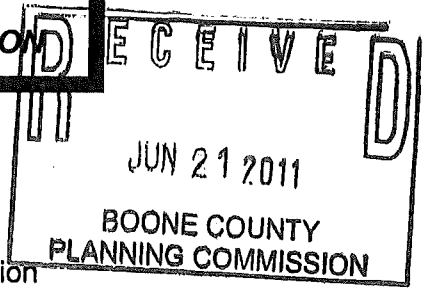


APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION



See Boone County Zoning Regulations SECTION A (To be completed by applicant)

- 1. (Check One) Boone [X] Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
2. (Check One) Conditional Use Permit [X] Variance \_\_\_\_\_ Appeal \_\_\_\_\_ Change in Non-Conforming Use \_\_\_\_\_
3. Applicant's Name ABC Signs Phone Number 513-241-8884 Fax No. 513 241-8978 Applicant's Address 38 W. McMicken Ave Cincinnati OH 45202
4. Description of Request: Square footage increase & number of signs permitted on building
5. Name of Development Zimmer Motors
6. Location of Development 1086 Burlington Pike Florence Ky 41042
7. Acreage Under Review
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Zimmer Motors Address of Property Owner 1086 Burlington Florence Ky 41042 Phone No. 859-625-1344
10. City State Zip
11. Proposed Use(s) on Site Business Car Dealership
12. Total Square Footage of Existing and/or Proposed Buildings
13. Current Zoning on Property C-3
14. Deed Book 991 Page No. 671 Group No. 2033A
15. Is the site subject to a zone change? 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.

ORIGINAL Property Owner's Signature: [Signature] (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

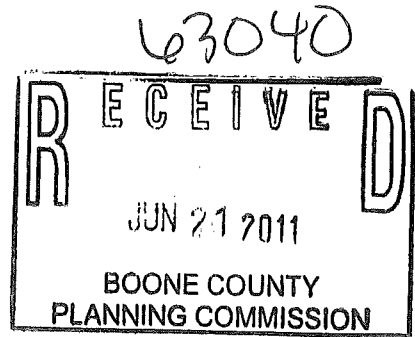
ORIGINAL Applicant's Signature: [Signature] (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**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 6/21/11 Fee Received 932.00 63040  
2. Is application complete? ✓ Yes ✓ No  
3. Staff Reviewer \_\_\_\_\_  
4. Scheduled Board Action Date \_\_\_\_\_  
5. Board Action:  
~~Approved~~ **Approved**  
7/13/11 **Approved with Conditions (See #6)**  
\_\_\_\_\_ **Denial (See #7)**  
6. Conditions of Approval: SEE 7/13/11 BC BOA Meeting  
MINUTE + C.L.U.R.  
\_\_\_\_\_  
\_\_\_\_\_  
7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page



**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: ABC Signs for Zimmer Motors

LOCATION: 1086 Burlington Pike, Boone County, Kentucky.

ZONING: Commercial Services (C-3)

DATE: July 13, 2011

### PROPOSAL

The applicant has submitted a Variance to allow additional building mounted signage on the front facade of the Zimmer Motors building. The proposal is to increase the permitted building mounted signage on the front facade from 314 square feet to 544.93 square feet.

### APPLICABLE REGULATIONS

Section 250 of the Boone County Zoning Regulations states that the Board of Adjustment shall have the power to hear and decide on applications for variances. A variance is defined as a departure from the dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

The Board should evaluate the request as it relates to the criteria necessary for granting variances as stated in Section 251 of the Boone County Zoning Regulations:

1. Before any variance is granted, the Board must find that the granting of the 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 nuisance to the public, and will not allow an unreasonable circumvention of the requirements contained in the zoning regulations.
  - A. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
  - B. The strict application of the provisions contained in the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
  - C. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
2. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Section 3413 of the Boone County Zoning Regulations states that a business establishment may be permitted building mounted signage for each building elevation directly on, or with high visibility from, any arterial, collector, or marginal access street, including areas of major internal traffic circulation of a development. The primary building elevation shall be permitted two square feet of sign area per lineal foot of building width for the elevation upon which it is mounted, or in multi-tenant buildings, the width of the portion of the building frontage occupied by an individual establishment. Any additional elevations shall be permitted one (1) square foot of sign area per lineal foot of width for the same elevation on which it is mounted. Under no circumstances shall any establishment be allowed more than three (3) elevations of building mounted signage. The square footage allotted for any one elevation may be divided into three (3) separate sign areas. For the purpose of this order, signs on awnings are considered in the total square footage of building mounted signage permitted for that elevation. Any copy area and/or illuminated areas on the awnings will be calculated for square footage.

### SITE CHARACTERISTICS

The approximate 5 acre car dealership site is located on the north side of KY 18. The property contains a 24,819 square foot showroom and service building which is currently being renovated, a 6,667 square foot body shop building, and 320 parking stalls. The site also contains a pre-existing non-conforming freestanding sign in the front yard. The sign is 35 feet tall and 150 square feet in area.

### SURROUNDING LAND USES AND ZONING

North: Square D Company (I-1)

South: KY 18, Single-Family Dwelling (C-2), State Farm Office (C-2), Bank of Kentucky (C-3)

East: Greenvew Baptist Church (C-3)

West: Square D Company (I-1)

### STAFF COMMENTS

1. Staff is concerned that the approval of the application could set a precedent for other similar requests in the future.
2. The Boone County Zoning Regulations permits 314 square feet of building mounted signage on the front elevation. This signage is permitted within three separate sign areas. The proposal exceeds code even when each of the six signs is measured as its own sign area.
3. Staff would like the applicant to explain if the Millennium dealer (Chrysler franchise which carries all four lines of vehicles) guidelines require the MOPAR Service sign to be displayed (see the attached letter from the applicant).
4. Staff recommends the following condition if the request is approved:
  - A. Building mounted signs shall not be permitted on the side or rear facades.

5. The Board needs to analyze the criteria for granting Variances before acting on the requests.

CONCLUSION

K.R.S. 100.241 and Section 250 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,

Todd K. Morgan, AICP  
Senior Planner, Zoning Services

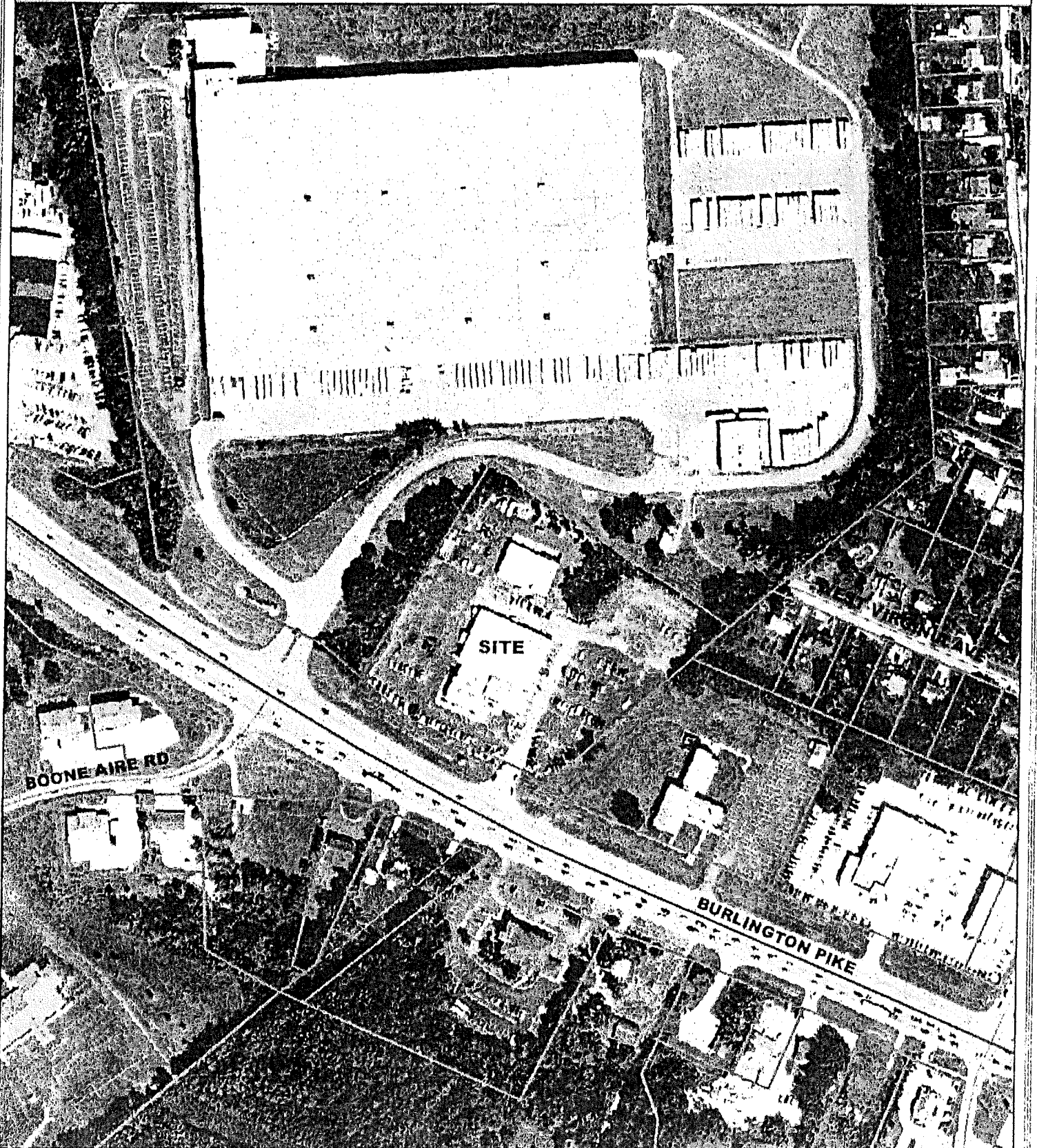
TKM/dw

Attachments

- \*2009 Aerial Map
- \*Zoning Map
- \*Front Elevation Drawings with Sign Area Dimensions
- \*Specifications of the 6 Building Mounted Signs
- \*Letter from the Applicant
- \*Site Plan
- \*Application

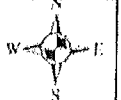
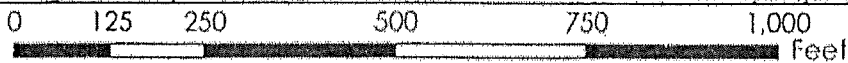
# 2009 AERIAL MAP

www.boonecountygis.com



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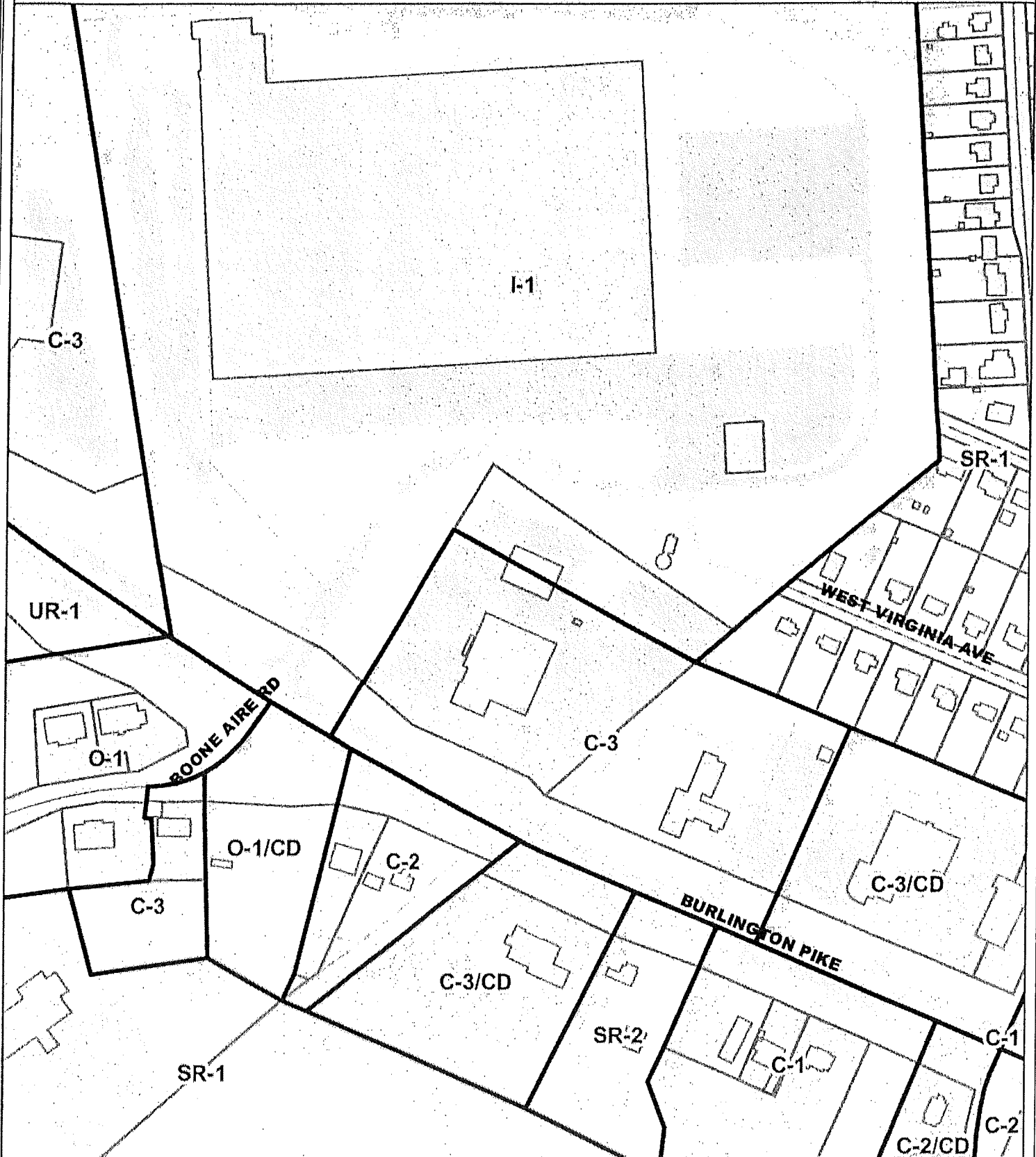
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Boone County GIS - Putting Northern Kentucky on the Map

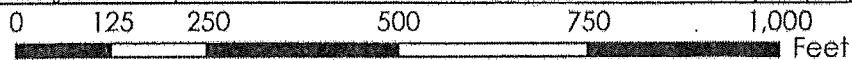
# ZONING MAP

www.boonecountygis.com

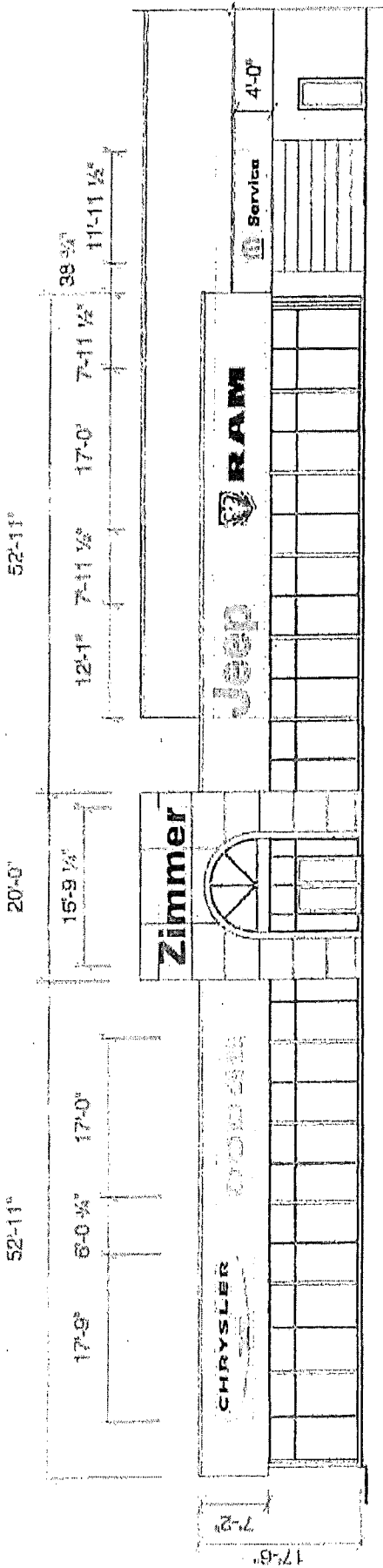


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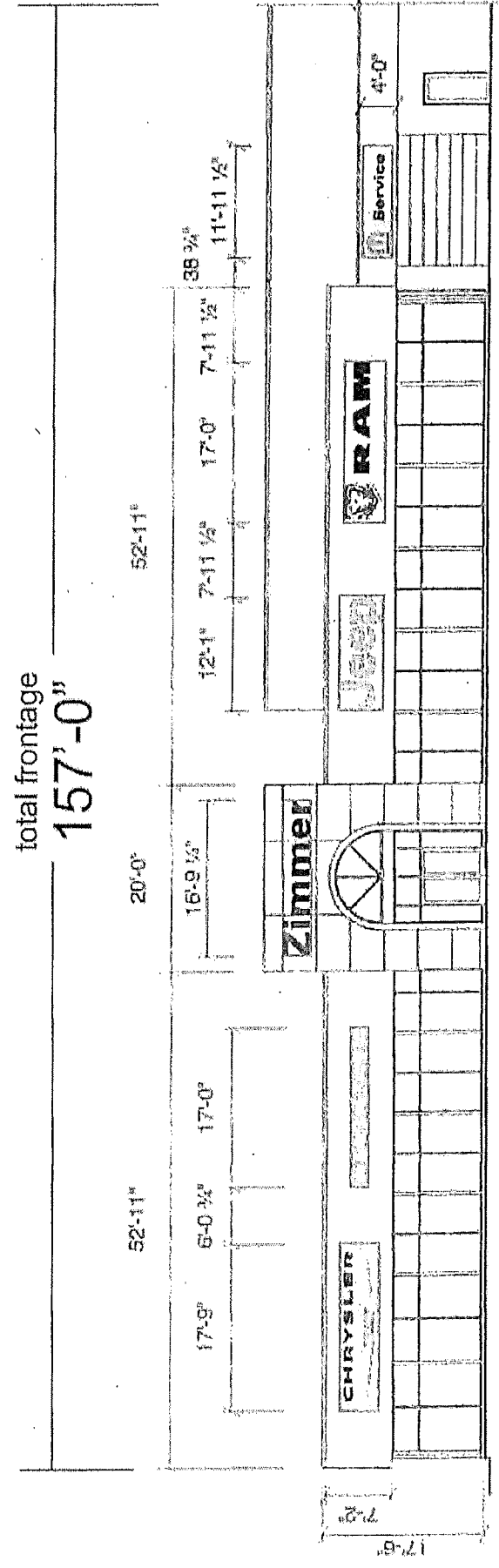


**Boone County GIS - Putting Northern Kentucky on the Map**



Total Building Mounted Signage  
Per Code Requirements  
3 Sign Areas

166.47 S.F.  
51.30 S.F.  
327.15 S.F.  
544.93 S.F.



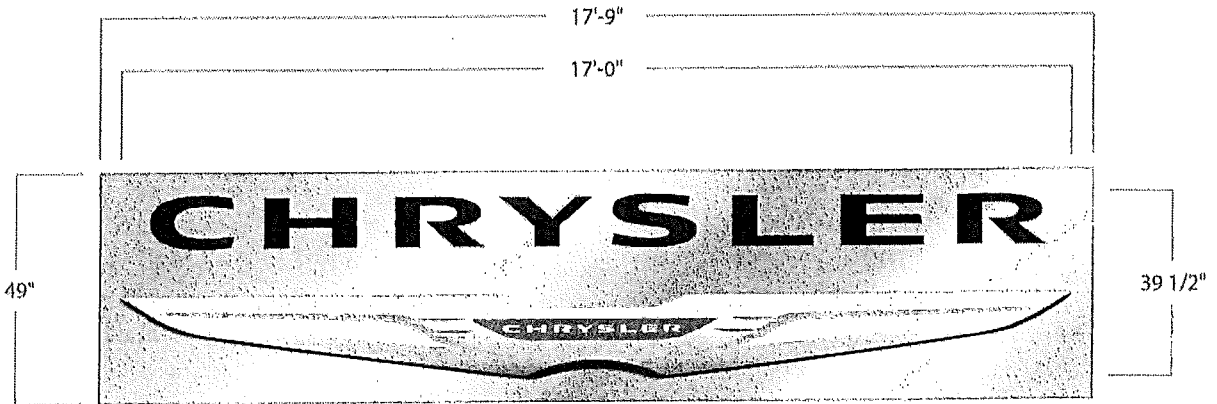
total frontage  
157'-0"

|                             |          |               |
|-----------------------------|----------|---------------|
| Square Footage of Chrysler: | 72.48    | sq.ft.        |
| Square Footage of Dodge:    | 30.5     | sq.ft.        |
| Square Footage of Jeep:     | 58.78    | sq.ft.        |
| Square Footage of Ram:      | █        | sq.ft.        |
| Square Footage of Zimmer:   | █        | sq.ft.        |
| Square Footage of Mopar:    | 35.13    | sq.ft.        |
| <b>Total Square Footage</b> | <b>█</b> | <b>Sq.ft.</b> |

76.15 Total Building Mounted Signage  
50.3 Using 6 Sign Areas

323.37

**17 SERIES CHRYSLER  
WALL BADGE**



**17 SERIES CHRYSLER**

**Square Footage**

72.48 ft<sup>2</sup>

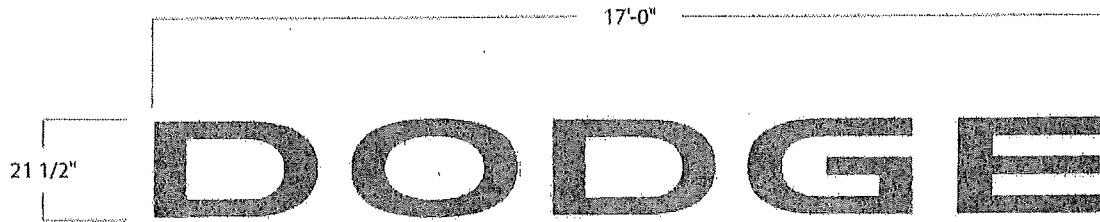
**Manufacturing Details**

- Aluminum cabinet and face, 5" total depth, painted silver
- Clear acrylic wing pushed thru cabinet face w/ 1st surface print
- Clear acrylic "CHRYSLER" letters pushed thru cabinet face w/ 1st surface black vinyl
- Fluorescent Internal illumination
- (12) F72T12 / Daylight / High Output Fluorescent Lamps
- (2) EESB-1048-26L, 5.0 amps at 120V Advance Ballasts

**Colors**

- Black  Process Black
- Blue  PMS 287
- Silver

**17 SERIES DODGE  
WALL BADGE**



**17 SERIES DODGE**

---


**Square Footage**

- 30.5 ft<sup>2</sup>

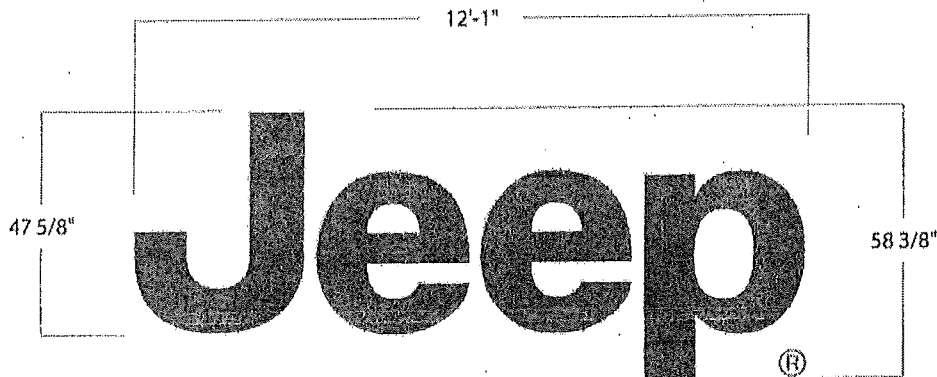
**Manufacturing Details**

- 5" deep aluminum cabinets, silver returns
- White acrylic faces w/ 1st surface red vinyl leaving 1/8" white perimeter
- LED Internal Illumination, Agilight TuffRayz LED s
- 1-60 W - 0.63 amps Advance Ballast

**Colors**

- Red  PMS 485
- White
- Silver

**17 SERIES JEEP  
WALL BADGE**



**17 SERIES JEEP**

---

**Square Footage**

58.78 ft<sup>2</sup>

**Manufacturing Details**

5" deep aluminum cabinets, silver returns

White acrylic faces w/ 1st surface green vinyl leaving 1/8" white perimeter

LED internal illumination, Agilight TuffRayz LEDs

2-60 W - 1.26 amps Advance Ballast

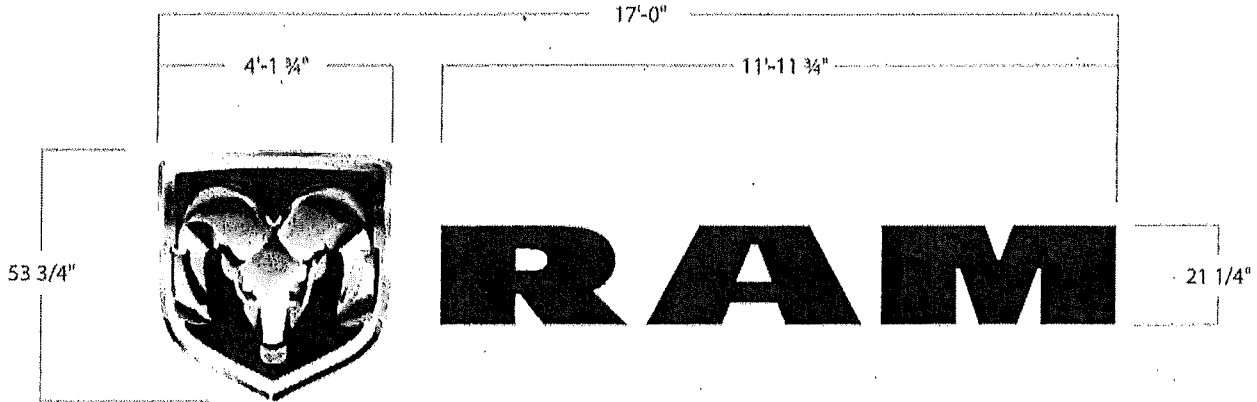
**Colors**

Green  PMS 371

White

Silver

**17 SERIES RAM  
WALL BADGE**



*76.15 Sq. Feet*

**17 SERIES RAM BADGE**

**Square Footage**

18.6 ft<sup>2</sup>

**Manufacturing Details**

- 5" deep aluminum cabinets, silver returns
- Formed prismatic acrylic face w/ 1st surface mirror finish & 2nd surface vinyl details
- LED internal illumination

**Colors**

Black ■ Process Black  
Silver

**17 SERIES RAM LETTERS**

**Square Footage**

21.2 ft<sup>2</sup>

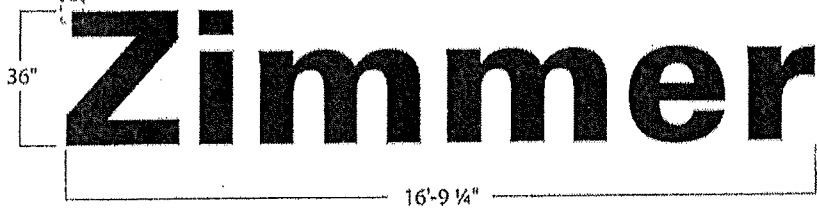
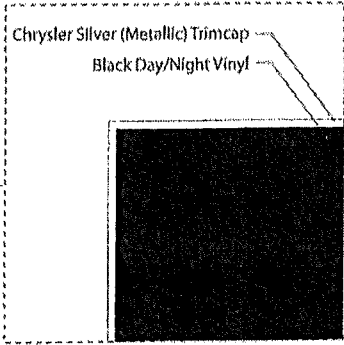
**Manufacturing Details**

- 5" deep aluminum cabinets, silver returns
- White acrylic faces w/ 1st surface black perforated vinyl leaving 1/8" white perimeter
- LED internal illumination

**Colors**

Black ■ Process Black  
Silver

**36" DEALER NAME  
LETTERS**



**36" LETTERSET**

**Square Footage**

~~57.2~~ 50.3 FE<sup>2</sup>

**Usage**

- Chrysler and Jeep Only Dealerships
- Any combination of Chrysler, Dodge, Jeep and Ram

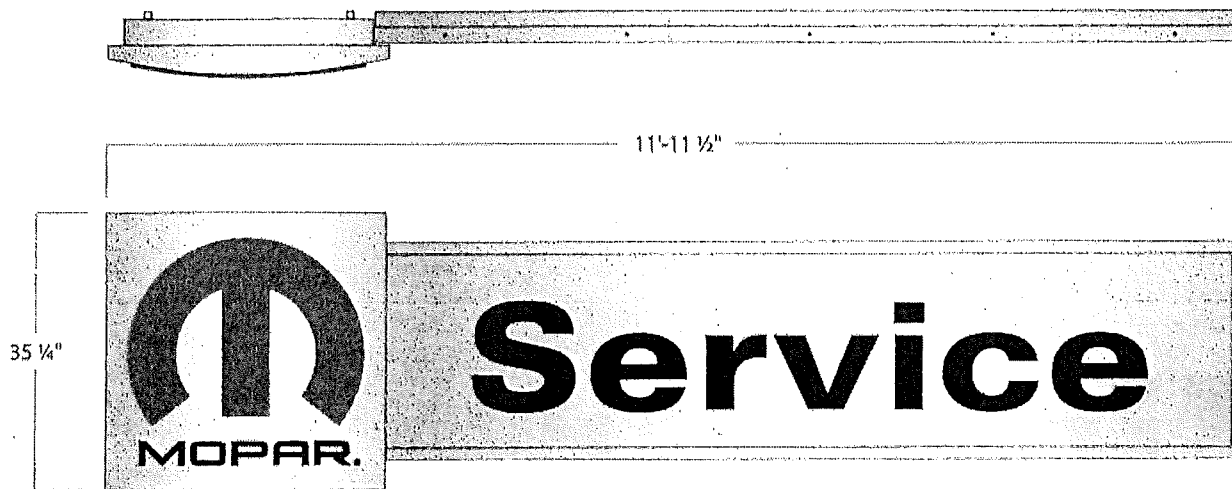
**Description**

- Construction: Channel Letters w/ Plex. Face
- Color: Black 

**Electrical**

- LED Illumination

**36" SP CONFIGURATION SERVICE**



*35.13 Sq. Feet*

**36" MOPAR SQUARE**

**Square Footage**

☐ 8.63 ft<sup>2</sup>

**Manufacturing Details**

- ☐ Painted aluminum sign cabinet
- ☐ Halo lighted clear acrylic logos with 1st surface vinyl decoration pushed through painted aluminum sign face

**Electrical Requirements**

- ☐ Fluorescent internal illumination (3) F30 / T8 / Daylight / Lamps
- ☐ (1) Lighting component EESB-424-13L Electronic Ballast

**Colors**

- ☐ Black  Process Black
- ☐ Blue  PMS 287
- ☐ Silver

**28" SERVICE PANEL**

**Square Footage**

☐ 21.0 ft<sup>2</sup>

**Manufacturing Details**

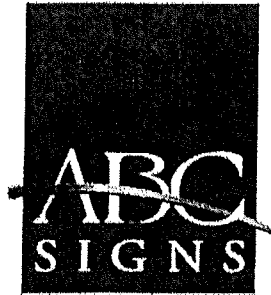
- ☐ Painted aluminum sign cabinet
- ☐ Halo lighted clear acrylic logos with 1st surface vinyl decoration pushed through painted aluminum sign face

**Electrical Requirements**

- ☐ Fluorescent internal illumination (12) T8 / Daylight / Lamps
- ☐ (1) Fullham workhorse electronic ballast

**Colors**

- ☐ Black  Process Black
- ☐ Silver



June 20, 2011

Todd K. Morgan, AICP  
Boone County Planning Commission  
2950 Washington St.  
Burlington, KY 41005

ATTN: Board of Adjustment & Zoning Appeals

RE: Zimmer Motors  
1086 Burlington Pike

Dear Todd:

Zimmer Motors is respectfully requesting a variance (Section 3413) to allow an increase to the square footage and number of building signs permitted. Zimmer has been through an ordeal that would have caused most businesses to close their doors. In May 2009, we received notification that our franchise agreement was terminated due to Chrysler Corporation filing bankruptcy. As a result, we no longer had a license to use the registered trademarks associated with Chrysler & Jeep brands and had to remove all signage, this led to replacement of the faces in the existing pylon sign at our own expense. In January 2010, the United States Congress passed a law giving dealers terminated by the bankruptcies the right to binding arbitration. We exercised that right in early May of 2010 attending a three day hearing in Louisville, Kentucky. In June 2010, we heard the news that Zimmer was victorious in our arbitration and that our Chrysler and Jeep franchise was to be reinstated.

In July 2010 the third generation of ownership, Catherine, John and Rich Zimmer requested a meeting with the Great Lakes Business Center manager (John Plecha) about the addition of the Dodge and Ram franchises. Mr. Plecha agreed that Zimmer would be an excellent candidate for a Millennium dealer (a Chrysler franchise who carries all four lines). From June 2009 until October 2010 Zimmer operated as an independent Sales, Service and Collision Center. As you can imagine it was extremely difficult to shift gears and downsize the business to one of appropriate size for the depressed economic conditions. We held fast, continuing to offer our clients exceptional service and value for their money and thankfully they continued to support us. October 2010 Zimmer began retailing new Chrysler and Jeep vehicles and signed an agreement stating that Zimmer would make the necessary facility changes to comply with Chrysler requirements for a Millennium dealer. Construction began in April and if the weather holds out is slated for completion in early July.

Zimmer has been the only dealer in the district to not carry the Dodge and Ram lines. Unfortunately this has proven to be a disadvantage and resulted in loss of sales. Chrysler routinely calls customers after a purchase to inquire as to their satisfaction with the product

and the dealer. Results indicate the main reason consumers purchased their vehicle somewhere other than Zimmer is Zimmer did not have the Dodge or Ram products.

One of the Millennium conditions is new signage for Chrysler, Jeep, Dodge and Ram. All surrounding metro dealers are required to have this new signage. Many local competitors (Jeff Wyler, Ft. Thomas and Jeff Wyler, Batavia) already have them installed. By not being compliant with the new signage requirement we would lose the newly acquired Dodge and Ram franchises which would create a great hardship on our business.

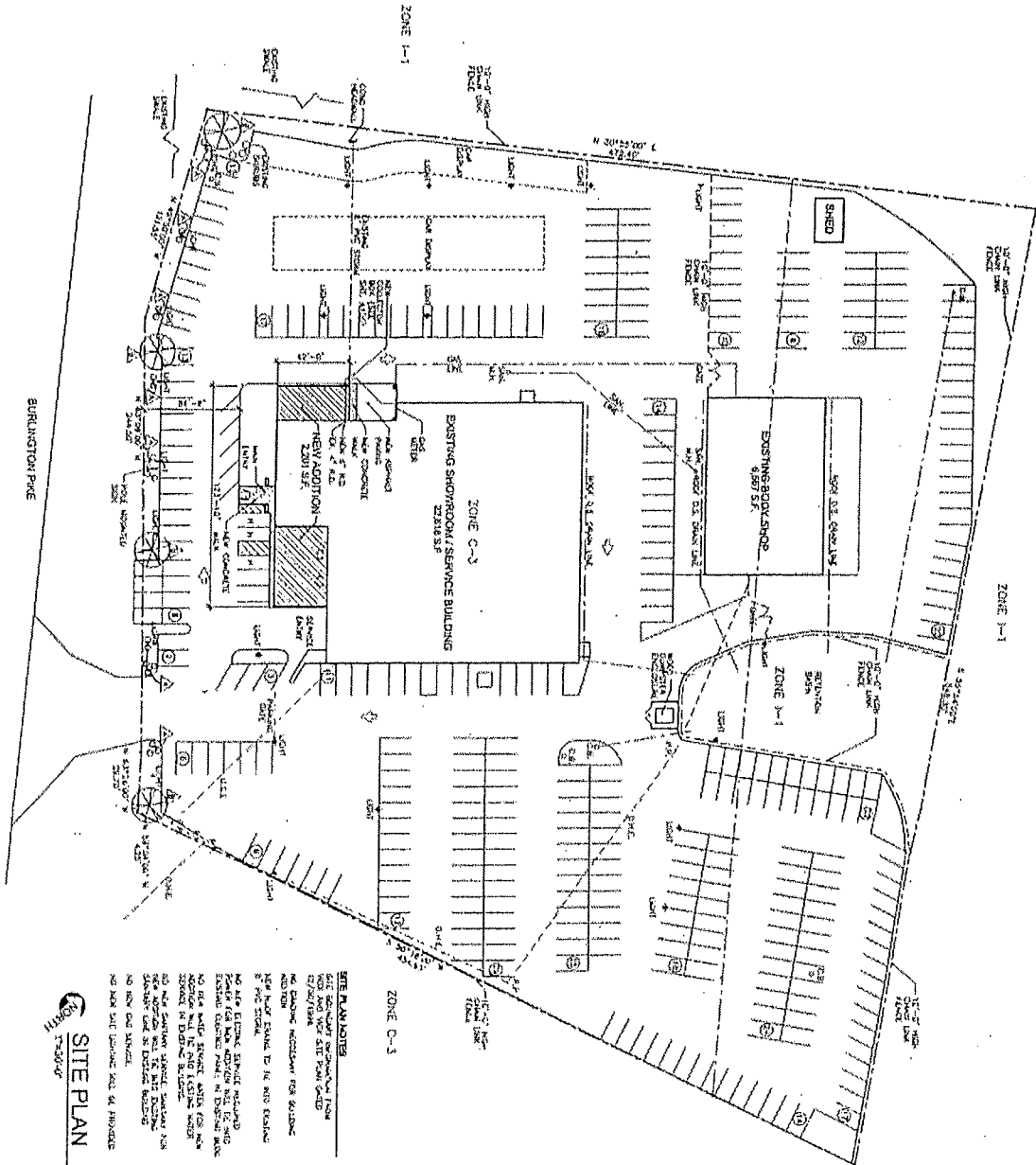
Boone County requirements (Section 3413) state that we are permitted two times the linear frontage of our building which measures 157' allowing them 314' of signage. The code also requires the signs be boxed into rectangles of which they are allowed three. With the Zimmer name being on a raised wall by itself it would count as one rectangle. Chrysler and Dodge boxed would be the second and Jeep, Ram and Service would be the third. If permitted to box each sign by itself the square footage would calculate to 321 square feet only 7 square feet over what is permitted. If required to maintain the three rectangles the square footage would be 544 square feet.

Granting this variance will not alter the essential character of the general vicinity, cause a hazard or nuisance to the public nor adversely affect the public health, safety or welfare of the area. It will allow Zimmer to continue rebuilding our business, like the proverbial phoenix rising from the ash. We feel great excitement for the future of our business and clientele which in turn can only benefit Boone County's growth.

Thank you for your time and consideration in this matter.

Sincerely,

Mrs. Teri Cantor  
ABC Signs  
38 W. McMicken Ave.  
Cincinnati, OH 45202  
513-241-8884



**SITE PLAN**

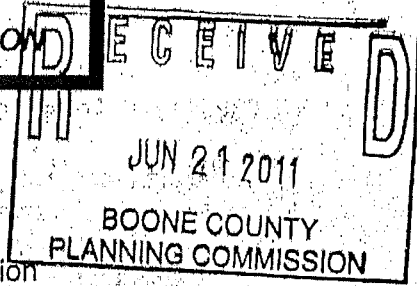
**NOTE: PLANNING DEPARTMENT**  
 ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT.  
 ALL EXISTING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT.  
 ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT.  
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 ALL EXISTING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT.

| ITEM | DESCRIPTION                          | QUANTITY | UNIT |
|------|--------------------------------------|----------|------|
| 1    | EXISTING SHOWROOM / SERVICE BUILDING | 4,587    | SF   |
| 2    | NEW ADDITION                         | 2,200    | SF   |
| 3    | EXISTING SHOWROOM                    | 4,587    | SF   |
| 4    | EXISTING SERVICE BAY                 | 1        | SF   |
| 5    | EXISTING SERVICE BAY                 | 1        | SF   |
| 6    | EXISTING SERVICE BAY                 | 1        | SF   |
| 7    | EXISTING SERVICE BAY                 | 1        | SF   |
| 8    | EXISTING SERVICE BAY                 | 1        | SF   |
| 9    | EXISTING SERVICE BAY                 | 1        | SF   |
| 10   | EXISTING SERVICE BAY                 | 1        | SF   |
| 11   | EXISTING SERVICE BAY                 | 1        | SF   |
| 12   | EXISTING SERVICE BAY                 | 1        | SF   |
| 13   | EXISTING SERVICE BAY                 | 1        | SF   |
| 14   | EXISTING SERVICE BAY                 | 1        | SF   |
| 15   | EXISTING SERVICE BAY                 | 1        | SF   |
| 16   | EXISTING SERVICE BAY                 | 1        | SF   |
| 17   | EXISTING SERVICE BAY                 | 1        | SF   |
| 18   | EXISTING SERVICE BAY                 | 1        | SF   |
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| 72   | EXISTING SERVICE BAY                 | 1        | SF   |
| 73   | EXISTING SERVICE BAY                 | 1        | SF   |
| 74   | EXISTING SERVICE BAY                 | 1        | SF   |
| 75   | EXISTING SERVICE BAY                 | 1        | SF   |
| 76   | EXISTING SERVICE BAY                 | 1        | SF   |
| 77   | EXISTING SERVICE BAY                 | 1        | SF   |
| 78   | EXISTING SERVICE BAY                 | 1        | SF   |
| 79   | EXISTING SERVICE BAY                 | 1        | SF   |
| 80   | EXISTING SERVICE BAY                 | 1        | SF   |
| 81   | EXISTING SERVICE BAY                 | 1        | SF   |
| 82   | EXISTING SERVICE BAY                 | 1        | SF   |
| 83   | EXISTING SERVICE BAY                 | 1        | SF   |
| 84   | EXISTING SERVICE BAY                 | 1        | SF   |
| 85   | EXISTING SERVICE BAY                 | 1        | SF   |
| 86   | EXISTING SERVICE BAY                 | 1        | SF   |
| 87   | EXISTING SERVICE BAY                 | 1        | SF   |
| 88   | EXISTING SERVICE BAY                 | 1        | SF   |
| 89   | EXISTING SERVICE BAY                 | 1        | SF   |
| 90   | EXISTING SERVICE BAY                 | 1        | SF   |
| 91   | EXISTING SERVICE BAY                 | 1        | SF   |
| 92   | EXISTING SERVICE BAY                 | 1        | SF   |
| 93   | EXISTING SERVICE BAY                 | 1        | SF   |
| 94   | EXISTING SERVICE BAY                 | 1        | SF   |
| 95   | EXISTING SERVICE BAY                 | 1        | SF   |
| 96   | EXISTING SERVICE BAY                 | 1        | SF   |
| 97   | EXISTING SERVICE BAY                 | 1        | SF   |
| 98   | EXISTING SERVICE BAY                 | 1        | SF   |
| 99   | EXISTING SERVICE BAY                 | 1        | SF   |
| 100  | EXISTING SERVICE BAY                 | 1        | SF   |

|                                                                                                                       |              |                                              |                                                  |  |
|-----------------------------------------------------------------------------------------------------------------------|--------------|----------------------------------------------|--------------------------------------------------|--|
| <p>NEW ADDITION / REMODEL</p> <p><b>ZIMMER MOTORS</b></p> <p>1086 BURLINGTON PIKE</p> <p>FLORENCE, KENTUCKY 41042</p> | <p>STAMP</p> | <p><b>D</b> Daniel L. Rich<br/>Architect</p> | <p><b>B.L. SPILLE</b><br/>CONSTRUCTION, INC.</p> |  |
|                                                                                                                       |              |                                              |                                                  |  |

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)
- Boone \_\_\_\_\_ Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
  - \_\_\_\_\_ Conditional Use Permit  Variance \_\_\_\_\_ Appeal \_\_\_\_\_  
\_\_\_\_\_ Change in Non-Conforming Use
  - Applicant's Name ABC Signs  
Phone Number 513-241-8884 Fax No. 513-241-8978  
Applicant's Address 38 W Mcmicken Ave  
Cincinnati OH 45202  
City State Zip
  - Description of Request: Square footage increase & number  
of signs permitted on building
  - Name of Development Zimmer Motors
  - Location of Development 10816 Burlington Pike  
Florence Ky 41042
  - Acreage Under Review \_\_\_\_\_
  - Lot Number and Name of Subdivision (if part of a subdivision) \_\_\_\_\_
  - Owner of Property Zimmer Motors  
Address of Property Owner 10816 Burlington Phone No. 859-625-1344  
Florence Ky 41042  
City State Zip
  - Proposed Use(s) on Site Business Car Dealership
  - Total Square Footage of Existing and/or Proposed Buildings \_\_\_\_\_
  - Current Zoning on Property C-3
  - Deed Book 991 Page No. 671 Group No. 2033A
  - Is the site subject to a zone change? \_\_\_\_\_  
If yes, give date of approval \_\_\_\_\_
  - Have you submitted a Site Plan with this request? Yes
  - Have you submitted a list of adjoining property owners with this request? \_\_\_\_\_
  - I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: [Signature]  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature]  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

COPY

CLUR #11-BCBOA-006-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Zimmer Motors  
1086 Burlington Pike  
Florence, KY 41042

2. ADDRESS OF PROPERTY

1086 Burlington Pike  
Florence, KY 41042

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Zimmer Motors

4. DEED BOOK 991

PAGE NO. 671

GROUP NO. 2033A

5. 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:

Variance

6. 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  
2950 WASHINGTON STREET, ROOM 317  
P.O. BOX 958  
BURLINGTON, KENTUCKY 41005

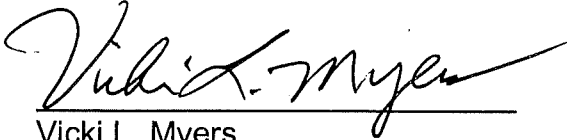
Todd K. Morgan  
SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, AICP, Senior Planner  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

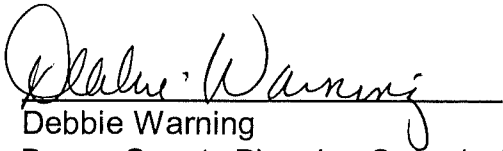
Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the  
Boone County Planning Commission this 19 day of July, 2011.



Vicki L. Myers  
Notary ID 438411  
NOTARY PUBLIC, State at Large

My commission Expires:  
April 17, 2015

This instrument was prepared for recording purposes only by:



Debbie Warning  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
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 Variance approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of July 13, 2011 Certificate of Land Use Restriction (#11-BCBOA-006-A), for Zimmer Motors, Property Owner(s).

The following conditions will apply:

- 1) The approval is based on the submitted elevation drawing. Additional signs shall not be added in the three sign areas.
- 2) Building mounted signs shall not be permitted on the side or rear facades.

The approved Variance as well as the preceding conditions apply to the property described in:

DEED BOOK 991

PAGE NO. 671

GROUP NO. 2033A