

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

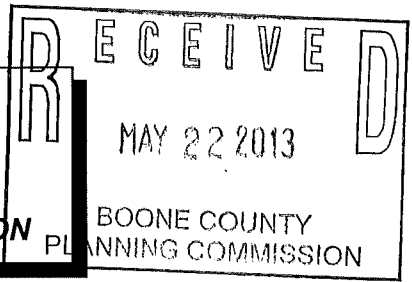
- 1. (Check One) X Boone Florence Walton Union
2. (Check One) Conditional Use Permit 3 x Variance Appeal
3. Applicant's Name Glaus, Pyle, Schomer, Burns & DeHaven, Inc., DBA GPD Group - Contact: Adam Macke
Applicant's Address 520 S. Main Street, Suite 2531
4. Description of Request: Request an increase in allowable Menu Board signage height.
5. Name of Development TACO BELL
6. Location of Development Mt. Zion Road (Between I-71/I-75 and Sam Neace Dr.) Boone County, KY
7. Acreage Under Review 0.818
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Toebben LTD
10. Address of Property Owner 541 Buttermilk Pike, Suite 104
11. Proposed Use(s) on Site Taco Bell Restaurant
12. Total Square Footage of Existing and/or Proposed Buildings Proposed 1,800 SF
13. Current Zoning on Property C-3
14. Deed Book 448 Page No. 93 Group No. 2049 B
15. Is the site subject to a zone change? No
16. Have you submitted a Site Plan with this request? Yes, see attached.
17. Have you submitted a list of adjoining property owners with this request? Yes, see attached.
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: (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: SEE ATTACHED APPLICATION (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION



FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

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 3 Variance \_\_\_\_\_ Appeal \_\_\_\_\_ Change in Non-Conforming Use \_\_\_\_\_
3. Applicant's Name Glaus, Pyle, Schomer, Burns & DeHaven, Inc., DBA GPD Group - Contact: Adam Macke
Applicant's Address 520 S. Main Street, Suite 2531
Akron OH 44311
City State Zip
Phone Number 330-572-2157 Fax No. 330-572-2101 E-Mail AMacke@gpdgroup.com
4. Description of Request: Request an increase in allowable Menu Board signage height. Also, request increase of wall signage square footage.
5. Name of Development \_\_\_\_\_
6. Location of Development Mt. Zion Road (Between I-71/I-75 and Sam Neace Dr.) Boone County, KY
7. Acreage Under Review 0.9145 Ac.
8. Lot Number and Name of Subdivision (if part of a subdivision)
Parcel Number: 074.00-00-065.00
9. Owner of Property Toebben LTD
Address of Property Owner 541 Buttermilk Pike, Suite 104
10. Ft. Mitchell KY 41017
City State Zip
Phone Number N/A Fax No. N/A E-Mail N/A
11. Proposed Use(s) on Site Taco Bell Restaurant
12. Total Square Footage of Existing and/or Proposed Buildings Proposed 1,800 SF
13. Current Zoning on Property C-3
14. Deed Book 448 Page No. 93 Group No.
15. Is the site subject to a zone change? No
If yes, give date of approval N/A
16. Have you submitted a Site Plan with this request? Yes, see attached.
17. Have you submitted a list of adjoining property owners with this request? Yes, see attached.
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: (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's 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 5/22/13 Fee Received <sup>\$</sup>2,300.00 Receipt # 006919
2. Is application complete?  Yes  No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
6/12/13 **Approved**  
**Approved with Conditions** (See #6)  
**Denial** (See #7)
6. Conditions of Approval: SEE 6/12/13 Meeting  
MINUTES + 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@boonecountky.org - E-mail  
[www.boonecountky.org](http://www.boonecountky.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: Glaus, Pyle, Schomer, Burns, DeHaven, Inc./ DBA GPD Group

LOCATION: Future 0.9145 Acre Tract Located on the North Side of Mt. Zion Road Between 400 and 430 Mt. Zion Road, Boone County, Kentucky

ZONING: Commercial Services (C-3)

DATE: June 12, 2013

### PROPOSAL

The applicant has submitted the following Variance requests:

1. Increase the permitted building mounted signage on the front facade of the building from 56.4 square feet to 292 square feet.
2. Increase the permitted building mounted signage on the east side of the building from 72.96 square feet to 391 square feet.
3. Increase the permitted height of a menu board from 6 feet to feet to 8'-8.365".

### APPLICABLE REGULATIONS

Section 250 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals 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 requests as they relate to the Variance criteria as listed 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 3403 of the Boone County Zoning Regulations states the surface area of a sign shall be computed as including the entire area serving as written or graphic advertisement within a regular, geometric form comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not used for advertising matter shall not be included in computation of surface area. Where a sign has two (2) display faces back to back, the area of only one (1) face shall be considered the sign area, provided the two (2) sign faces are not visible from one location therefore constituting two (2) signs.

Section 3413 (1) 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.

Section 3413 (3) of the Boone County Zoning Regulations states that drive-through establishments which have a pick-up window will be permitted to have one (1) drive-through sign or menu-board adjoining the drive-through lane. The menu-board shall not exceed six (6) feet in height and forty-eight (48) square feet in size if the sign is free-standing and forty-eight (48) square feet in size if the sign is mounted to the building.

Section 4000 of the Boone County Zoning Regulations defines a sign as a device designed to promote and identify an establishment or activity by any means including but not limited to words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.

#### SITE CHARACTERISTICS

The future 0.91 acre lot is located on the north side of Mt. Zion Road, between the Sunoco gasoline station and convenience store and PNC Bank. The property is undeveloped, except for the shared right-in/right-out curb cut that currently provides access to PNC Bank. The rear of the site also has frontage along a shared driveway that connects to Sam Neace Drive. The topography of the parcel is relatively flat and there are no existing trees or shrubs.

#### SURROUNDING LAND USES AND ZONING

North: Shared Driveway and Undeveloped Land (C-3 & I-1)

South: Mt. Zion Road, Speedway, Richwood Tire and Auto Service, Multi-Tenant Building with Hair Salon (C-3)

East: PNC Bank (C-3)

West: Sunoco Gas Station and Convenience Store and Subway (C-3)

STAFF COMMENTS

1. The menu board that is proposed is 8'-8.365" tall and 56.29 square feet in area. The applicant has not applied for a dimensional Variance to increase the permitted sign area above 48 square feet. Another Variance application will need to be submitted before the Board could act on a dimensional Variance for the square footage of the menu board. Staff recommends tabling the height Variance for the menu board until the July 10<sup>th</sup> Boone County Board of Adjustment meeting so the square footage Variance can be addressed at the same time.

2. On October 12, 2011, Boone County Board of Adjustment approved Variance applications for the Taco Bell Restaurant in Hebron. The first request allowed the height of a menu board to be increased from 6' to 8.7' (8'-8.365"). The second Variance increased the permitted area of the menu board from 48 square feet to 56.29 square feet. The Board imposed the following conditions on the approval:

- A. The sign shall be constructed as presented.
- B. The arch and bell shall not be removed to display additional menu items.

3. The applicant informed Staff that Taco Bell is waiting for action on the building mounted signage Variances before submitting Site Plans for construction. The Board of Adjustment action on these Variances will determine what building prototype is used on the subject site.

Staff took some pictures of the Taco Bell restaurant in Hebron for comparison purposes. The Taco Bell in Hebron is an older building prototype. Boone County Planning Commission issued Site Plan approval for this restaurant on December 2, 2011. The building mounted sign package on this building complied with code.

4. Staff has the following concerns regarding the building mounted signage requests:

- A. The proposed Variances are large. The building mounted signage on the front facade exceeds code by 235.6 square feet and the building mounted signage on the eastern side facade exceeds code by 318.04 square feet.
- B. Although the LED tubes and slats are an innovative concept, Staff is concerned that the amount of building mounted signage could set a precedent for similar requests in the future.

5. Staff recommends the following condition if the building mounted sign Variances are approved:

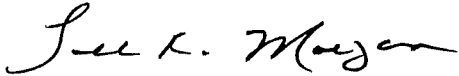
- A. The building mounted signage on the front and eastern side facades shall be installed as presented. Additional signage shall not be permitted.

6. The Board needs to analyze the Variance criteria before acting on the requests.

CONCLUSION

KRS 100.241 and Section 250 of the Boone County Zoning Regulations gives the Boone County of Adjustment and Zoning Appeals the authority to act on the requests.

Respectfully submitted,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

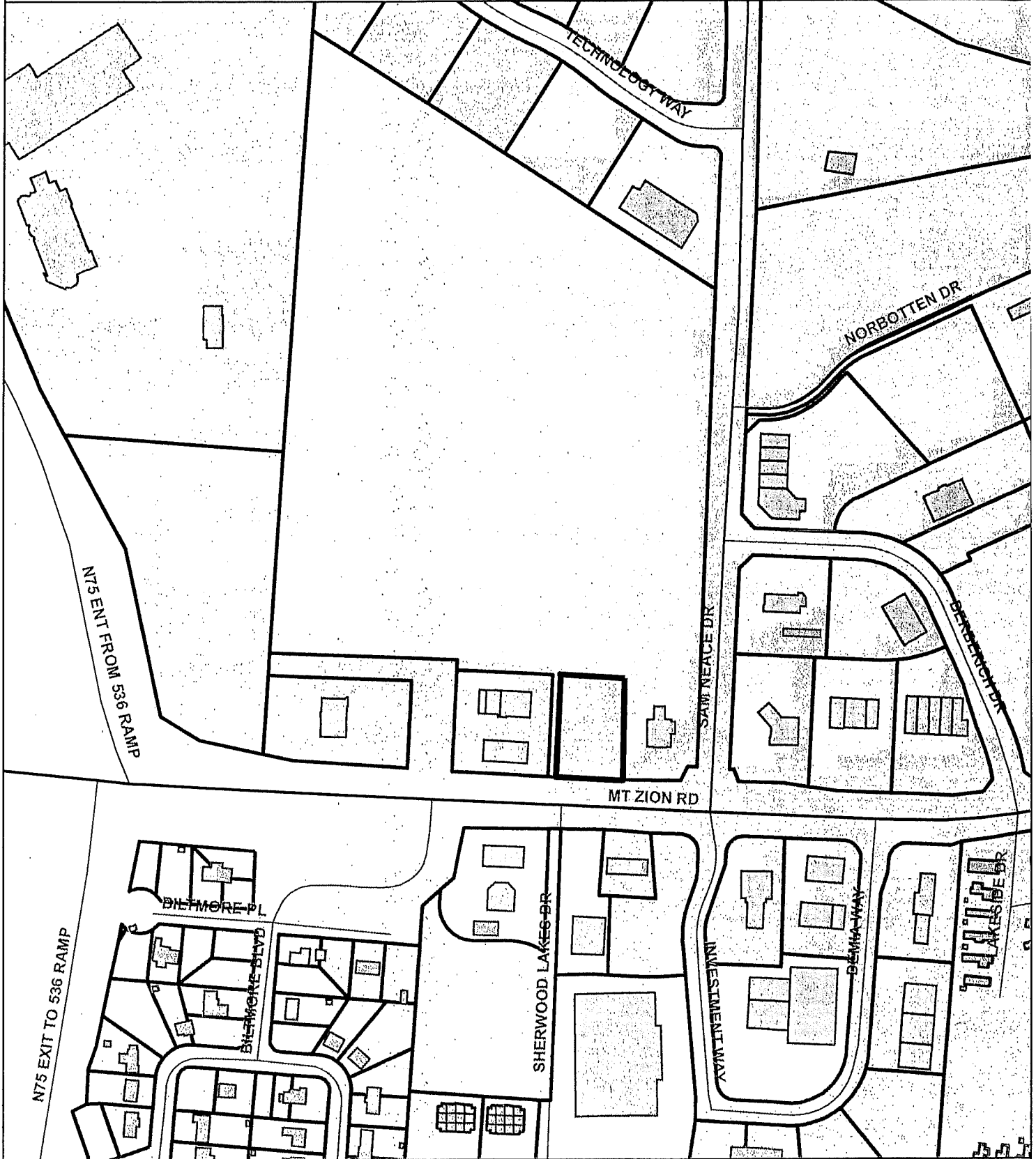
TKM/dw

Attachments

- \*Site Vicinity Map
- \*Preliminary Site Plan
- \*Preliminary Building Elevations With Proposed Signage
- \*Building Mounted Sign Specifications
- \*Photos of Other Taco Bell Restaurants
- \*Menu Board Specifications
- \*2009 Aerial Map
- \*Zoning Map
- \*Letter From Applicant
- \*Application

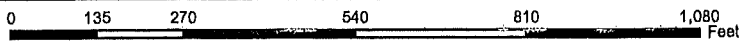
# SITE VICINITY MAP

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



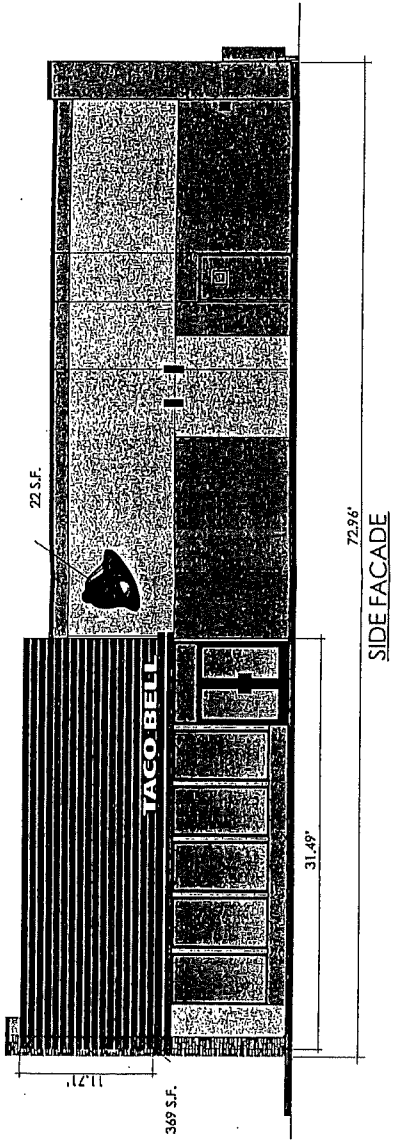
1 inch = 300 feet

Boone County GIS

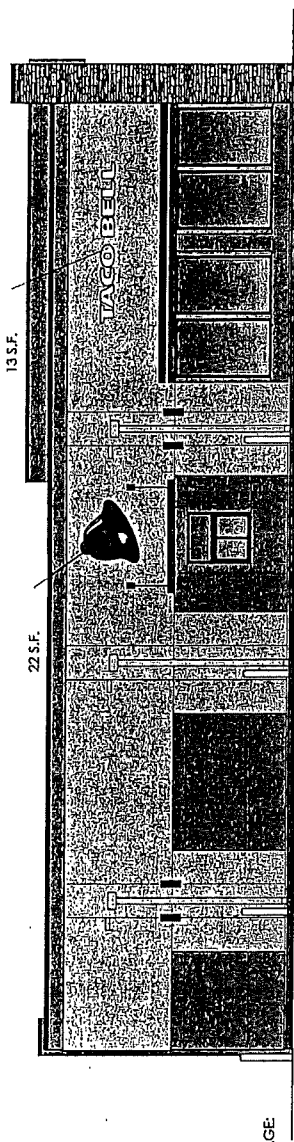
"Putting Northern Kentucky on the Map"





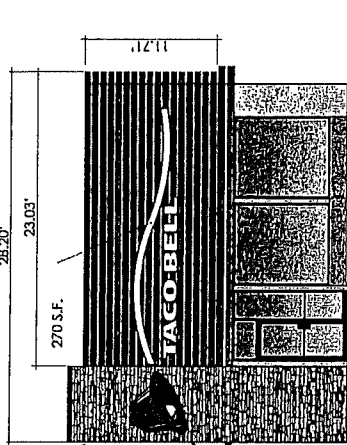


TOTAL SIDE ELEVATION WALL SIGNAGE:  
391 S.F.



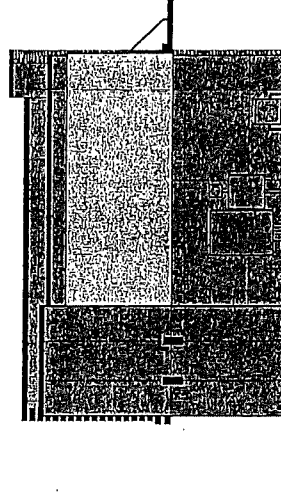
TOTAL DRIVE-THRU ELEVATION WALL SIGNAGE:  
35 S.F.

DRIVE-THRU FACADE



TOTAL FRONT ELEVATION WALL SIGNAGE:  
292 S.F.

FRONT FACADE



REAR FACADE

NO WALL SIGNAGE AT REAR ELEVATION



**TACO BELL**  
Exterior Elevations



**GPD GROUP**  
Group, P.L.C. - Somerset, Jersey City, New Jersey, Inc.  
1-800-333-7731

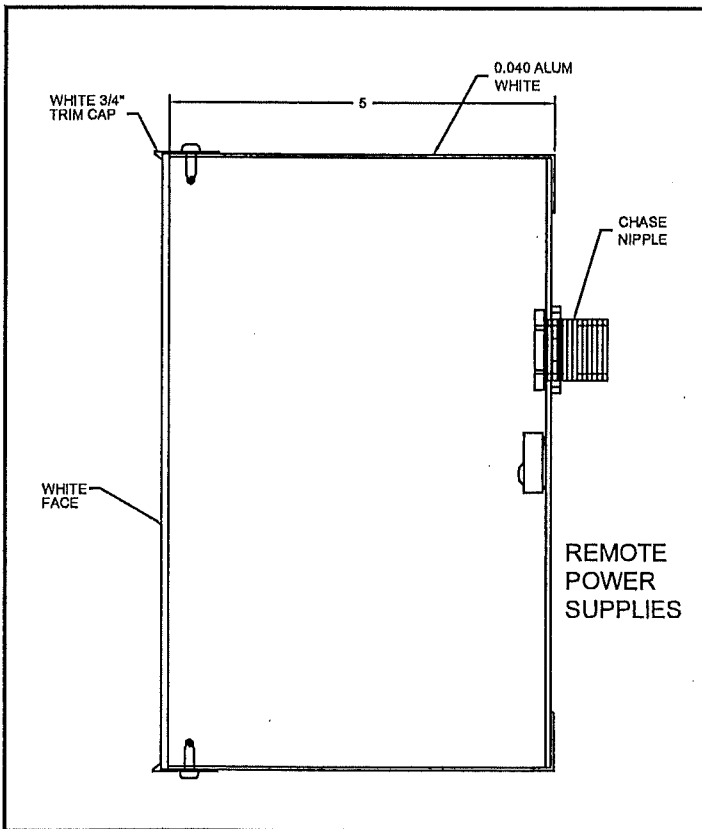
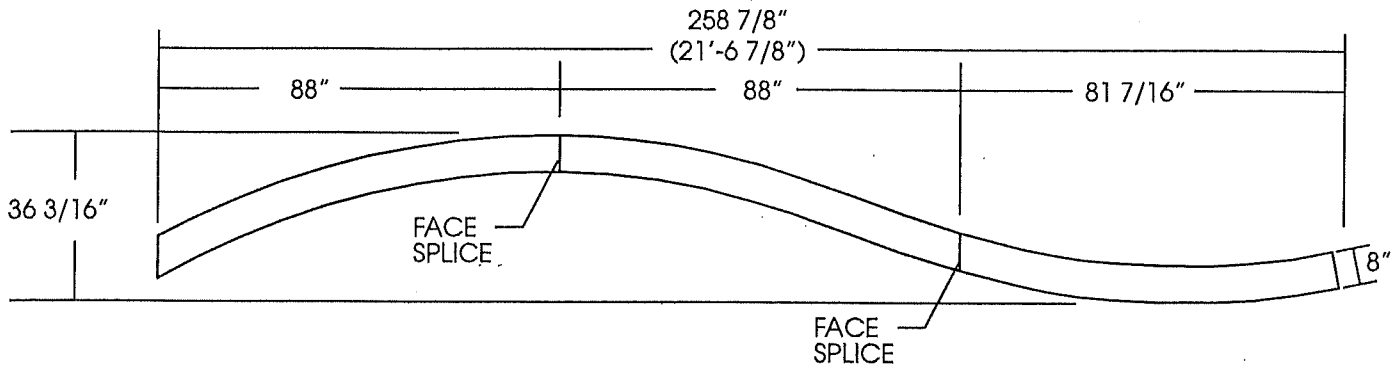
THE COLORS, FONT, TYPE, SIZE, AND SPACING OF LETTERS, NUMBERS, AND DIFFERENCES IN PRINTS, AND SPACING MATCH CAN VARY BE ACHIEVED. THE USER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE FINAL DESIGN AND CONSTRUCTION. SAMPLES PROVIDED.



# 8" X 21'-6" LED ILLUMINATED BUILDING SWOOSH

Yum!

ITEM# E005377B



## SIGN SPECIFICATIONS

### Materials

- .118" acrylic #7328 white; 3/4" white Jewelite trimcap

### Accesses

- Remove face

### Area

- Squared: 64.5 Sq.Ft.

### Weight (Est.)

- 115 lbs.(Uncrated)

### Wind Load

- 110 mph wind speed 3-second gust -Exposure C.

## ELECTRICAL SPECIFICATIONS

### Lighting

- White LED's

### Power Supply

- (2) Enclosed 60w power supplies

### Line Load

- (1) 20 Amp circuit, 60 Hz UL 48 & NEC Compliant
- Sign to be wired with 14 gauge AWN 105c per diagram on ballast. Electrical leads to be 12 gauge MTW wire. Sign must be grounded with 14 gauge green wire.

## COLOR SPECIFICATIONS

Interior: Paint white

Exterior: Paint white

Graphic & Color Specifications

Color PMS

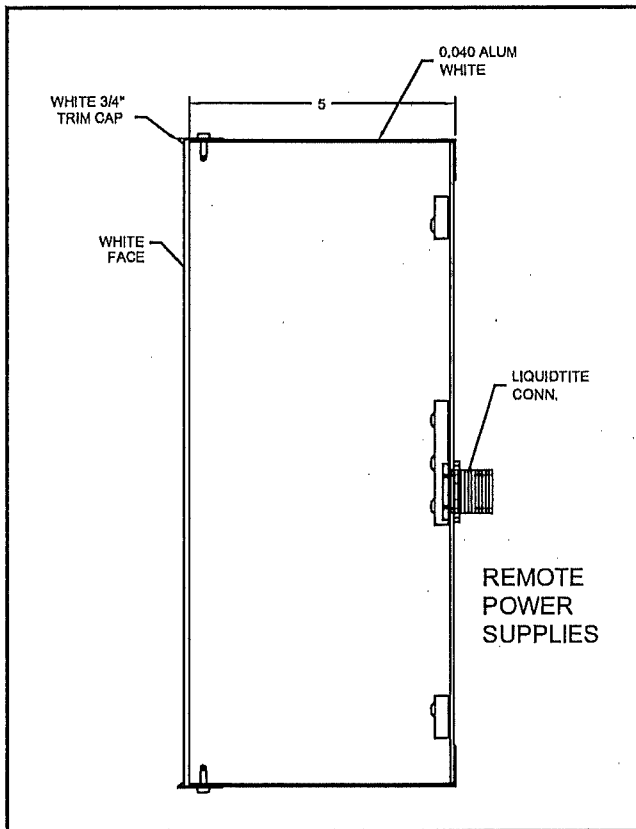
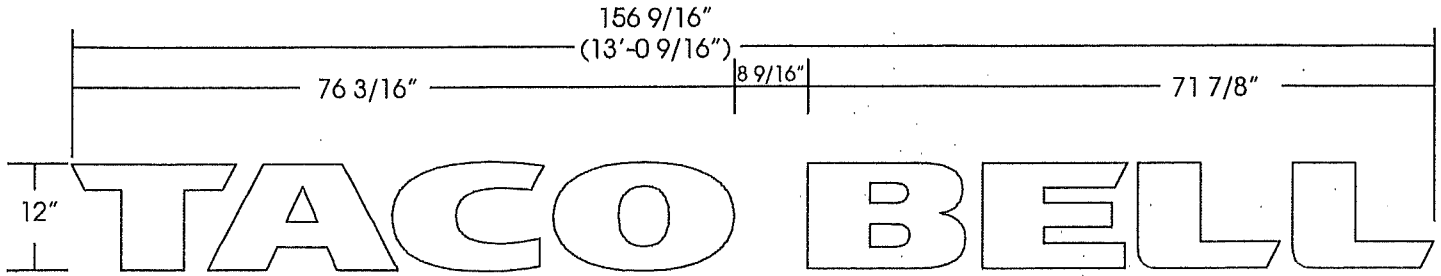
White White



# 12" WHITE LED BUILDING LETTER SET

Yum!

ITEM# E005282B



## SIGN SPECIFICATIONS

### Materials

- .118" acrylic #7328 white; 3/4" white Jewellite trimcap

### Accesses

- Remove face

### Area

- Squared: 13.0 Sq.Ft.

### Weight (Est.)

- 105 lbs.(Uncrated)

### Wind Load

- 110 mph wind speed 3-second gust -Exposure C.

## ELECTRICAL SPECIFICATIONS

### Lighting

- White LED's

### Power Supply

- (2) Enclosed 60w power supplies

### Line Load

- (1) 20 Amp circuit, 60 Hz UL 48 & NEC Compliant
- Sign to be wired with 14 gauge AWN 105c per diagram on ballast. Electrical leads to be 12 gauge MTW wire. Sign must be grounded with 14 gauge green wire.

## COLOR SPECIFICATIONS

Interior: Paint white

Exterior: Paint white

Graphic & Color Specifications

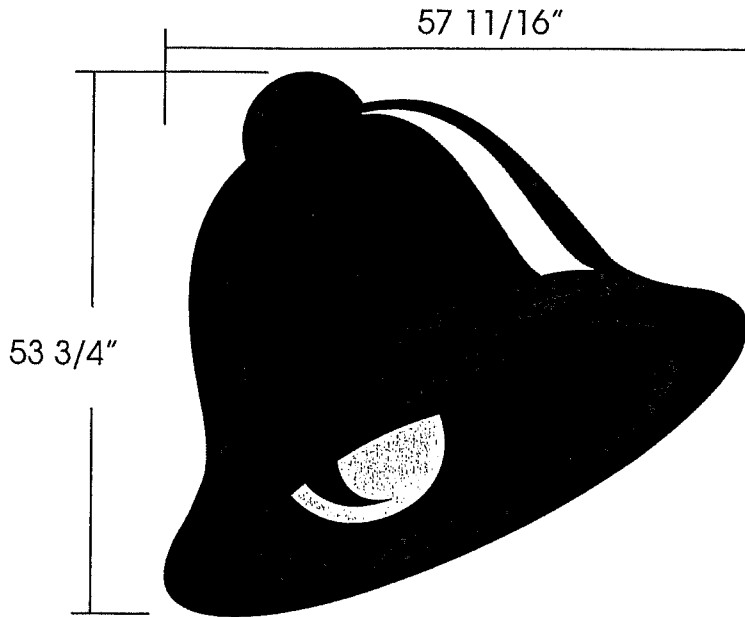
Color	PMS
Wite	White



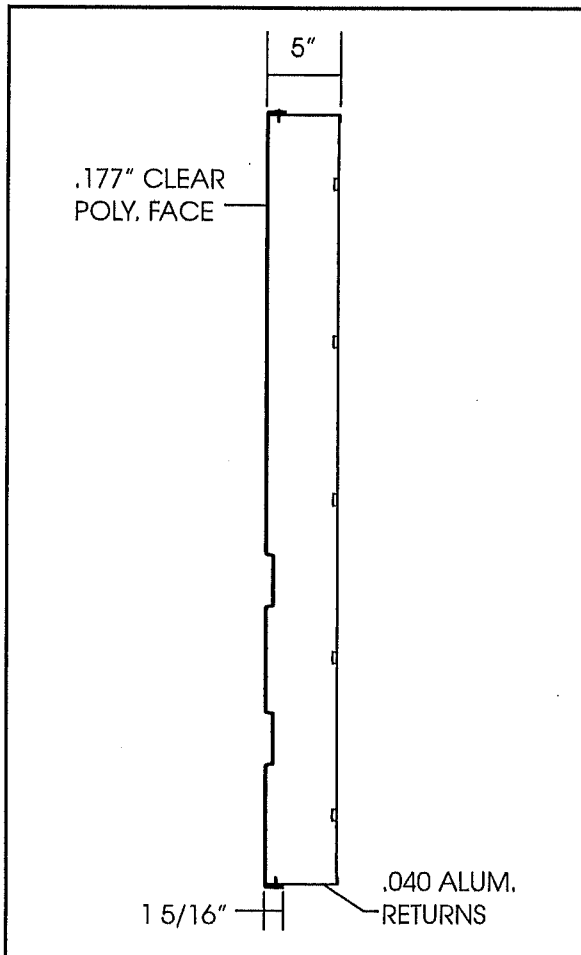


# 53 3/4" X 57 11/16" LED ILLUMINATED SWING BELL

Yum!



ITEM# E005236B



## SIGN SPECIFICATIONS

### Materials

- .177" clear poly; cap over design

### Decoreation

- Screened second surface

### Accesses

- Remove face

### Area

- Squared: 22.52 Sq.Ft.
- Actual: 13.88 Sq.Ft.

### Weight (Est.)

- 115 lbs.(Uncrated)

### Wind Load

- 150 mph wind speed 3-second gust -Exposure C.
- Compliant with national building code and standards. (IBC, UBC, BOCA, AISC, ASCE 7, ACI, & Aluminum Design Manual).

## ELECTRICAL SPECIFICATIONS

### Lighting

- White LED's

### Power Supply

- (1) 60w power supply

### Line Load

- 0.70 amps @ 120vac
- (1) 20 Amp circuit, 60 Hz UL 48 & NEC Compliant
- Sign to be wired with 14 gauge AWN 105c per diagram on ballast. Electrical leads to be 12 gauge MTW wire. Sign must be grounded with 14 gauge green wire.

## COLOR SPECIFICATIONS

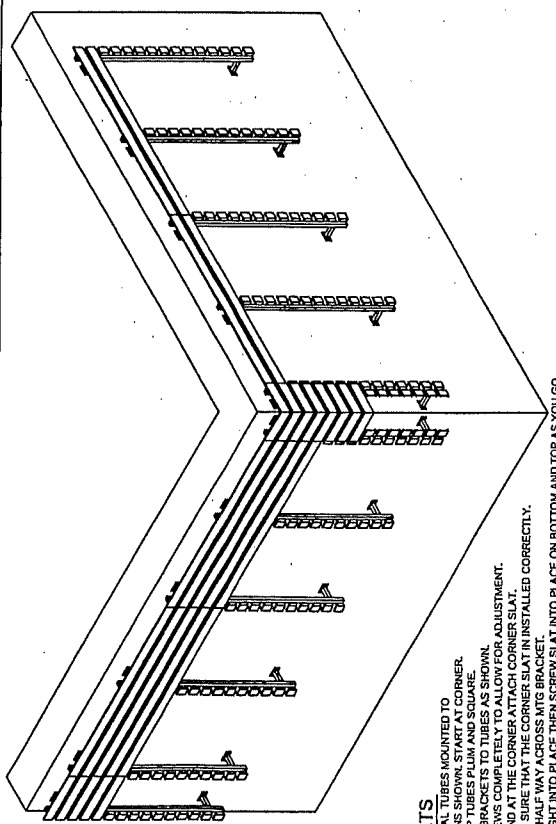
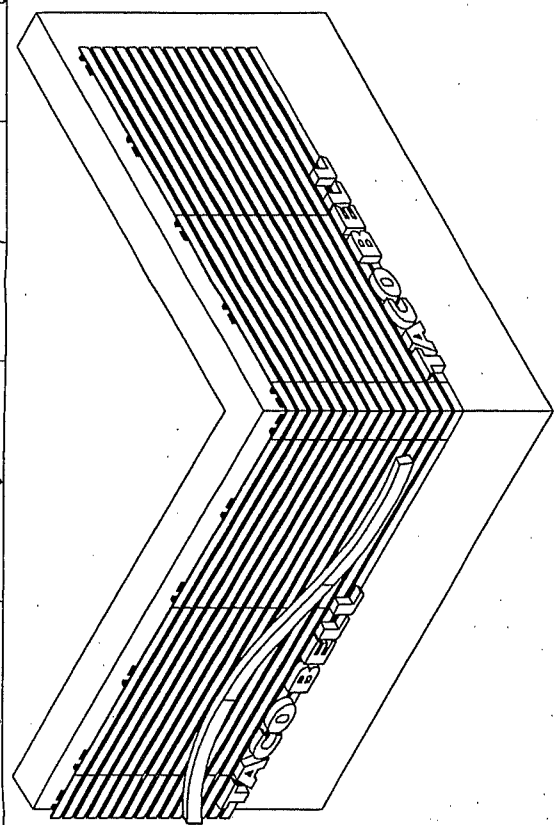
Interior: Paint white

Exterior: Paint violet

### Graphic & Color Specifications

Color	PMS	3M
Yellow	109	VQ4077
Violet	Violet C	VQ 4153
Magenta	Process Magenta	VQ 4154
White	White	3630-20

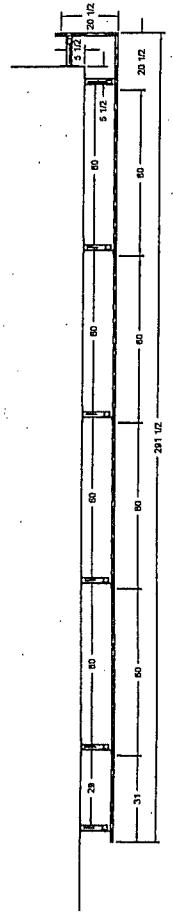
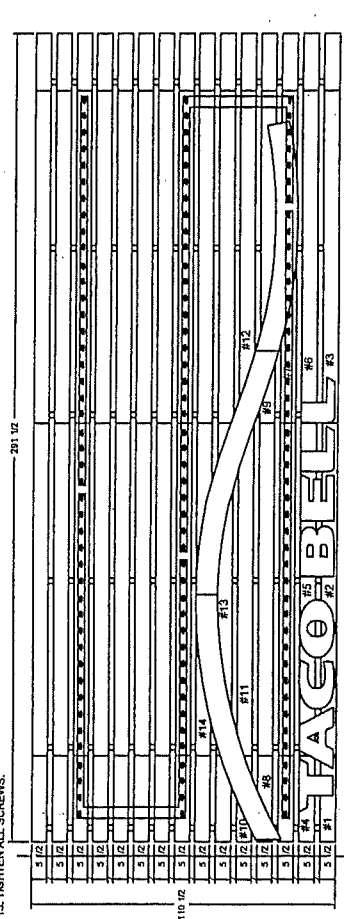
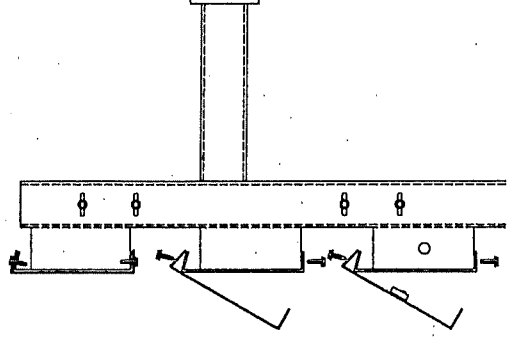
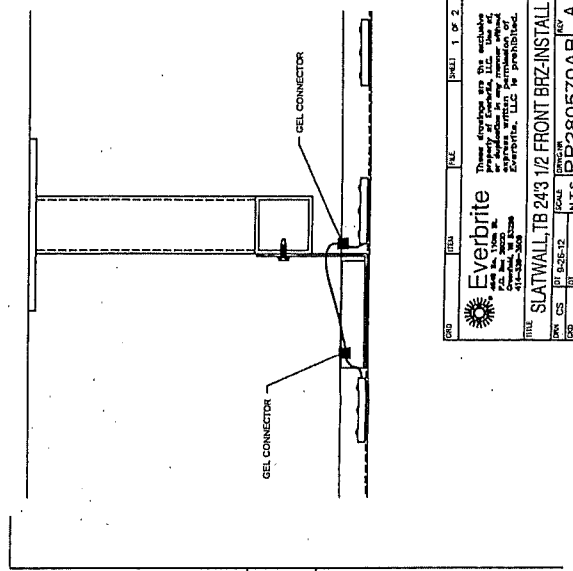




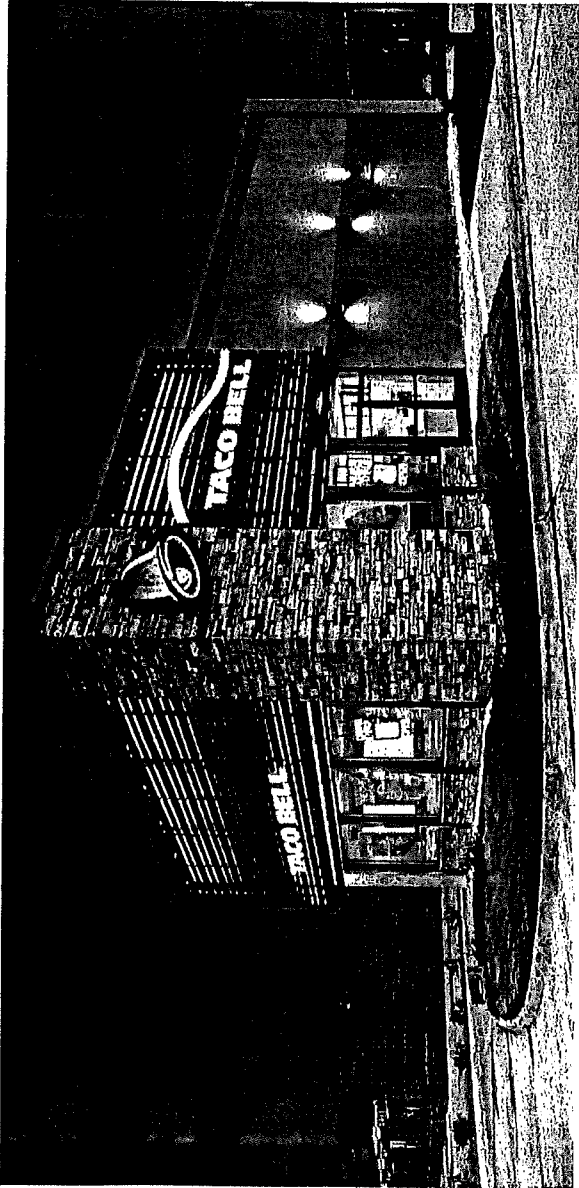
**INSTALL SLATS**

1. START WITH VERTICAL TUBES MOUNTED TO WALL. LOCATIONS SHOWN START AT CORNER.
2. ALL USE THE SAME LOCATIONS.
3. ATTACH MOUNTING BRACKETS TO TUBES AS SHOWN. DO NOT TIGHTEN SCREWS COMPLETELY TO ALLOW FOR ADJUSTMENT.
4. STARTING AT TOP AND AT THE CORNER ATTACH CORNER SLAT. USE SQUARE TO MAKE SURE THAT THE CORNER SLAT IS INSTALLED CORRECTLY. SHOULD END APPROX. HALF WAY ACROSS MOUNTING BRACKET.
5. SCREW BRACKET TIGHT INTO PLACE THEN SCREW SLAT INTO PLACE ON BOTTOM AND TOP AS YOU GO.
6. AFTER CORNER IS COMPLETED START ON STRAIGHTS. KEEP JOINTS TIGHT.
7. CHECK NUMBERS FOR SPECIFIC SLATS TO BE INSTALLED AT SPECIFIC LOCATIONS FOR MOUNTING OF LETTERS AND SMOOSH AS WELL AS FOR SLATS THAT HAVE LED'S ON BACK.
8. MOUNT LETTERS TO SLATS AND DRILL APPROPRIATE HOLES FOR RUNNING WIRE THROUGH WALL FOR LETTERS, SMOOSH AND BACK LIGHT LED'S. FILL HOLES FOR ELEC WITH SILICONE.
9. USE GEL CONNECTORS TO CONNECT LED'S SHOWN BELOW.
10. THERE IS 4 POWER SUPPLIES REQUIRED JUST FOR BACK LIGHT.
11. THERE IS 4 POWER SUPPLIES REQUIRED JUST FOR BACK LIGHT.
12. BACK LIGHT LED'S CAN ONLY HAVE 36 LED'S OR 18 FEET OF LED'S PER POWER SUPPLY.
13. TIGHTEN ALL SCREWS.

RELEASE # 5619074



DATE	FILE	SHEET	1 OF 2
<p>These drawings are the intellectual property of Everbrite, LLC. No part of these drawings may be reproduced without the written permission of Everbrite, LLC. For information, contact Everbrite, LLC at 1-800-368-3636.</p>			
<b>Everbrite</b> 243 1/2 FRONT BRZ-INSTALL		SCALE	AS SHOWN
REV	DATE	BY	APP
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Sanger, TX

Redwood City, CA



**TACO BELL**  
Exterior Elevations

THE ABOVE DRAWINGS REPRESENT THE APPROXIMATE DESIGN AND APPEARANCE OF THE EXTERIOR ELEVATIONS OF THE TACO BELL RESTAURANT LOCATED AT THE ADDRESS INDICATED ABOVE. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF GPD GROUP, INC. CONTACT GPD GROUP AT 1-800-935-4-111 FOR MORE INFORMATION.



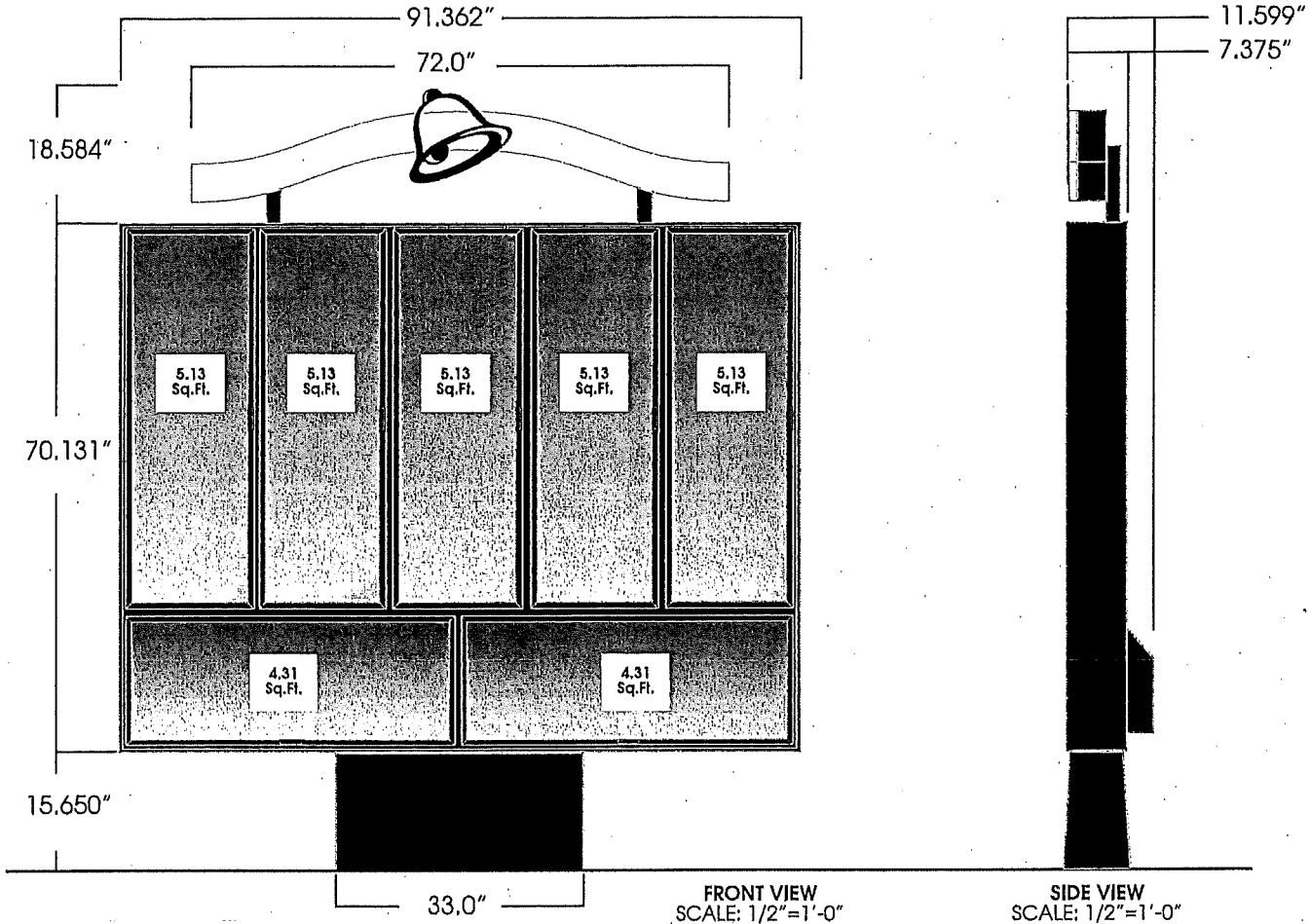
**GPD GROUP**  
6225 P.O. Box 1000, Santa Ana, CA 92704  
1-800-935-4-111  
www.gpdgroup.com



# EVOLUTION DRIVE THRU MENU BOARD W/ ARCH

Yum!

PART#: E002131P



### SIGN SPECIFICATIONS

#### Materials

- Cabinet: Extruded aluminum
- Face: .150 S/G Polycarbonate

#### Access

- Open doors & remove panels

#### Area

- Actual: 34.27 Sq.Ft.

#### Weight (Est.)

- 790 lbs. Crated

#### Wind Load

- 50 PSF, 150 MPH wind speed - exposure C.

### ELECTRICAL SPECIFICATIONS

#### Lamps

- (4) F025/741 36" 4100K, (10) F032/741 48" 4100K

#### Ballast

- (7) Electronic ballasts @ .56 amps each
- (1) Electronic ballast @ .17 amps

#### Line Load

- 4.09 Amps @ 120 VAC
- (1) 15 Amp circuit, 60 Hz UL 48 & NEC Compliant

### COLOR SPECIFICATIONS

Interior: Mill Finish

Exterior: Cabinet: Tiger Drylac 49/66230-33 Bronze

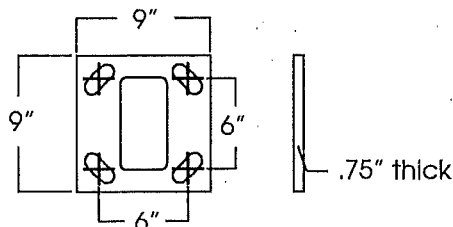
Doors & Mullions: Black

Graphic & Color Specifications:

Tiger Drylac 49/66230-33 Bronze

Foundation Kit Sold Separately  
 • KT 01723P

BASE PLATE DETAIL  
 SCALE: 1"=1'-0"



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications & install drawings.

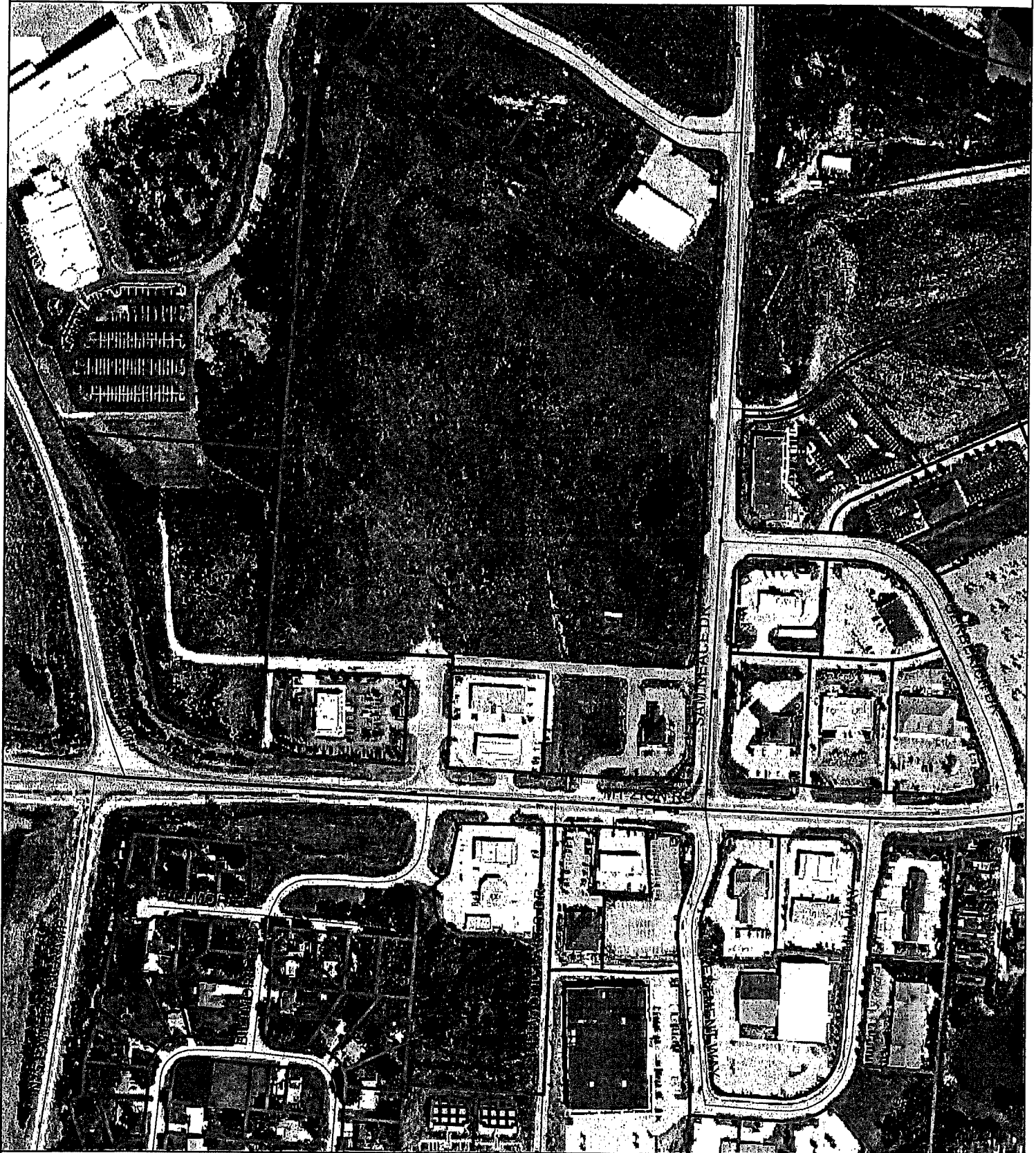
4949 S 110th St. • Greenfield, Wisconsin 53220 • Phone: 414-529-3500 • Fax: 877-430-7364 • www.everbrite.com

250123-3

rb 4/7/10

# 2009 AERIAL MAP

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by the map. This map should be used for official planning purposes only.

0 135 270 540 810 1,080 Feet

1 inch = 300 feet

Boone County GIS

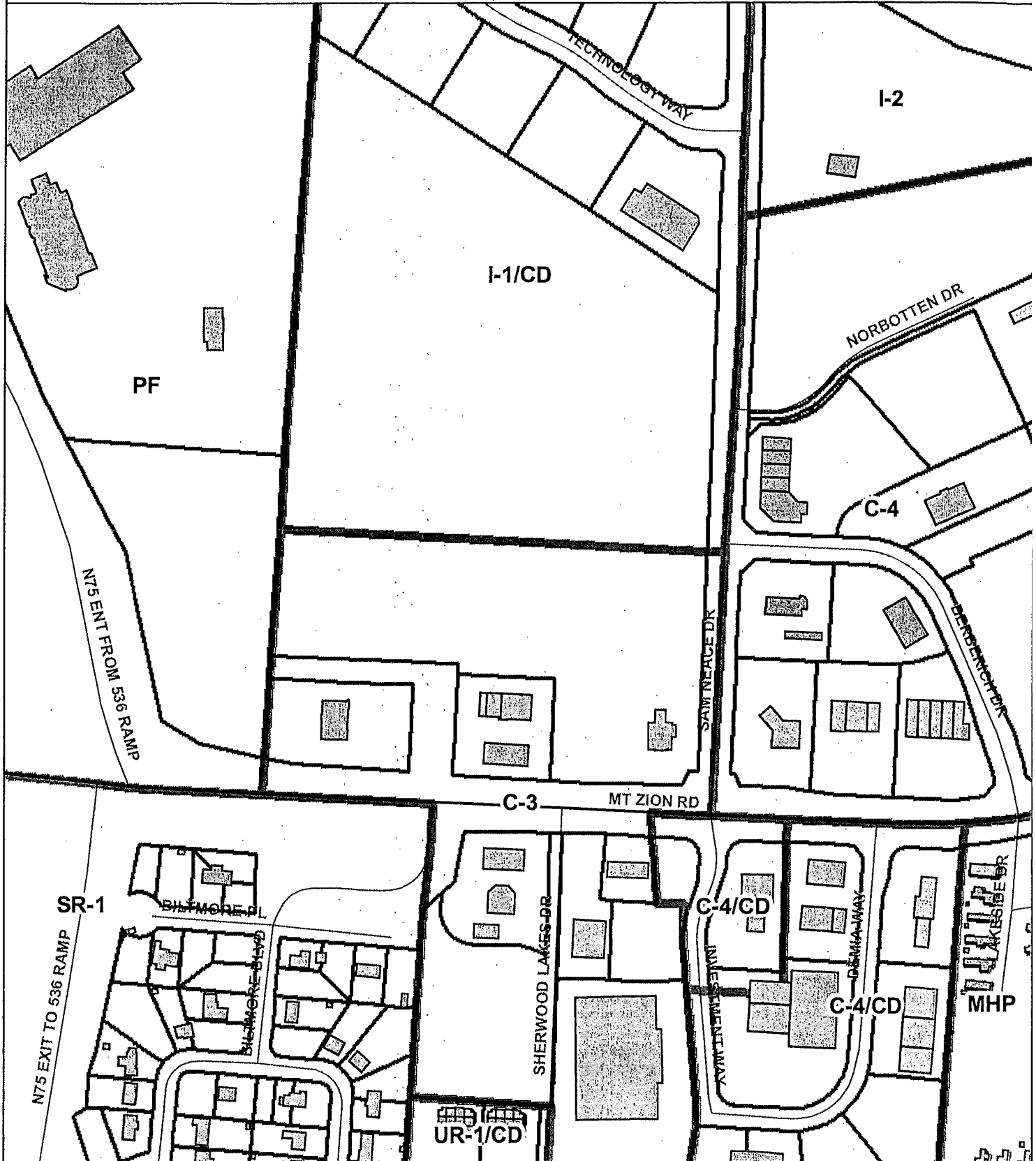
"Putting Northern Kentucky on the Map"



Boone County GIS

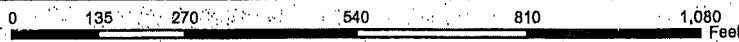
# ZONING MAP

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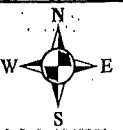
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1 inch = 300 feet

Boone County GIS

"Putting Northern Kentucky on the Map"



Boone County GIS



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**Akron Office**

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Akron, OH 44311

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[www.gpdgroup.com](http://www.gpdgroup.com)

Todd Morgan  
Boone County Planning Commission  
3<sup>rd</sup> Floor, Administration Building  
2950 Washington St., Rm 317  
P.O. Box 958  
Burlington, KY 41005

May 20, 2013  
2013088.29

**RE: Taco Bell – Mt. Zion Rd. Florence, KY**

Dear Mr. Morgan,

Enclosed are the necessary items for the variance requests of the Taco Bell project site. This packet includes the requested items of application, site plan, building elevations, signage cut sheets, adjacent owners list and the deed. Taco Bell is requesting a total of three variances relating to signage. The standard Taco Bell menu board and illuminated slat walls exceed the standards set forth by Boone County.

1. Maximum height of menu board is 6'. Taco Bell is requesting a menu board with the height of 8.7'.
2. Maximum allowable wall signage on the front (south) elevation is 56 SF. Taco Bell is requesting two signs plus an illuminated slat wall, totaling 242 SF.
3. Maximum allowable wall signage on the drive-thru (east) elevation is 73 SF. Taco Bell is requesting three signs plus an illuminated slat wall, totaling 391 SF.

The menu board cut sheet provided by the Everbrite shows the height of the each segment. The menu board is located on the north side of the subject property, therefore the proposed building acts as a screen from Mt. Zion Road.

The illuminated slat walls are considered wall signs in Boone County, but do not advertise for Taco Bell. They are located over the entrances of the building and include additional wall lettering signs and a decorative swoosh on the front (south) elevation. There is also the swing bell sign adjacent to the slat wall on both the front (south) and drive-thru (east) elevations. LED lights will illuminate between the wall and slats, giving off a backlit glow to emphasize the Taco Bell lettering and swoosh signs.

Please refer to the building rendering and Everbrite cut sheets for more details on the proposed signs.

If you need any additional information, please contact me at 330-572-2157 or email at [amacke@gpdgroup.com](mailto:amacke@gpdgroup.com).

Sincerely,

Adam Macke  
GPD Group

APPLICATION FORM

**BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION**

**FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED**

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 3 <sup>x</sup> \_\_\_\_\_ Variance \_\_\_\_\_ Appeal \_\_\_\_\_  
\_\_\_\_\_ Change in Non-Conforming Use \_\_\_\_\_
3. Applicant's Name Glaus, Pyle, Schomer, Burns & DeHaven, Inc., DBA GPD Group - Contact: Adam Macke  
Applicant's Address 520 S. Main Street, Suite 2531  
Akron \_\_\_\_\_ OH \_\_\_\_\_ 44311  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone Number 330-572-2157 Fax No. 330-572-2101 E-Mail AMacke@gpdgroup.com
4. Description of Request: Request an increase in allowable Menu Board signage height.  
Also, request increase of wall signage square footage.
5. Name of Development \_\_\_\_\_
6. Location of Development Mt. Zion Road (Between I-71/I-75 and Sam Neace Dr.) Boone County, KY
7. Acreage Under Review 0.818
8. Lot Number and Name of Subdivision (if part of a subdivision)  
Parcel Number: 074.00-00-065.00
9. Owner of Property Toebben LTD  
Address of Property Owner 541 Buttermilk Pike, Suite 104  
Ft. Mitchell \_\_\_\_\_ KY \_\_\_\_\_ 41017  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone Number N/A Fax No. N/A E-Mail N/A
11. Proposed Use(s) on Site Taco Bell Restaurant
12. Total Square Footage of Existing and/or Proposed Buildings Proposed 1,800 SF
13. Current Zoning on Property C-3
14. Deed Book 448 Page No. 93 Group No. \_\_\_\_\_
15. Is the site subject to a zone change? No  
If yes, give date of approval N/A
16. Have you submitted a Site Plan with this request? Yes, see attached.
17. Have you submitted a list of adjoining property owners with this request? Yes, see attached.
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: \_\_\_\_\_

(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: SEE ATTACHED APPLICATION

(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

(over)

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Toebben LTD  
541 Buttermilk Pike  
Ft. Mitchell, KY 41017

2. ADDRESS OF PROPERTY

Mt. Zion Road  
\_\_\_\_\_

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Taco Bell

4. DEED BOOK 448

PAGE NO. 93

GROUP NO. 2049B

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:

X Variance (3)

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

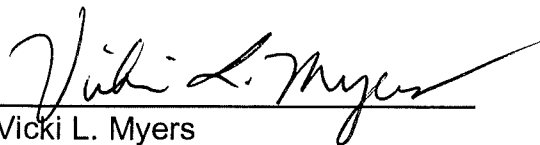
Todd K. Morgan, AICP, Senior Planner, Zoning Services  
Name and Title of Completing Official

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 27th day of June, 2013.



Vicki L. Myers

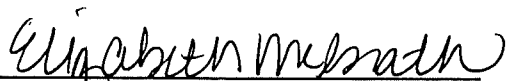
Notary ID 438411

NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 2015

This instrument was prepared for recording purposes only by:



Elizabeth McGrath

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 Board of Adjustments and in accordance with the current zoning in effect as of June 12, 2013 Certificate of Land Use Restriction (#13-BCBOA-013-A), for Toebben LTD, Property Owner(s).

The following conditions will apply:

1. The applicant shall furnish wattage, lumen, and fixture specifications for the purple LED/slat signs when the sign permits are submitted to Boone County Planning Commission for approval.
2. All signs shall be constructed as presented.

The approved Variance (3) as well as the preceding conditions apply to the property described in:

DEED BOOK 448

PAGE NO. 93

GROUP NO. 2049B