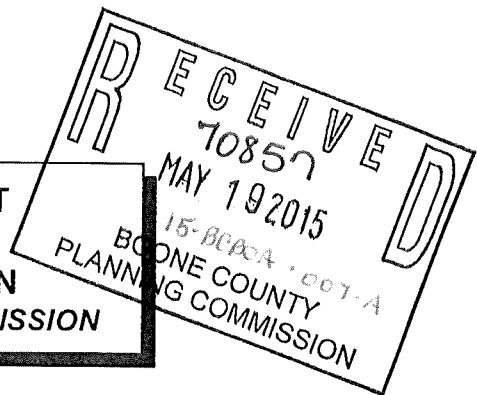


APPLICATION FORM

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 [X] Variance _____ Appeal _____
3. Applicant's Name CHAVEZ PROPERTIES (PETERSBURG LLC)
Applicant's Address 250 W COURT STREET, SUITE 200E
CINCINNATI OH 45202
4. Description of Request: VARIANCE FROM SECTION 3413.2 TO ALLOW FOR MORE THAN 25% OF CANOPY FASCIA TO HAVE SIGNAGE
5. Name of Development FAST PARK & RELAX PARKING FACILITY
6. Location of Development INTERSECTION OF STATE ROUTE 20 & 212 613 PETERSBURG ROAD
7. Acreage Under Review 31.27
8. Lot Number and Name of Subdivision (if part of a subdivision) N/A
9. Owner of Property CHAVEZ PROPERTIES (PETERSBURG LLC)
Address of Property Owner 250 W COURT STREET, SUITE 200E
10. CINCINNATI OH 45202
11. Proposed Use(s) on Site COMMERCIAL PARKING FACILITY
12. Total Square Footage of Existing and/or Proposed Buildings 6320
13. Current Zoning on Property C3/CD
14. Deed Book 935 Page No. 419 Group No. 2009
15. Is the site subject to a zone change? NO
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.

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 5/19/15 Fee Received 932⁰⁰ Receipt # 70857
2. Is application complete? Yes No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
6/10/15 **Approved**
Approved with Conditions (See #6)
Denial (See #7)
6. Conditions of Approval: SEE 6/10/15 Meeting Minutes
AND CLUR
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 - 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.



Letter of Transmittal

To: Boone County Planning Commission
3rd Floor – Administration Building
2950 Washington Street, Room 317
Burlington, KY 41005

Date: 5/19/2015 **Job No.**
Attn: Mitch Light
Re: Airport FastPark Signage Variance App.

WE ARE SENDING YOU Attached Under Separate Cover via _____ the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order _____

Copies	Date	No.	Description
1			Board of Adjustment Application Form
5			Deed for parcels which contain FastPark & Relax
5			Adjoining Property Information
5			Photo Examples of Representative Company Canopy Structures
5			Scaled Site Plan Exhibit Showing Location of Canopy & 1~11x17 Site Plan Exhibit
5			Scaled Copies of Signage Plans
1			Application Fee of \$932.00

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit Copies for Approval

For your use Approved as noted Submit Copies for Distribution

As requested Returned for correction Return Corrected prints

For review and comment For Bids Due _____ Prints returned after loan to us

Remarks:

Copy to: _____

Frank Twehues, CT Consultants

Signed: _____

If enclosures are not as noted, kindly notify us at once.

STAFF REPORT

APPLICANT: Chavez Properties

LOCATION: 613 Petersburg Road, Boone County, Kentucky

ZONING: Commercial Services (C-3)

DATE: June 10, 2015

PROPOSAL

The applicant has submitted a Variance to increase the permitted signage on the future Fast Park & Relax entry/exit canopy. The request would allow more than 25% of the north, south, and east canopy faces to contain signage.

The submitted sign drawings provide the following information:

CANOPY FACE	CANOPY FACE DIMENSIONS	PROPOSED SIGN AREA (ONE RECTANGLE)	PROPOSED VARIANCE
NORTH (ENTRY)	6' x 113'-4" 680 Sq. Feet	6' x 58' 348 Sq. Feet	25% to 51.18% 170 sf to 348 sf
SOUTH (EXIT)	6' x 113'-4" 680 Sq. Feet	6' x 66' 396 Sq. Feet	25% to 58.24% 170 sf to 396 sf
EAST (FACING KY 212)	6' x 40'-3" 241.5 Sq. Feet	6' x 36' 216 Sq. Feet	25% to 89.44% 60.375 sf to 216 sf

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 3413 (2) of the Boone County Zoning Regulations states that canopy (on gasoline and other completely detached canopies) mounted signage is permitted on no more than three (3) elevations of the canopy. The square footage allowed for canopy signs may not exceed 25% of the area of the fascia on which they are mounted and are figured within one rectangular sign area. The signs may not extend above or below the fascia of the canopy. A non-illuminated, two-dimensional horizontal stripe (paint, decal, etc.) consisting of a maximum of two (2) colors, including the background color, will be permitted on no more than three (3) elevations of the canopy and will not be counted as sign area. The signs may not extend above or below the fascia of the canopy.

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.

PERTINENT SITE HISTORY

On July 1, 2014, Boone County Fiscal Court approved a Change in Approved Concept Development Plan application allowing an approximate 11.7 acre site, located on the southeast side of Ridgedale Drive, to be used as part of the Fast Park and Relax facility.

On April 27, 2015, Boone County Planning Commission approved a Major Site Plan for the 31.207 acre tract. The plan allows modifications to the existing facility and an expansion. The plans show a 1,760 square foot office, 3,191 parking stalls, parking lot lighting, perimeter landscaping, and a detention basin. As part of the plan, the access point will be relocated from its current location to the KY 20/Progress Drive signalized intersection. Customers entering and exiting facility will go under a new 40'-3" x 113'-4" canopy.

SITE CHARACTERISTICS

The 31.27 acre site has 1,474 feet of frontage on Petersburg Road, 269 feet of frontage on KY 212 and 445 feet of frontage on Ridgedale Drive. Phase I grading/construction from the 4/27/15 Site Plan is currently taking place on site.

SURROUNDING LAND USES AND ZONING

North: Petersburg Road, Pace Air Freight, Country Inn & Suites, Hampton Inn, Marriott, Airport Fast Park and Taxi Cab Maintenance Facility

South: I-275

East: KY 212 and Val Air (C-3)

West: Ridgedale Drive and Single-Family Residential Dwellings Fronting on Bluebird Lane (SR-1)

STAFF COMMENTS

1. The submitted sign drawings provide several different calculations. One of these calculations is the percentage of the canopy faces that would be covered by lettering.

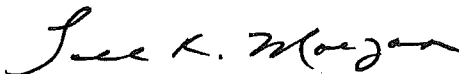
CANOPY FACE	CANOPY FACE DIMENSIONS	LETTERING DIMENSIONS (ONE RECTANGLE)	PERCENTAGE OF CANOPY FACE COVERED BY LETTERING
NORTH (ENTRY)	6' x 113'-4" 680 Sq. Feet	3.4167' x 34.25' 117.022 Sq. Feet	17.209%
SOUTH (EXIT)	6' x 113'-4" 680 Sq. Feet	3.4167' x 45' 153.7515 Sq. Feet	22.61%
EAST (FACING KY 212)	6' x 40'-3" 241.5 Sq. Feet	3.4167' x 19.167' 65.488 Sq. Feet	27.17%

2. The Board needs to analyze the Variance criteria before acting on the request.
3. Staff recommends the following condition if the request is approved:
 - A. The signage on the north, south, and east canopy faces shall be constructed as presented. Additional signage shall not be permitted on the canopy faces without Board of Adjustment approval.

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 request.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

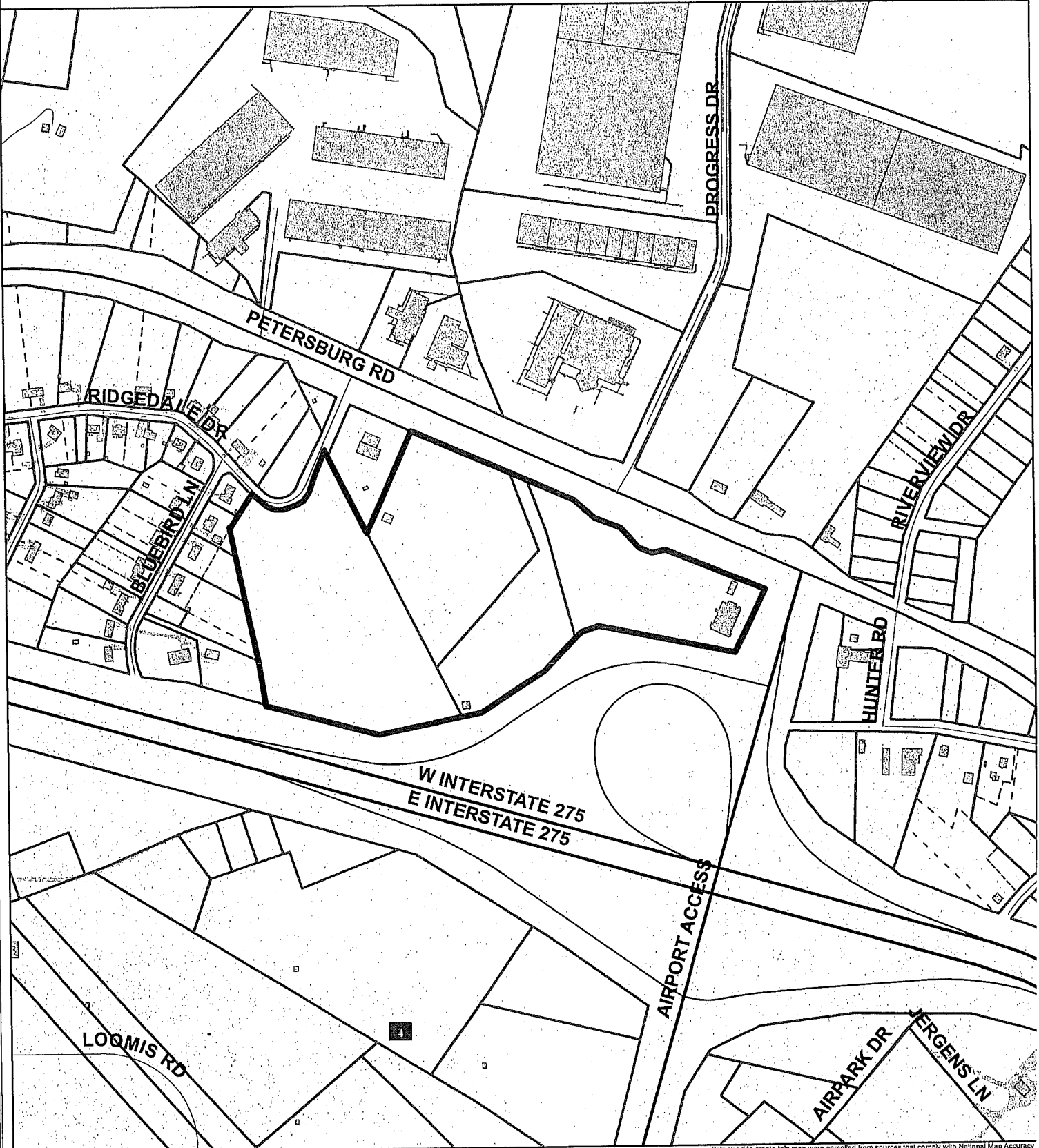
TKM/tlb

Attachments

- *Site Vicinity Map
- *Future Site Layout with Canopy Area Enlargement
- *Canopy Elevations and Proposed Signage
- *Zoning Map
- *2012 Aerial Map
- *Application

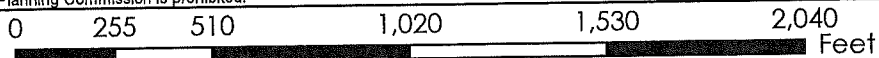
SITE VICINITY MAP

www.boonecountygis.com



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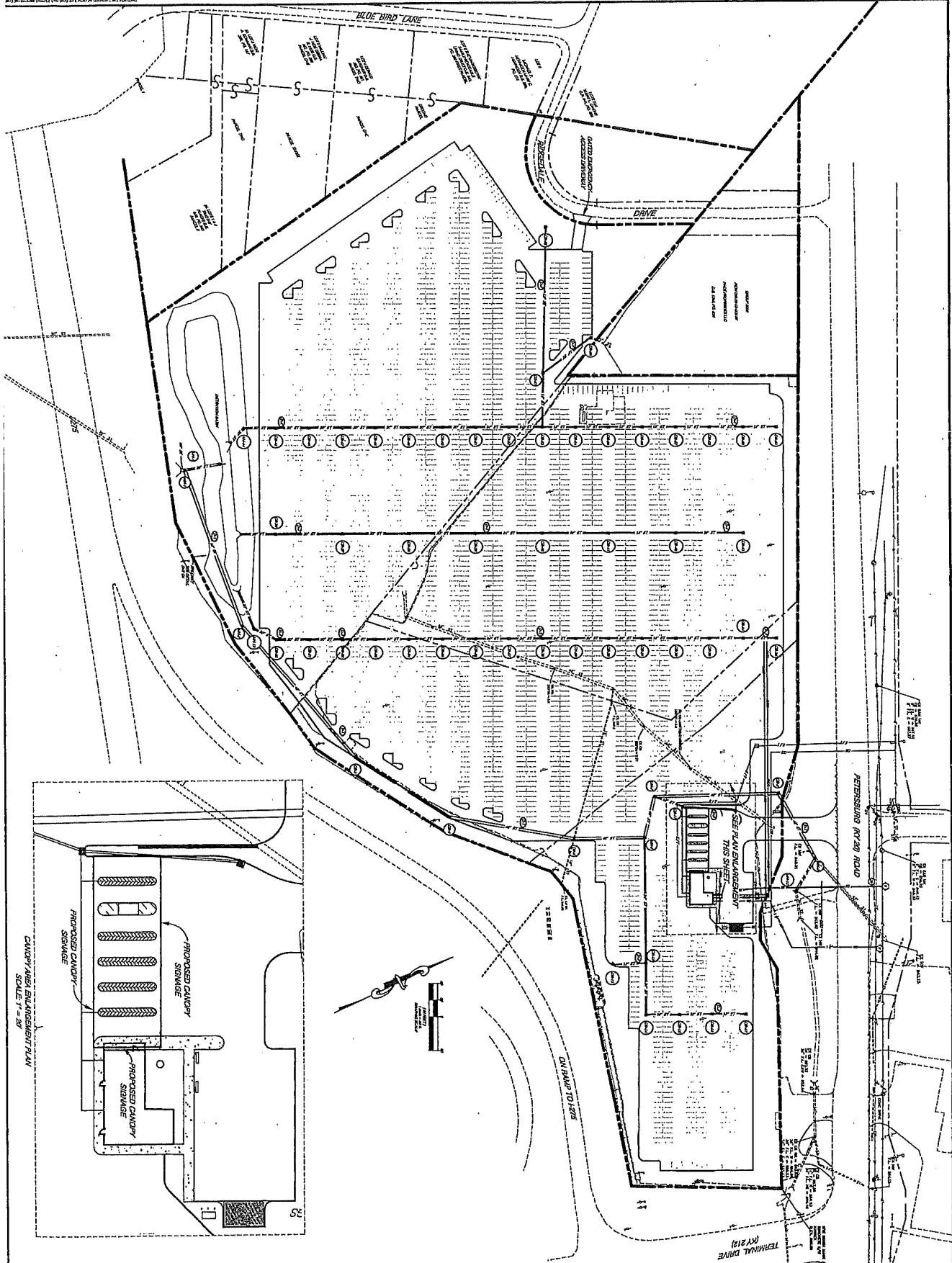
1 inch = 500 feet



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: 07/01/2013
Map File Path: \\s:\gis\work\2013\Map 1143
ArcMap Document: BooneMap (fite).mxd



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	10/15/15	EGG	REVISED FOR INLAND & STATE COMMENTS

SIGN VARIANCE EXHIBIT
CHAVEZ PROPERTIES
FASTPARK & RELAX EXPANSION
613 PETERSBURG ROAD
HEBRON, KENTUCKY 41048
BOONE COUNTY

DATE: 11/17/15
 PROJECT: CHAVEZ PROPERTIES FASTPARK & RELAX EXPANSION
 613 PETERSBURG ROAD HEBRON, KENTUCKY 41048

CDS Associates / CT Consultants
 2202 Kentucky Street, Suite 100, Hebron, KY 41048
 Phone: (502) 441-1111
 Fax: (502) 441-1112
 Email: info@cdsassoc.com

C4
 SHEET 4 OF 15

FastPark CVG Canopy Signage

Revised Signage Package

5/19/2015 • Revised

Production Notes: FastPark Canopy Signage

Dimensional Channel Letters (Internally Lit)
 This drawing is for the canopy fascia and dimensional channel letters only. All other signs and graphics shown are for site reference only. See separate drawings for all other signage artwork and specifications. All graphics to be matched to PMS 377 (Details listed to right). Samples for each medium (vinyl, paint, etc.), must be provided with the quote and must be signed off by owner. All vinyl to be reflective, again samples must be provided with quote and must be signed off by owner.

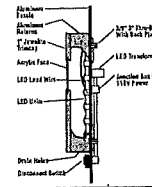
Material	Quantity	Unit	Notes
6" x 118" x 1.5" Aluminum Channel Letters	111.3	sq. ft.	
6" x 6" x 1.5" Aluminum Channel Letters	14.2	sq. ft.	
1" x 118" x 1.5" Aluminum Channel Letters	111.3	sq. ft.	
1" x 6" x 1.5" Aluminum Channel Letters	14.2	sq. ft.	
1" x 118" x 1.5" Aluminum Channel Letters	111.3	sq. ft.	
1" x 6" x 1.5" Aluminum Channel Letters	14.2	sq. ft.	
1" x 118" x 1.5" Aluminum Channel Letters	111.3	sq. ft.	
1" x 6" x 1.5" Aluminum Channel Letters	14.2	sq. ft.	
1" x 118" x 1.5" Aluminum Channel Letters	111.3	sq. ft.	
1" x 6" x 1.5" Aluminum Channel Letters	14.2	sq. ft.	

Specifications for Canopy Channel Letters

LED Illuminated Flush Mounted Individual Channel Letters

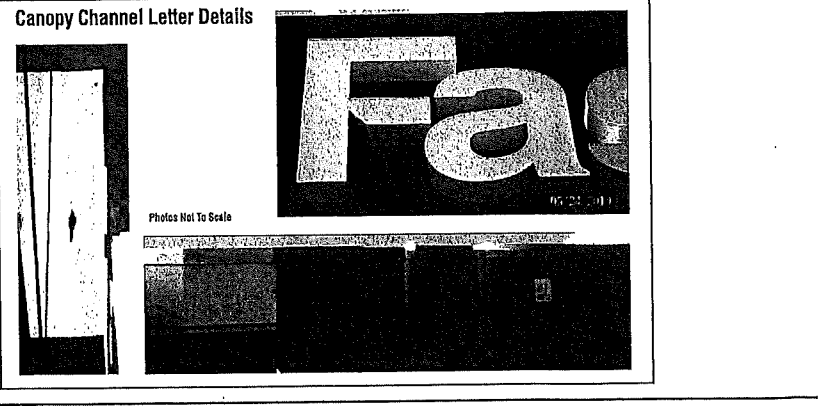
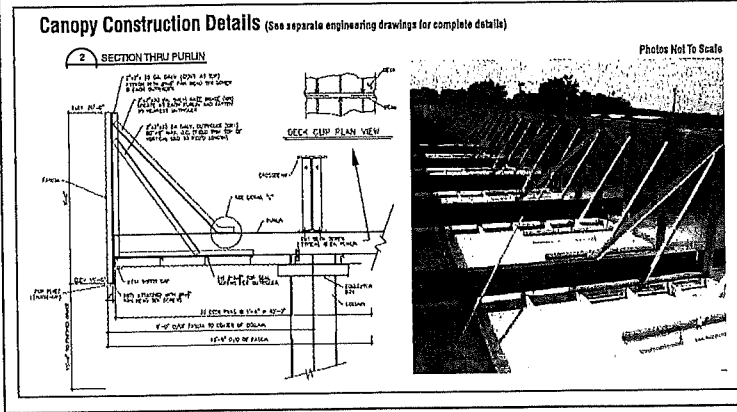
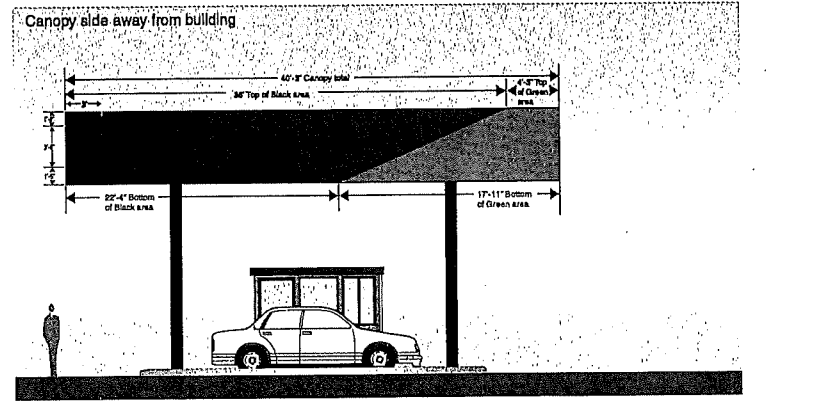
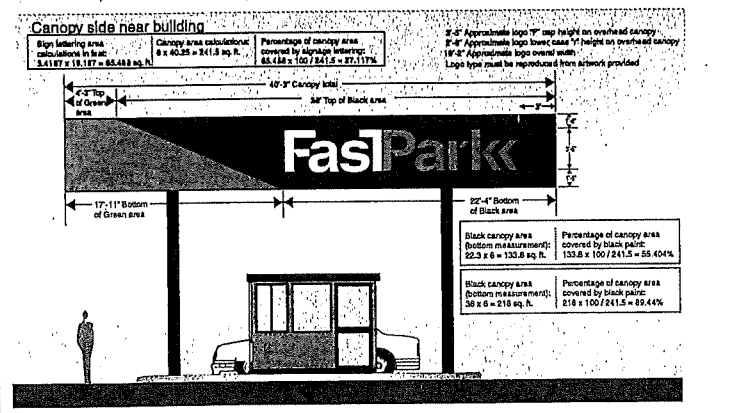
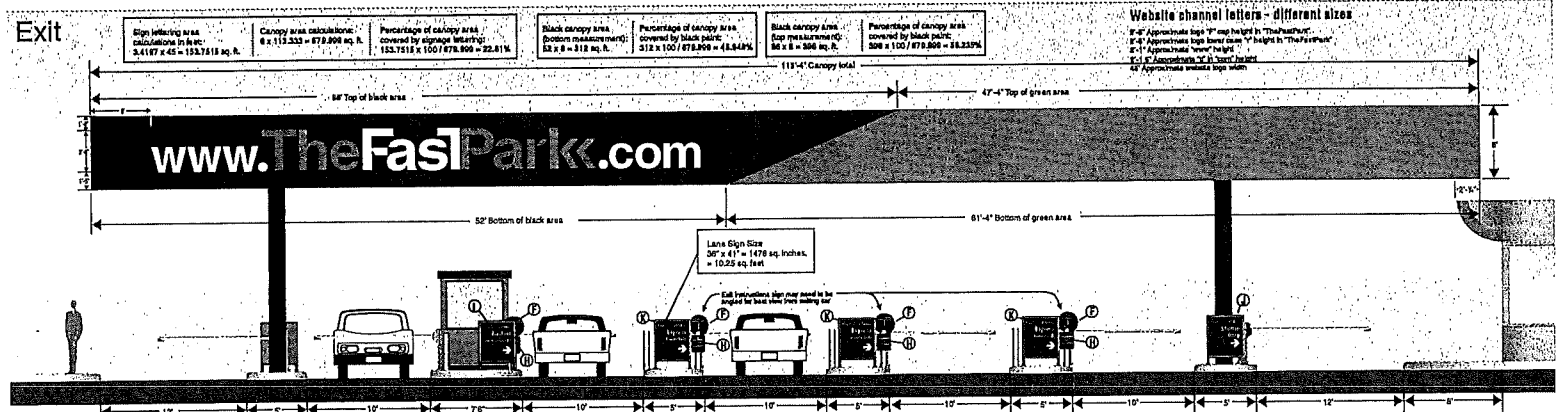
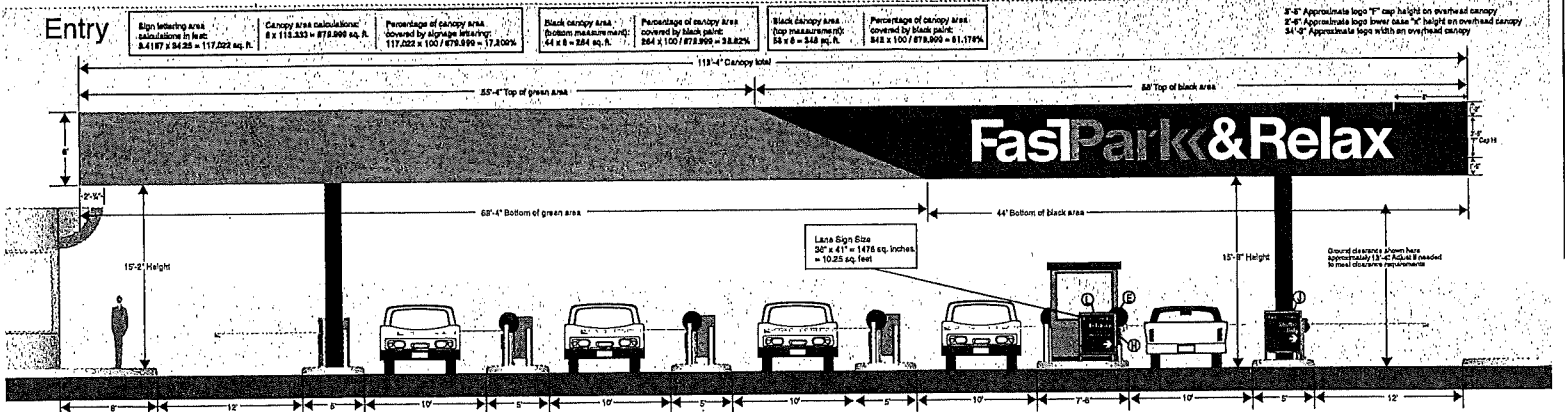
- 6 inch deep aluminum channel letters painted polyurethane acrylic enamel in a semi-gloss finish.
- 6.050" thick returns and backs
- 1/8" thick Translucent acrylic Faces
- Hi-performance first surface translucent vinyl overlay
- 1" Jewelle Trimcap
- LED Illumination
- Individually flush mounted to fascia

- Transformer remote behind wall
- Electrical: 120V
- Colors:
- Acrylic: White;
- Vinyl: to match Pantone 377C as close as possible
- 3M 3630-106 "Brilliant Green";
- Trimcap and Returns: to match faces



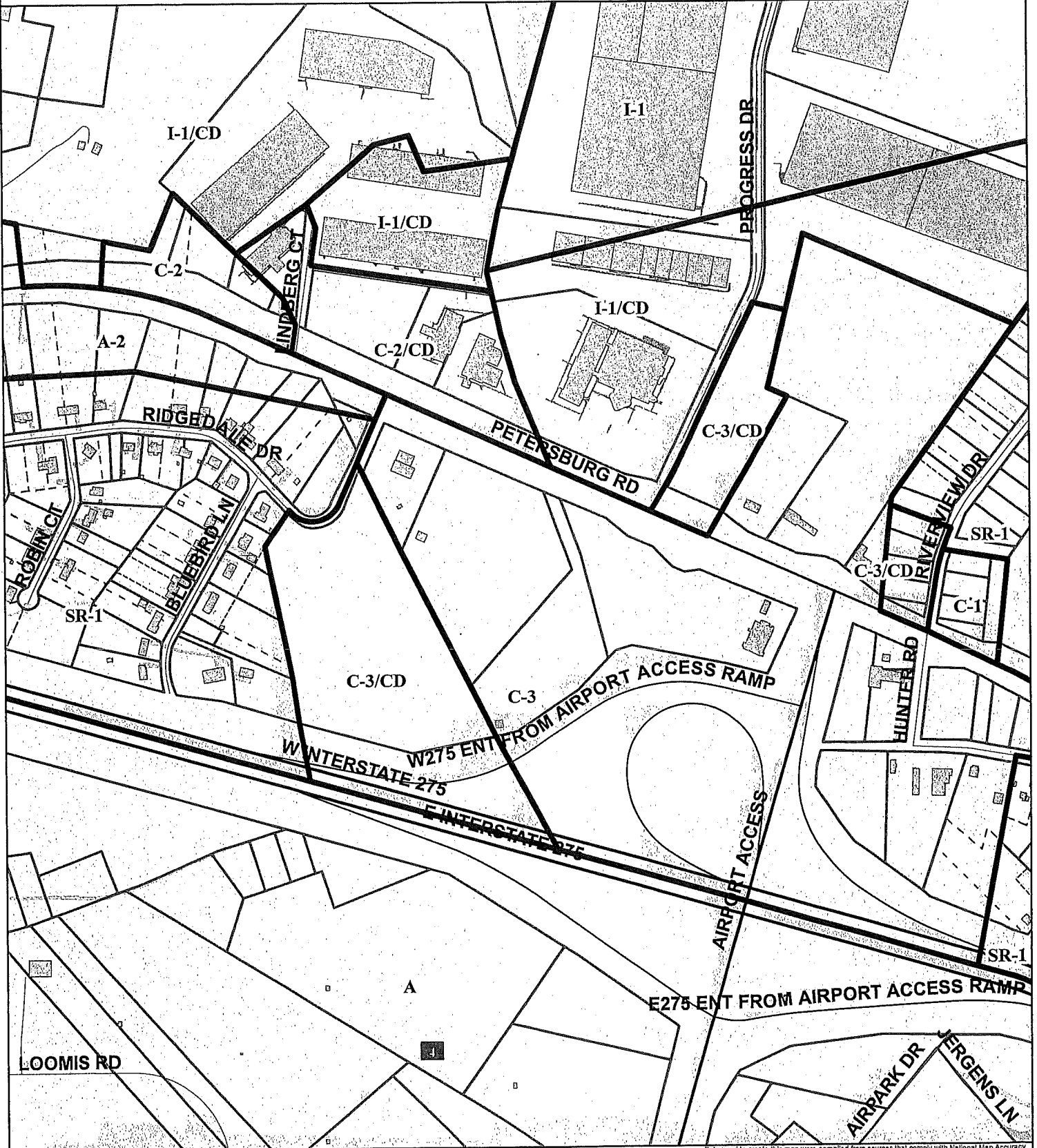
Scale:
1/4 inch = 1 foot

See below for detail photos of installed letters



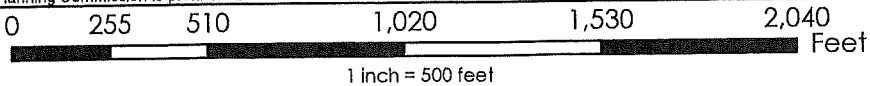
ZONING MAP

www.boonecountygis.com

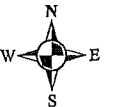


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Boone County GIS - Putting Northern Kentucky on the Map



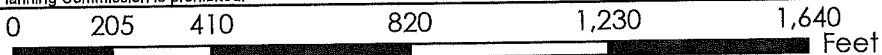
2012 AERIAL MAP

www.boonecountygis.com



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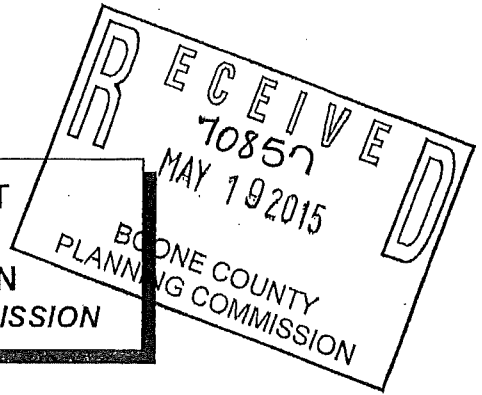
1 inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map

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)
- Boone _____ Florence _____ Walton _____ Union _____
 - (Check One)
 Conditional Use Permit _____ Variance _____ Appeal _____
 Change in Non-Conforming Use _____
 - Applicant's Name CHAVEZ PROPERTIES (PETERSBURG LLC)
Applicant's Address 250 W COURT STREET, SUITE 200E
CINCINNATI OH 45202
City State Zip
Phone Number 513-241-0429 Fax No. 513-720-5475 E-Mail mmchavez@chavezproperties.com
 - Description of Request: VARIANCE FROM SECTION 3413.2 TO ALLOW FOR MORE THAN 25% OF CANOPY FASCIA TO HAVE SIGNAGE
 - Name of Development FANT PACIC & RELAX PARKING FACILITY
 - Location of Development INTERSECTION OF STATE ROUTES 20 & 212
613 PETERSBURG ROAD
 - Acreage Under Review 31.27
 - Lot Number and Name of Subdivision (if part of a subdivision)
N/A
 - Owner of Property CHAVEZ PROPERTIES (PETERSBURG LLC)
Address of Property Owner 250 W COURT STREET, SUITE 200E
CINCINNATI OH 45202
City State Zip
Phone Number 513-241-0429 Fax No. 513-241-0497 E-Mail mmchavez@chavezproperties.com
 - Proposed Use(s) on Site COMMERCIAL PARKING FACILITY
 - Total Square Footage of Existing and/or Proposed Buildings 6320
 - Current Zoning on Property C3/CD
 - Deed Book 935 Page No. 419 Group No. 2009
 - Is the site subject to a zone change? NO
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? YES
 - 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: Melanie McChauzy
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: Mal V. B...
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

COPY

CLUR #15-BCBOA-007-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Chavez Properties (Petersburg, LLC)
250 W. Court Street, Ste 200E
Cincinnati, OH 45202

2. ADDRESS OF PROPERTY

613 Petersburg Road
Hebron, KY

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Fast Park & Relax

4. DEED BOOK 935

PAGE NO. 419

GROUP NO. 2009

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

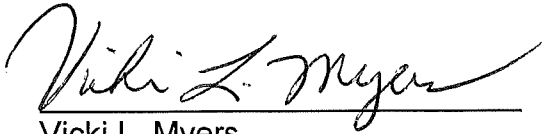
Todd K. Morgan, Senior Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan

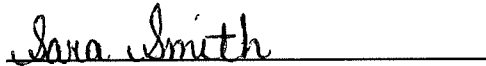
on behalf of the Boone County Planning Commission this 18 day of June, 2015.



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

My commission Expires:
April 17, 2019

This instrument was prepared for recording purposes only by:



Sara Smith
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 Condition of Approval applies to the variance approved by the Boone Board of Adjustment and in accordance with the current zoning in effect as of June 10, 2015 Certificate of Land Use Restriction (#15-BCBOA-007-A), for Chavez Properties (Petersburg, LLC), Property Owner(s).

The following condition will apply:

1. The signage on the north, south, and east canopy faces shall be constructed as presented. Additional signage shall not be permitted on the canopy faces without Board of Adjustment approval.

The approved variance as well as the preceding condition apply to the property described in:

DEED BOOK 935

PAGE NO. 419

GROUP NO. 2009