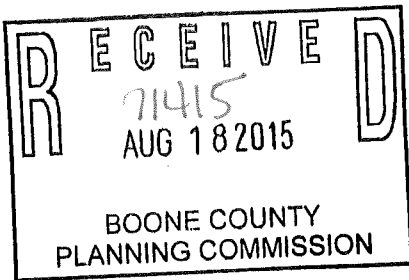


APPLICATION FORM



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 [X] Florence _____ Walton _____ Union _____ (Check One) 2. _____ Conditional Use Permit [X] Variance _____ Appeal _____ Change in Non-Conforming Use [X] 3. Applicant's Name CFB Sign Services Inc. Applicant's Address 4152 BRANDOWMOORE DR. CINCINNATI OHIO 45255 City State Zip Phone Number 513-528-3363 Fax No. 513-248-1111 E-Mail CFBSignService@fuse.net Description of Request: (1) Allow Pole Sign to include LED Price Panels (2) Allow Gas Canopy Signage to Exceed Code 5. Name of Development VERONA MARKET - GULF 6. Location of Development 14975 WALTON VERONA RD. VERONA KY 41092 7. Acreage Under Review _____ 8. Lot Number and Name of Subdivision (if part of a subdivision) _____ 9. Owner of Property [REDACTED] (DBA) VERONA MARKET. GINA Real Estate LLC Address of Property Owner 14975 WALTON VERONA RD. VERONA KY 41092 City State Zip Phone Number 859 485 4622 Fax No. 859 485 4300 E-Mail Veronamart@gmail.com 11. Proposed Use(s) on Site GAS FACILITY * C-55062 12. Total Square Footage of Existing and/or Proposed Buildings _____ 13. Current Zoning on Property SR-1/SC 14. Deed Book 1056 Page No. 145 Group No. 2085 15. Is the site subject to a zone change? [REDACTED] If yes, give date of approval _____ 16. Have you submitted a Site Plan with this request? _____ 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: D. G. Patel (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 8/18/15 Fee Received \$1582⁰⁰ Receipt # 71415
2. Is application complete? Yes No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
~~Staff~~ 9/9/15 **Approved**
Approved with Conditions (See #6)
Denial (See #7)
6. Conditions of Approval: SEE 9/9/15 BCBOA Meeting
MINUTES & CLERK
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.

STAFF REPORT

APPLICANT: C&B Sign Services, Inc. For Verona Market

LOCATION: 14975 Walton Verona Road, Boone County, Kentucky

ZONING: Suburban Residential One/Small Community Overlay (SR-1/SC)

DATE: September 9, 2015

PROPOSAL

The applicant has submitted the following applications:

1. A Change in Non-Conforming Use to allow a manually changeable fuel price cabinet sign on a non-conforming pole sign to be replaced with an electronic (LED) fuel price cabinet. The submitted plans show the existing and proposed signs are 32 square feet in area. The top of the new sign will have a fixed "Gulf" cabinet, which is 16 square feet (4' x 4') in area. The bottom of the sign will contain another 16 square foot (4' x 4') cabinet, which displays regular and diesel fuel prices in red and green LED. The LED digits will be a maximum of 12 inches tall.
2. A Variance to allow additional signage on three faces of a gas canopy. The proposal is to increase the permitted signage from 25% to 100% of the fascia areas.

APPLICABLE REGULATIONS

Section 220 of the Boone County Zoning Regulations states that two of the duties of the Board of Adjustment and Zoning Appeals is to act on Change in Non-Conforming Use and Variance applications.

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 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 270 of the Boone County Zoning Regulations states that it is the intent of the regulations to keep non-conforming lots, uses or structures from being "enlarged or extended beyond the scope and area of its operation at the time it became a legal non-conforming use, nor shall other uses or structures which are prohibited elsewhere in the same district be permitted on lots of non-conforming uses or structures."

Section 272 of the Boone County Zoning Regulations states "where, at the time of the adoption of this order, legally established, uses of land exist which would not be permitted by regulations imposed by this order, the uses may be continued so long as they remain otherwise lawful, provided the Board shall not allow the enlargement or extension of a non-conforming use beyond the scope and area of its operation at the time these regulations were adopted."

KRS 100.253 allows the following:

1. The lawful use of a building or premises, existing at the time of the adoption of any zoning regulations affecting it, may be continued, although such use does not conform to the provisions of such regulations, except as otherwise provided herein.
2. The board of adjustment shall not allow the enlargement or extension of a non-conforming use beyond the scope and area of its operation at the time the regulation which makes its use nonconforming was adopted, nor shall the board permit a change from one (1) nonconforming use to another unless the new nonconforming use is in the same or a more restrictive classification, provided, however, the board of adjustment may grant approval, effective to maintain nonconforming-use status, for enlargements or extensions, made or to be made, of the facilities of a nonconforming use, where the use consists of the presenting of a major public attraction or attractions, such as a sports event or events, which has been presented at the same site over such period of years and has such attributes and public acceptance as to have attained international prestige and to have achieved the status of a public tradition, contributing substantially to the economy of the community and state, of which prestige and status the site is an essential element, and where the enlargement or extension was or is designed to maintain the prestige and status by meeting the increasing demands of participants and patrons.
3. Any use which has existed illegally and does not conform to the provisions of the zoning regulations, and has been in continuous existence for a period of ten (10) years, and which has not been the subject of any adverse order or other adverse action by the administrative official during said period, shall be deemed a nonconforming use. Thereafter, such use shall be governed by the provisions of subsection (2) of this section.

Section 273 of the Boone County Zoning Regulations states that the Board of Adjustments and Zoning Appeals shall have the power to hear and decide on applications to permit a change from one nonconforming use to another.

The Board shall not permit such a change unless the new nonconforming use is as equally or more compatible with permitted uses in the district in which it is located as the existing nonconforming use. Application for change of nonconforming use shall conform to the procedures and requirements for appeals as specified in Sections 245-254, inclusive, of this order and Kentucky Revised Statutes, Section 100.253.

The Board shall not allow any changed nonconforming use to be increased or enlarged, nor extended to occupy a greater area of land than was occupied by the original nonconforming use. In permitting such change in nonconforming use, the Board may require appropriate conditions and safeguards in accord with other provisions of this order, such as the provision of landscaping and buffering, the improvement of parking areas, and restrictions on the hours of operation.

Section 3402 of the Boone County Zoning Regulations prohibits signs (permanent or temporary) from being placed on or above the roof or parapet.

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 3450 of the Boone County Zoning Regulations permits the following signage in the Small Community (SC) Overlay District:

1. Business establishments may be permitted one (1) building mounted sign for each building elevation that is directly on, or has high visibility from any arterial, collector, or marginal access street (includes areas of major internal traffic circulation). The size of building mounted signs shall not exceed one (1) square foot of sign area per linear foot of building width or lease space on which the sign is mounted. Building mounted signs shall not exceed 32 square feet in size.
2. Signs cannot project more than four (4) feet into the right-of-way or interfere with pedestrian traffic on sidewalks. Signs that project into a right-of-way will require written permission from the owner of the right-of-way. The bottom of the sign shall be located a minimum of ten (10) feet above the ground. The maximum permitted size for projecting signs is 16 square feet.
3. No sign shall be permitted to be located above the parapet wall on flat roofed buildings nor shall a sign be located on any roof plane of a pitched roof building or on or above the ridge line.
4. Individual parcels of land and mixed-use commercial projects shall be permitted a density of one (1) on-premises, monument sign. The size of monument signs shall not exceed one half (½) square foot for each lineal foot of road frontage. Monument signs shall not exceed eight (8) feet in height and 32 square feet in size and shall be set in an appropriately landscaped area.
5. Sandwich board/A-frame Signs

The purpose and intent of the sandwich board/A-frame sign is to provide pedestrian-scaled advertising for temporary events, such as daily lunch specials, sales, gatherings, etc. A sandwich board/A-frame sign is defined as a non-illuminated portable sign that does not exceed two (2) feet in width or six (6) feet in height. The sign may be double sided and can fold out forming a triangular A-frame shape when viewed from the side. Each business establishment is allowed a maximum of one sandwich board/A-frame sign. This type of sign is only to be displayed during normal operating hours of the individual business establishment and must be removed during non-operating hours. The sign must be located on-premise or

within ten (10) feet of the business which it advertises, and cannot interfere with pedestrian or vehicular traffic. A Sign Permit for sandwich board/A-frame signs is not required.

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 HISTORY

2/14/90 - The Boone County Board of Adjustment approved a Conditional Use Permit and Variance allow a 630 square foot building addition to be 16 feet from the rear property line. The request was approved with a condition requiring Health Department approval.

10/9/96 - The Boone County Board of Adjustment approves a Variance allowing a 630 square foot building addition to be 16 feet from the rear property line.

10/15/96 - Boone County Planning Commission approves a Minor Site Plan allowing the 630 square foot building addition.

9/24/99 - Boone County Planning Commission approves a Sign Permit allowing an 18' tall, 32 square foot pole sign. The pole sole is to replace a 20' tall, 32 square foot pole sign.

SITE CHARACTERISTICS

The approximate 1.1 acre property is located on the north side of Walton Verona Road and contains a 5,166 square foot building (first floor and addition occupied by Verona Market), an outdoor seating area (covered with a carport), a propane tank sales/exchange storage locker, a single-family residential dwelling, an above ground kerosene tank and associated pump, a gas canopy that covers two fuel pumps, a car vacuum, an accessory storage shed, and two freestanding signs. Parking is located in front of the store and behind the gas pumps.

SURROUNDING LAND USES & ZONING

North: 70 Acre Tract With House and Lake (SR-1/SC and RSE)

South: Walton Verona Road, Single-Family Residential Dwelling, and Korner Auto (SR-1/SC)

East: US Bank (SR-1/SC)

West: New Bethel Baptist Church (SR-1/SC and RSE)

STAFF COMMENTS

1. Section 3430 of the Boone County Zoning Regulations does not permit electronic message boards in the SC Overlay district. Staff questions if an electronic (LED) price panel is appropriate because the intent of the district is to maintain the existing character and prevent inappropriate additions.

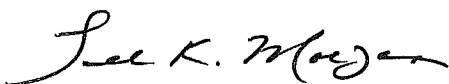
The Board needs to analyze the request in terms of Sections 270, 272, and 273 of the Boone County Zoning Regulations. The Board should analyze if the proposed change to the nonconforming pole sign is more objectionable than the existing condition.

2. The submitted sign drawings show that signage is proposed on all four canopy faces. The Zoning Regulations do not allow this and the Board cannot consider a Variance for the fourth canopy face. The applicant needs to inform the Board which three faces will have signage. A Special District application would need to be approved to allow signage on all four faces.
3. Staff is concerned about the Variance request to increase the permitted gas canopy signage because the subject property is located in the Small Community (SC) Overlay district. Staff believes the design is very contemporary and does not relate to the district. The Board needs to analyze the Variance criteria before acting on the request.
4. Staff pulled sign permits for the property and reviewed Google Earth photos from 2007 and 2009 (see photos in Staff PowerPoint). The photos show that the "Pizzeria" building mounted sign was added on the roof without permits sometime after April 2009.
5. Staff recommends the following conditions if the requests are approved:
 - A. The Pizzeria sign must be removed unless a Change in Non-Conforming Use or Special Sign District application is approved.
 - B. The proposed freestanding sign shall be limited to 32 square feet in area. No other signs shall be attached to the legs of the sign.
 - C. No signs shall not be attached to the outside seating area fence as shown in the sign drawings.
 - D. The property owner shall obtain Temporary Advertising Display Permits before installing banners or other temporary signage, such as cigarette signs, on the property (does not include window signage or sandwich board). Businesses are permitted 5 such permits in a calendar year and each permit is valid for 14 days.
 - E. The applicant shall provide a sign survey of all existing and proposed signs. The following information shall be provided before any new Sign Permits are issued:
 - Height and square footage of the pole signs.
 - Dimensions of the sign cabinet on the roof.
 - Dimensions of the gas canopy and canopy faces.

CONCLUSION

KRS 100.241 and 100.253 and Section 220 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to act on the requests.

Respectfully submitted,



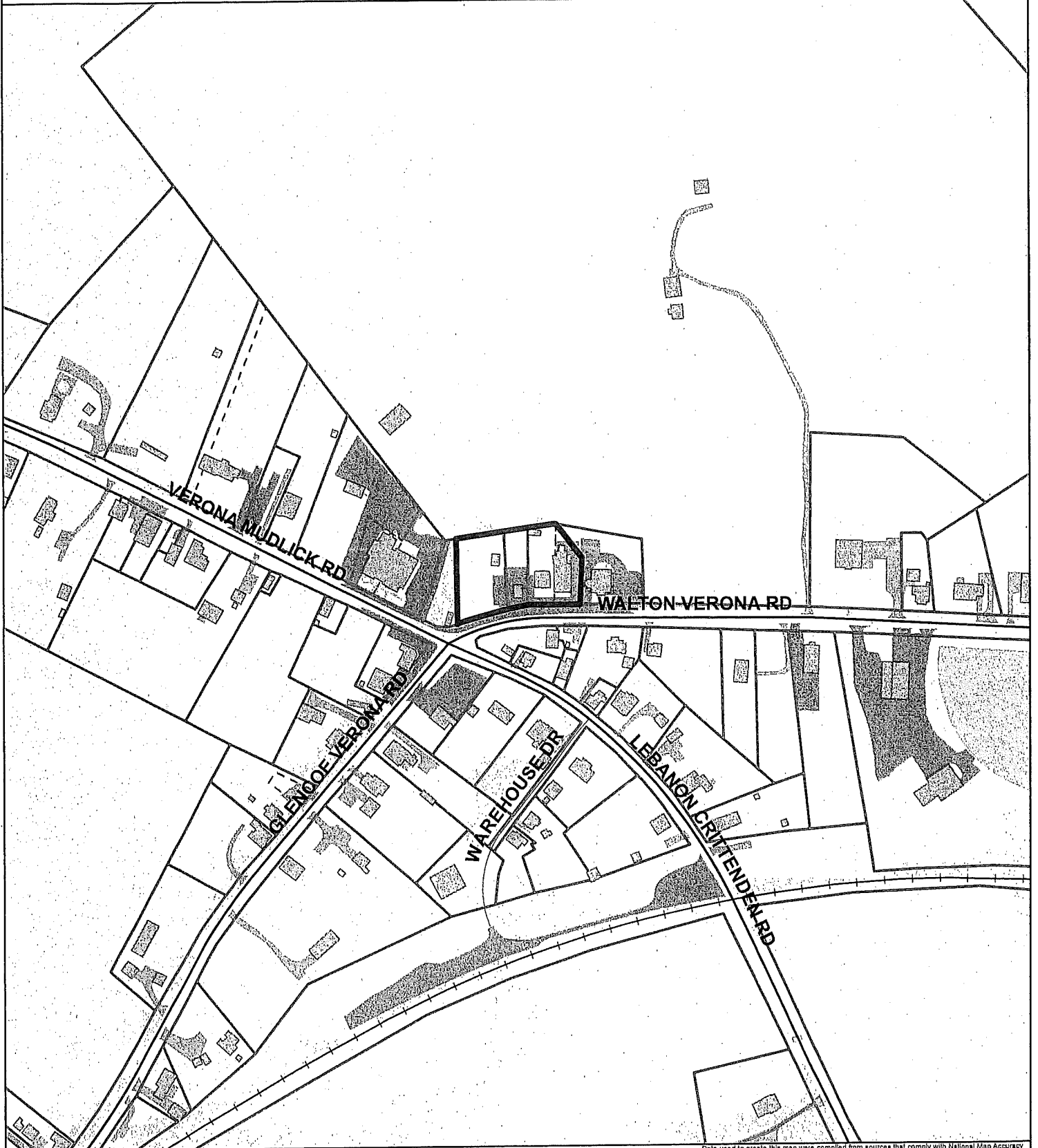
Todd K. Morgan, AICP
Senior Planner, Zoning Services

Attachments

- *Site Vicinity Map
- *Sign Drawings
- *Zoning Map
- *Topographical Map
- *2012 Aerial Map
- *Application

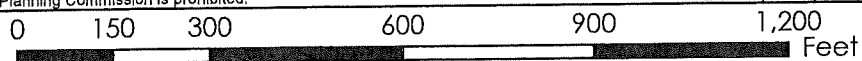
SITE VICINITY MAP

www.boonecountygis.com



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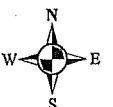
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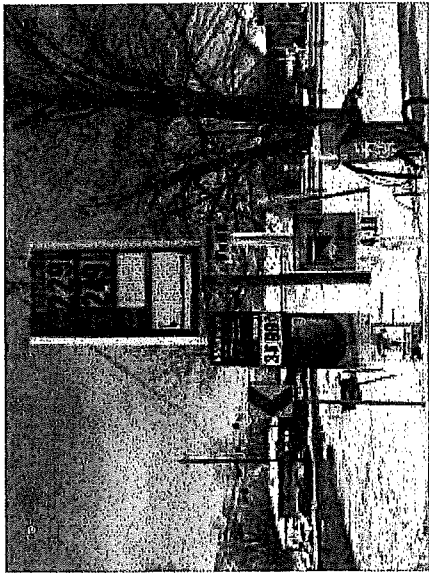


1 inch = 300 feet

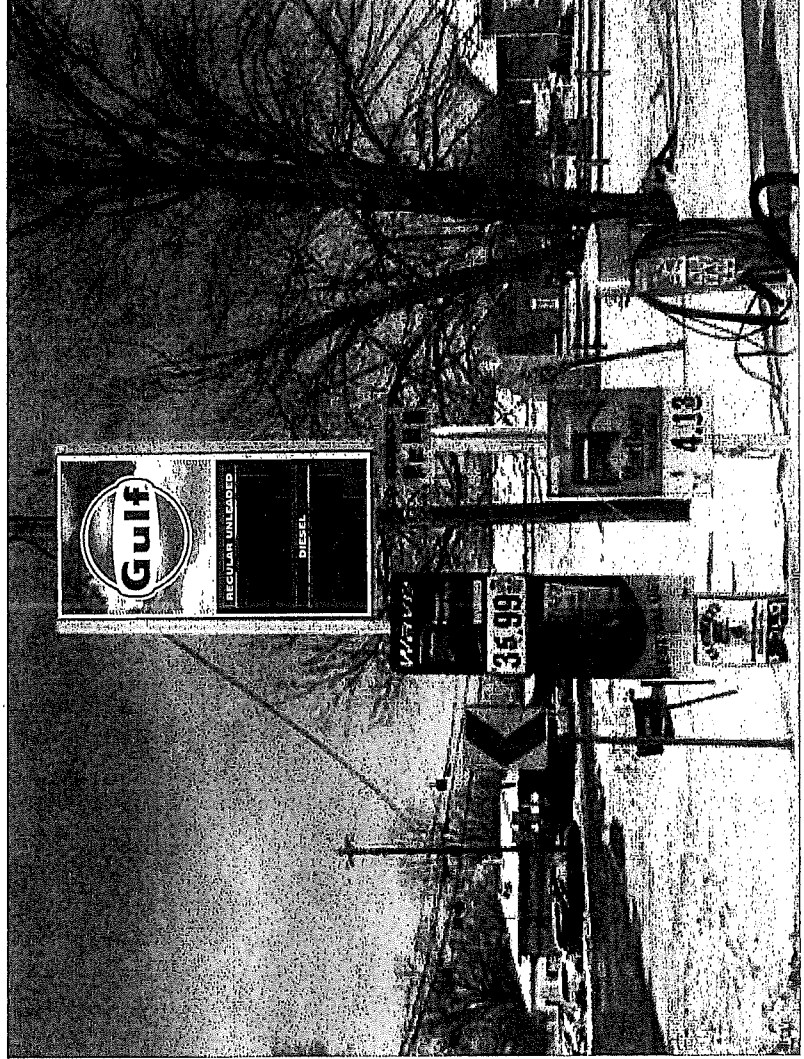


Boone County GIS - Putting Northern Kentucky on the Map





EXISTING CONDITIONS



PROPOSED SIGNAGE



BLAIR COMPANIES
 ARCHITECTURAL IMAGING
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address: 5107 Kissell Avenue
 Altoona PA 16601
 telephone: 814.949.8287
 fax: 814.949.8293
 web: blaircompanies.com

project information

client: GLF
 address: 14975 Walton Verona Road
 Verona, KY

store #: _____
 m number: 51700
 date: 06.22.15
 rendered: J.C.
 file name: GLF 51700_15

revisions

1. n/a
- 2.
- 3.
- 4.
- 5.

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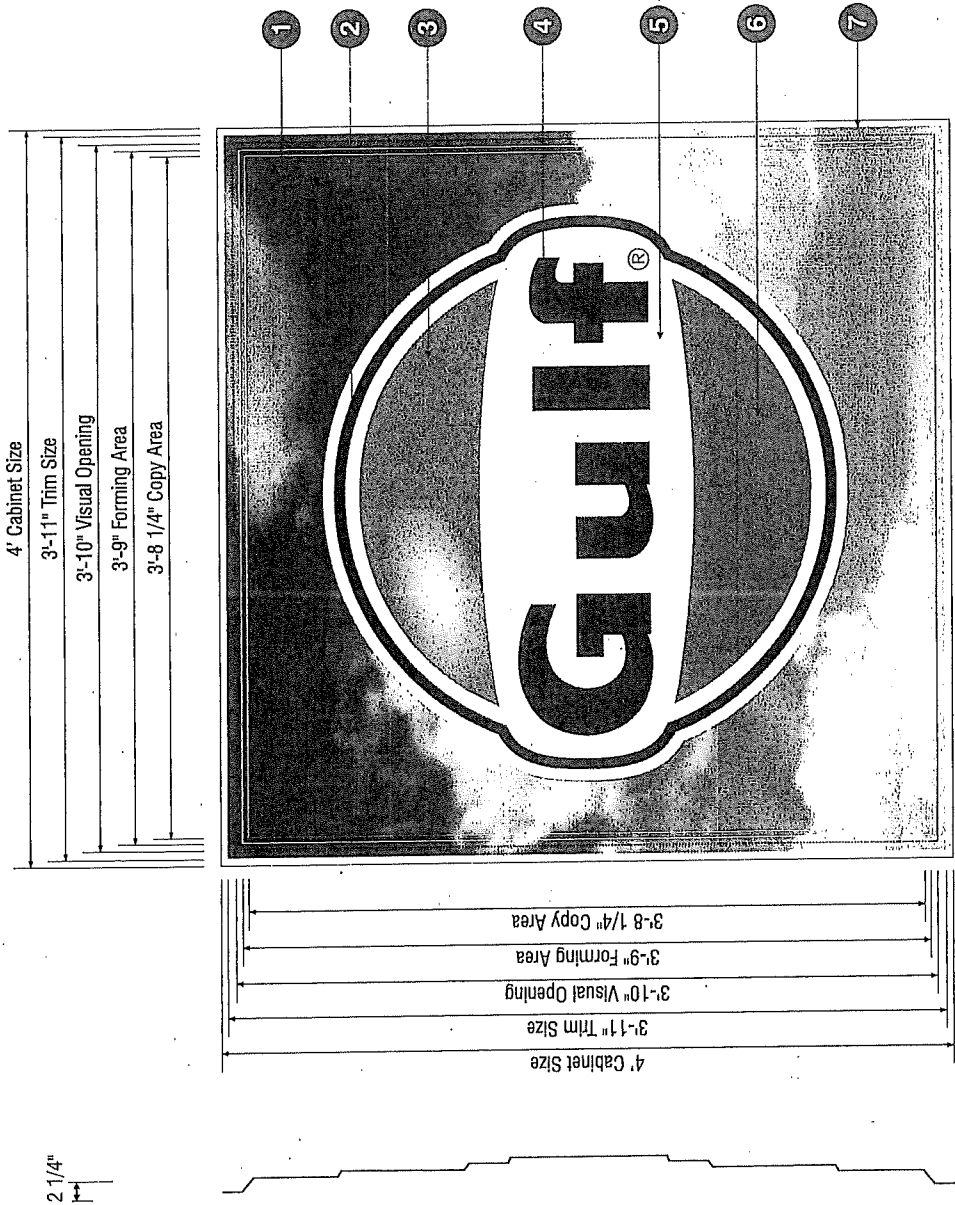


RECOMMENDATIONS

- SIGN 1: Remove and replace w/ new 8'x4' D/F GULF Face
 SIGN 2: Remove and replace w/ 2-Prod using LED Pricer Faces
 (Regular Unleaded/Diesel) Inbetween poles

Paint note:
 - Mid Poles to be painted white

4'-0" X 4'-0" MID CONFIGURATION SIGN 1 **SO.FT.**



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FRONT VIEW

SCALE: 1" = 1'-0"

NOTE: VERIFY DIMENSIONS PRIOR TO FABRICATION

SIDE VIEW

MATERIALS LIST

- Embossed pan background with digitally printed cloud background
- Blue "ring" no embossed printed to match pms #301 blue
- 3/4" emboss top half Digitally printed clear vinyl PMS165 with highlight - 2nd surface
- 1/2" Embossed "Gulf" copy printed to match pms 301 blue on clear second surface translucent diffuser
- 3/4" emboss bottom half Digitally printed clear vinyl pms165 with highlight-2nd surface
- 3/16" clear polycarbonate face graphics applied second surface white diffuser applied to back
- Red Line represents 1 1/2" retainer color white

COLOR SCHEDULE

- Background: Polycarbonate w/ digitally printed applied second surface
- Blue: PMS 301
- Orange: PMS 165

2 PRODUCT PRICER LED, SIGN 2 SQ.FT.



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SIGNS - FIXTURES - LOGISTICS

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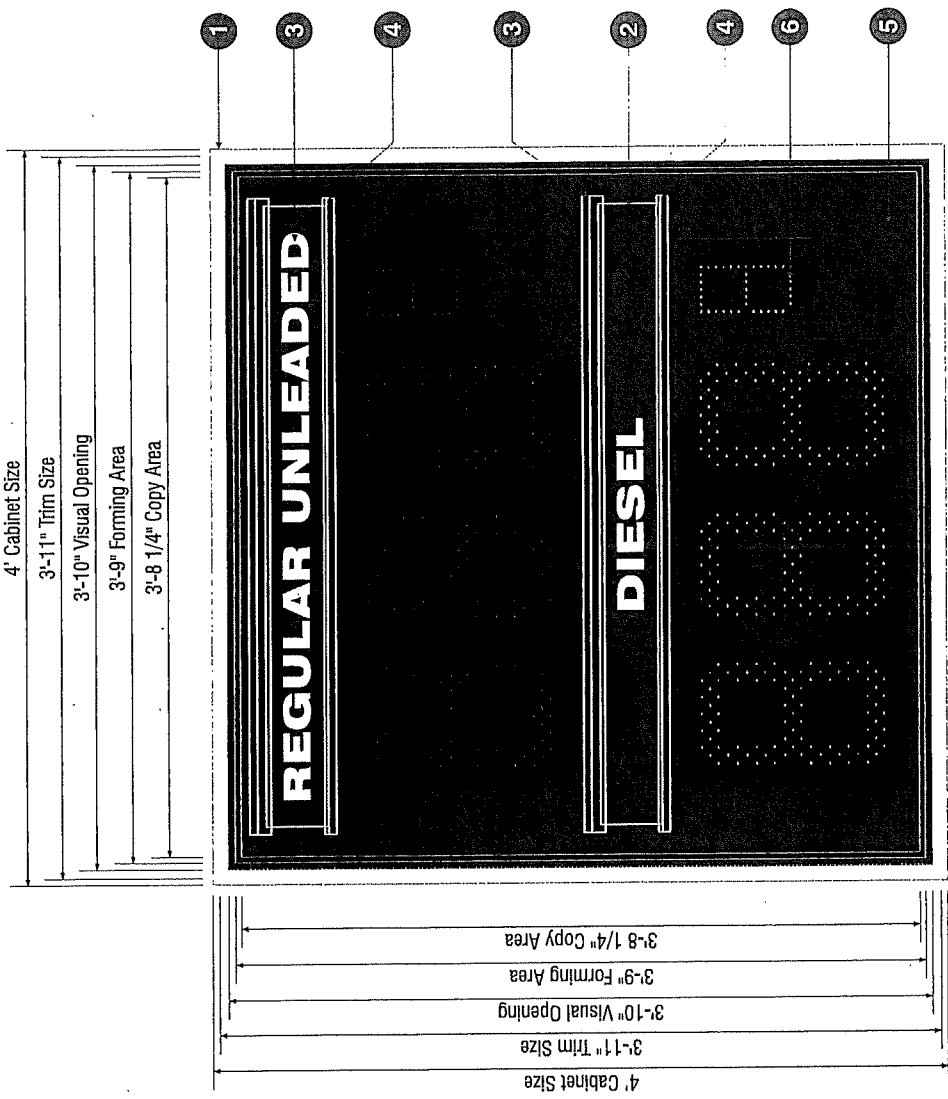
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FRONT VIEW

Scale: 1" = 1'-0"

2'-11 13/16"

3'-4 1/2"



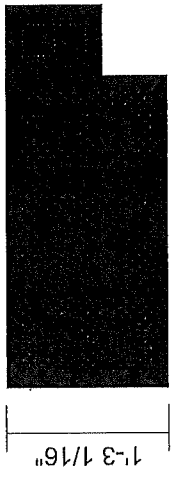
WORDPLATES

COLOR SCHEDULE

- A. Blue: PMS 301
- B. Orange: PMS 165

LED PRICER

12" DIGITS



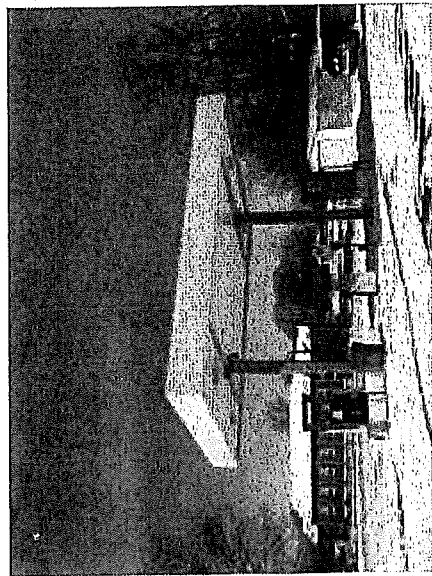
SIDE VIEW

2-1/4"

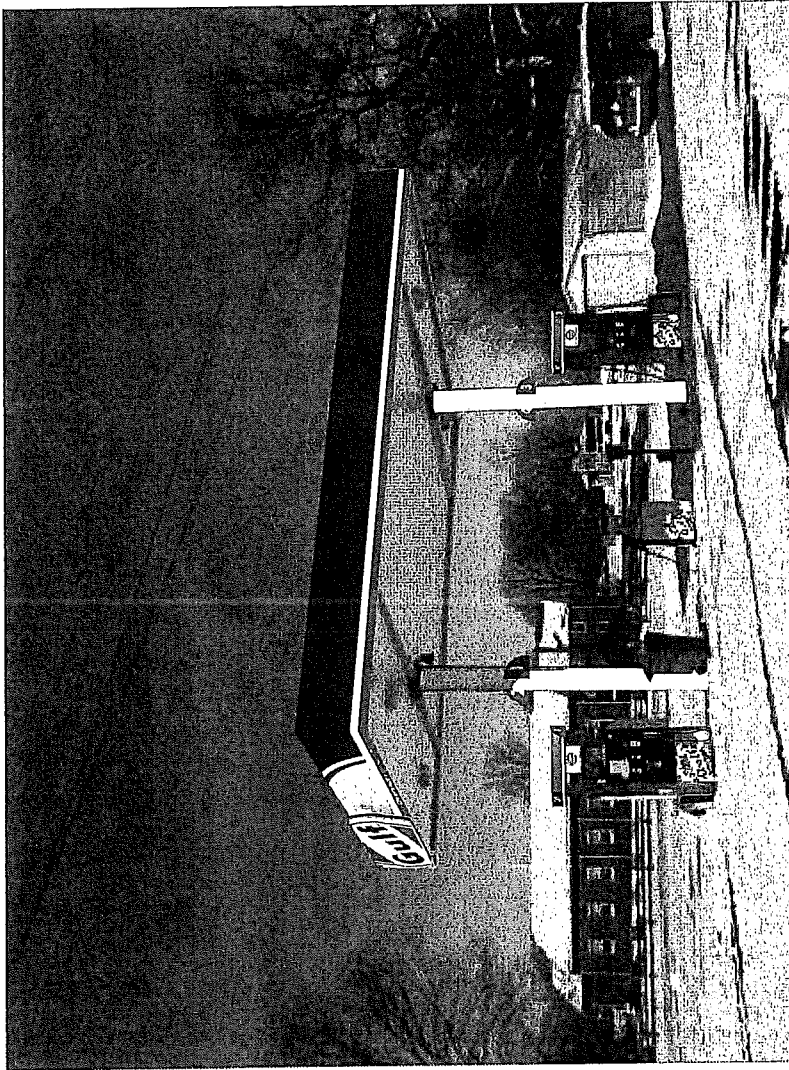
MATERIALS LIST

1. 1/2" retainers - white
2. Clear chargeable panel with background to match face (second surface)
copy : reversed out clear
3. (Top) clear zip track
4. (Bottom) clear zip track
5. 3/16" clear polycarbonate face with pms 301 blue applied to second surface
6. Use 12" LED
7. Rivet
8. Plastic locking guide rail
9. Face retainer for cabinet

NOTE: VERIFY DIMENSIONS PRIOR TO FABRICATION



EXISTING CONDITIONS



PROPOSED SIGNAGE

RECOMMENDATIONS

- SIGN 3: Remove and replace w/ VIN canopy wrap w/ blue & orange stripping (VIN-36 1/4-BLC)
- SIGN 4: Remove and replace w/ VIN canopy wrap w/ applied cloud & blue & orange stripping (VIN-36 1/4-LCL)
- SIGN 5: Remove and replace w/ new GLF Cabinet (GLF-36-CAB)
- SIGN 6: Add clearance decals (CAN-CLR-DEC)
- SIGN 7: Add new regulatory decals kit (GLF_DEC_KIT)
- SIGN 8: Add mouse ears (CAN-DIS-FCE, CAN-120-DEC)
- SIGN 9: Remove and replace w/ new valances (VAL-33-SKX) / (SLF-04-DEC)
- SIGN 10: Add Gulf Door Skins
- SIGN 11: Add Kerosene Vinyl (KER-03-OVL)
- SIGN 12: Add Kerosene Decal (KER-04-VIN)
- SIGN 13: Add inverted pump topper (PTP_INV)
- SIGN 14: Add wall mounted sign (POP_BLD)

Paint note:

- Columns to be painted white
- Bollards to be painted gray
- Curbs to be painted gray



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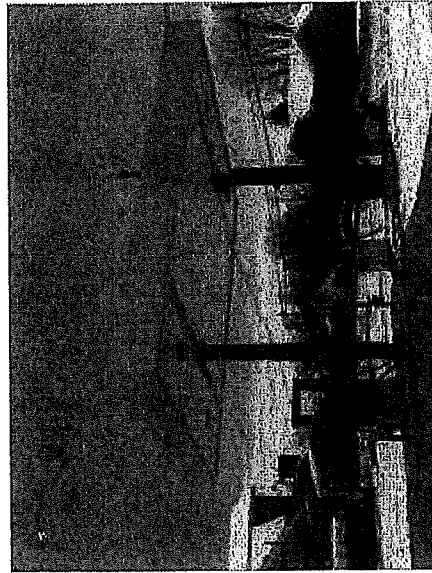
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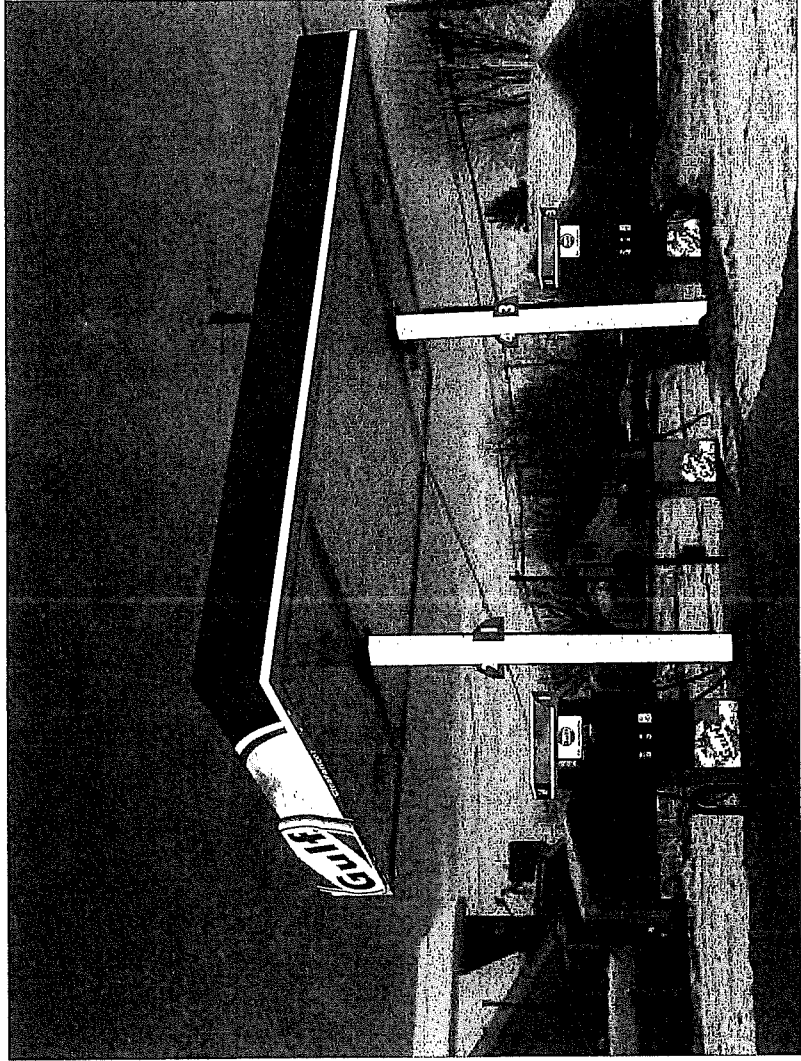
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- SIGN 7: Add new regulatory decals kit (GLF_DEC_KIT)
- SIGN 8: Add mouse ears (CAN-DIS-FCE, CAN-120-DEC)
- SIGN 9: Remove and replace w/ new valances (VAL-33-SKY) / (SLF-04-DEC)
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Paint note:

- Columns poles to be painted white
- Bollards to be painted gray
- Curbs to be painted gray



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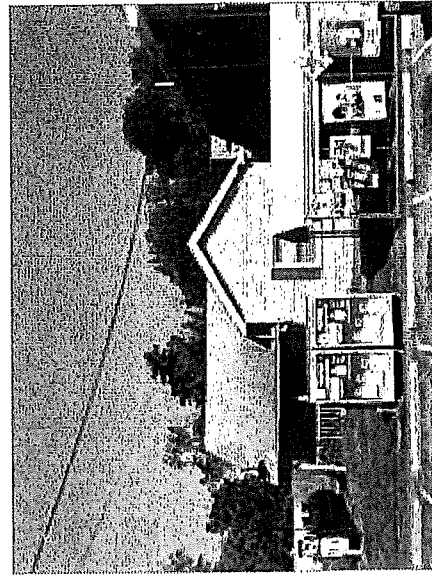
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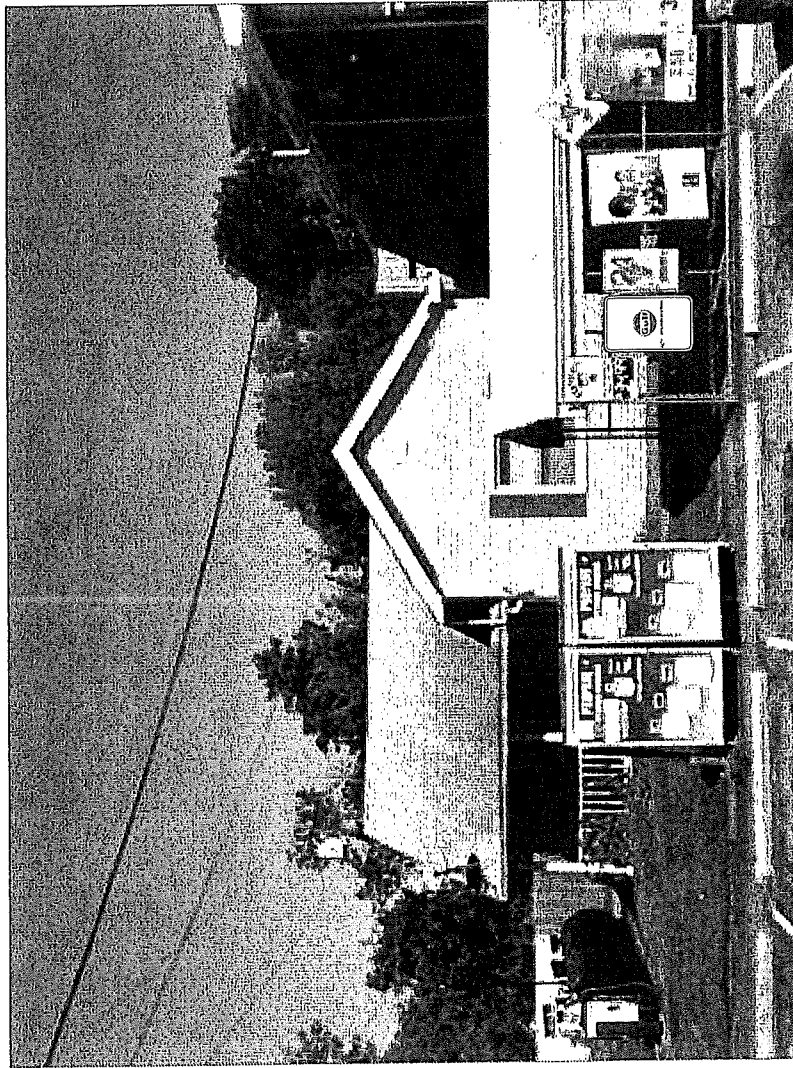
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EXISTING CONDITIONS



PROPOSED SIGNAGE

RECOMMENDATIONS

- SIGN 3: Remove and replace w/ VIN canopy wrap w/ blue & orange stripping (VIN-36 1/4-BLO)
- SIGN 4: Remove and replace w/ VIN canopy wrap w/ applied cloud & blue & orange stripping (VIN-36 1/4-LCL)
- SIGN 5: Remove and replace w/ new GLF Cabinet (GLF-36-CAB)
- SIGN 6: Add clearance decals (CAN-CLR-DEC)
- SIGN 7: Add new regulatory decals kit (GLF_DEC_KIT)
- SIGN 8: Add mouse ears (CAN-DIS-FCE, CAN-120-DEC)
- SIGN 9: Remove and replace w/ new valances (VAL-33-SKY) / (SLF-04-DEC)
- SIGN 10: Add Gulf Door Skins
- SIGN 11: Add Kerosene Vinyl (KER-03-OVL)
- SIGN 12: Add Kerosene Decal (KER-04-VIN)
- SIGN 13: Add inverted pump topper (PTP_INV)
- SIGN 14: Add wall mounted sign (POP_BLD)

Paint note:

- Columns poles to be painted white
- Bollards to be painted gray
- Curbs to be painted gray



BLAIR COMPANIES
ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LOGISTICS

address: 5107 Kissell Avenue
Altoona PA 16601
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

client: GLF
address: 14975 Walton Verona Road
Verona, KY

store #: _____
m number: 51700
date: 06.22.15
rendered: J.C.
file name: GLF51700_15

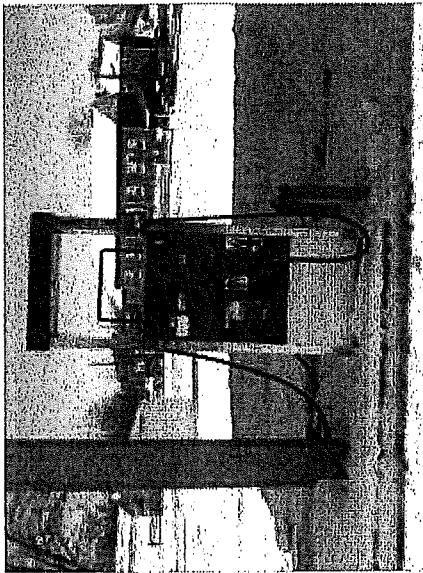
revisions

1. n/a
- 2.
- 3.
- 4.
- 5.

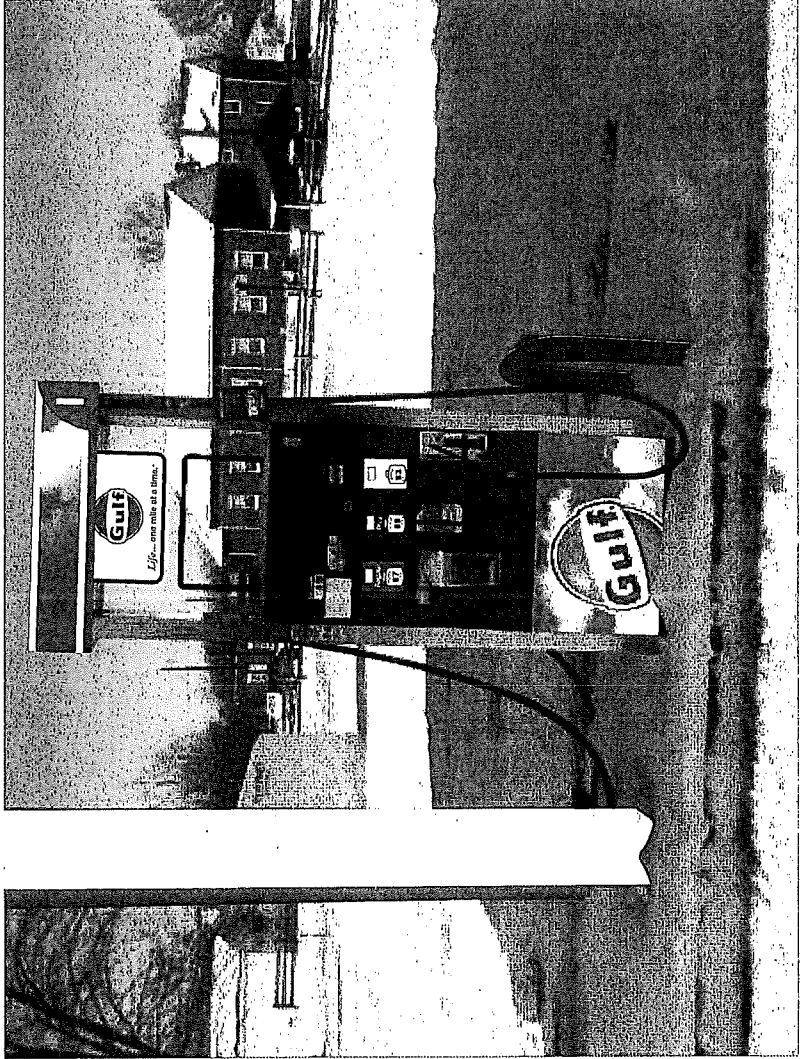
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EXISTING CONDITIONS



PROPOSED SIGNAGE

NOTE: NEW PUMPS BEING PROVIDED



BLAIR COMPANIES
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SIGNS • FIXTURES • LOGISTICS

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Altoona PA 16601
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m number: 51700
date: 06.22.15
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file name: GLF 51700_15

revisions

1. n/a
- 2.
- 3.
- 4.
- 5.

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RECOMMENDATIONS

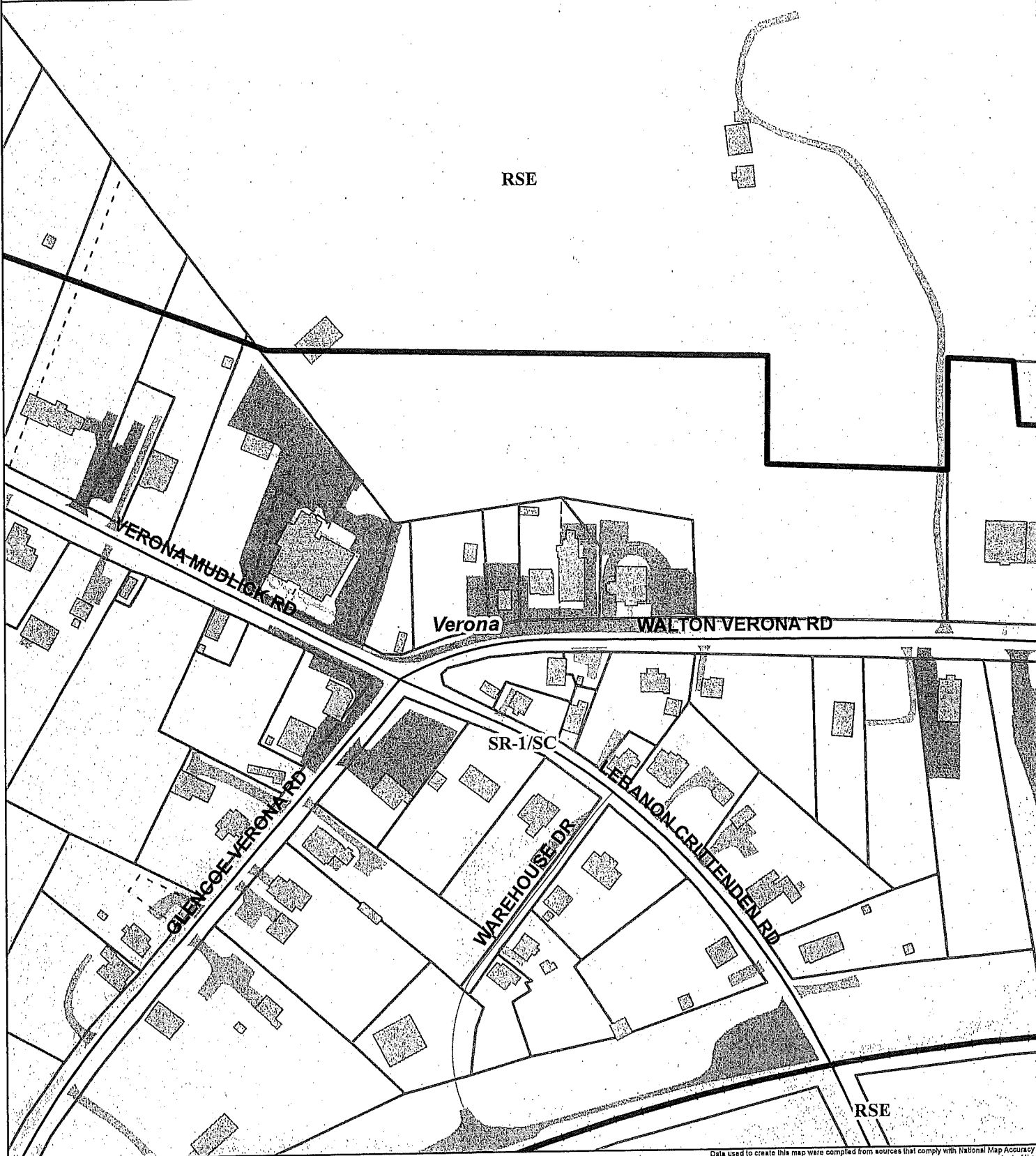
- SIGN 7: Add new regulatory decals kit (GLE_DEC_KIT)
- SIGN 8: Add mouse ears (CAN-DIS-FCE, CAN-120-DEC)
- SIGN 9: Remove and replace w/ new valances (VAL-33-SKX) / (SLF-04-DEC)
- SIGN 10: Add Gulf Door Skins
- SIGN 11: Add Kerosene Vinyl (KER-03-OVL)
- SIGN 12: Add Kerosene Decal (KER-04-VIN)
- SIGN 13: Add inverted pump topper (PTP_INV)
- SIGN 14: Add wall mounted sign (POP_BLD)

Paint note:

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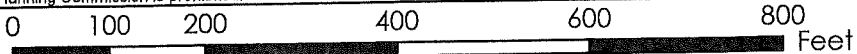
ZONING MAP

www.boonecountygis.com



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1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map

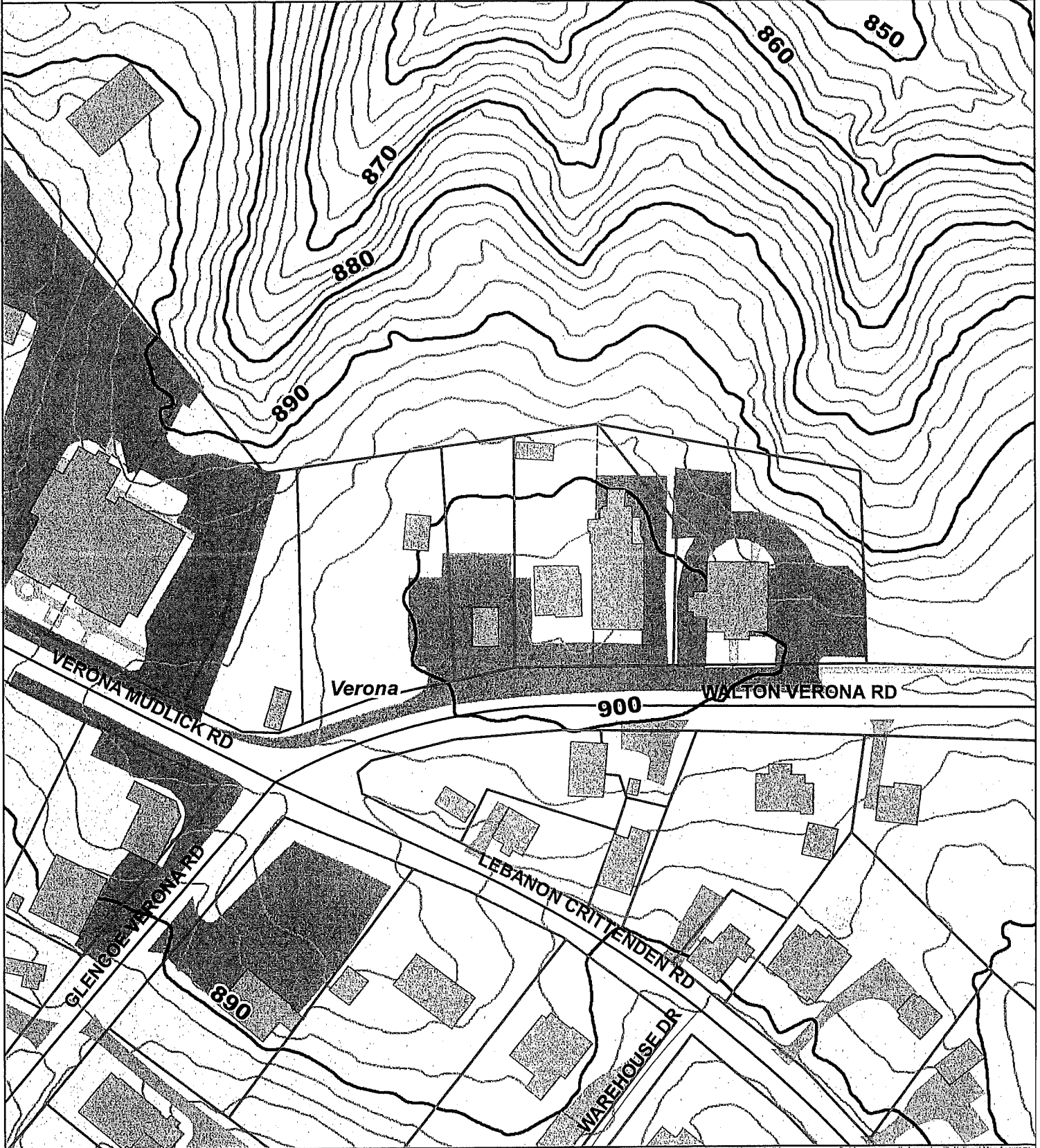


Map Created: 07/01/2013

ArchMap Document: BooneMap (fhs).mxd

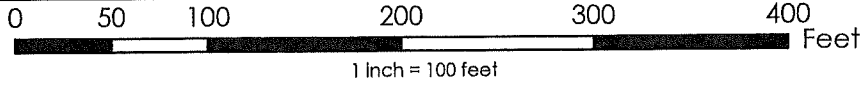
TOPOGRAPHICAL MAP

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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013

Boone County GIS
ArcMap Document: BooneMap (16).mxd

AERIAL MAP

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0 100 200 400 600 800 Feet

1 inch = 200 feet



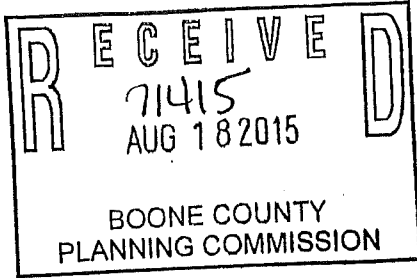
Boone County GIS - Putting Northern Kentucky on the Map



Map Created: 07/01/2013

Map File: C:\gis\boone\boone.aprx
ArcMap Document: BooneMap (10).mxd

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. X Boone Florence Walton Union (Check One) 2. Conditional Use Permit X Variance Appeal X Change in Non-Conforming Use 3. Applicant's Name CFB Sign Services Inc. Applicant's Address 4152 BRANDONMORE DR. Cincinnati OH 45255 4. Description of Request: (1) Allow Pole Sign to include LED Price Panels (2) Allow Gas Canopy Signage to Exceed Code 5. Name of Development VERONA MARKET - GULF 6. Location of Development 14975 WALTON VERONA RD. Verona Ky. 41092 7. Acreage Under Review 8. Lot Number and Name of Subdivision (if part of a subdivision) 9. Owner of Property [Redacted] (DBA) Verona Market. GINA Real Estate LLC Address of Property Owner 14975 Walton Verona Rd, Verona Ky 41092 10. Name of Property Owner 11. Proposed Use(s) on Site GAS FACILITY * C-5506 12. Total Square Footage of Existing and/or Proposed Buildings 13. Current Zoning on Property SR-1/5C 14. Deed Book 1056 Page No. 145 Group No. 2085 15. Is the site subject to a zone change? 16. Have you submitted a Site Plan with this request? 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: D. G. Patel (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 #15-BCBOA-011-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Gina Real Estate, LLC
14975 Walton Verona Road
Verona, KY 41092

2. ADDRESS OF PROPERTY

14975 Walton Verona Road
Verona, KY

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Verona Market/Gulf

4. DEED BOOK 1056

PAGE NO. 145

GROUP NO. 2085

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

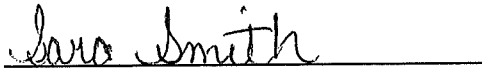
on behalf of the Boone County Planning Commission this 15 day of September, 2015.



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 Conditions of Approval apply to the conditional use permit and variance approved by the Boone County Board of Adjustment and in accordance with the current zoning in effect as of September 9, 2015 Certificate of Land Use Restriction (#15-BCBOA-011-A), for Gina Real Estate, LLC, Property Owner(s).

The following conditions will apply:

1. The Pizzeria sign must be removed unless a Change in Non-Conforming Use or Special Sign District application is approved.
2. The proposed freestanding sign shall be limited to 32 square feet in area. No other signs shall be attached to the legs of the sign.
3. No signs shall be attached to the outside seating area fence as shown in the sign drawings.
4. The property owner shall obtain Temporary Advertising Display Permits before installing banners or other temporary signage, such as cigarette signs, on the property (does not include window signage or sandwich board). Businesses are permitted 5 such permits in a calendar year and each permit is valid for 14 days.
5. The applicant shall provide a sign survey of all existing and proposed signs. The following information shall be provided before any new Sign Permits are issued:
 - A. Height and square footage of the pole signs.
 - B. Dimensions of the sign cabinet on the roof.
 - C. Dimensions of the gas canopy and canopy faces.

The approved conditional use permit and variance as well as the preceding conditions apply to the property described in: