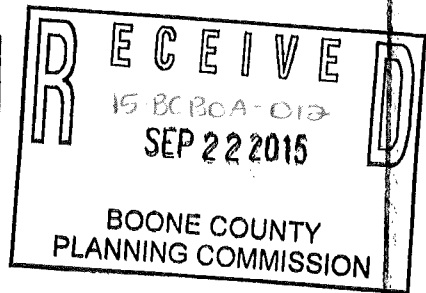


APPLICATION FORM

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 [2] [X] Variance [ ] Appeal

3. Applicant's Name ASI, Cincinnati Attn: Ray Siegel
Applicant's Address 304 Wards Corner Rd Suite 100
Cincinnati, OH 45140

4. Phone Number (513) 248-4100 Fax No. (513) 248-4101 E-Mail ray.siegel@asignage.com

Description of Request: Requesting variance for directional signage to be taller and more copy than allowed per zoning.

5. Name of Development Toyota North American Parts Center Kentucky

6. Location of Development 3675 North Bend Rd Hebron, KY 41048

7. Acreage Under Review 86.3 +/-

8. Lot Number and Name of Subdivision (if part of a subdivision) Parcel 048.00-07-11.00 / Plat ID 04-39

9. Owner of Property Boone County, KY
Address of Property Owner PO Box 900

10. Burlington, KY 41005

Phone Number [ ] Fax No. [ ] E-Mail [ ]

11. Proposed Use(s) on Site Directional Signage

12. Total Square Footage of Existing and/or Proposed Buildings [ ]

13. Current Zoning on Property I-1

14. Deed Book 794 Page No. 449 Group No. 2019

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? 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: C. Sain

ORIGINAL Applicant's Signature: Ray Siegel

Handwritten signature and stamp: COUNTY ADMINISTRATOR ON BEHALF OF COUNTY AS OWNERS

9/22/15

**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 9/22/15 Fee Received 1,582.00 Receipt # 72121
2. Is application complete?  Yes  No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
10/14/15 **Approved**  
\_\_\_\_\_ **Approved with Conditions (See #6)**  
\_\_\_\_\_ **Denial (See #7)**
6. Conditions of Approval: none  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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: ASI, Cincinnati

LOCATION: 3675 North Bend Road, Boone County, Kentucky

ZONING: Industrial One (I-1)

DATE: October 14, 2015

### Proposal

The applicant has submitted two (2) Variances to increase the permitted height and square footage area of five (5) directional signs that are proposed at the Toyota Parts Warehouse.

One internal directional sign is proposed immediately past the truck area guard shack (Sign Type A). The sign is permitted to be 5' tall and 10 square feet in area. The proposed sign is 9'-4" tall and 6.63 square feet in area.

Four different internal directional signs (Sign Type B) are proposed to guide truck traffic to the various parking lots, numbered parking spaces, docks, or exit. These signs are permitted to be 5' tall and 10 square feet in area. The proposed signs are 10'-2½" tall and a maximum of 20.01 square feet in area.

### Applicable Regulations

Section 3412 of the Boone County Zoning Regulations states that one (1) directional sign shall be permitted near each entrance of a commercial, industrial, or office zoned property with a maximum sign area of six (6) square feet and maximum height of five (5) feet. Advertising on such a sign shall minimally include the words "enter" or "exit" or arrows. Signs directing and guiding traffic and parking on private property, such as drive-thru lanes, shall be permitted on any property. Such directional signs shall not exceed ten (10) square feet in area and five (5) feet in height.

Section 3413 (4) of the Boone County Zoning Regulations states that Industrial One (I-1) uses shall be permitted a density of one (1) on-premise monument sign per parcel of land. There shall be only one (1) monument sign for each parcel, regardless of the number of businesses or road frontages. The maximum size of the monument sign shall not exceed one-half (½) square foot of area per lineal foot of road frontage along the street frontage where the monument sign is to be located with a maximum allowable size of one-hundred (100) square feet. The maximum height of the monument sign is ten (10) feet.

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 request as it relates to the criteria necessary for granting a Variance 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.

#### Pertinent Site History

On June 19, 2015, Boone County Planning Commission approved a Major Site Plan allowing the expansion of the tractor trailer parking areas.

#### Surrounding Land Uses and Zoning

North: Wright Blvd., McLane Foods (I-1), Undeveloped Lots (I-1 and C-2), Hargrave Drive, and Speedway (I-1)

South: Lot Owned by Kenton County Airport Board (A-2 and I-1/PD)

East: North Bend Road, Levi Strauss (I-1)

West: Quality Casings (I-1), and Undeveloped Parcel in Airpark West (I-1)

#### Site Characteristics

The approximate 87 acre site has road frontage on North Bend Road and Wright Boulevard and is located in Airpark West Subdivision. The site contains the 842,600 square foot Toyota Parts Warehouse. Access to the employee/visitor parking lot is provided from curbs cuts on North Bend Road and Wright Boulevard. Access to the truck docks and truck parking areas are provided from a separate curb cut on Wright Boulevard. Construction of the tractor trailer expansion areas are currently in progress.

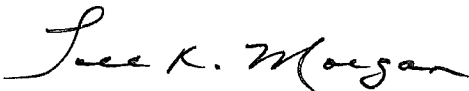
Staff Comments

1. The Applicant provided Staff with a letter indicating why the Variances should be approved
2. The Board needs to analyze the Variance criteria before acting on the request.
3. Staff does not believe the request will alter the essential character of the area. The signs will only be visible to truckers in the tractor trailer lots.

Conclusion

KRS 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

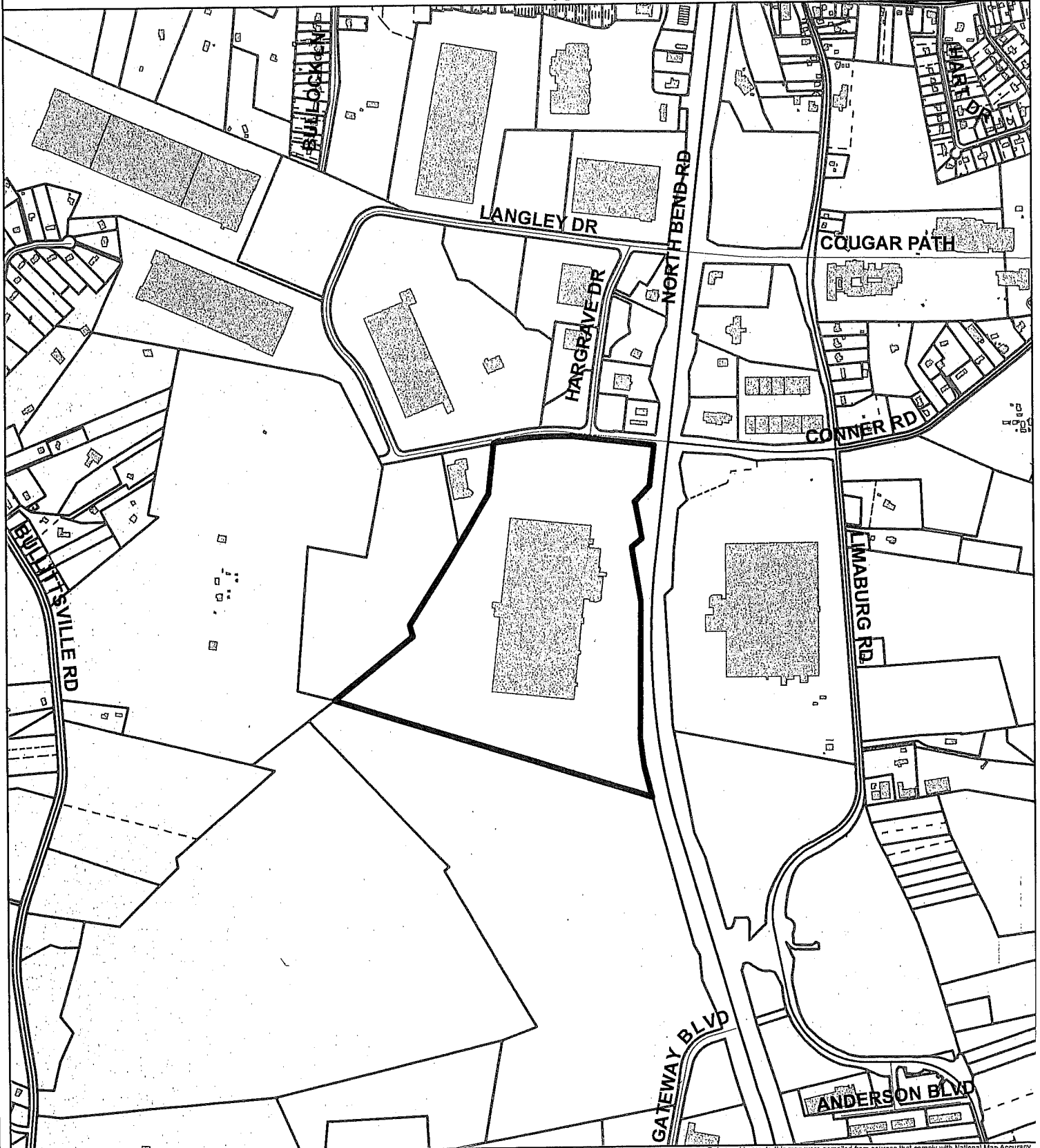
TKM/tlb

Attachments

- \*Site Vicinity Map
- \*Letter From Applicant
- \*Sign Locations, and Specifications
- \*6/19/15 Approved Site Plan
- \*2012 Aerial Map
- \*Zoning Map
- \*Topographical Map
- \*Application

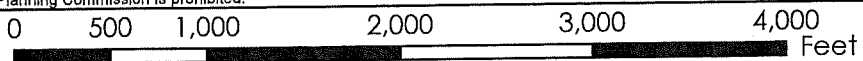
# SITE VICINITY MAP

www.boonecountygis.com



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1 inch = 1,000 feet



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





September 22, 2015

Boone County Planning Commission  
Board of Adjustment  
Attn: Todd Morgan  
2950 Washington Street  
Burlington, KY 41005

Toyota North American Parts Center Kentucky BOA Application

Todd,

ASI, Cincinnati is a signage subcontractor working with TriVersity Construction on a project for Toyota NAPCK. The overall scope of the project is to add 2 semi-trailer parking lots, and renovate the existing lot as well. This requires a directional signage package, to send trucks to the appropriate numbered spaces.

There are two sign types that we would like to request variances for:

- Sign Type A, for overall sign height, to allow for an increase to 112"
- Sign Type B, for overall sign height, to allow for an increase to 122.5" and square footage of copy increase to 20 sq ft.

The sign drawings are attached for review, including locations on site plans. These directional signs were designed to be highly visible to the semi truck traffic that will be using these lots, requiring taller signs than are allowed per zoning guidelines. Also, the copy required to direct the trucks throughout the facility needs to be highly visible, so the lettering is larger than normally needed to navigate a standard automobile parking lot, resulting in ST B requiring a variance for a copy sq ft increase.

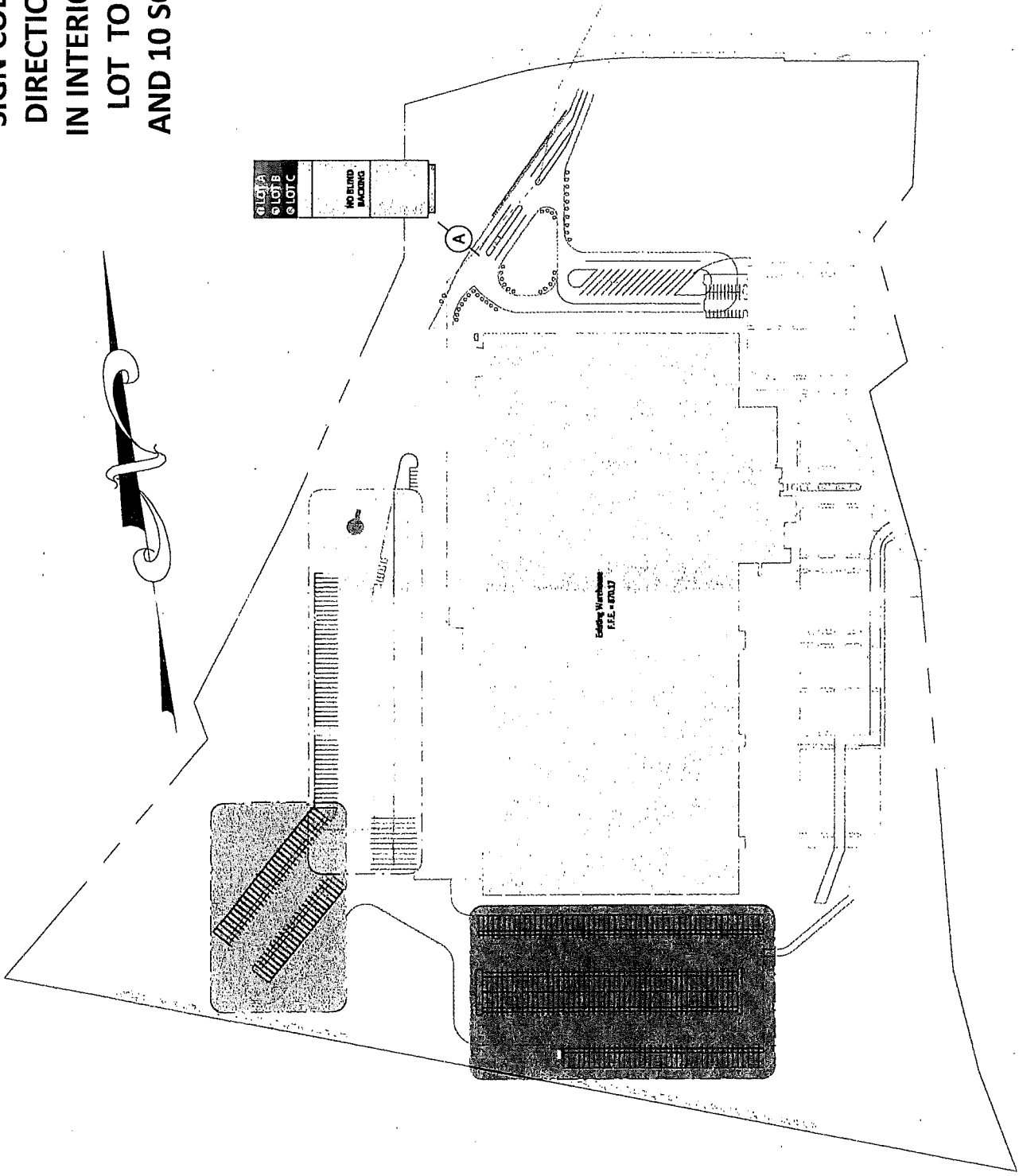
If you have any questions, please contact me at the phone number below, or via email at [ray.siegel@asisignage.com](mailto:ray.siegel@asisignage.com).

Sincerely,

A handwritten signature in cursive script that reads 'Ray Siegel'.

Ray Siegel  
Sales Consultant

SIGN CODE PERMITS  
DIRECTIONAL SIGNS  
IN INTERIOR PARKING  
LOT TO BE 5' TALL  
AND 10 SQUARE FEET



Site Plan

**PROPOSED SIGN**

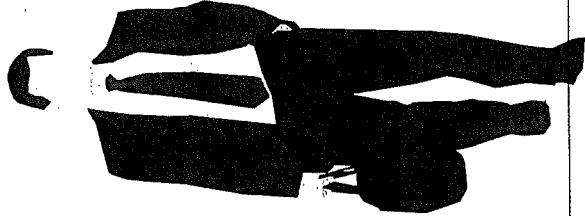
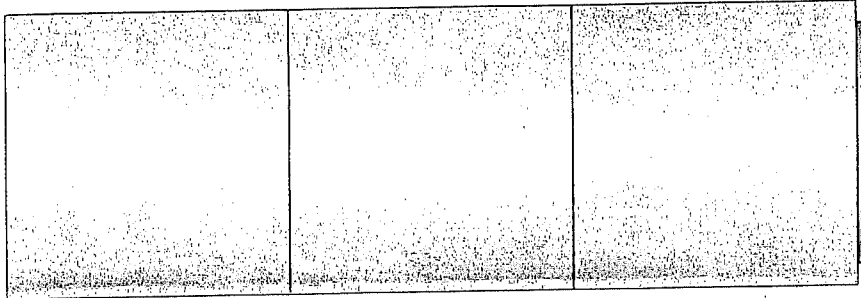
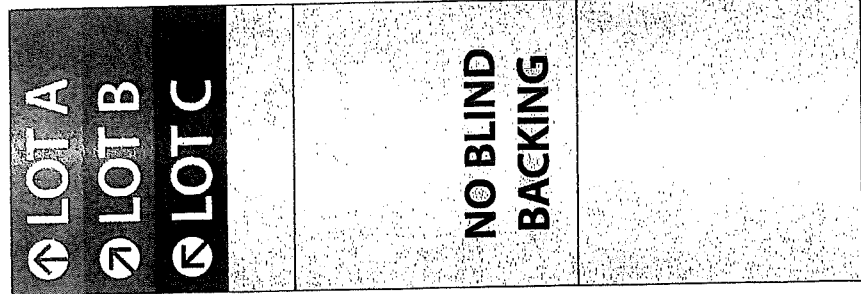
**9'-4" TALL**

**6.63 SQ. FEET**

Plan View



**NOTE:**  
 Reflective Black vinyl will reflect grey / white at night.  
 This is not recommended on a light background color.  
 Gloss Black vinyl has been substituted.



Finished Grade

Side B

Side View

Side A  
 Qty. = 1

**asi**  
 Signage Innovations  
 394 Wards Corner Road  
 Suite 100  
 Cincinnati, OH 45140  
 www.asisignage.com

This drawing is property of ASI. All rights for its use and reproduction are reserved by ASI.

Project: Toyota NAPCC  
 Address: 3675 North Bend Road  
 City, State: Hebron, KY 41048

Sales: Ray Siegel  
 Project Manager: Bill Kist  
 Client Contact: Greg Burbart / InVessty

Revision Number: \*  
 Revision Date: \*

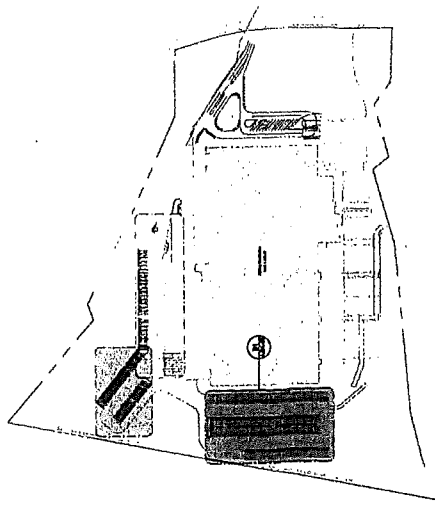
Sign Type A

Scale: 3/4" = 1'-0"

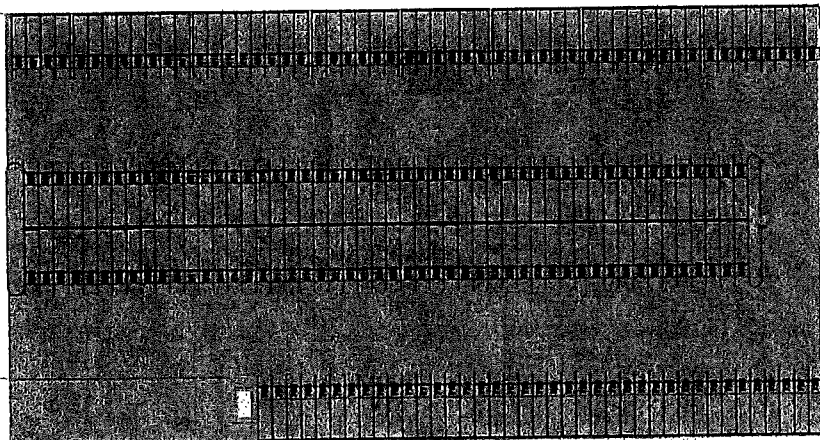
Design #: \*  
 Date: August 6, 2015  
 Designer: Bill Kist  
**WOMEN OWNED**

112  
 w/skirt

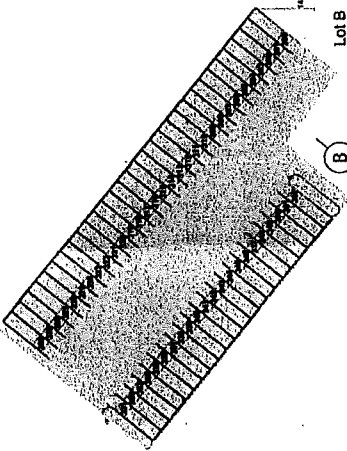
**SIGN CODE PERMITS DIRECTIONAL  
SIGNS IN INTERIOR PARKING LOT TO  
BE 5' TALL AND 10 SQUARE FEET**



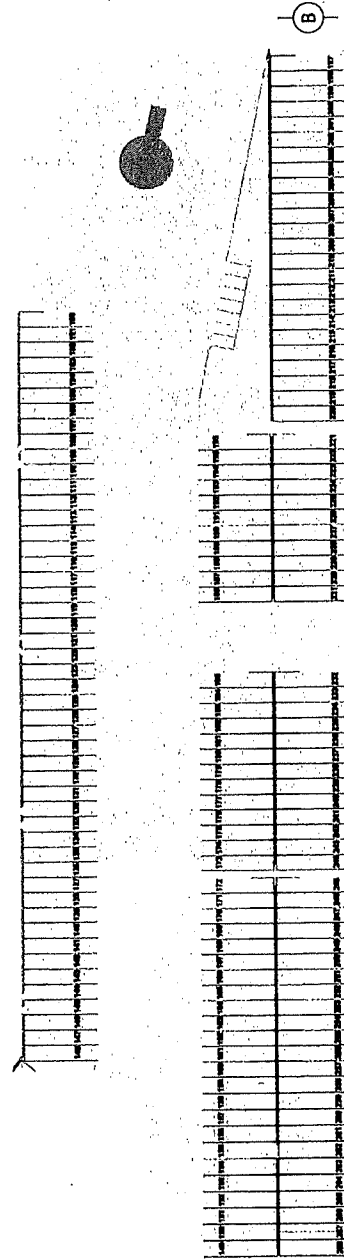
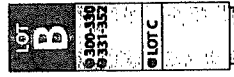
Site Plan



Lot C



Lot B



Lot A



**NOTE:**  
 Reflective Black vinyl will reflect grey / white at night.  
 This is not recommended on a light background color.  
 Gloss Black vinyl has been substituted.

<b>LOT A</b>	↻ 100-148 ↻ 149-268	<b>DOCK</b>	
------------------	------------------------	-------------	--

Side A  
Qty. = 1

<b>LOT B</b>	↻ 300-330 ↻ 331-352	<b>LOT C</b>	
------------------	------------------------	--------------	--

Side A  
Qty. = 1

<b>LOT C</b>	↻ 400s ↻ 500s ↻ 600s ↻ 700s	<b>DOCK</b>	
------------------	--------------------------------------	-------------	--

Side A  
Qty. = 1

	↻ <b>LOT A</b> ↻ <b>LOT B</b> ↻ <b>DOCK</b> ↻ <b>EXIT</b>		
--	--	--	--

Side A  
Qty. = 1

--	--	--	--

Side B

**asi**  
 signage innovations  
 394 Wards Corner Road  
 Suite 100  
 Cincinnati, OH 45140  
 www.asisignage.com

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Project: Toyota NAFCO  
 Address: 3675 North Bend Road  
 City, State: Hebron, KY 41048

Sales: Roy Siegel  
 Project Manager: Bill Kist  
 Client Contact: Greg Guitbart / InVestly

Revision Number: 1  
 Revision Date: September 10, 2015  
 Description:  
 Sign Type B

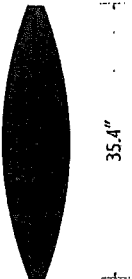
Scale: 3/4" = 1'-0"

Design #: \_\_\_\_\_ Date: August 6, 2015  
 Designer: Bill Kist  
**WOMEN OWNED**

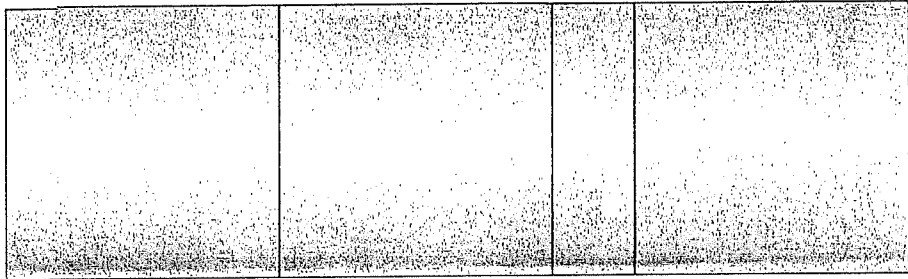
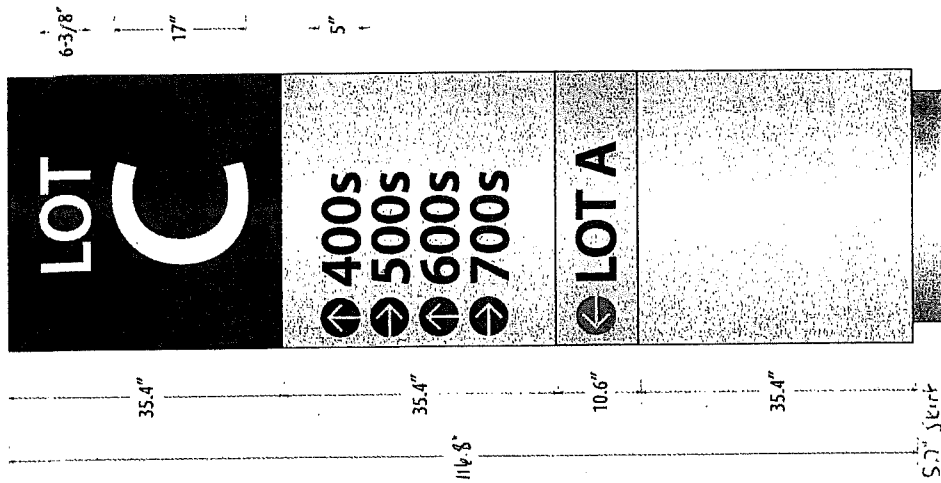
**SIGNS**

**10'-2 1/2" TALL**  
**20.01 SQ. FT.**

Plan View



**NOTE:**  
 Reflective Black vinyl will reflect grey / white at night.  
 This is not recommended on a light background color.  
 Gloss Black vinyl has been substituted.



Side A  
 Qty. = 4

Side B

Side View

Finished Grade

**asi**  
 Signage Innovations  
 394 Wards Corner Road  
 Suite 100  
 Cincinnati, OH 45140  
 www.asisignage.com

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Project: Toyota NAPCK  
 Address: 3675 North Bend Road  
 City, State: Hebron, KY 41048

Sales: Ray Siegel  
 Project Manager: Bill Kist  
 Client Contact: Greg Burkhardt / Integrity

Revision Number: \*  
 Revision Date: \*  
 Description:  
 Sign Type B

Scale: 3/4" = 1'-0"

Design #: \*  
 Date: August 6, 2015  
 Designer: Bill Kist

**WOMEN OWNED**

PROJECT	TOYOTA NAROK BUFFER YARD EXPANSION
DATE	07/22/15
DESIGNER	GENSLER DESIGN LLC
CHECKER	GENSLER DESIGN LLC
APPROVER	GENSLER DESIGN LLC
SCALE	AS SHOWN
STATUS	ISSUED FOR PERMIT

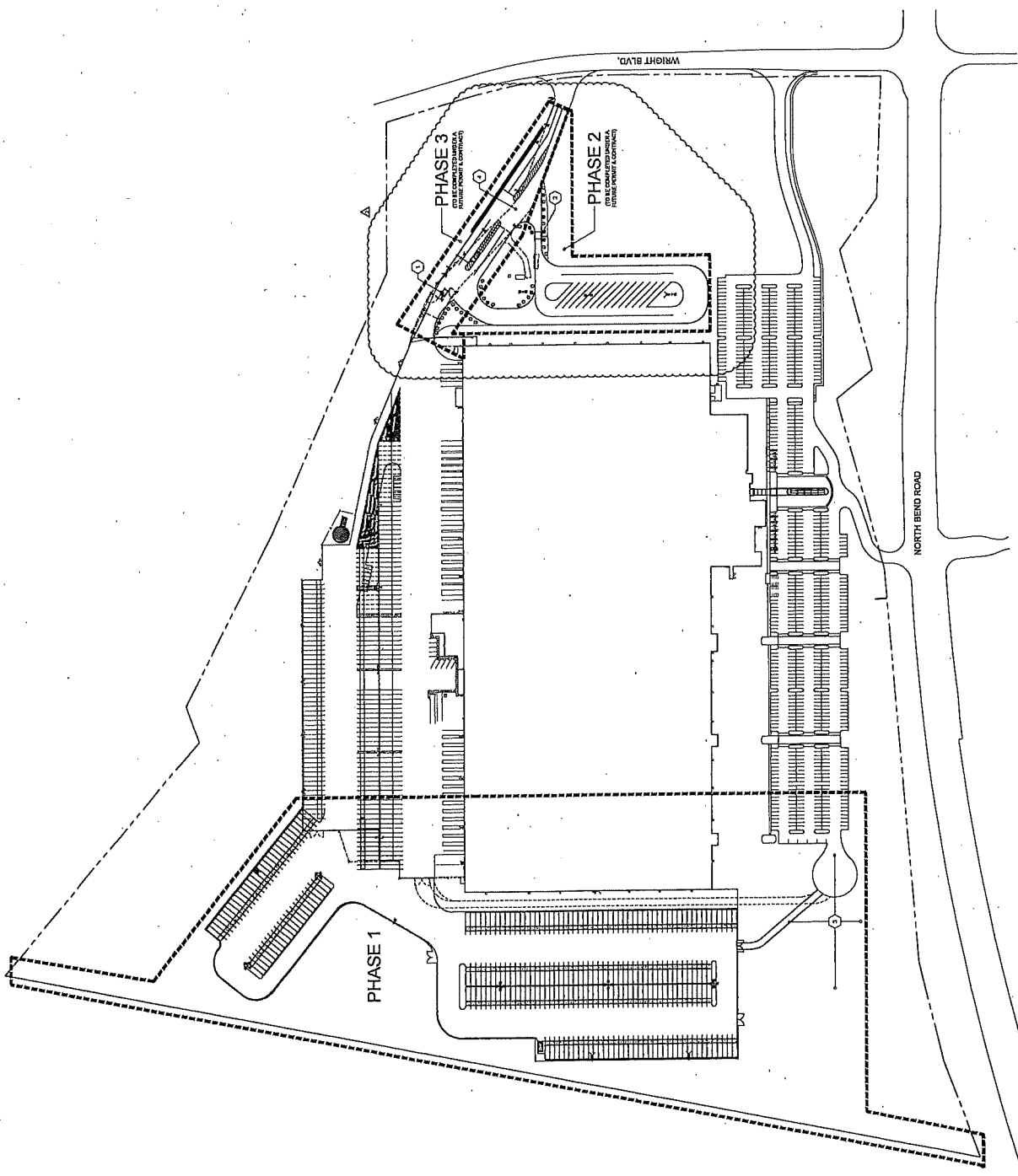
TOYOTA NAROK BUFFER YARD EXPANSION  
CONSTRUCTION PHASING PLAN

**BHDP**  
The Industrial Solutions Group  
11111 111th Street, Suite 111  
Overland Park, KS 66213  
Tel: 913.241.1111  
Fax: 913.241.1112  
www.bhdp.com

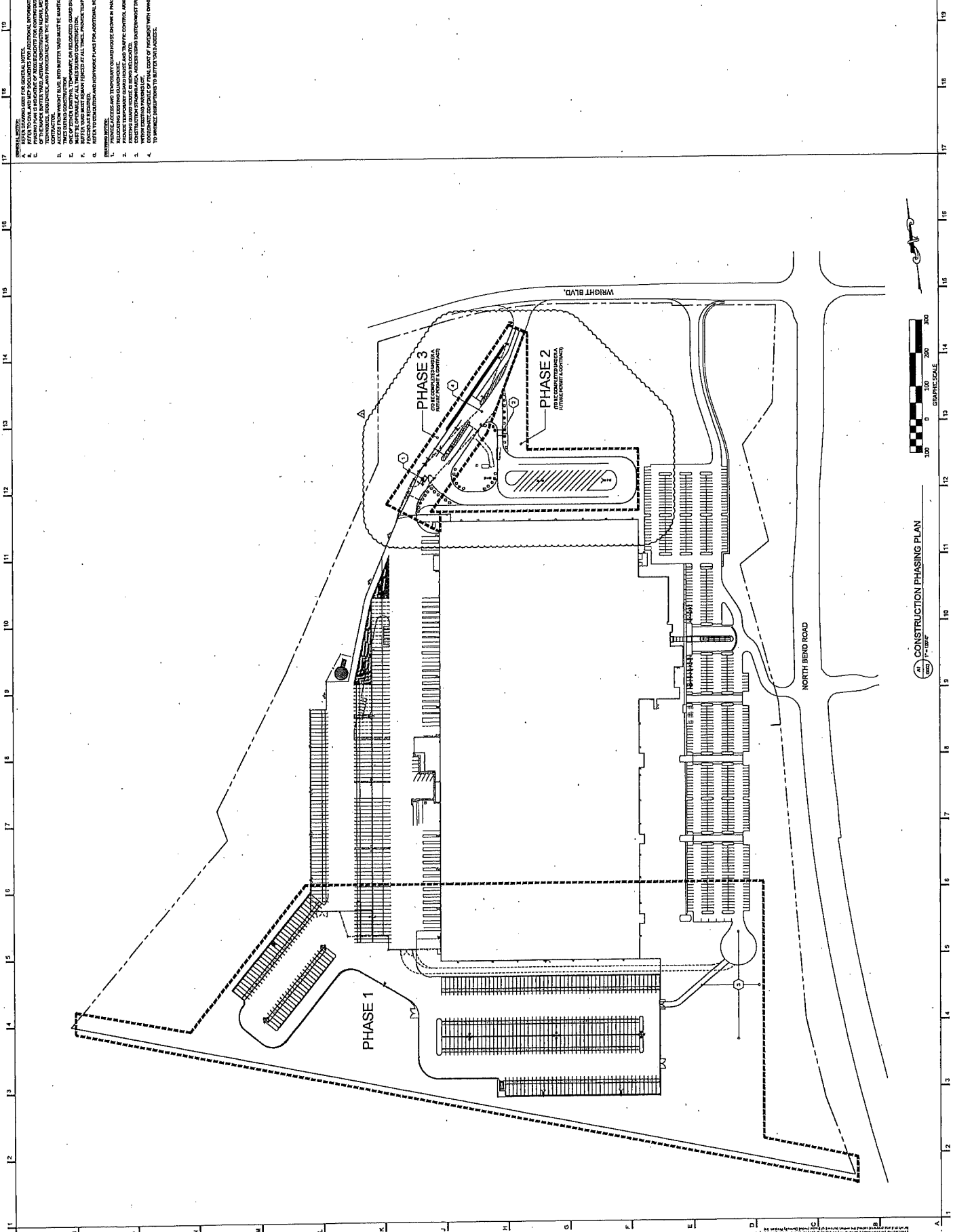
**GENSLER DESIGN LLC**  
11111 111th Street, Suite 111  
Overland Park, KS 66213  
Tel: 913.241.1111  
Fax: 913.241.1112  
www.gensler.com

NO.	DATE	DESCRIPTION
1	07/22/15	ISSUED FOR PERMIT
2	03/25/15	ISSUED FOR CONSTRUCTION
3	03/25/15	ISSUED FOR BID

- GENERAL NOTES:**
1. PHASES 1, 2, AND 3 ARE TO BE CONSTRUCTED IN THE ORDER SHOWN.
  2. PHASE 1 SHALL BE CONSTRUCTED FIRST, PHASE 2 SECOND, AND PHASE 3 THIRD.
  3. ACCESS TO ALL ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES.
  4. ACCESS TO ALL ADJACENT UTILITIES SHALL BE MAINTAINED AT ALL TIMES.
  5. ACCESS TO ALL ADJACENT TRAFFIC SHALL BE MAINTAINED AT ALL TIMES.
  6. ACCESS TO ALL ADJACENT SIDEWALKS SHALL BE MAINTAINED AT ALL TIMES.
  7. ACCESS TO ALL ADJACENT DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.
  8. ACCESS TO ALL ADJACENT DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.
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  17. ACCESS TO ALL ADJACENT DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.
  18. ACCESS TO ALL ADJACENT DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.
  19. ACCESS TO ALL ADJACENT DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.
  20. ACCESS TO ALL ADJACENT DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.



CONSTRUCTION PHASING PLAN  
1"=100'



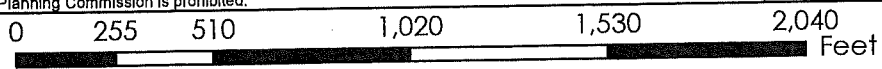
# 2012 AERIAL MAP

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

Arch/Map Document: BooneMap\_01e.mxd

Map Created: 07/01/2013

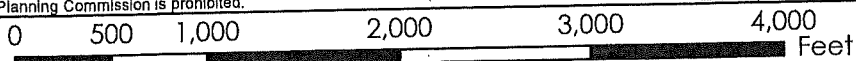
# ZONING MAP

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1 inch = 1,000 feet



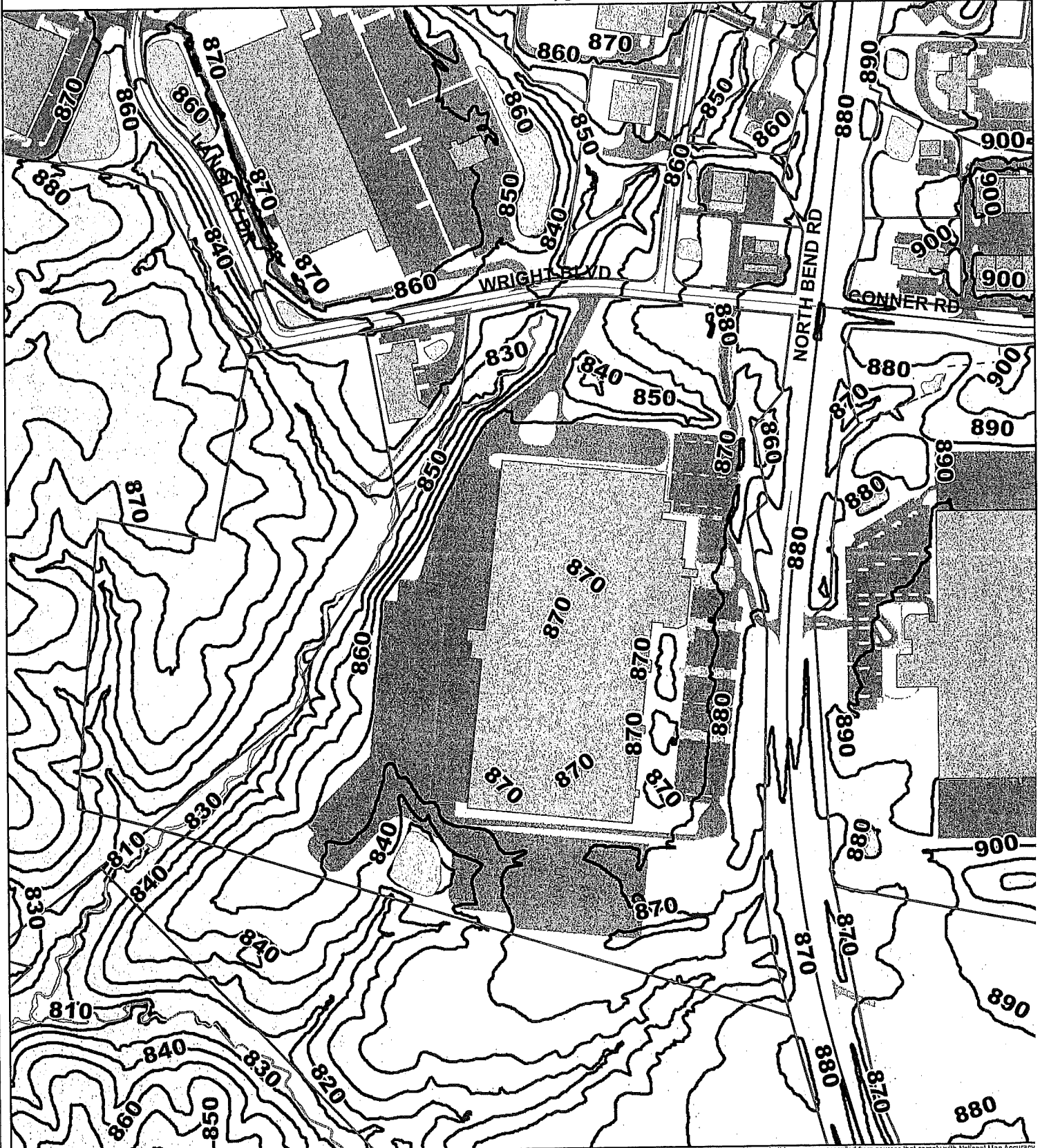
**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: 07/01/2013  
ArcMap Document: BooneMap (file).mxd

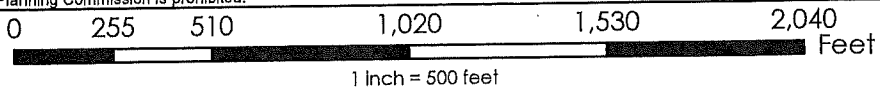
# TOPOGRAPHICAL MAP

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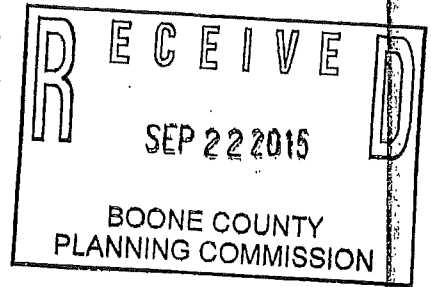


**Boone County GIS - Putting Northern Kentucky on the Map**



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)

1.  Boone \_\_\_\_\_ Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_

(Check One)

2. \_\_\_\_\_ Conditional Use Permit 2  Variance \_\_\_\_\_ Appeal \_\_\_\_\_  
\_\_\_\_\_ Change in Non-Conforming Use \_\_\_\_\_

- 3: Applicant's Name ASI, Cincinnati Attn: Ray Siegel  
Applicant's Address 394 Wards Corner Rd Suite 100  
Coveland, OH 45140

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone Number (513) 248-4100 Fax No. (513) 248-4101 E-Mail ray.siegel@asignage.com

4. Description of Request: Requesting variance for directional signage to be taller and more copy than allowed per zoning.  
5. Name of Development Toyota North American Parts Center Kentucky  
6. Location of Development 3675 North Bend Rd Hebron, KY 41048

7. Acreage Under Review 86.3 +/-

8. Lot Number and Name of Subdivision (if part of a subdivision)  
Parcel 048.00-07-11.00 / Plat ID C4-39

9. Owner of Property Boone County, KY  
Address of Property Owner PO Box 900

10. Bullington, KY 41005  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax No. \_\_\_\_\_ E-Mail \_\_\_\_\_

11. Proposed Use(s) on Site Directional Signage

12. Total Square Footage of Existing and/or Proposed Buildings \_\_\_\_\_

13. Current Zoning on Property I-1

14. Deed Book 794 Page No. 449 Group No. 2019

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? 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: C. Sain  
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

Ray Siegel  
COUNTY ADMINISTRATOR  
ON BEHALF OF COUNTY AS OWNERS  
9/22/15

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

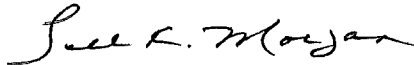
COPY

CLUR #15-BCBOA-012-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Boone County Fiscal Court  
P.O. Box 900  
Burlington, KY 41005
2. ADDRESS OF PROPERTY  
3675 North Bend Road  
Hebron, KY
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Toyota Parts Center
4. DEED BOOK 794      PAGE NO. 449      GROUP NO. 2019
5. TYPE OF RESTRICTION(S) (Check all that apply)
- Zoning Map Amendment:       Conditional Use Permit  
From  To
- Development Plan       Conditional Zoning
- Subdivision Plat       Other:  
(Not Recorded)
- Variance x 2
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



\_\_\_\_\_  
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

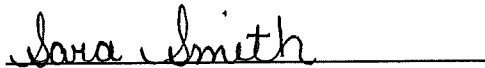
on behalf of the Boone County Planning Commission this 14 day of October, 2015.



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.)