

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

RECEIVED
85447
JAN 18 2022
BOONE COUNTY PLANNING COMMISSION

Five (5) scaled copies and one (1) 11 x 17 reduction of submitted drawings are required

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

SECTION A: (To be completed by applicant)

1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant: Holthaus Signs
Address: 817 Ridgeway Ave.
Cincinnati Ohio 45229
City State Zip Code
Phone Number: 513-861-0060 Fax Number: 513-559-0975
Email: emily@hlsigns.com
4. Description of Request:

5. Name of Development: Ohio Cat
6. Location of Development: 158 Dozer Drive #150 Dozer Drive
Walton Kentucky 41094
City State Zip Code
7. Acreage Under Review: _____
8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: Omco Building LLC
Address: 3993 E. Royalton Rd.
Broadview Heights Ohio 44147
City State Zip Code
Phone Number: _____ Fax Number: _____
Email: _____

10. Proposed Use(s) on Site: _____
11. Total Square Footage of Existing and/or Proposed Buildings: _____
12. Current Zoning: _____
13. 852 411 2058
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. 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: Brandon Hipp
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: Ginly Brunette
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 1/18/22 Fee Received: \$ 2916 Receipt #: 85447

2. Is application complete:

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 2/9/2022

5. Board Action: 2/9/2022

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: _____

7. Reasons for Denial: _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196 Fax: 859-334-2264
plancom@boonecountyky.org
www.boonecountyky.org

STAFF REPORT

#2

APPLICANT: Holthaus Signs, per Emily Bamonte, on behalf of OMCO Building, LLC,
per Brandon Hipp

LOCATION: 150 and 158 Dozer Drive, Boone County, Kentucky

ZONING: Industrial One/Planned Development (I-1/PD)

DATE: February 9, 2022

PROPOSAL

A. The request is to:

1. Increase the maximum height of four (4) directional signs from five (5) feet to seven (7) feet: and
2. Increase the maximum sign area of four (4) directional signs from six (6) square feet to sixteen (16) square feet.

SITE HISTORY

1997 On February 25, 1997, the Boone County Fiscal Court adopted Ordinance Number 920.344, changing the zoning of the site from SR-1 to I-1.

1998 On August 25, 1998, the Boone County Fiscal Court adopted Ordinance Number 920.361, changing the zoning of the site from I-1 to I-1/PD.

1997-1999 Based on information contained in the Boone County GIS, the property located at 158 Dozer Drive was developed.

2020-2021 Based on information contained in the Boone County GIS, the property located at 150 Dozer Drive was developed.

1999-2021 Various sign permits have been approved by the Boone County Planning Commission (no sign permit has been issued for directional signage).

APPLICABLE REGULATIONS

A. Section 250 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to hear and decide on applications for

variances.

- B. Section 250 of the Boone County Zoning Regulations defines a variance as a departure from 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.
- C. 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. Findings listed in Section 251:
 - a. 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 a nuisance to the public, and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board shall consider whether:
 - (1) The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - (2) The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
 - (3) The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
 - b. 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.
- D. Section 3142 of the Boone County Zoning Regulations requires directional signs to have a maximum height of five (5) feet and a maximum sign area of six (6) square feet. The sign area may be increased to a maximum of ten (10) square feet if the sign is directing and guiding traffic and parking on private property.

- E. Section 1130 of the Boone County Zoning Regulations states that the “purpose of the Industrial One district is to allow different types of small to large scale light manufacturing, warehouse, distribution and related service uses, which require direct accessibility to a regional transportation system. Manufacturing operations in this district will generally not utilize unrefined raw materials, whose processing may potentially create undesirable noise, odors, dust, smoke, hazardous materials or waste or be delivered in large bulk transportation forms. Such districts are located in areas which provide employment opportunities for community and regional labor markets. Districts will be located on suitable lands accessible from expressways and/or arterials. In addition, this zoning district allows for integrated office campus and/or industrial/warehouse developments with a business park setting, characterized by landscaped entrances, boulevard streets, large amounts of green space and low building coverage ratio, multi-level buildings, constant architectural and signage theme, parking structures, and integrated pedestrian and recreation facilities. This district is also to provide for appropriate public facilities and/or services to the permitted uses identified in the district. This zoning classification can range from a compact multi-level office development on several acres to an extensive mixed office/warehouse/distribution development that is located on many acres. This zoning classification often includes some limited commercial wholesale and retail uses intended to serve the district and constructed to blend in visually with the character of the area.”

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question for “Industrial”, which is defined as manufacturing, wholesale, warehousing, distribution, assembly, mining, and terminal uses
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
1. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
 2. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 3. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).

4. Compact, efficient development patterns shall be encouraged for industrial, commercial, and office uses with appropriately sized and well maintained buffer spaces between the business use and other land uses (Economy Goal B, Objective 1).
 5. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
 6. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).
- C. Dozer Drive is identified as a county maintained local cul-de-sac street providing for two way traffic within a fifty (50) foot right-of-way width. There are no sidewalks along the roadway.

SURROUNDING LAND USES AND ZONING

- North: Interstate 71/75 rest stop and Gathering Place Youth Program (SR-1)
- South: Taylor Truck and Auto Repair and Conway Transportation Services (I-1)
- East: Single family/Vacant Land (SR-1 and C-1)
- West: Interstate 71/75 rest stop (SR-1)

SITE CHARACTERISTICS

- A. The approximate 13 acre property is located at the terminus of Dozer Drive, approximately 300 feet west of Dixie Highway.
- B. The site is currently occupied by a heavy equipment sales and rental business.
- C. The developed area of the site is relatively flat.

PROPOSED DEVELOPMENT

- A. The applicant is proposing to install four (4) directional signs, each having a height of seven (7) feet and a sign area of sixteen (16) square feet (4' x 4').
- B. Two of the proposed signs will be located along Dozer Drive and two of the proposed signs will be located within the interior of the site.

STAFF COMMENTS

- A. The total length of Dozer Drive is approximately 616 feet.
- B. There are seven (7) lots that have frontage on Dozer Drive. The applicant currently owns four (4) of the those lots, Monomoy Properties Walton KY LLC (Taylor Truck and Auto Repair) currently owns two (2) of those lots, and Bodies By Mike currently owns one (1) of those lots.
- C. Due to the length of the street, the limited number of businesses along the street, and the location of the proposed signs at the terminus of the cul-de-sac, the proposed signs will have little to no impact on the functioning and safety of Dozer Drive.

CONCLUSION

- A. KRS 100.241 and Section 220 of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the request.
- B. Section 251 of the Boone County Zoning Regulations identifies criteria necessary for granting a Variance. The applicant needs to provide information as to how their application meets this criteria.

Respectfully submitted,



Michael D. Schwartz
Director, Zoning Services

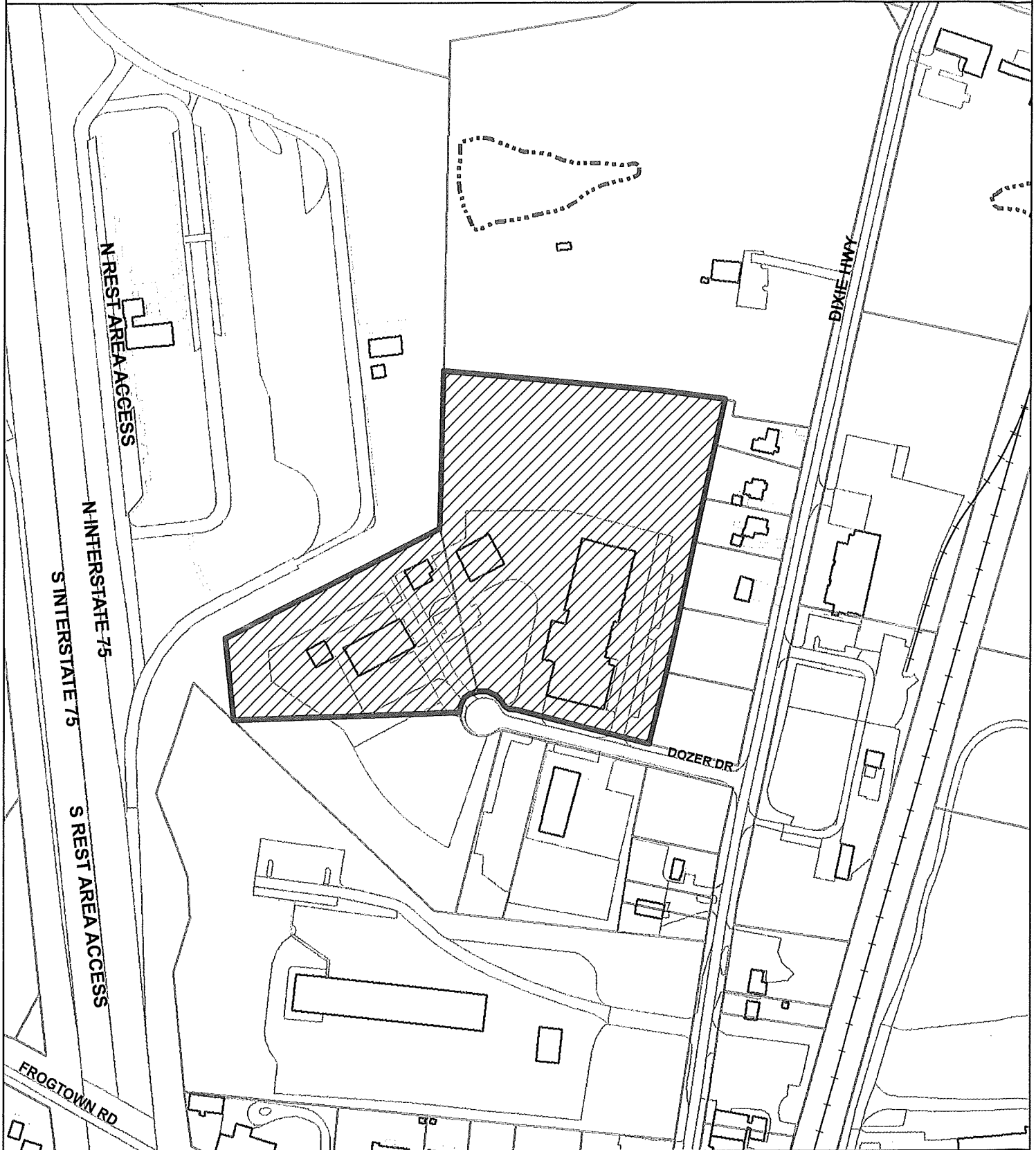
MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographical Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Development Plan

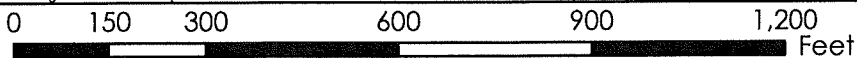
Vicinity Map

www.boonecountygis.com



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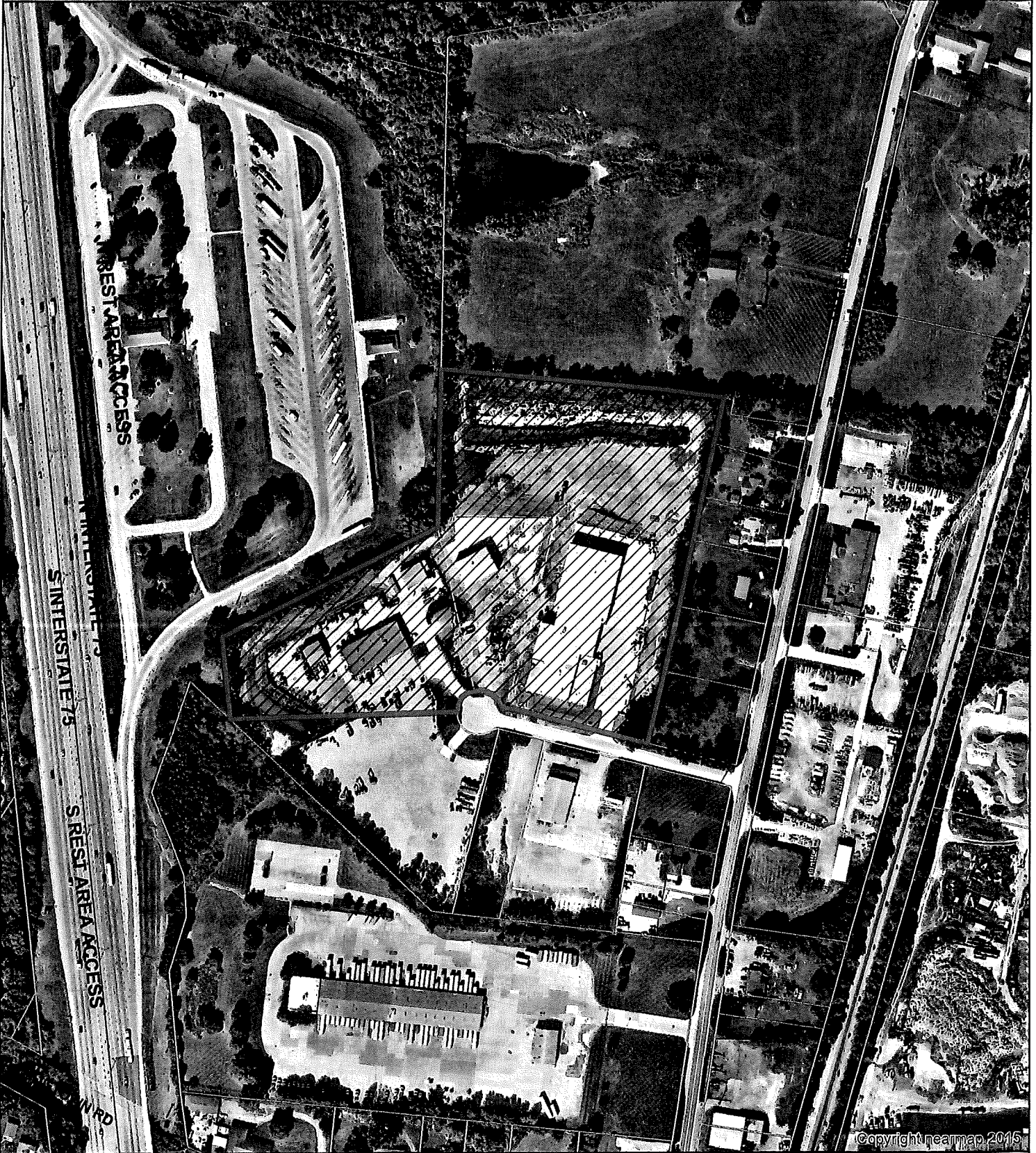
1 inch = 300 feet

Boone



Aerial Map

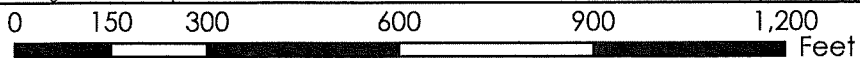
www.boonecountygis.com



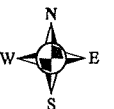
Copyright yearmap 2015

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1 inch = 300 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2021

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ArcMap Document: *.mxd

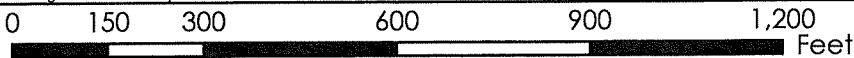
Topographical Map

www.boonecountygis.com



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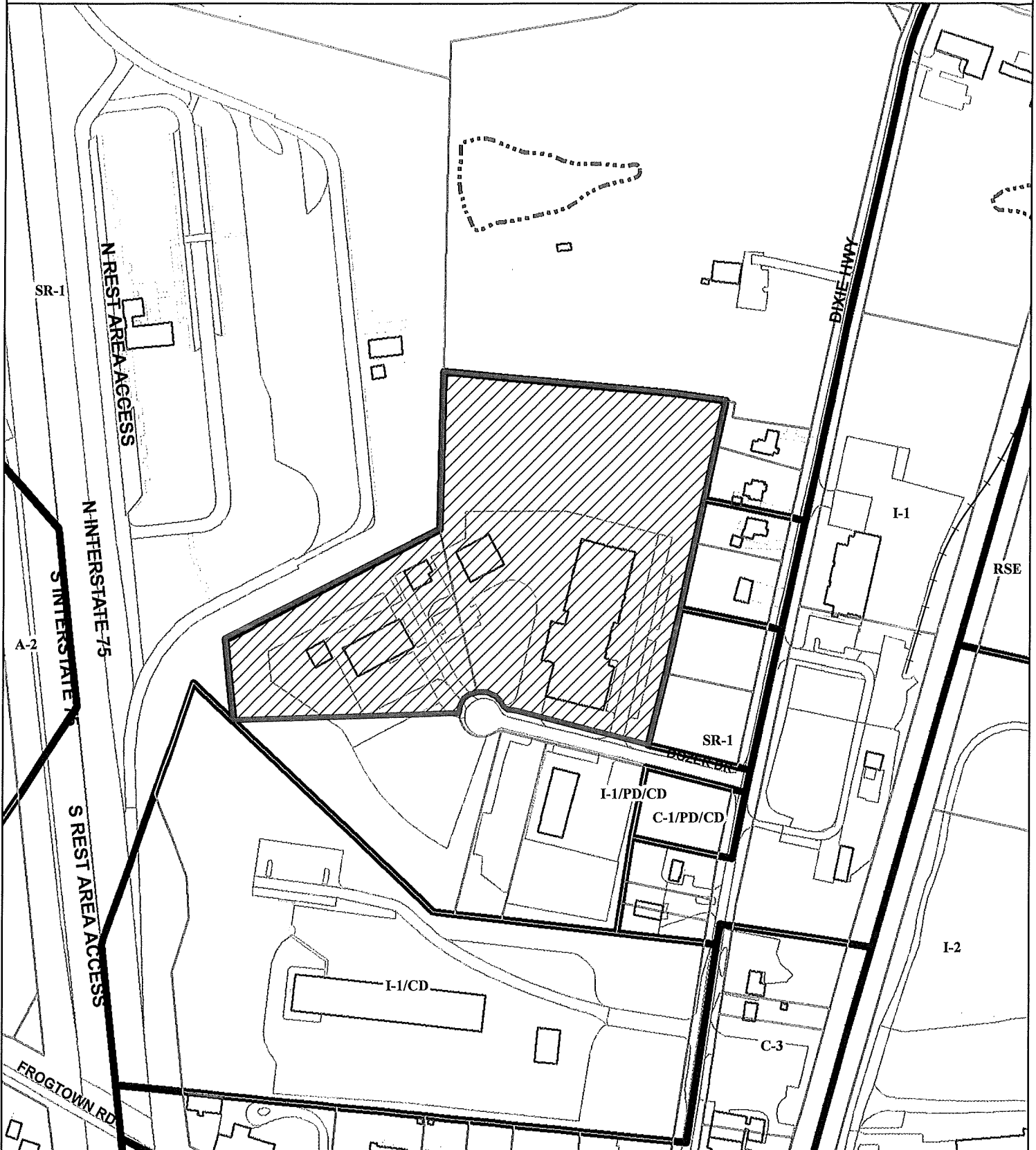
Boone County GIS

Map Created: xx/xx/2021

Boone County GIS
ArchMap Document: *.mxd

Zoning Map

www.boonecountygis.com



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0 150 300 600 900 1,200 Feet

1 inch = 300 feet



Boone County GIS

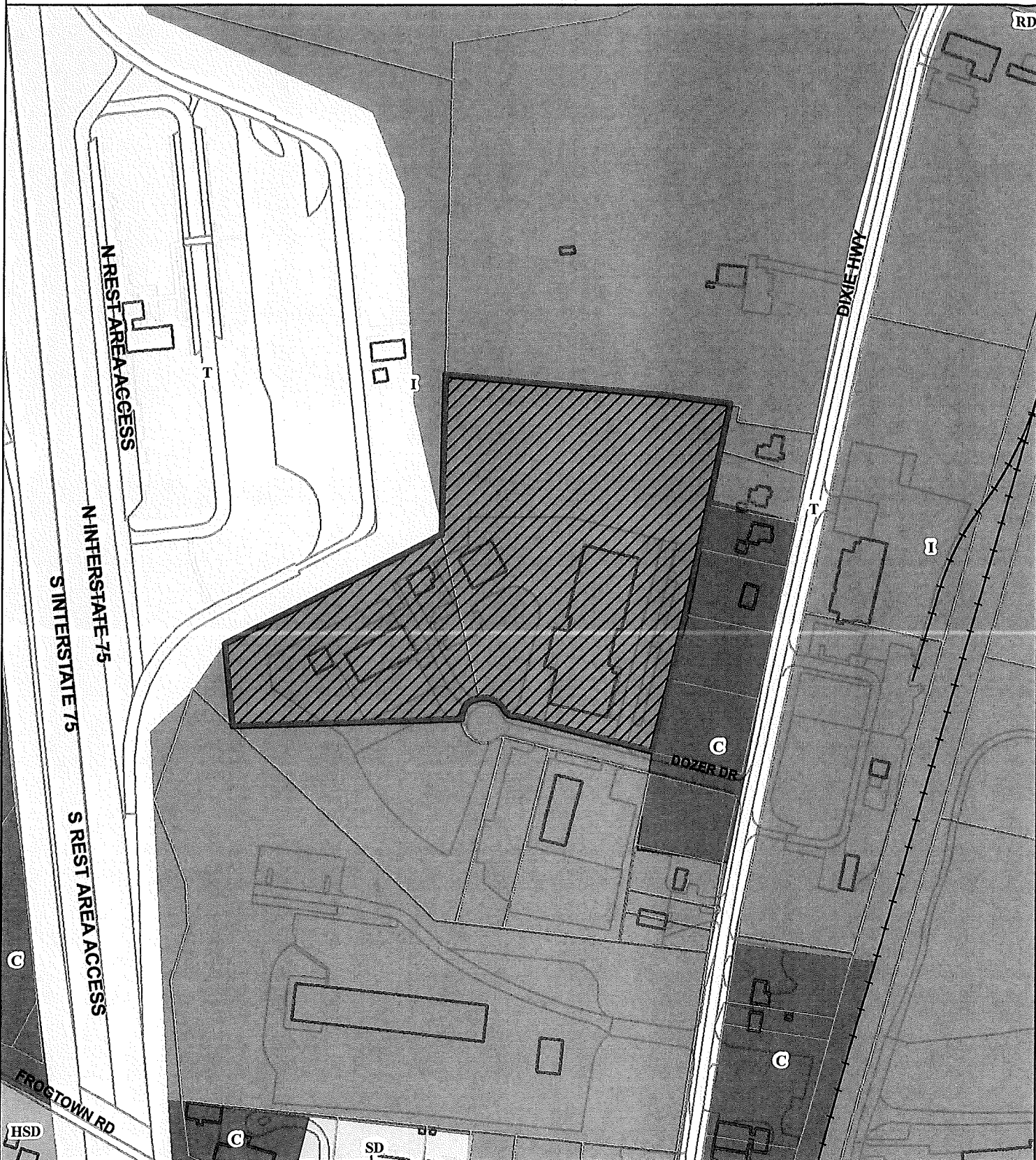


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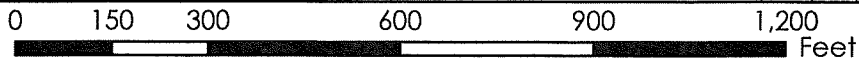
2040 Future Land Use Map

www.boonecountygis.com



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Boone County GIS



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ORIGINAL Property Owner's Signature: Brandon Hipp
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)

ORIGINAL Applicant's Signature: Amly Brumonte
(Faxed, Photocopied or Scanned Signatures will **NOT** be Accepted)



NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



Brilliant Electric Sign Co., Ltd.

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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COMPANY NAME	OHIO CAT	SALESMAN	MH	DATE	10/8/21	REVISION	DESIGN NO.
LOCATION	158 DOZER DR., WALTON, KY 44094	DESIGNER	CP	SCALE	SHOWN		B21-1645
							COPYRIGHT © 2021
		FILE NAME charlotte/ohio cat (sp)					

COMPANY NAME	OHIO CAT	SALESMAN	MH	DATE	8/6/21	REVISION	8/23/21cp	DESIGN NO.	B21-1242	COPYRIGHT ©	2021
LOCATION	158 DOZER DR., WALTON, KY 41094		DESIGNER	CP	SCALE	SHOWN	FILE NAME		charlotte/ohio cat (5,6,7,8)		

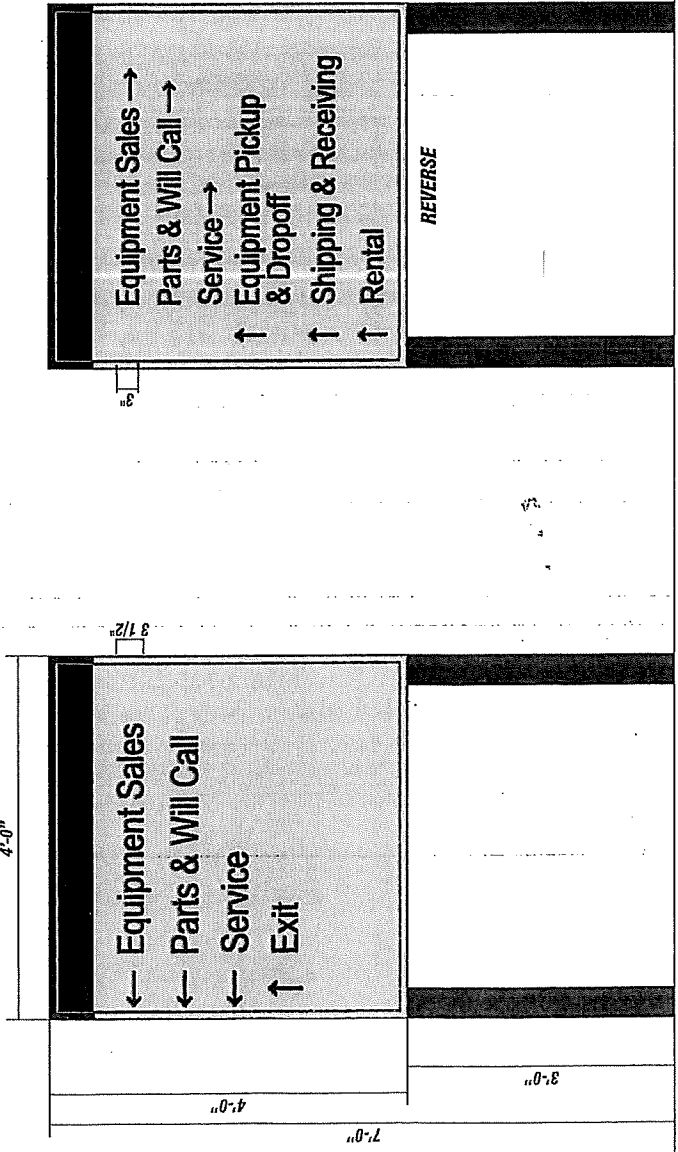
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B21-1242

1165F



SIGN 5 (1)

SIGN ELEVATION: 3/4" = 1'-0"

Notes

- Manufacture & install one (1) double face, LED internally illuminated, ground sign cabinet with flat lexan faces & graphics to be painted on second surface; whole directional sign cabinet to be mounted on two (2) posts
- Top portion of the cabinets, arrows, copy & posts to be painted black
- Lower portion of the cabinet to be painted yellow

*Specific colors to be determined

321-1243

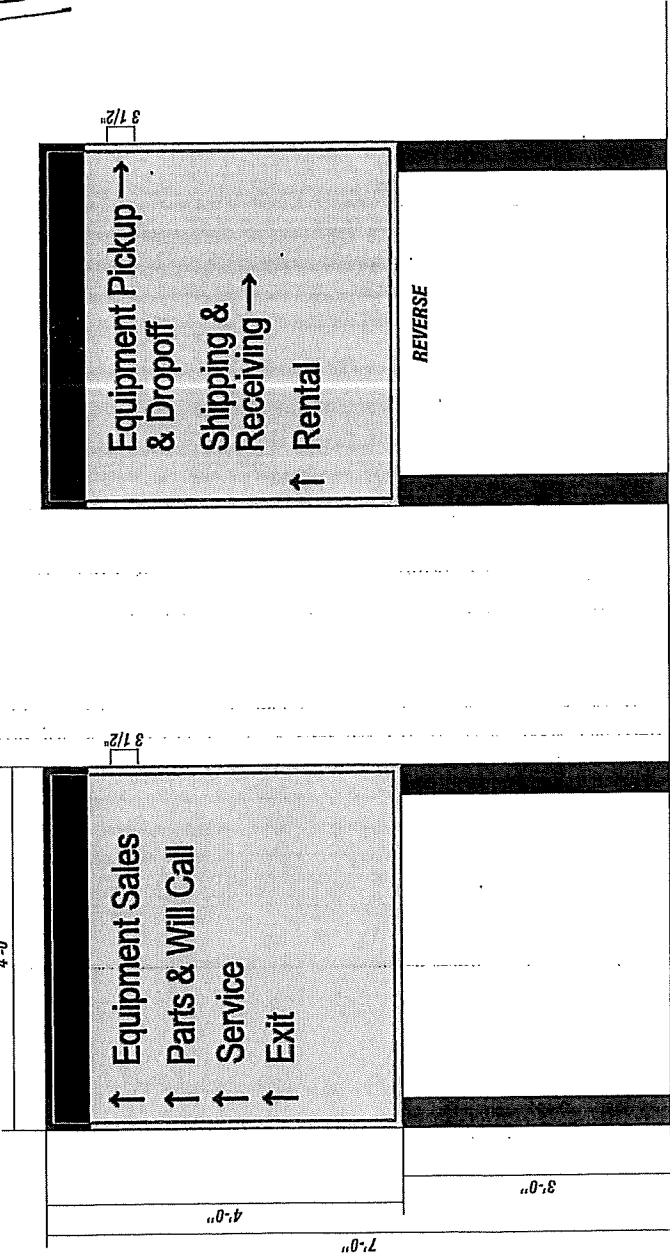
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FILE NAME charlotte ohio cat (5,6,7,8)		SCALE SHOWN	DESIGNER CP	LOCATION 158 DOZER DR., WALTON, KY 41094
DESIGN NO. B21-1243	REVISION 8/23/1CP	DATE 8/6/21	SALESMAN MH	COMPANY NAME OHIO CAT
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SIGN 5 (2)

SIGN ELEVATION: 3/4" = 1'-0"

Notes

- Manufacture & install one (1) double face, LED internally illuminated, ground sign cabinet with flat lexan faces & graphics to be painted on second surface; whole directional sign cabinet to be mounted on two (2) posts.
- Top portion of the cabinets, arrows, copy & posts to be painted black
- Lower portion of the cabinet to be painted yellow

*Specific colors to be determined

COMPANY NAME	OHIO CAT	SALESMAN	MH	DATE	8/6/21	REVISION	8/23/21CP	DESIGN NO.	B21-1244
LOCATION	158 DOZER DR., WALTON, KY 41094	DESIGNER	CP	SCALE	SHOWN	FILE NAME	charlotte/ohio cat (5,6,7,8)		
		COPYRIGHT ©		2021					

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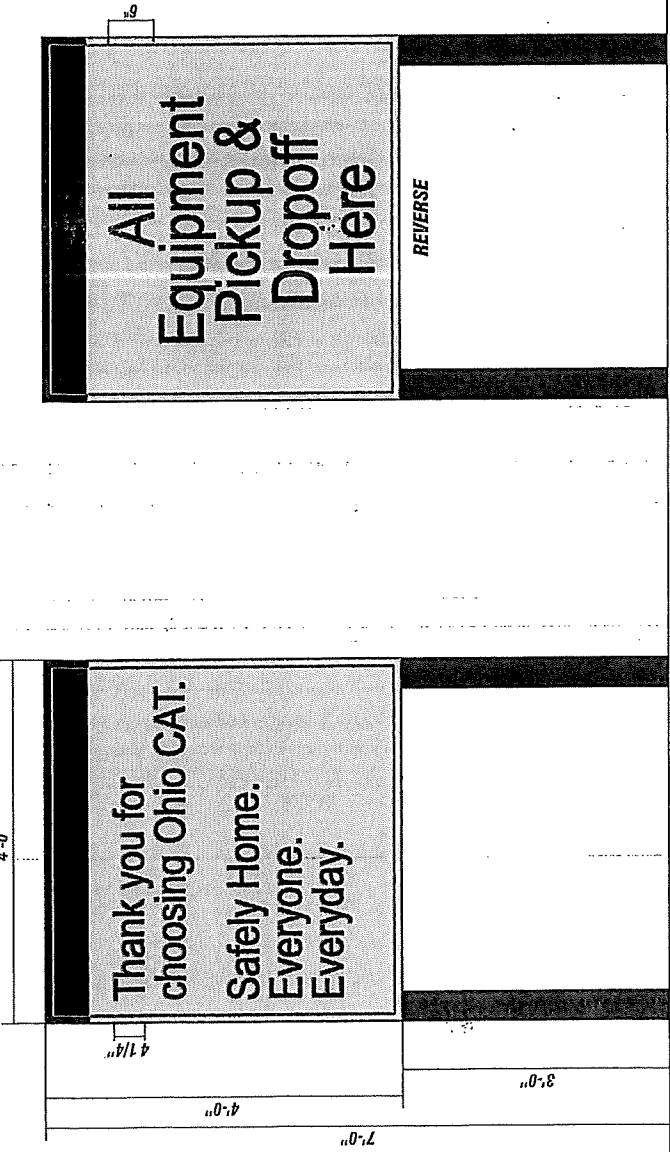
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B21-1244

11/6/21



SIGN 5 (3)

SIGN ELEVATION: 3'4" = 1'-0"

Notes

- Manufacture & install one (1) double face, LED internally illuminated, ground sign cabinet with flat lexan faces & graphics to be painted on second surface; whole directional sign cabinet to be mounted on two (2) posts
- Top portion of the cabinets, arrows, copy & posts to be painted black
- Lower portion of the cabinet to be painted yellow

*Specific colors to be determined

B21-1245

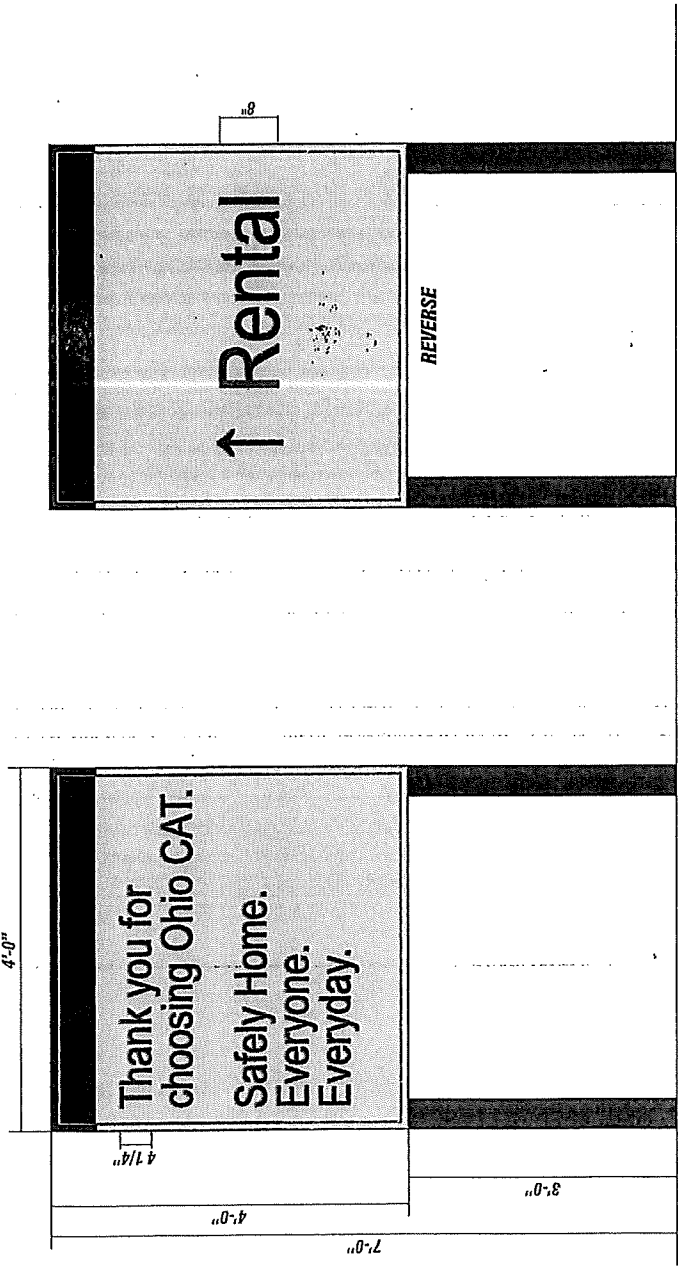
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COMPANY NAME OHIO CAT	DESIGNER CP	SCALE SHOWN	LOCATION 158 DOZER DR., WALTON, KY 41094
SALESMAN MH	DATE 8/6/21	REVISION 8/23/21CP	FILE NAME charlotte/ohio cat (5,6,7,8)
DESIGN NO. B21-1245	COPYRIGHT © 2021		

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SIGN 5 (4)

SIGN ELEVATION: 3/4" = 1'-0"

Notes

- Manufacture & install one (1) double face, LED internally illuminated, ground sign cabinet with flat lexan faces & graphics to be painted on second surface; whole directional sign cabinet to be mounted on two (2) posts
- Top portion of the cabinets, arrows, copy & posts to be painted black
- Lower portion of the cabinet to be painted yellow

*Specific colors to be determined

158 Dozer Drive

1. Sign B-21-1242—Requesting a variance to:
 - Increase the height of the sign from 5' to 7'
 - Increase the sign area from 6 sq. ft. to 16 sq. ft.

2. Sign B21-1243—Requesting a variance to:
 - Increase the height of the sign from 5' to 7'
 - Increase the sign area from 6 sq. ft. to 16 sq. ft.

3. Sign B21-1244—Requesting a variance to:
 - Increase the height of the sign from 5' to 7'
 - Increase the sign area from 10 sq. ft. to 16 sq. ft.

4. Sign B21-1245—Requesting a variance to:
 - Increase the height of the sign from 5' to 7'
 - Increase the sign area from 10 sq. ft. to 16 sq. ft.



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COMPANY NAME	OHIO CAT	SALESMAN	MH	DATE	10/8/21	REVISION	DESIGN NO.
LOCATION	158 DOZER DR., WALTON, KY 44094	DESIGNER	CP	SCALE	SHOWN		B21-1645
							COPYRIGHT © 2021
						FILE NAME	charlotte/ohio cat (sp)

B21-1242

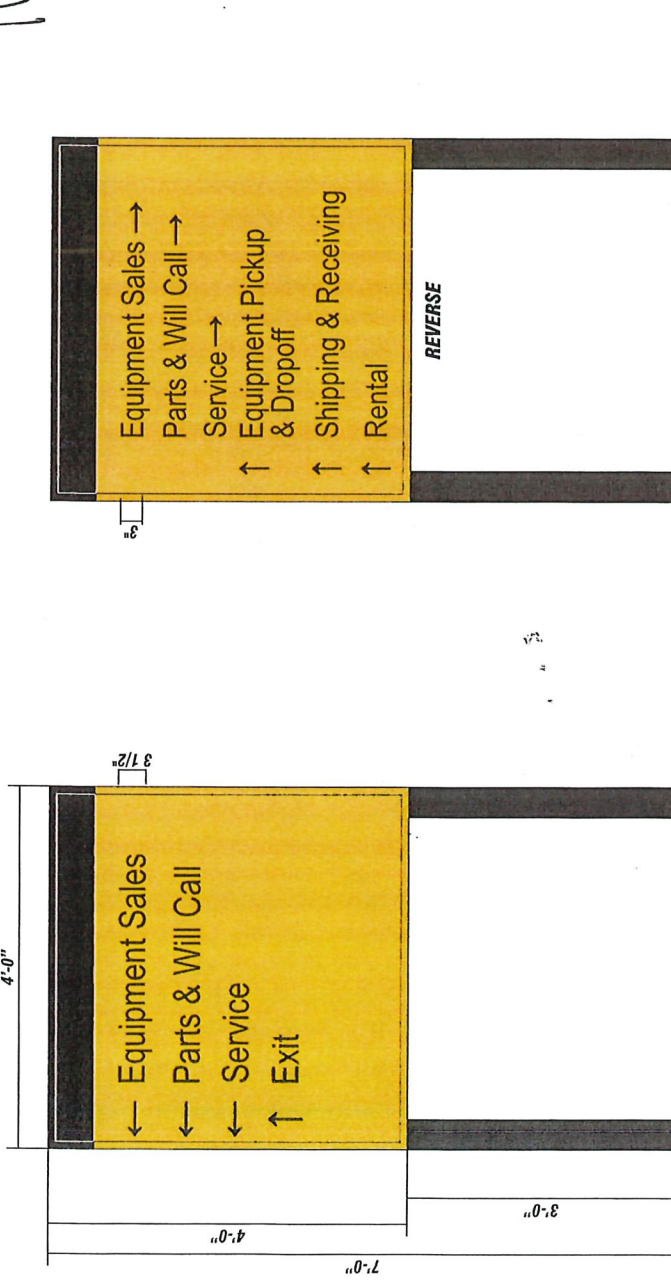
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COMPANY NAME	OHIO CAT			DESIGNER	CP	SCALE	SHOWN	LOCATION	158 DOZER DR., WALTON, KY 41094
SALESMAN	MH	DATE	8/6/21	REVISION	8/23/21cp	DESIGN NO.	B21-1242	COPYRIGHT ©	2021
FILE NAME	charlotte/ohio cat (5,6,7,8)								

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SIGN 5 (1)

SIGN ELEVATION: 3'4" = 1'-0"

Notes

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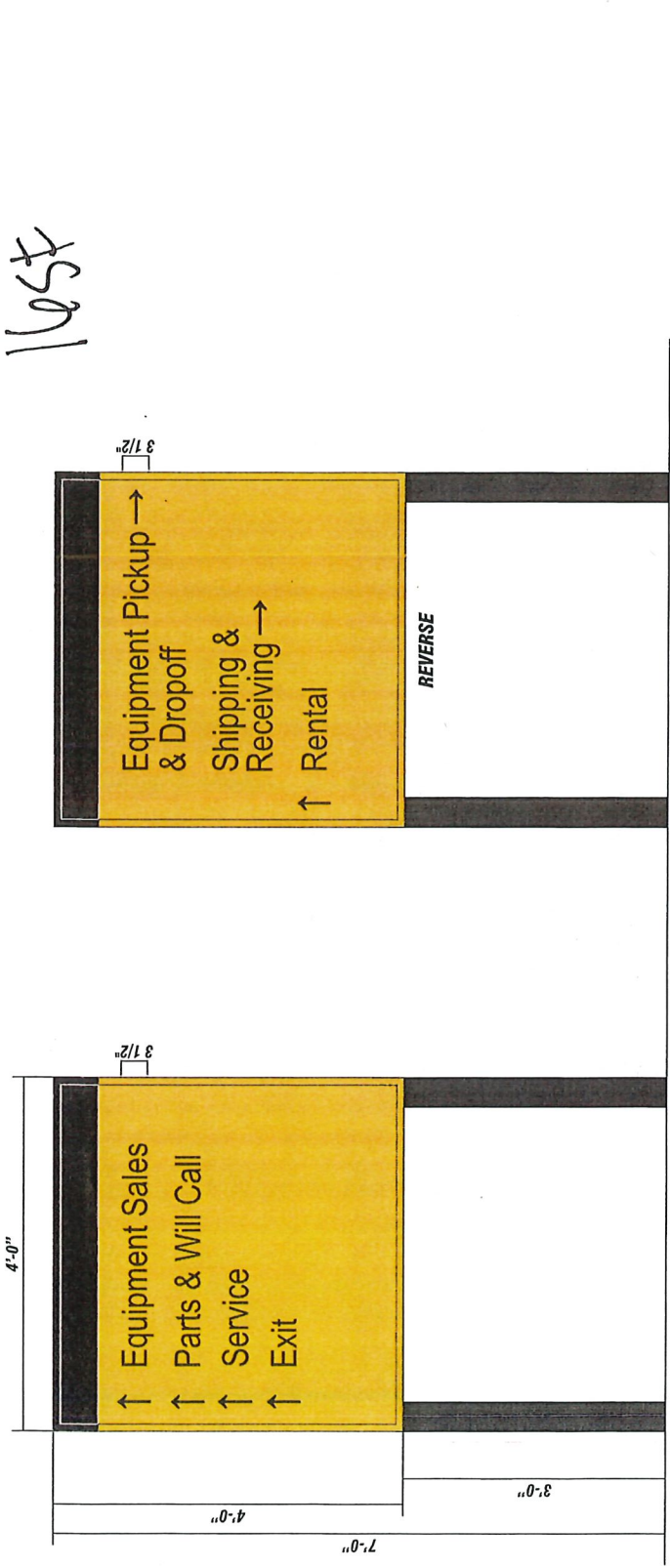
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COMPANY NAME	OHIO CAT	SALESMAN	MH	DATE	8/6/21	REVISION	8/23/21CP	DESIGN NO.	B21-1243
LOCATION	158 DOZER DR., WALTON, KY 41094	DESIGNER	CP	SCALE	SHOWN	FILE NAME	charlotte/ohio cat (5,6,7,8)	COPYRIGHT © 2021	

NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



SIGN 5 (2)

SIGN ELEVATION: 3/4" = 1'-0"

Notes

- Manufacture & install one (1) double face, LED internally illuminated, ground sign cabinet with flat lexan faces & graphics to be painted on second surface; whole directional sign cabinet to be mounted on two (2) posts
- Top portion of the cabinets, arrows, copy & posts to be painted black
- Lower portion of the cabinet to be painted yellow

*Specific colors to be determined

B21-1243

1654

B21-1244

10 SF

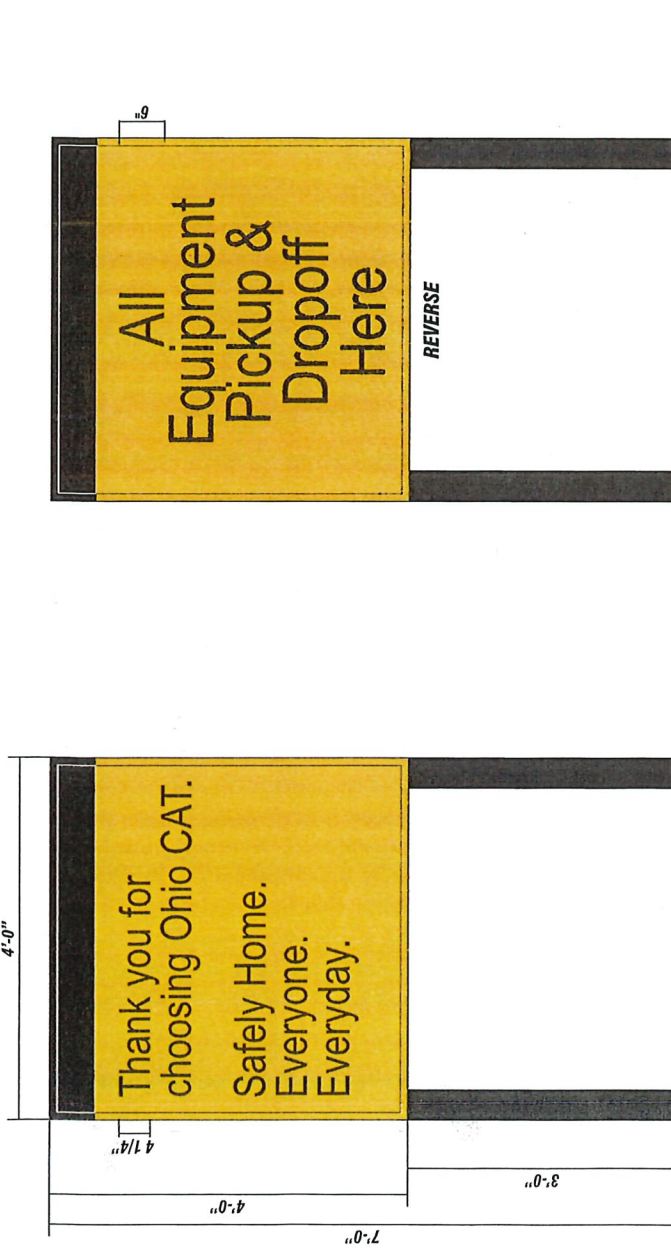
COMPANY NAME	OHIO CAT	SALESMAN	MH	DATE	8/6/21	REVISION	8/23/21CP	DESIGN NO.	B21-1244
LOCATION	158 DOZER DR., WALTON, KY 41094	DESIGNER	CP	SCALE	SHOWN	COPYRIGHT	©		2021
FILE NAME	charlotte/ohio cat (5,6,7,8)								

4811 VAN EPPS RD., CLEVELAND, OHIO 44131 (216)741-3800

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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



SIGN 5 (3)

SIGN ELEVATION: 3/4" = 1'-0"

Notes

- Manufacture & install one (1) double face, LED internally illuminated, ground sign cabinet with flat lexan faces & graphics to be painted on second surface; whole directional sign cabinet to be mounted on two (2) posts
- Top portion of the cabinets, arrows, copy & posts to be painted black
- Lower portion of the cabinet to be painted yellow

*Specific colors to be determined



B21-1245

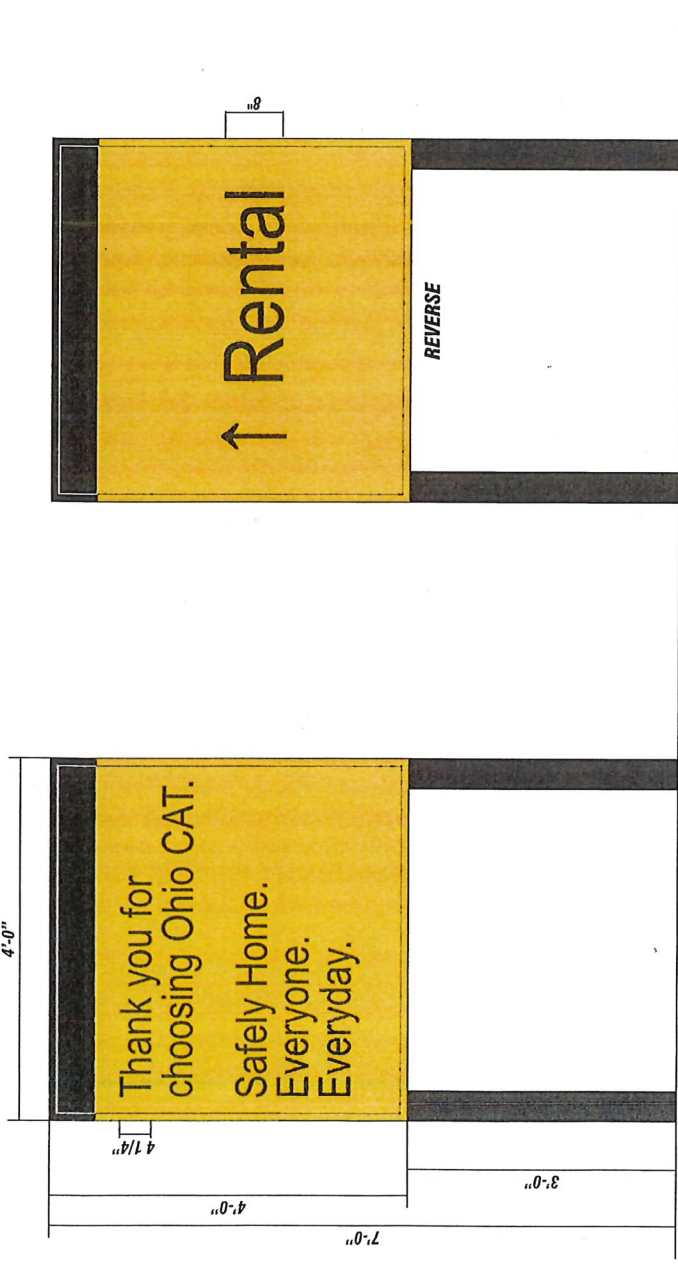
1165X

COMPANY NAME	OHIO CAT	SALESMAN	MH	DATE	8/6/21	REVISION	8/23/21CP	DESIGN NO.	B21-1245
LOCATION	158 DOZER DR., WALTON, KY 41094	DESIGNER	CP	SCALE	SHOWN	FILE NAME	charlotte/ohio cat (5,6,7,8)	COPYRIGHT ©	2021

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NOTE: due to printer limitations, colors shown may not exactly match specified. Refer to material charts for true colors.



SIGN 5 (4)

SIGN ELEVATION: 3/4" = 1'-0"

Notes

- Manufacture & install one (1) double face, LED internally illuminated, ground sign cabinet with flat lexan faces & graphics to be painted on second surface; whole directional sign cabinet to be mounted on two (2) posts
- Top portion of the cabinets, arrows, copy & posts to be painted black
- Lower portion of the cabinet to be painted yellow

*Specific colors to be determined

COMMONWEALTH OF KENTUCKY


COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael D. Schwartz on behalf of the Boone
County Planning Commission this 16th day of February, 2022.

Treva L. Beagle
Notary ID KYNP37603
NOTARY PUBLIC, State at Large

My commission Expires:
November 12, 2025

This instrument was prepared for recording purposes only by:


Nicole Dierna
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.)