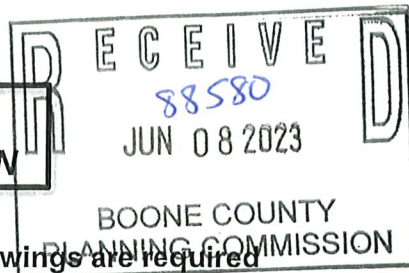


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



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 [x 2]  Appeal  
 Change in Non-Conforming Use

3. Applicant: Josie Coilliam

Address: 480 Milford Parkway

Milford OH 45150  
City State Zip Code

Phone Number: 513.987.7562 Fax Number: \_\_\_\_\_

Email: JCoilliam@triumphsigns.com

4. Description of Request: Installation of New 15' - 90 sqft Double Sided Monument tenant sign (LED internal illumination)

5. Name of Development: Florence Retail Center

6. Location of Development: 8731 Bankers Street  
Florence KY 41042  
City State Zip Code

7. Acreage Under Review: 1.0700

8. Lot Number and Name of Subdivision (if part of a subdivision): Lot 1 Sec 3 merchant

9. Current Owner: SC Florence Real Estate LLC

Address: 7265 Kenwood Rd Suite 105  
Cincinnati OH 45236  
City State Zip Code

Phone Number: 513.936.5960 Fax Number: 513.936.4151

Email: Branlieu@BRBApartments.com

10. Proposed Use(s) on Site: Retail Shopping Center
11. Total Square Footage of Existing and/or Proposed Buildings: 15,200 sq ft
12. Current Zoning: Houston - Donaldson
13. 1058 916 20336  
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:** \_\_\_\_\_

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

**ORIGINAL Applicant's Signature:** \_\_\_\_\_

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

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

1. Date Received: 6/18/2023 Fee Received: \$ 1616.00 Receipt #: 88580

2. Is application complete: \_\_\_\_\_

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 8/19/2023

5. Board Action: 8/19/2023

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](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## STAFF REPORT

#2

APPLICANT: Triumph Signs, per Josie Gilliam, on behalf of SC Florence Real Estate LLC

LOCATION: 8731 Bankers Street, Boone County, Kentucky

ZONING: Commercial Two/Planned Development/Houston-Donaldson Study Corridor (C-2/PD/HDO)

DATE: August 9, 2023

### PROPOSAL

1. The first part of the submitted request is a Variance to increase the maximum height of a monument sign from eight (8) feet to fifteen (15) feet.
2. The second part of the submitted request is a Variance to increase the maximum sign area of a monument sign from twenty-four (24) square feet to ninety (90) square feet.

### SITE HISTORY

- 1988 In 1988, the Boone Fiscal Court denied a proposed zoning map amendment from UR-1 and O-2/PD to C-3 and UR-1/PD (R-24-88).
- 1990 On September 11, 1990, the Boone Fiscal Court adopted Ordinance Number 920.210, approving a zoning map amendment from UR-1/I-1/PD to C-2/I-1/PD (R-26-90).
- 1994 On November 16, 1994, the Boone County Planning Commission approved a Final Plat for Merchants Square, Section 3, creating the lot in question.
- 1996 On July 30, 1996, the Boone Fiscal Court adopted Ordinance Number 920.334, approving a Change of Concept Development Plan (R-96-015-A).
- 1996 On September 4, 1996, the Boone County Planning Commission approved a Major Site Plan for the development of the site in question.
- 2014 On March 25, 2014, the Boone Fiscal Court adopted the Houston-Donaldson Study and the Houston-Donaldson Special Sign District.

### APPLICABLE REGULATIONS

- A. Section 202.C 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 4000 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 204.D and 204.E of the Boone County Zoning Regulations.

1. Findings listed in Section 204.D and 204.E:
  - 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 3407.5.A.1.a.III.i of the Boone County Zoning Regulations provides the following requirements for monument signs for freestanding commercial lots and outlots within commercial/retail/shopping centers in the HDO district:

1. One monument sign shall be permitted at maximum of eight (8) feet tall and twenty-four (24) square feet in area

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site in question as "Commercial", which is described as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- 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

2. with the rights of neighbors and the community (Overall Goal A, Objective 4).  
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. Burlington Pike is identified as a state maintained arterial street providing for two way traffic within four (4) driving lanes, with a raised median. There are no sidewalks along the roadway. The posted speed limit is 40 MPH.
- D. Bankers Street is identified as a City of Florence maintained subcollector street proving for two way traffic within two (2) driving lanes a center left-turn lane. Along the frontage of the site in question, a sidewalk is located along the north side of the roadway. The posted speed limit is 25 MPH.

#### SURROUNDING LAND USES AND ZONING

- North: The 859 Taproom and Grill (C-2/PD/HDO)
- South: Kerry Toyota (C-3)
- East: Fifth Third Bank (C-2/PD/HDO)
- West: Fazoli's (C-2/PD/HDO)

#### SITE CHARACTERISTICS

- A. The approximate 5 acre site is located along the south side of Bankers Street and the northeast side of Burlington Pike, approximately six hundred fifty (650) feet west of Houston Road.
- B. The site is currently occupied by a multi-tenant commercial building housing Salon Concepts and Pawsitively Purfect Salon and Boutique.
- C. The site has 132.46 feet of frontage along Burlington Pike and 185.17 feet of frontage along Bankers Street.
- D. Access to the site is from a single curb cut onto Banker Street.

- E. Topographically, the site slopes upward from Bankers Street to Burlington Pike at an average grade of 3%.
- F. The building on the site is approximately one hundred eighty (180) feet from the pavement of Burlington Pike and sits twelve (12) feet lower than the pavement of Burlington Pike.
- G. The site is within the 55 day/night noise level of the airport.

STAFF COMMENTS

- A. The proposed sign will have a sign area of ninety (90) square feet and a height of fifteen (15) feet.
- B. From the pavement of Burlington Pike, the right-of-way width ranges from fifty-nine (59) feet to eighty-seven (87) feet.
- C. The proposed sign will be set back eighty (80) feet from the pavement of Burlington Pike.
- D. Using the Boone County GIS and based on the proposed placement of the sign, the top of the proposed sign will be approximately seven (7) feet higher than the pavement of Burlington Pike.
- E. The following table provides a comparison between the requirements and what is being proposed:

	ALLOWED	PROPOSED	DIFFERENCE
Type	Monument	Monument	N.A.
Maximum Height	8'	15'	7' / 87.5%
Maximum Sign Area	24 sq. ft.	90 sq. ft.	66 sq. ft. / 275%

- F. Using the Boone County GIS, the following monuments signs, which are located along the same side of Burlington Pike as the site in question, are set back from the pavement of Burlington Pike:

Fazoli's	48 feet
Tire Discounter's	67 feet
Speedway	60 feet
PNC Bank	61 feet

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. Sections 204.D and 204.E 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

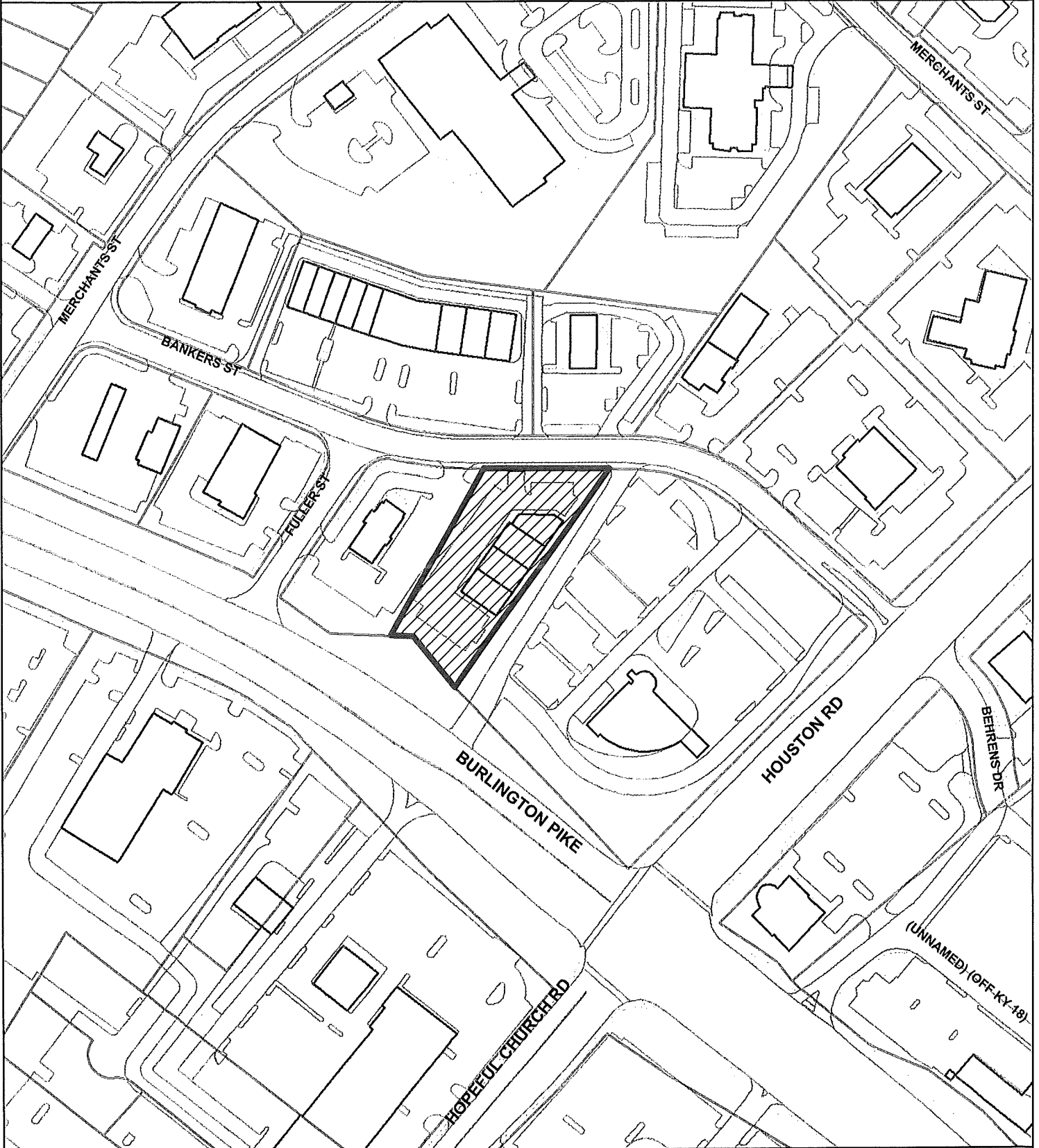
MDS/ss

Attachments

- \*Vicinity Map
- \*Legislative Boundary Map
- \*Aerial Map
- \*Topographical Map
- \*Zoning Map
- \*2040 Future Land Use Map
- \*Noise Contour
- \*Application
- \*Development Plan

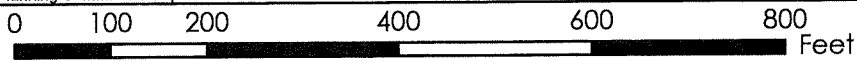
# Vicinity Map

www.boonecountygis.com



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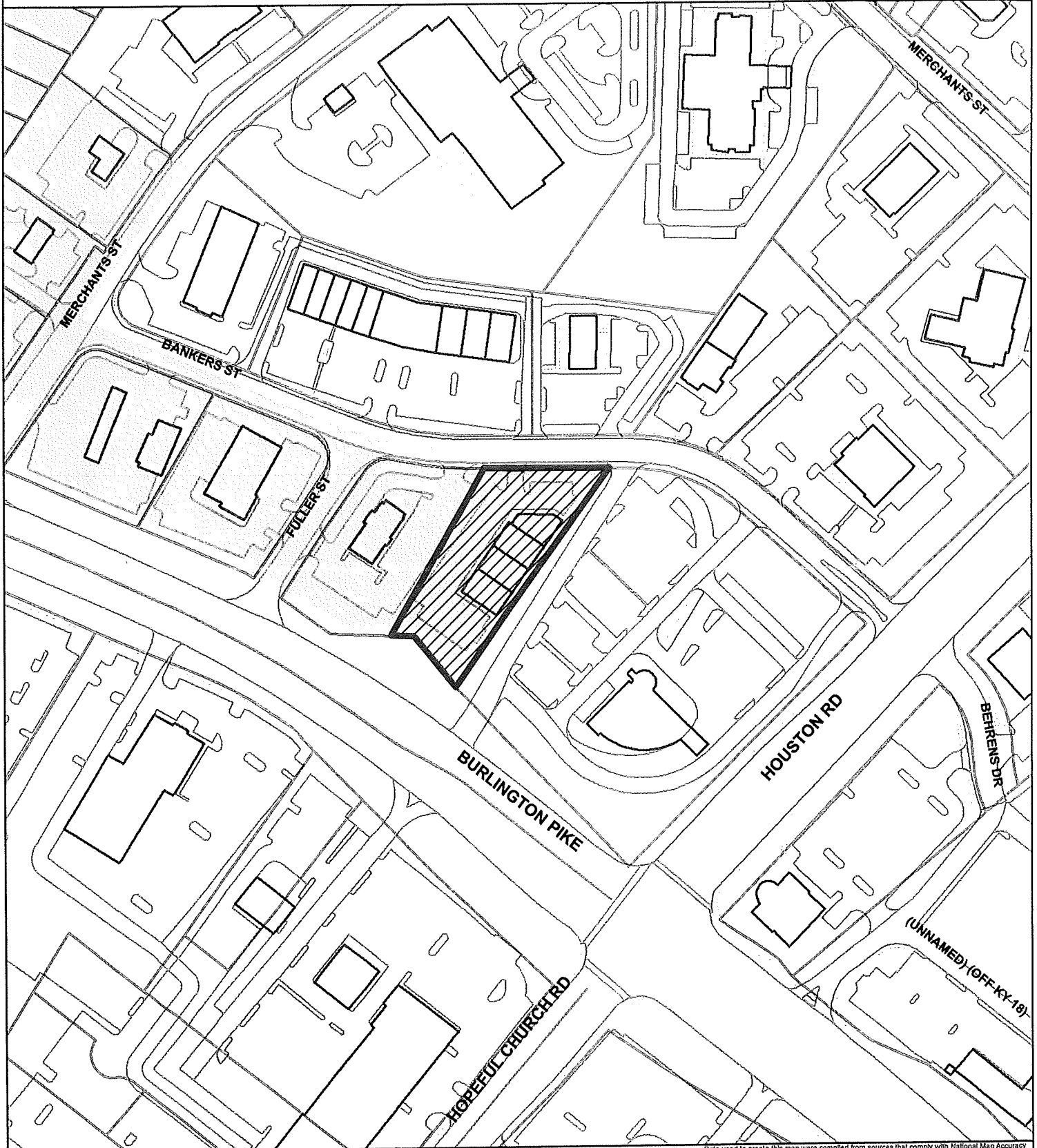
**Boone County GIS - Putting Northern Kentucky on the Map**

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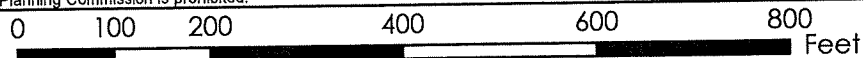
# Legislative Boundary Map

www.boonecountygis.com



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1 inch = 200 feet

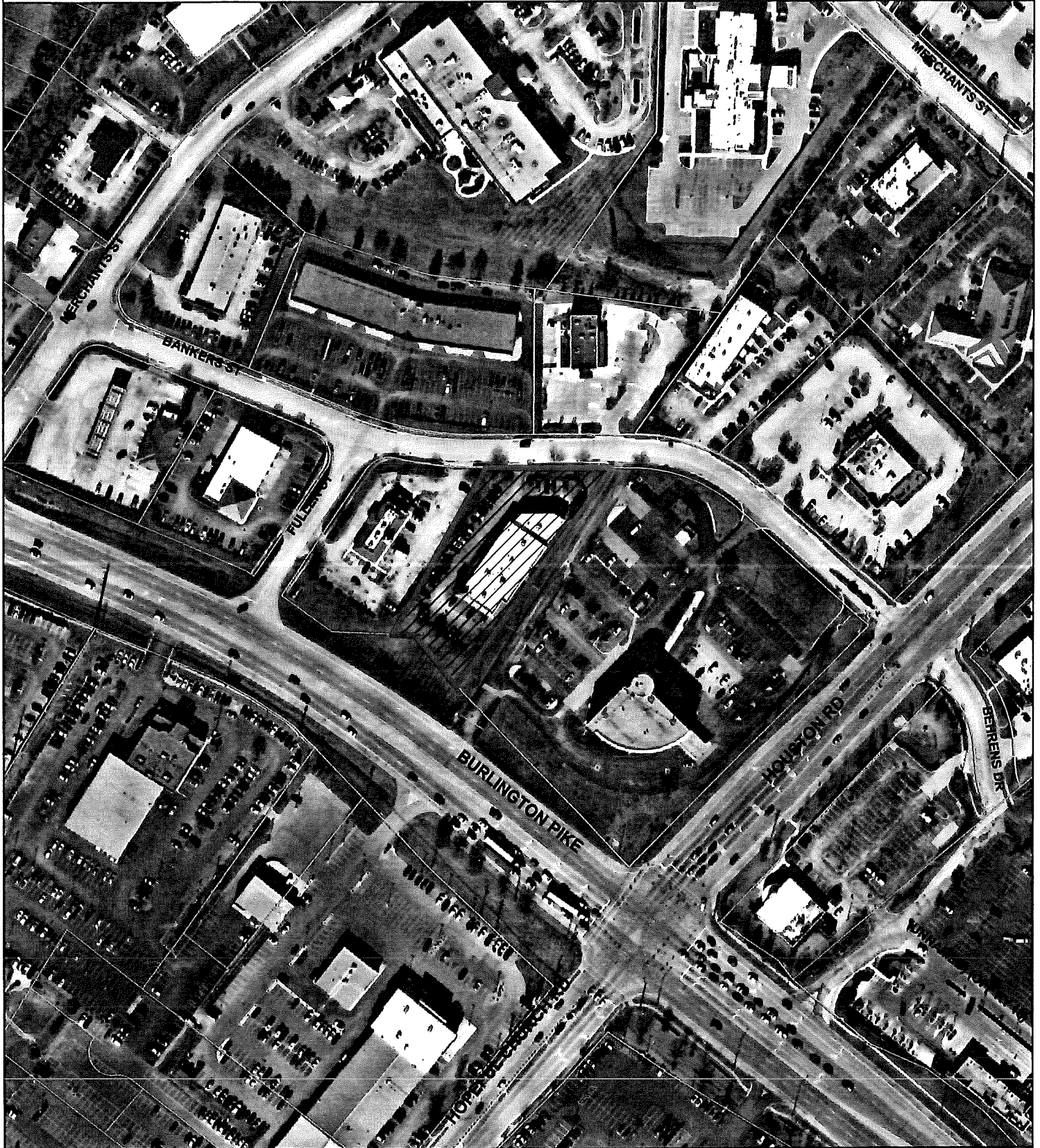


**Boone County GIS - Putting Northern Kentucky on the Map**



# Aerial Map

www.boonecountygis.com



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0 100 200 400 600 800 Feet

1 inch = 200 feet



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

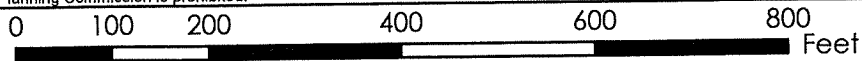
# Topographic Map

www.boonecountygis.com



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1 inch = 200 feet



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



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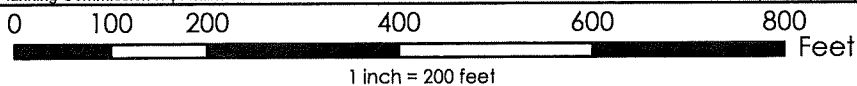
# Zoning Map

www.boonecountygis.com



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

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ArcMap Document: \*.mxd

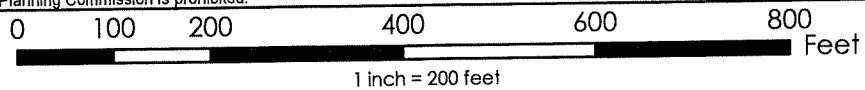
# 2040 Future Land Use Map

www.boonecountygis.com



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



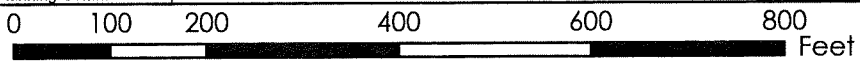
# Noise Contour Map

www.boonecountygis.com



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1 inch = 200 feet



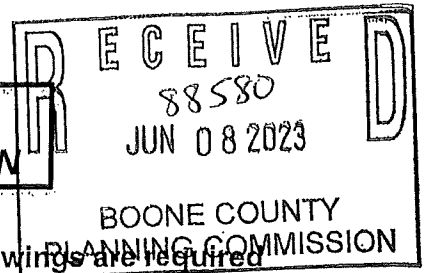
**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: xx/xx/2022

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ArcMap Document: \*.mxd

**BOARD OF ADJUSTMENT  
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 [x2]  Appeal  
 Change in Non-Conforming Use
3. Applicant: Josie William  
Address: 480 Milford Parkway  
Milford OH 45150  
City State Zip Code  
Phone Number: 513.987.7562 Fax Number: \_\_\_\_\_  
Email: JWilliam@triumphsigns.com
4. Description of Request:  
Installation of New 15' x 90 sq ft Double Sided Monument Tenant Sign (LED internal illumination)
5. Name of Development: Florence Retail Center
6. Location of Development: 8731 Banker's Street  
Florence KY 41042  
City State Zip Code
7. Acreage Under Review: 1.0700
8. Lot Number and Name of Subdivision (if part of a subdivision):  
Lot 1 Sec 3 Merchant
9. Current Owner: SC Florence Real Estate LLC  
Address: 7265 Kenwood Rd Suite 105  
Cincinnati OH 45236  
City State Zip Code  
Phone Number: 513.936.5960 Fax Number: 513.936.4151  
Email: Branlieu@BRBapartments.com

10. Proposed Use(s) on Site: Retail Shopping Center
11. Total Square Footage of Existing and/or Proposed Buildings: 15,200 sq ft
12. Current Zoning: Houston - Donaldson
13. 1058 911e 2033A  
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:** \_\_\_\_\_

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

**ORIGINAL Applicant's Signature:** \_\_\_\_\_

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

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

1. Date Received: 6/8/2023 Fee Received: \$1616.00 Receipt #: 28520

2. Is application complete: \_\_\_\_\_

3. Staff Reviewer: \_\_\_\_\_

4. Scheduled Board Action Date: \_\_\_\_\_

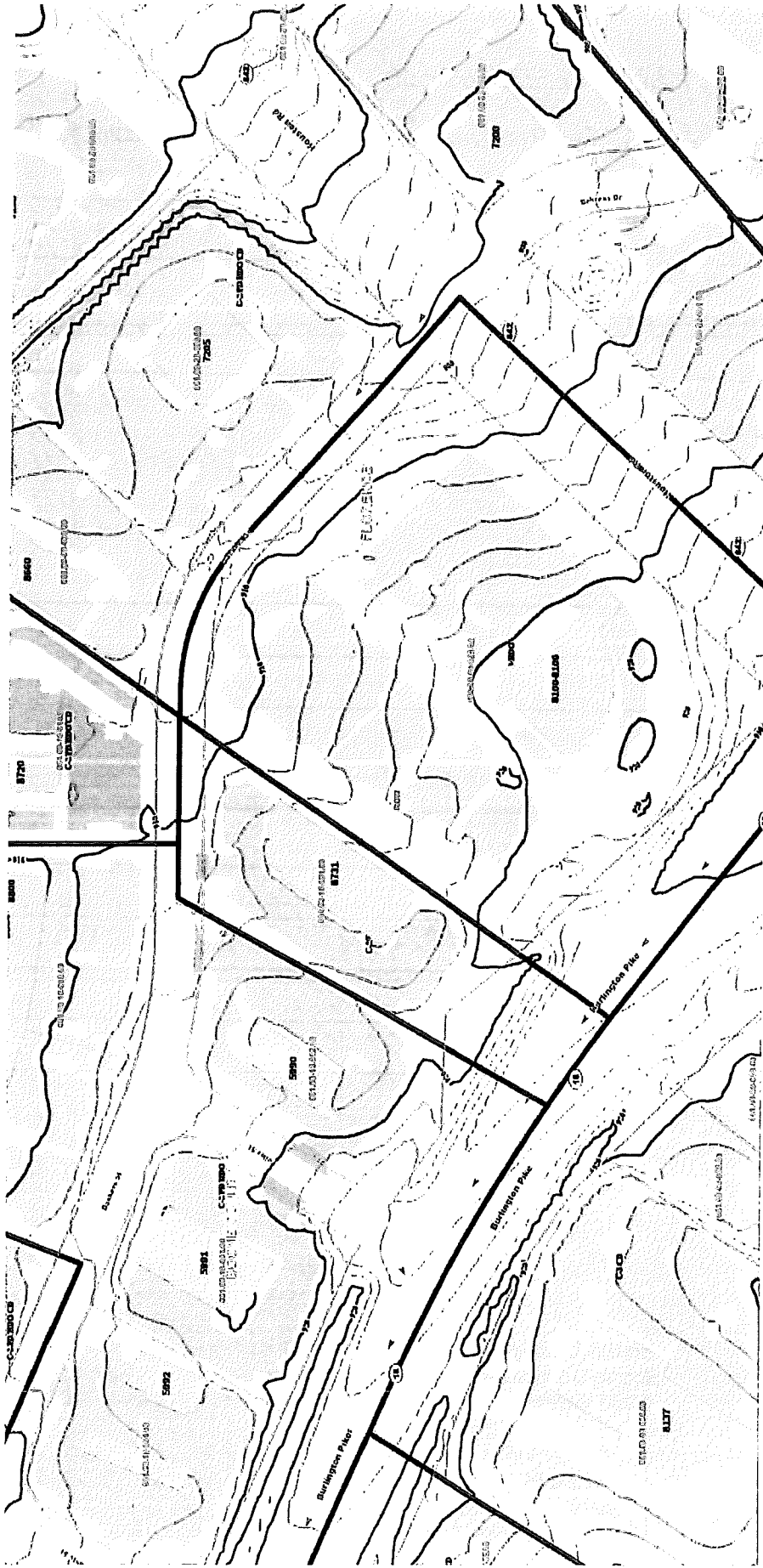
5. Board Action: \_\_\_\_\_

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

6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

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](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)



**TRIUMPH**  
signs & consulting, inc.

480 Millard Parkway • Millard, OH 45130  
Phone 513-574-8990 • Fax 513-574-8995

REVISION DATES:

START DATE: 1. 6-1-23 3. \_\_\_\_\_ 5. \_\_\_\_\_  
3-22-23 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

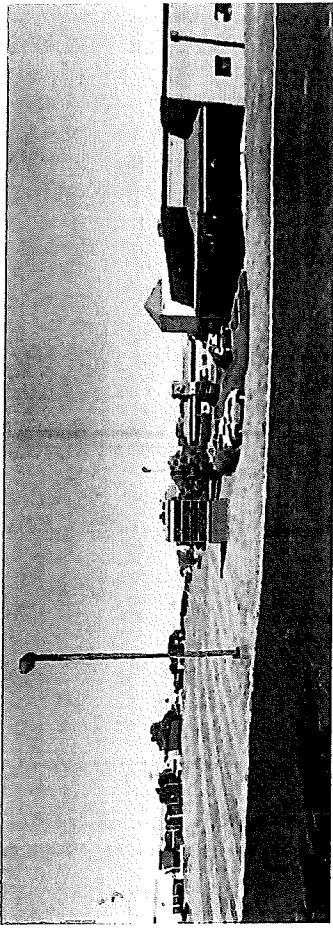
GIS Map

**Salon Concepts - Florence**  
8731 Bankers Street, Florence, KY 41042

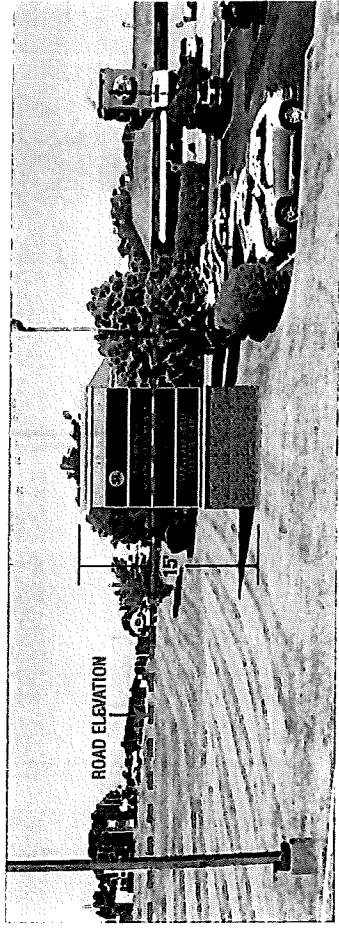
SALES: JS    MANAGER: JG    DESIGN: TW

APPROVED BY: \_\_\_\_\_    DATE: \_\_\_\_\_

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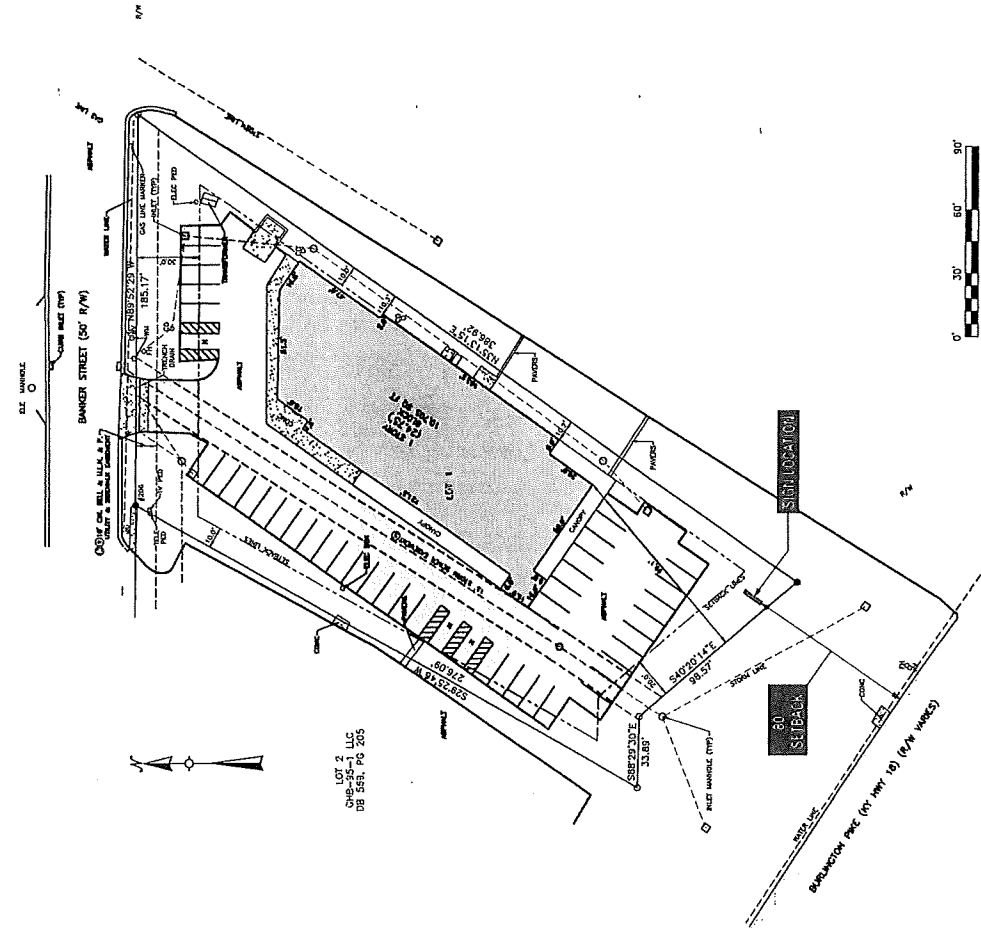
PROPOSED



PROPOSED

**GENERAL CODE ALLOWANCE**

- MAXIMUM SIGN FACE AREA: 200 SQ FT
- MAXIMUM HEIGHT: 15 FT GROM GRADE TO TOP OF SIGN
- MINIMUM SETBACK: 80 FT FROM BURLINGTON PIKE
- ZONING REQUIRES LOACTION OF PROPOSED SIGN TO BE SHOWN ON SITE MAP.



**Location Map**

REVISION DATES:  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

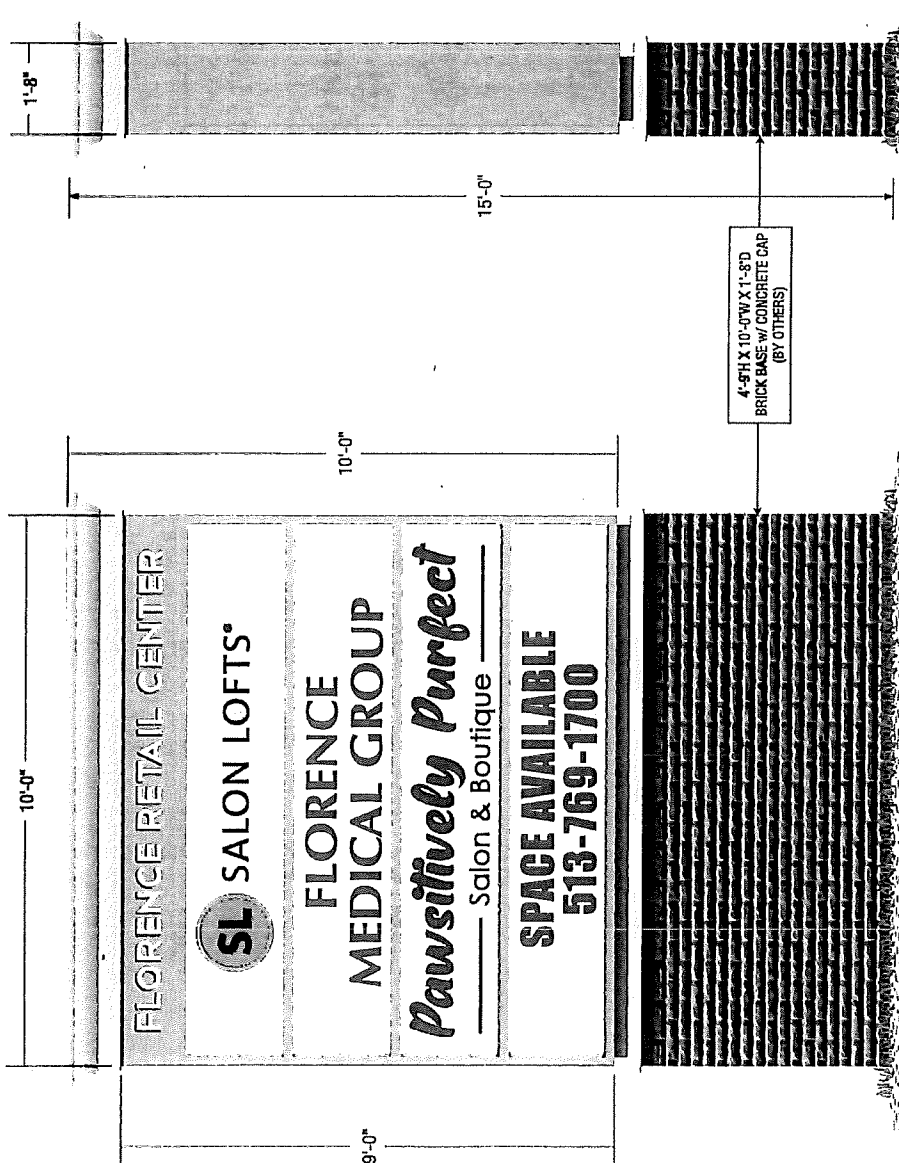
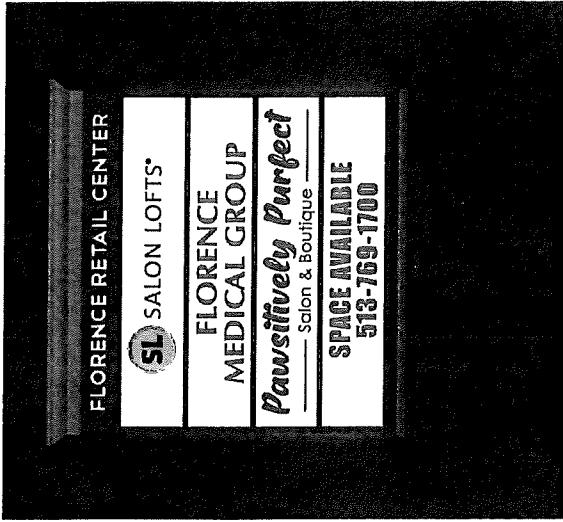
START DATE:  
 5-25-23

**TRIUMPH**  
 Signs & Consulting, Inc.  
 480 Millard Parkway • Millard, OH 45150  
 Phone 515-574-8070 • Fax 515-574-8075

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SALES: JS    MANAGER: JG    DESIGN: IW  
 APPROVED BY: \_\_\_\_\_    DATE: \_\_\_\_\_


**Salon Lofts - Florence**  
 8731 Bankers Street, Florence, KY 41042



**GENERAL NOTES**

**90 SQ FT**

**NIGHTTIME ILLUMINATION**

- ALUMINUM CONSTRUCTED, DOUBLE-SIDED, LED INTERNALLY ILLUMINATED POLE SIGN.
- OVERALL SIGN SIZE: 10'-0" H X 10'-0" W X 1'-8" D / 2' RETAINERS & DIVIDERS
- 3" REVEAL: 3" H X 9'-5" W X 1'-2" D
- "FLORENCE RETAIL CENTER" TO BE ROUTED ALUMINUM WITH WHITE ACRYLIC BACKER.
- (4) TENANT PANELS TO BE WHITE ACRYLIC WITH TRANSLUCENT VINYL GRAPHICS. ALL LOGOS, COLORS, AND WORDING TO BE PROVIDED BY TENANTS PRIOR TO PRODUCTION.
- CENTER POLE SLEEVE/POCKET MOUNT DESIGN TO ACCOMMODATE (1) 8" SCHEDULE 40 STEEL PIPE, 22'-5" OVERALL LENGTH (8.625" OD)
- STEEL PIPE TO BE DIRECT BURIAL INTO (1) 3'-0" DIAMETER X 7'-5" DEEP CONCRETE FOUNDATION.
- (1) BRICK BASE W/ CONCRETE CAP (BY OTHERS); OVERALL SIZE: 4'-9" H X 10'-0" W X 1'-8" D
- INTERNAL ILLUMINATION PROVIDED BY LED LINEAR BARS AND POWER SUPPLIES.
- (1) 120V / 20 AMP DEDICATED CIRCUIT REQUIRED. (BY OTHERS).
- ALL PARTS UL APPROVED. 

NOTE: LOGOS SHOWN ARE FOR REFERENCE ONLY. LOGOS TO BE PROVIDED BY TENANTS PRIOR TO PRODUCTION.

SIGN CABINET & REVEAL  
TAN COLOR TO MATCH BUILDING. COLOR TBD

SIGN CABINET CAP  
BEIGE COLOR TO MATCH BUILDING. COLOR TBD

REVISION DATES:  
START DATE: 1. 4-3-23 3. 4-11-23 5. 6-1-23  
3-22-23 2. 4-4-23 4. 5-19-23 6. \_\_\_\_\_

**NEW Multi Tenant Pole Sign**

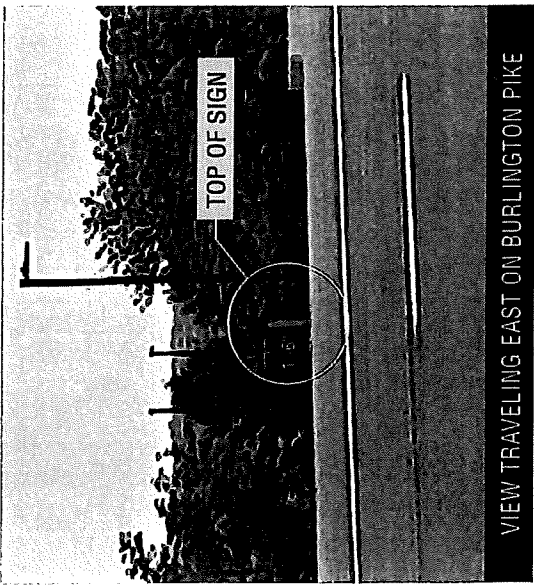
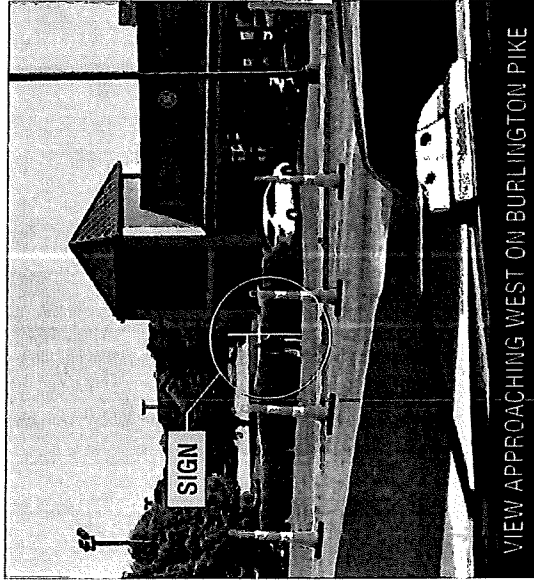
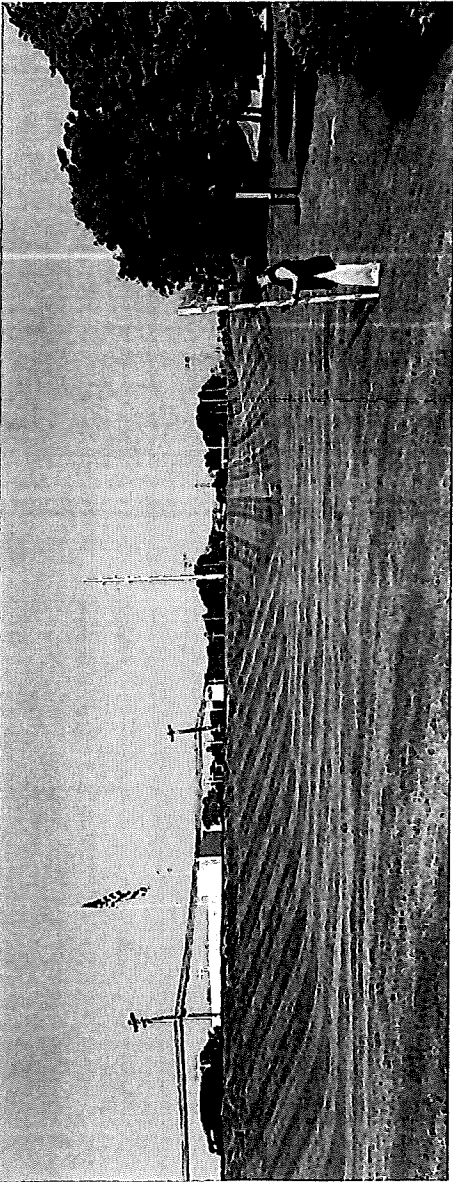
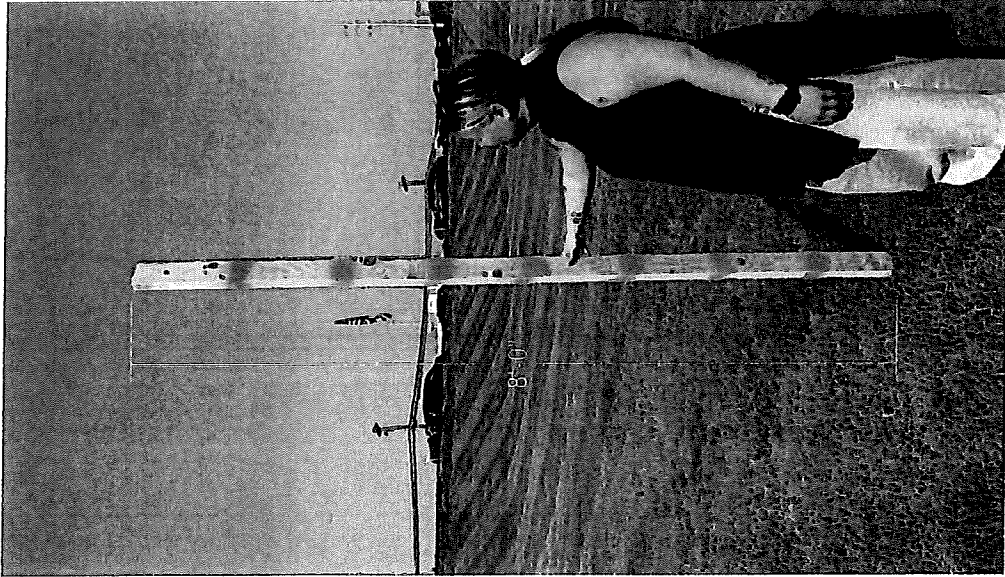
**Salon Concepts - Florence**  
8731 Bankers Street, Florence, KY 41042

SALES: JS    MANAGER: JG    DESIGN: TW  
APPROVED BY: \_\_\_\_\_    DATE: \_\_\_\_\_



480 Millard Parkway • Millard, OH 45150  
Phone 513-574-8690 • Fax 513-574-8995

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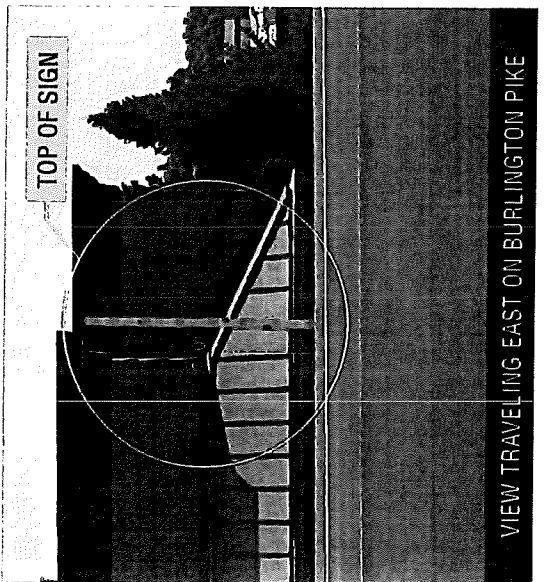
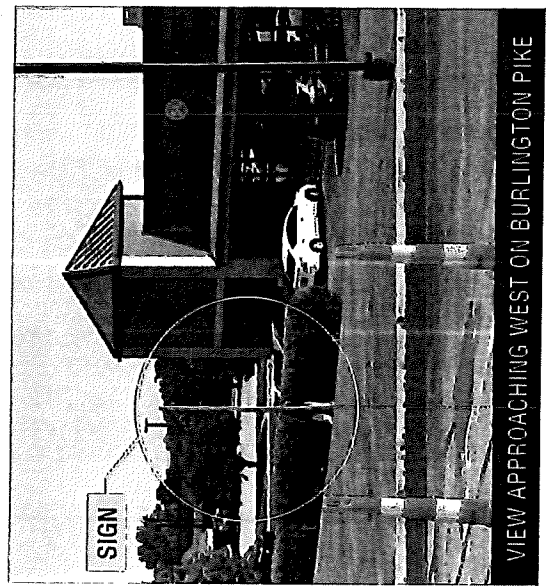
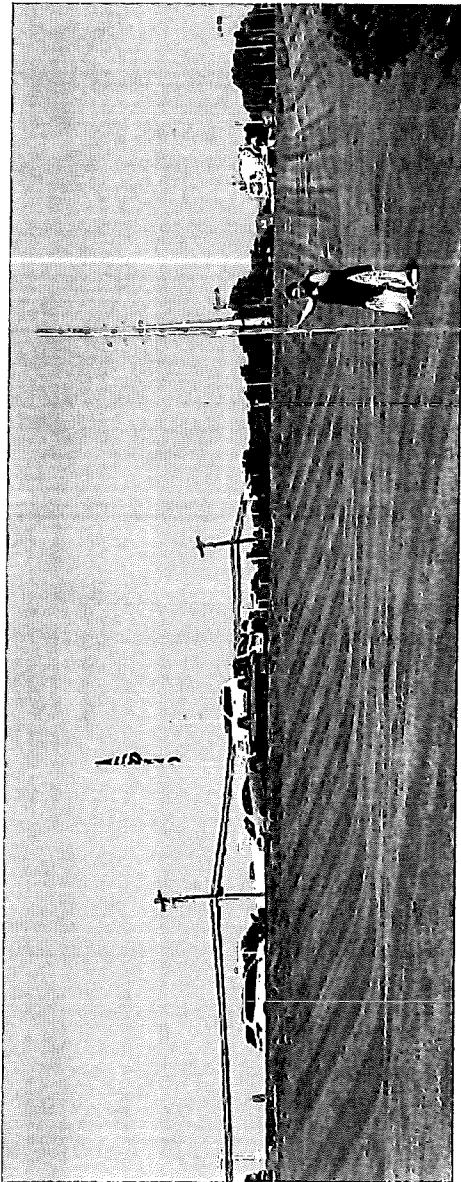
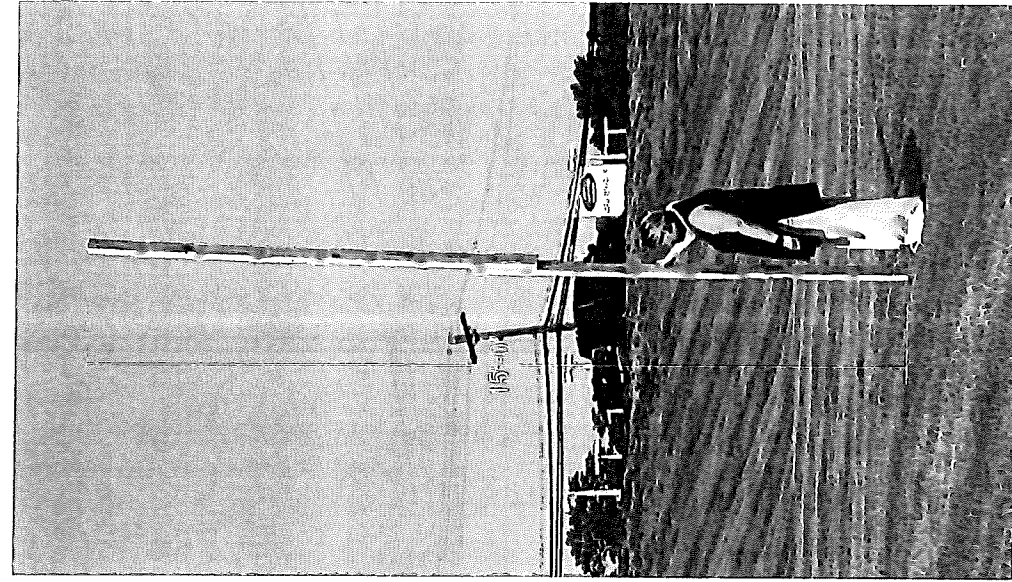
START DATE: 5-25-23  
 REVISION DATES:  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

PHOTO SURVEY

Salon Lofts - Florence  
 8731 Bankers Street, Florence, KY 41042

SALES: JS    MANAGER: JG    DESIGN: JW  
 APPROVED BY: \_\_\_\_\_    DATE: \_\_\_\_\_

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VIEW APPROACHING WEST ON BURLINGTON PIKE

VIEW TRAVELING EAST ON BURLINGTON PIKE

SALES: JS    MANAGER: JG    DESIGN: IW  
 APPROVED BY: \_\_\_\_\_    DATE: \_\_\_\_\_

**Salon Loffs - Florence**  
 8731 Bankers Street, Florence, KY 41042

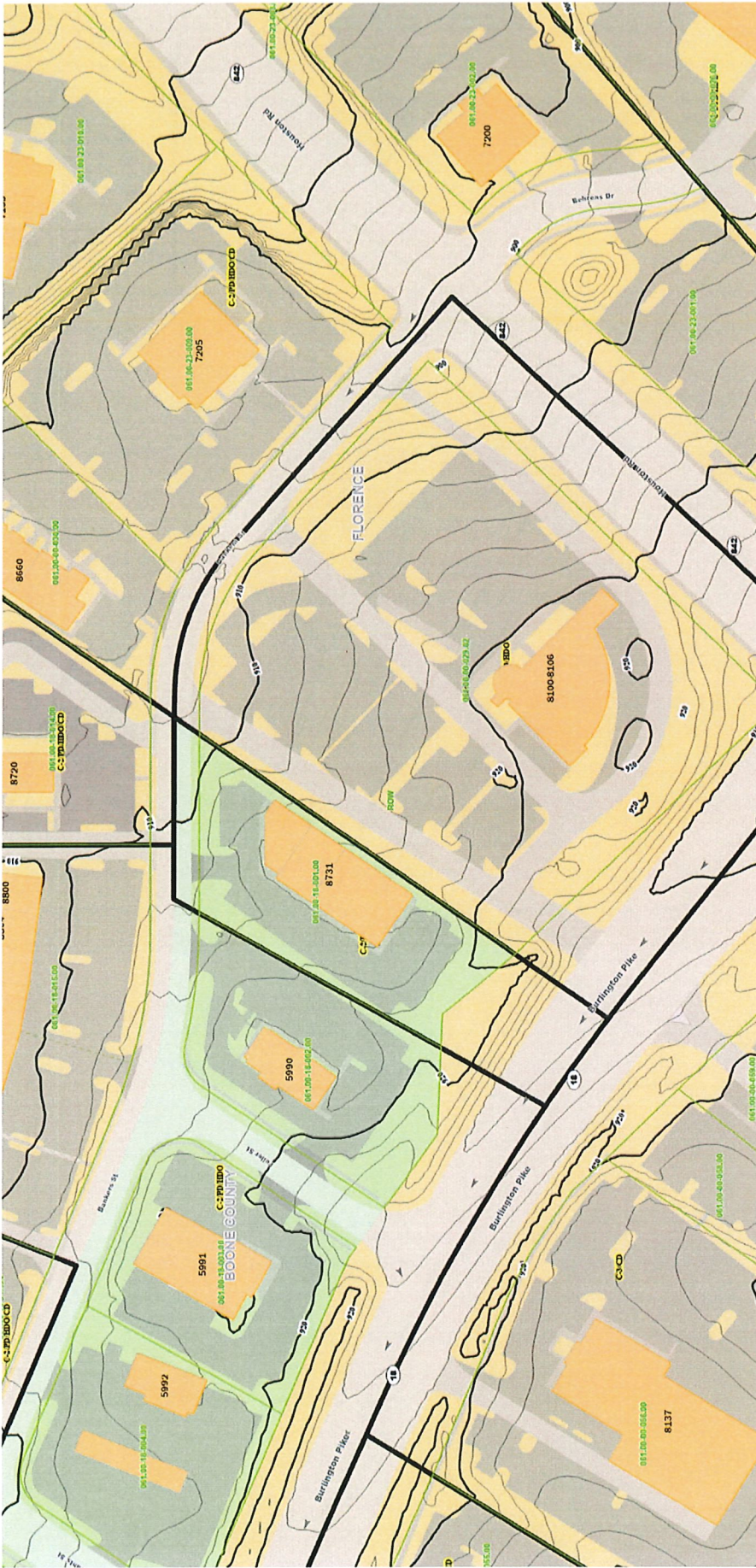
**PHOTO SURVEY**

REVISION DATES:  
 1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

START DATE:  
 5-25-23

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**TRIUMPH**  
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 Phone 513-574-8090 • Fax 513-574-8095



**TRIUMPH**  
signs & consulting, inc.

480 Wilford Parkway • Wilford, OH 45390  
Phone 513-574-8090 • Fax 513-574-8095

**REVISION DATES:**

**START DATE:** 1. 6-1-23 3. \_\_\_\_\_ 5. \_\_\_\_\_  
3-22-23 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

**GIS Map**

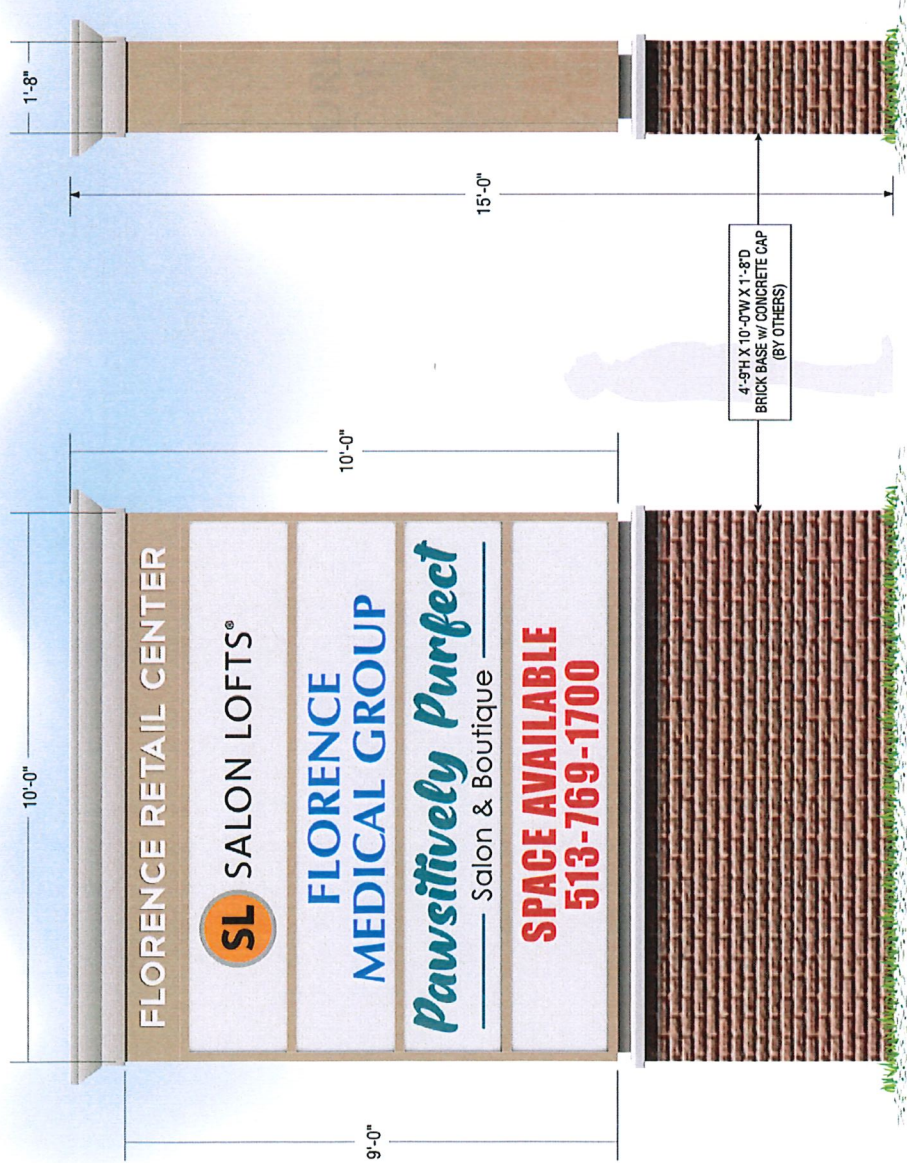
**Salon Concepts - Florence**  
8731 Bankers Street, Florence, KY 41042

**SALES:** JS **MANAGER:** JG **DESIGN:** TW

**APPROVED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

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SCALE: 3/8" = 1'

**NOTE: LOGOS SHOWN ARE FOR REFERENCE ONLY. LOGOS TO BE PROVIDED BY TENANTS PRIOR TO PRODUCTION.**



START DATE:	1. 4-3-23	3. 4-11-23	5. 6-1-23
	2. 4-4-23	4. 5-19-23	6. _____

**NEW Multi Tenant Pole Sign**

**Salon Concepts - Florence**  
 8731 Bankers Street, Florence, KY 41042

SALES: JS    MANAGER: JG    DESIGN: TW  
 APPROVED BY: \_\_\_\_\_    DATE: \_\_\_\_\_

SIGN CABINET & REVEAL  
 TAN COLOR TO MATCH BUILDING. COLOR TBD

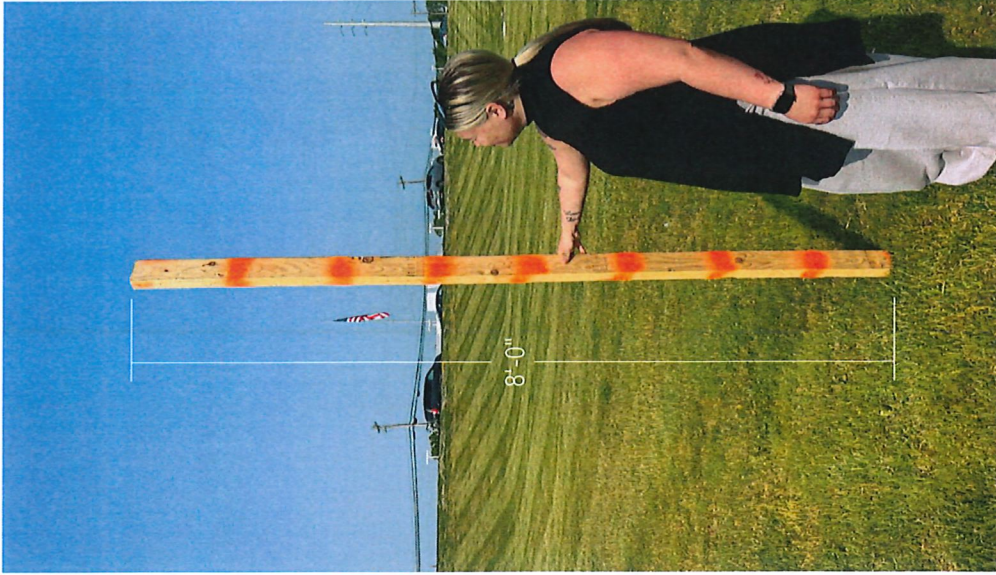
SIGN CABINET CAP  
 BEIGE COLOR TO MATCH BUILDING. COLOR TBD

**GENERAL NOTES**

**90 SQ FT**

**NIGHTTIME ILLUMINATION**

- ALUMINUM CONSTRUCTED, DOUBLE-SIDED, LED INTERNALLY ILLUMINATED POLE SIGN.
- OVERALL SIGN SIZE: 10'-0" H X 10'-0" W X 1'-8" D / 2' RETAINERS & DIVIDERS
- 3" REVEAL: 3" H X 9'-8" W X 1'-2" D
- "FLORENCE RETAIL CENTER" TO BE ROUTED ALUMINUM WITH WHITE ACRYLIC BACKER.
- (4) TENANT PANELS TO BE WHITE ACRYLIC WITH TRANSLUCENT VINYL GRAPHICS. ALL LOGOS, COLORS, AND WORDING TO BE PROVIDED BY TENANTS PRIOR TO PRODUCTION.
- CENTER POLE SLEEVE/POCKET MOUNT DESIGN TO ACCOMMODATE (1) 8" SCHEDULE 40 STEEL PIPE, 22'-6" OVERALL LENGTH (8.625' OD)
- STEEL PIPE TO BE DIRECT BURIAL INTO (1) 3'-0" DIAMETER X 7'-6" DEEP CONCRETE FOUNDATION.
- (1) BRICK BASE W/ CONCRETE CAP (BY OTHERS); OVERALL SIZE: 4'-9" X 10'-0" W X 1'-8" D
- INTERNAL ILLUMINATION PROVIDED BY LED LINEAR BARS AND POWER SUPPLIES.
- (1) 120V / 20 AMP DEDICATED CIRCUIT REQUIRED. (BY OTHERS).
- ALL PARTS UL APPROVED. (BY OTHERS).



VIEW APPROACHING WEST ON BURLINGTON PIKE



VIEW TRAVELING EAST ON BURLINGTON PIKE



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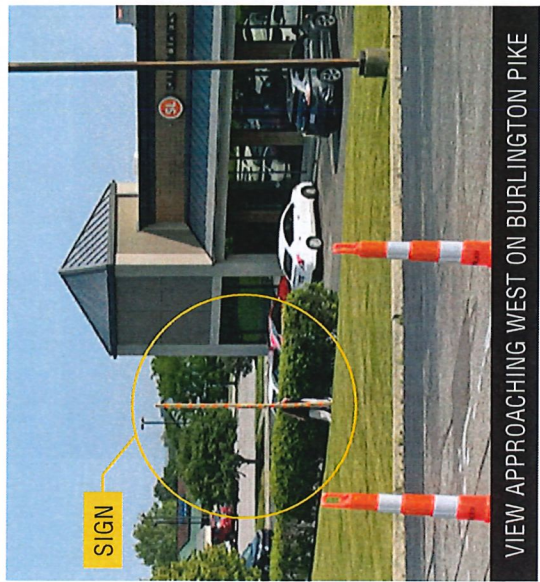
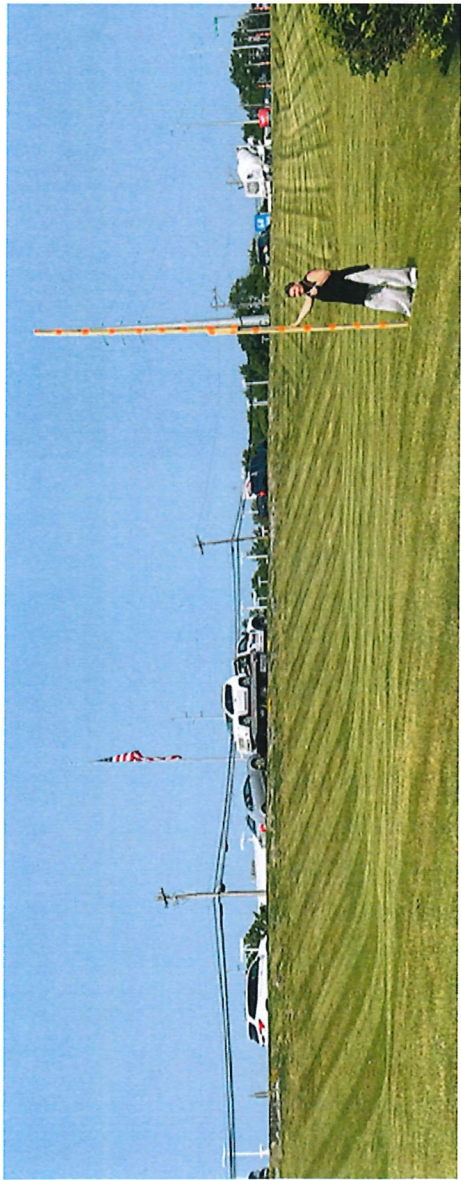
START DATE: 5-25-23  
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PHOTO SURVEY

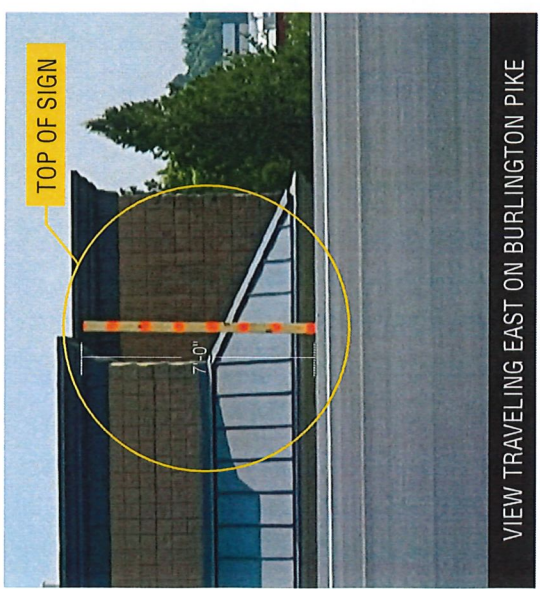
Salon Lofts - Florence  
 8731 Bankers Street, Florence, KY 41042

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PHOTO SURVEY

Salon Lofts - Florence  
 8731 Bankers Street, Florence, KY 41042

SALES: JS MANAGER: JG DESIGN: TW  
 APPROVED BY: DATE:



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 10<sup>th</sup> day of August, 2023.

---

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*  
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.)