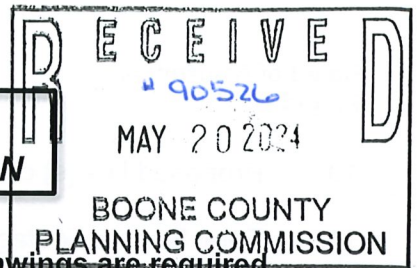


**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**



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 Appeal
 Change in Non-Conforming Use

3. Applicant: St. Henry District High School

Address: 3755 Scheben Dr.

Erlanger KY 41018
City State Zip Code

Phone Number: 859-525-0255 Fax Number: _____

Email: tlehan@shdhs.org

4. Description of Request:
Replace existing signage with LED sign

5. Name of Development: St. Henry District High School

6. Location of Development: 3755 Scheben Dr.

Erlanger KY 41018
City State Zip Code

7. Acreage Under Review: 0.00

8. Lot Number and Name of Subdivision (if part of a subdivision): 071.00-00-041.00

9. Current Owner: Diocese of Covington Saint Henry High School

Address: 3755 Scheben Drive

Erlanger KY 41018
City State Zip Code

Phone Number: 859-525-0255 Fax Number: _____

Email: ccornett@shdhs.org

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

1. Date Received: 5/20/2024 Fee Received: \$ 766.00 Receipt #: 90526

2. Is application complete: _____

3. Staff Reviewer: M. Schwartz

4. Scheduled Board Action Date: 6/12/2024

5. Board Action: 6/12/2024

_____ Approved

Approved with Conditions (see #6)

_____ Denial (See #7)

6. Conditions of Approval: See Attached, Minutes, & CLUR

7. Reasons for Denial: _____

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

CONDITIONS OF APPROVAL

APPLICANT: St. Henry District High School, on behalf of Diocese of Covington Saint Henry High School

LOCATION: 3755 Scheben Drive, Boone County, Kentucky

ZONING: Public Facilities/Houston-Donaldson Study Corridor (PF/HDO)

DATE: June 12, 2024

1. The approval includes either Option A or Option B.
2. The height not exceed ten (10) feet.
3. The sign area of the proposed sign shall not exceed the sign area of the existing sign.
4. The electronic message board/screen not exceed fifty percent (50%) of the total sign area.
5. The electronic message board/screen be programmed so that the message or image on the sign changes no more often than every five (5) seconds.
6. The electronic message board/screen be programmed so that there is no apparent motion of the visual image, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, including scrolling or running messages.
7. The electronic message board/screen be programmed so that changes of images shall be substantially instantaneous as seen by the human eye and shall not use fading, rolling, window shading, dissolving or similar effects as part of the change.
8. Video technology in signs shall use automatic level controls to reduce light levels at night and under cloudy or other darkened conditions, in accordance with the following standards:
 - a. All electronic or digital display unit message boards shall have installed ambient light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the electronic board based on ambient light conditions.
 - b. All electronic or digital display unit message boards shall meet the following pixel pitch requirements (Note: the pixel pitch requirements shall not apply to price boards, such as gas prices, hotel room rates, and other similar fixed price displays).
 - (1) A nineteen (19) mm pixel pitch or better resolution shall be required when the top of the message board is located thirty (30) feet or less above grade.
 - (2) A twenty-five (25) mm pixel pitch or better resolution shall be required when the top of the message boards is located more than thirty (30) feet above grade.
9. A Sign Permit shall be submitted to, and approved by, the Boone County Planning Commission prior to the replacement/installation of the proposed sign.

STAFF REPORT

#3

APPLICANT: St. Henry District High School, on behalf of Diocese of Covington Saint Henry High School

LOCATION: 3755 Scheben Drive, Boone County, Kentucky

ZONING: Public Facilities/Houston-Donaldson Study Corridor (PF/HDO)

DATE: June 12, 2024

PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to replace an existing manual reader board with an electronic message board/screen on an existing monument sign.

SITE HISTORY

- 1994 On November 22, 1994, the Boone Fiscal Court adopted Ordinance Number 920.294, approving a zoning map amendment for the site in question, from UR-1/PD to PF (R-94-040-A).
- 1997-2022 Several Site Plans and Minor Site Plans have been approved by the Boone County Planning Commission staff.
- 2014 On March 25, 2014, the Boone Fiscal Court adopted the Houston-Donaldson Study, changing the zoning of the site in question from PF to PF/HDO.

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 grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.
1. Findings listed in Section 205.H (Findings for all Conditional Uses):
 - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
 - b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
 - c. Will be hazardous to existing or future neighboring uses.
 - d. Will be served adequately by essential public facilities and services such

- as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
 - f. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
 - g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- C. Section 3408.5.A.1 of the Boone County Zoning Regulations states that automatic changeable copy signs shall be designated as a Conditional Use within the C-1, C-2, C-3, C-4, PF, and R districts.
- D. Section 3408.5.A.2 of the Boone County Zoning Regulations states that electronic message boards/screens shall conform to the following requirements:
- 1. Shall not exceed fifty percent (50%) of the sign area on which it is located.
 - 2. Such technology shall be programmed so that the message or image on the sign changes no more often than every five (5) seconds.
 - 3. Apparent motion of the visual image, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, shall be prohibited. Such restriction also applies to scrolling or running messages.
 - 4. Changes of images shall be substantially instantaneous as seen by the human eye and shall not use fading, rolling, window shading, dissolving or similar effects as part of the change.
 - 5. Video technology in signs shall use automatic level controls to reduce light levels at night and under cloudy or other darkened conditions, in accordance with the following standards:
 - a. All electronic or digital display unit message boards shall have installed ambient light monitors, and shall at all times allow such monitors to automatically adjust the brightness level of the electronic board based on ambient light conditions.
 - b. All electronic or digital display unit message boards shall meet the following pixel pitch requirements (Note: the pixel pitch requirements shall not apply to price boards, such as gas prices, hotel room rates, and other similar fixed price displays):
 - (1) A nineteen (19) mm pixel pitch or better resolution shall be required when the top of the message board is located thirty (30) feet or less above grade.

- (2) A twenty-five (25) mm pixel pitch or better resolution shall be required when the top of the message boards is located more than thirty (30) feet above grade.
- E. Section 3408.6.A.4 of the Boone County Zoning Regulations states that free standing signs within the PF district shall be limited to: (1) monument signs; (2) a maximum height of ten (10) feet; and (3) a maximum sign area of one hundred (100) square feet.
- F. Section 4000 of the Boone County Zoning Regulations includes the following definitions:
1. Sign: 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. The following represents terminology associated with signs: Any device, fixture, placard or structure, including its component parts, which by display of a visual image, words, letters, figures, designs, symbols, colors, illumination, or projected images, draws attention to an object, product, place, activity, opinion, idea, person, institution, organization or place of business, or which identifies or promotes the interests of any person.
 2. Sign, Area: The surface area of a sign shall be computed as including the entire area serving as written or graphic advertisement within a regular, geometric form comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not used for advertising matter shall not be included in computation of surface area. Where a sign has two (2) display faces back to back, the area of only one (1) face shall be considered the sign area, provided the two (2) sign faces are not visible from one location therefore constituting two (2) signs.
 3. Sign, Changeable Copy, Automatic: A sign, or portion thereof, with characters, letters, or illustrations that can be changed or rearranged through the use of electronic or electro-mechanical technology.
 4. Sign, Changeable Copy, Manual: A sign, or portion thereof, with characters, letters, or illustrations that can be changed or rearranged by a human being removing or rearranging characters, letters, or illustrations.
 5. Sign, Height: The vertical distance measured from the highest point of the sign, including the frame and any embellishments, and the established grade where the sign is located.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site as "Public/Institutional", which is defined as government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, 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 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. Public facilities and services shall be in locations that are accessible to the population being served (Public Facilities Goal A, Objective 7).
 4. The education system shall provide a broad range of lifetime learning opportunities, as well as both private and public educational facilities and services (Public Facilities Goal A, Objective 12).
 5. 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. Donaldson highway is a state maintained arterial street providing for two way traffic. The roadway is currently being widened.

SITE CHARACTERISTICS

- A. The approximate 33 acre site is located along at the northeast side of Donaldson Highway, approximately 2,300 feet southeast of Turfway Road.
- B. The site has approximately 1,390 feet of frontage along Donaldson Highway.
- C. The site is currently occupied by a school campus and recreational fields.
- D. Access to the site is provided by two (2) curb cuts onto Donaldson Highway.
- E. The site is relatively flat, except for the northeast corner of the site.

SURROUNDING LAND USES AND ZONING

- North: Single-family residential dwellings (SR-2)
South: Marydale Property (UR-2/O-2C-1/PD/HDO)
East: Single-family residential dwellings (SR-2 and C-2/PD/HDO)
West: Single-family and multi-family residential dwellings (UR-2)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to replace the existing sign with two options:
 1. Option A: A monument sign having a height of approximately nine (9) feet and a sign area of 119.42 square feet, with an electronic message board/screen having a sign area of 49.75 square feet.
 2. Option B: A monument sign having a height of approximately nine (9) feet and a sign area of 126.22 square feet, with an electronic message board/screen having a sign area of 49.75 square feet.

STAFF COMMENTS

A. The following provides a comparison between the existing sign and the two proposed options:

	EXISTING SIGN	OPTION A	OPTION B
Type	Monument	Monument	Monument
Height	9'-3"	8'-8"	9'-0"
Sign Area (sq. ft.)	unknown	119.42	126.22
EMC Sign Area (sq. ft.)	n/a	49.75	49.75

B. Should the Board take action to approve the submitted request, Staff is suggesting the following conditions be considered as part of that action:

1. That only Option A be approved.
2. That the height not exceed ten (10) feet.
3. That the total sign area not exceed one hundred (100) square feet.
4. That the electronic message board/screen not exceed fifty percent (50%) of the total sign area.
5. That the electronic message board/screen be programmed so that the message or image on the sign changes no more often than every five (5) seconds.
6. That the electronic message board/screen be programmed so that there is no apparent motion of the visual image, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, including scrolling or running messages.
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9. A Sign Permit shall be submitted to, and approved by, the Boone County Planning Commission prior to the replacement/installation of the proposed sign..

CONCLUSION

- A. KRS 100.237 and Section 202.C of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit request.

Respectfully Submitted,



Michael D. Schwartz
Director, Zoning Services

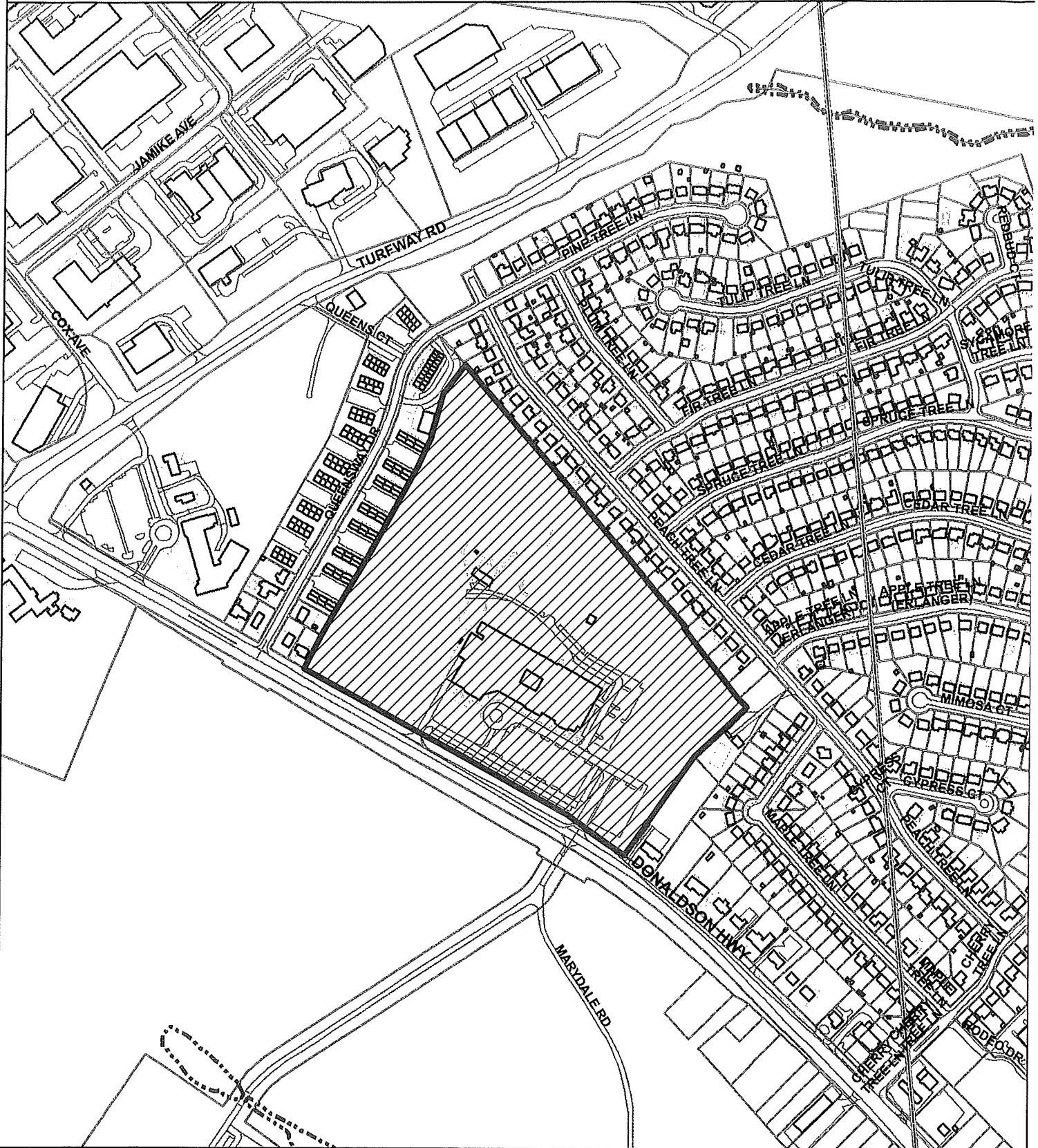
MDS/ss

Attachments

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

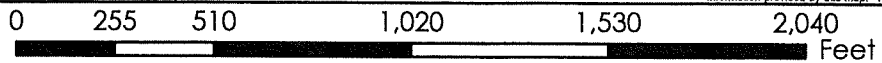
Vicinity Map

www.boonecountygis.com



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1 inch = 500 feet



Boone County GIS - Putting Northern Kentucky on the Map



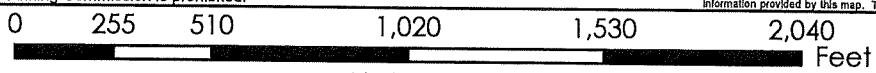
Aerial Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: xx/xx/2022

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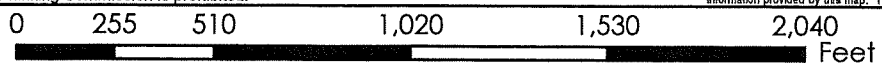
Topographic Map

www.boonecountygis.com



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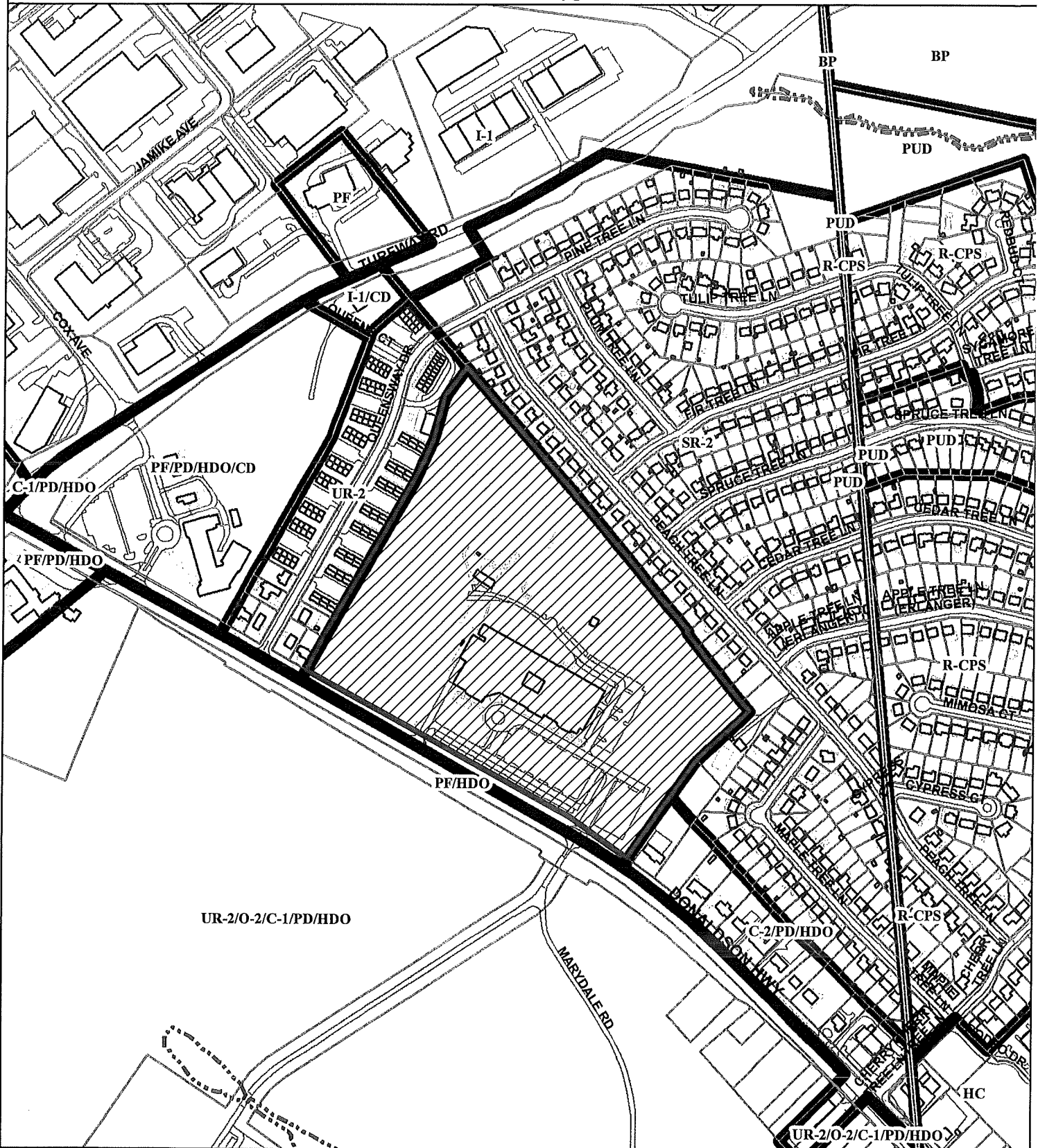


Boone



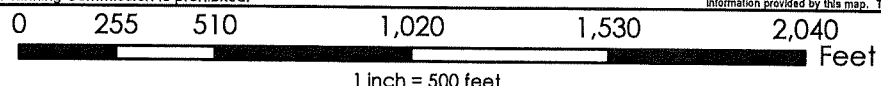
Zoning Map

www.boonecountygis.com



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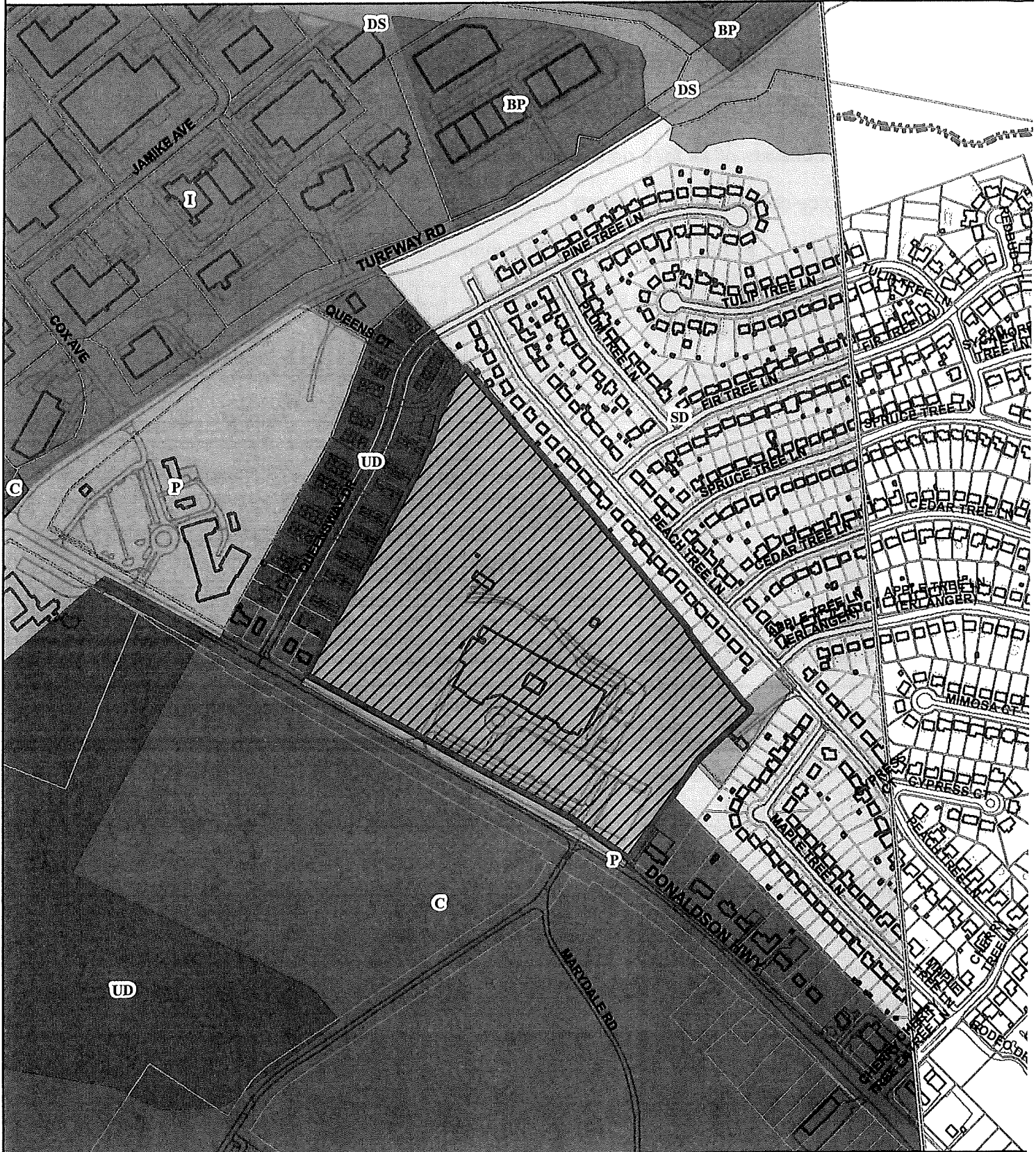
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 01/04/2022

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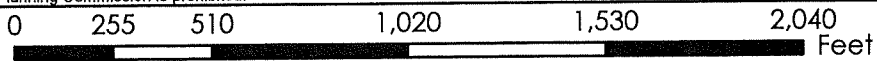
2040 Future Land Use Map

www.boonecountygis.com



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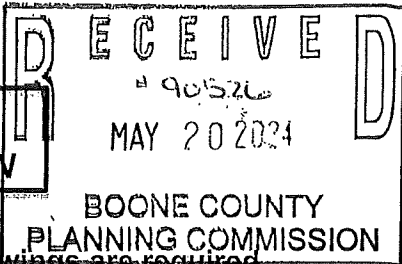
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Boone County GIS - Putting Northern Kentucky on the Map



**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 Appeal
 Change in Non-Conforming Use

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Address: 3755 Scheben Dr.

Erlanger KY 41018
City State Zip Code

Phone Number: 859-525-0255 Fax Number: _____

Email: tlehan@shdhs.org

4. Description of Request: Replace existing signage with LED sign

5. Name of Development: St. Henry District High School

6. Location of Development: 3755 Scheben Dr.

Erlanger KY 41018
City State Zip Code

7. Acreage Under Review: 0.00

8. Lot Number and Name of Subdivision (if part of a subdivision): 011.00-00-041.00

9. Current Owner: Diocese of Covington Saint Henry High School

Address: 3755 Scheben Drive

Erlanger KY 41018
City State Zip Code

Phone Number: 859-525-0255 Fax Number: _____

Email: ccornett@shdhs.org

10. Proposed Use(s) on Site: replace existing sign
11. Total Square Footage of Existing and/or Proposed Buildings: 80 sq ft
12. Current Zoning: Out of City
13. ~~816~~ 86 331 ~~520047~~ 2022
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.

Property Owner's Signature: *Art Burr*

Applicant's Signature: *Art Burr*

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

1. Date Received: 5/20/2024 Fee Received: \$ 766.00 Receipt #: 90526

2. Is application complete: _____

3. Staff Reviewer: _____

4. Scheduled Board Action Date: _____

5. Board Action: _____

_____ Approved

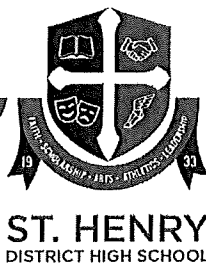
_____ Approved with Conditions (see #6)

_____ Denial (See #7)

6. Conditions of Approval: _____

7. Reasons for Denial: _____

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



To whom it may concern,

The reason for the submission of two sets of rendering and elevation is as follows:

The LED display sign selected by St. Henry School District adheres to the sign code, allowing up to 100 square feet of signage with only 50% to be changeable copy. This LED display sign, with a 10mm Pixel Pitch and 128x352 Pixel Matrix, provides a 50"H x 138"L Display Area, which is within the 48 square feet limit. For an LED sign, the Display Area is equivalent to the Changeable Copy Area. As per the Boone County zoning code for this location, the changeable copy area is restricted to 50% of the overall sign area.

The owner prefers a smaller Static Identification Sign Component, the 42"H Sign Cabinet. However, if required, the owner is prepared to install a more prominent Static Identification Sign component to meet the 50% requirement. This requirement simply makes the overall sign larger than it needs to be, as the text on the static sign component can not increase due to the length of the existing sign structure that is to remain.

This is why the owner is **providing 2 different size options** for this Conditional Use Permit application. For the preferred option with a 42"H static sign cabinet, the changeable copy area would be more than 50% of the overall sign. The owner is willing to increase the static sign cabinet to 48"H, as needed. The way the code is written causes owners to install larger signs than what is desired (or needed).

If you have any questions or concerns, please contact me.

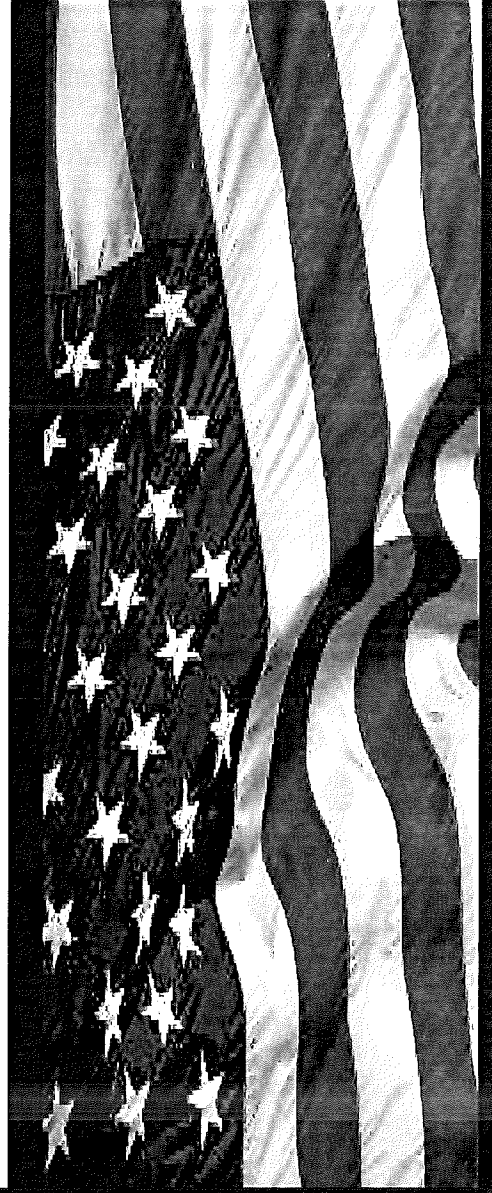
Toni Lehan

Director of Advancement/Enrollment
St. Henry District High School
tlehan@shdhs.org or 859-525-0255 x.2826

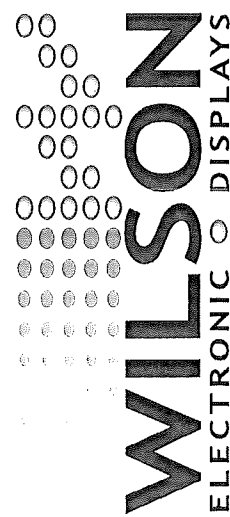


142"

ST. HENRY
DISTRICT HIGH SCHOOL



LED Display Area = 50"H x 138"L = 48 sq ft



2623 Dayton Germantown Pk
Germantown, OH 45327
877-401-5649
937-558-2812

Approved by:

Date:

Signature:

OPTION A

142"

ST. HENRY
DISTRICT HIGH SCHOOL

18"

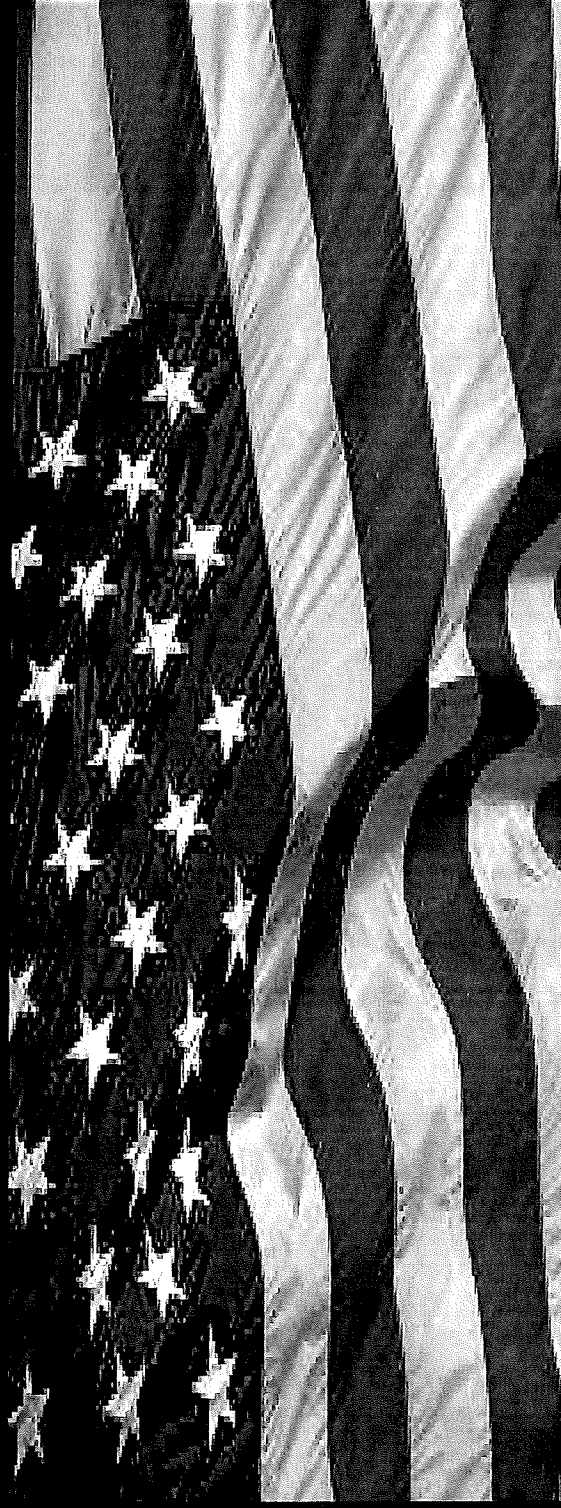
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50"

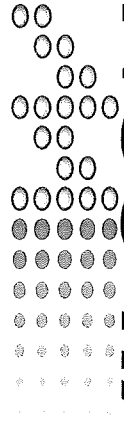
42"

95"

53"



LED Display Area = 50"H x 138"L = 48 sq ft



WILSON
ELECTRONIC ○ DISPLAYS

2623 Dayton Germantown Pk
Germantown, OH 45327
877-401-5649
937-558-2812

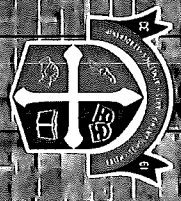
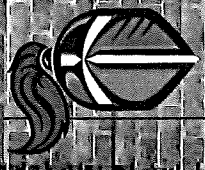
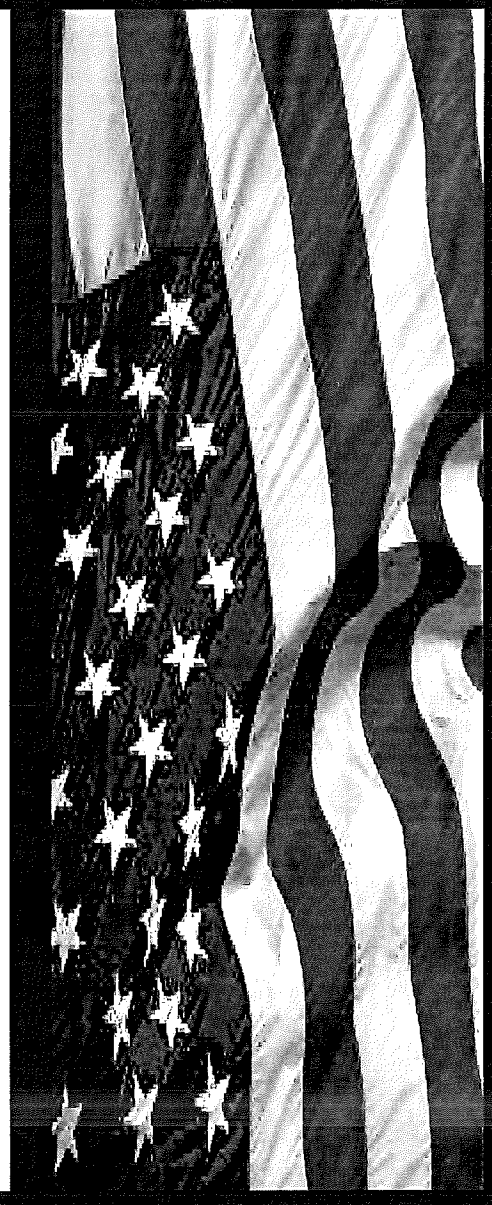
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Date:

Signature:

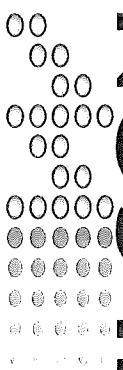
OPTION A

ST. HENRY
DISTRICT HIGH SCHOOL



142"

LED Display Area = 50"H x 138"L = 48 sq ft



WILSON
ELECTRONIC ○ DISPLAYS

2623 Dayton Germantown Pk
Germantown, OH 45327
877-401-5649
937-558-2812

Approved by:

Signature:

Date:

OPTION B

142"

ST. HENRY
DISTRICT HIGH SCHOOL

18"

8.25"

50"

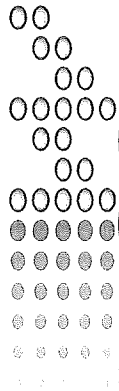
48"

101"

53"



LED Display Area = 50"H x 138"L = 48 sq ft



WILSON
ELECTRONIC DISPLAYS

2623 Dayton Germantown Pk
Germantown, OH 45327
877-401-5649
937-558-2812

Approved by:

Date:

Signature:

OPTION B

ST. HENRY
DISTRICT HIGH SCHOOL



142"

18"

8.25"

50"

9"

42"

95"

53"

9"

LED Display Area = 50"H x 138"L = 48 sq ft



2623 Dayton Germantown Pk
Germantown, OH 45327
877-401-5649
937-558-2812

Approved by:

Signature:

Date:

OPTION A

142"

ST. HENRY
DISTRICT HIGH SCHOOL

18"

8.25"

50"

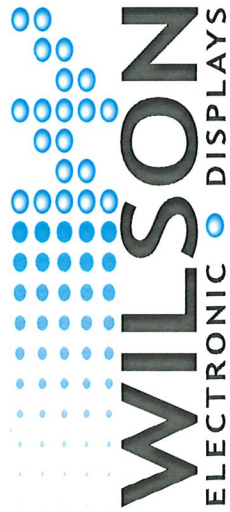
42"

95"

53"



LED Display Area = 50"H x 138"L = 48 sq ft



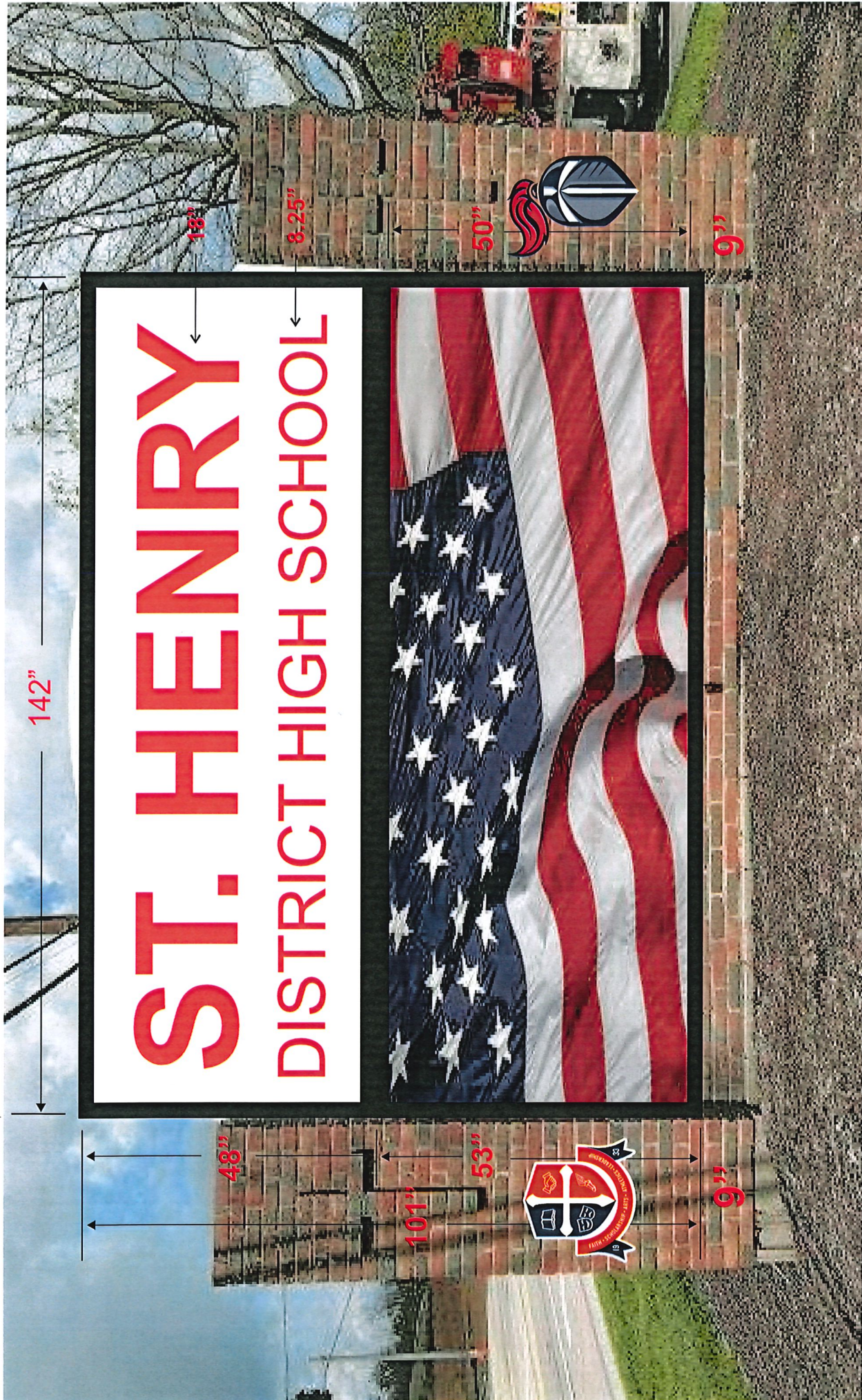
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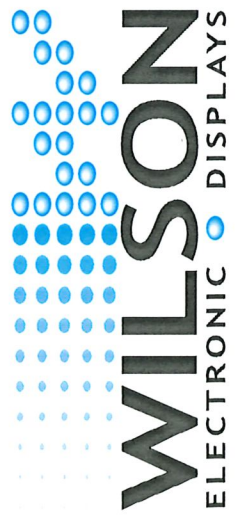
OPTION A



ST. HENRY
 DISTRICT HIGH SCHOOL



LED Display Area = 50" H x 138" L = 48 sq ft



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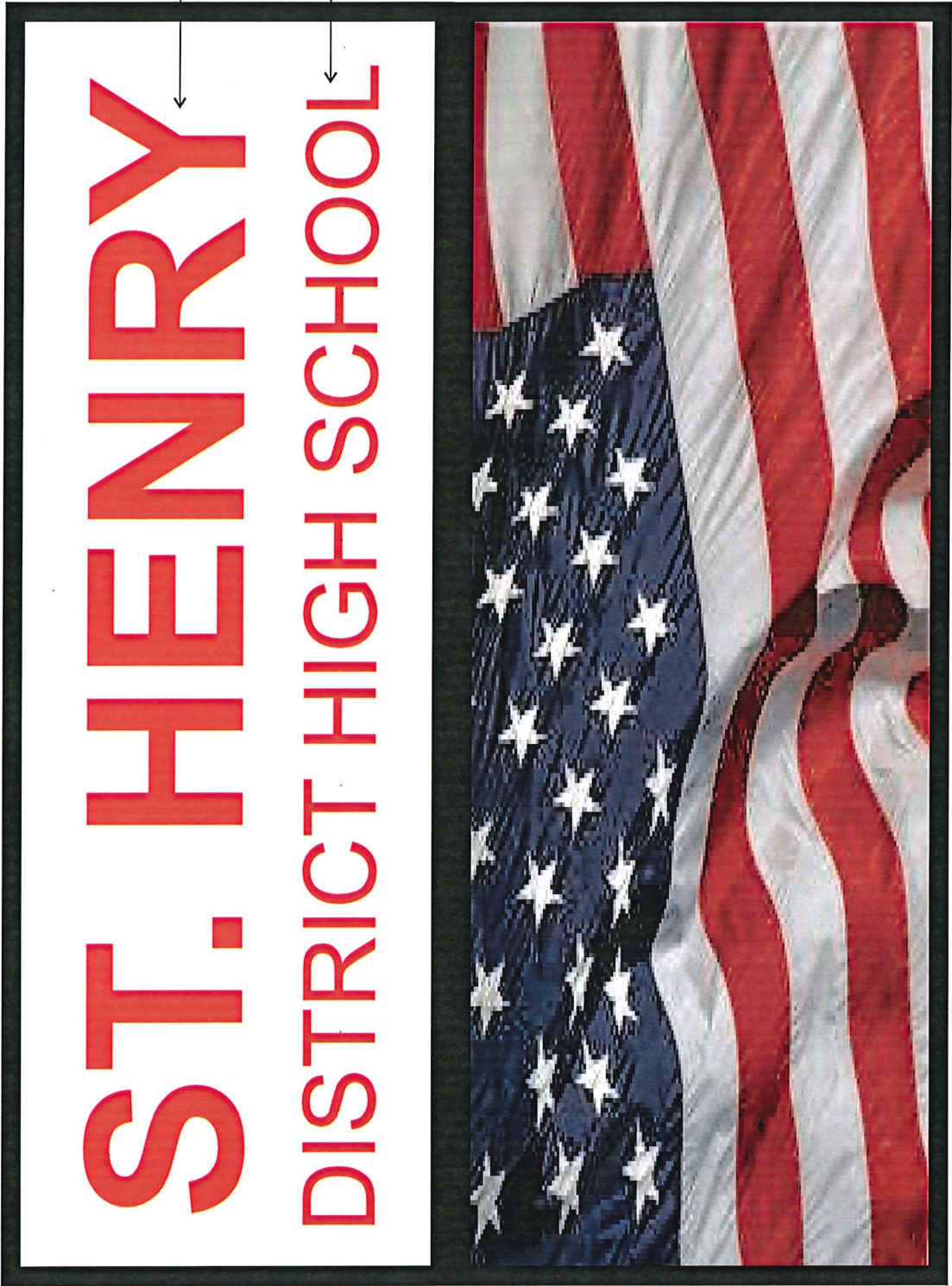
Approved by:

Signature:

Date:

OPTION B

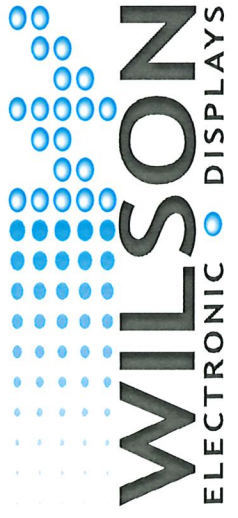
142"



LED Display Area = 50"H x 138"L = 48 sq ft

2623 Dayton Germantown Pk
 Germantown, OH 45327
 877-401-5649
 937-558-2812

Approved by: _____ Date: _____
 Signature: _____ OPTION B



CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Diocese of Covington Saint Henry High School
3755 Scheben Dr
Erlanger, KY 41018

- 2. ADDRESS OF PROPERTY
10300 Dixie Hwy
Erlanger, KY 41018
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Saint Henry District High School

- 4. DEED BOOK 86 PAGE NO. 331 GROUP NO. 2022

- 5. TYPE OF RESTRICTION(S) (Check all that apply)
 Zoning Map Amendment:
 From _____ To _____ Conditional Use Permit
 Development Plan Conditional Zoning
 Subdivision Plat Other:
 (Not Recorded)
 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



SIGNATURE OF COMPLETING OFFICIAL

Michael D. Schwartz, Director, Zoning Services
Name and Title of Completing Official

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 12th day of June, 2024.

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.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Boone County Board of Adjustment and in accordance with the current zoning in effect as of June 12, 2024, Certificate of Land Use Restriction (#24-BCBOA-020-A), for Diocese of Covington Saint Henry District High School, Property Owner(s).

The following condition will apply:

1. The approval includes either Option A or Option B.
2. The height of the sign shall not exceed ten (10) feet.
3. The sign area of the proposed sign shall not exceed the sign area of the existing sign.
4. The electronic message board/screen shall not exceed fifty percent (50%) of the total sign area.
5. The electronic message board/screen shall be programmed so that the message or image on the sign changes no more often than every five (5) seconds.
6. The electronic message board/screen shall be programmed so that there is no apparent motion of the visual image, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, including scrolling or running messages.
7. The electronic message board/screen shall be programmed so that changes of images shall be substantially instantaneous as seen by the human eye and shall not use fading, rolling, window shading, dissolving, or similar effects as part of the change.
8. Video technology in signs shall use automatic level controls to reduce light levels at night and under cloudy or other darkened conditions, in accordance with the following standards:
 - a. All electronic or digital display unit message boards shall have installed ambient light monitors and shall, at all times, allow such monitors to automatically adjust the brightness level of the electronic board, based on ambient light conditions.
 - b. All electronic or digital display unit message boards shall meet the following pixel pitch requirements (Note: the pixel pitch requirements shall not apply to price boards, such as gas prices, hotel room rates, and other similar fixed price displays):
 - i. A nineteen (19) mm pixel pitch or better resolution shall be required when the top of the message board is located thirty (30) feet or less above grade.

- ii. A twenty-five (25) mm pixel pitch or better resolution shall be required when the top of the message boards is located more than thirty (30) feet above grade.
9. A Sign Permit shall be submitted to and approved by the Boone County Planning Commission prior to the replacement of the proposed sign.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 86

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