RECEIVED
9537
AUG 19 2026
BOONE COUNTY
PLANNING COMMISSION

BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION

One (1) scaled copy 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: Signarama

Address: 1090 West Eads Parkway

Lawrenceburg (City) | IN (State) | 47025 (Zip Code)

Phone Number: 812-537-5516 Fax Number: _____

Email: liz.salisbury@signarama.com

4. Description of Request:
variance for sign - size and height 15'7"h, 91" x 97.5"

5. Name of Development: Fazoli's

6. Location of Development: 5990 Fller Stret

Florence (City) | KY (State) | 41042 (Zip Code)

7. Acreage Under Review: <1

8. Lot Number and Name of Subdivision (if part of a subdivision):

9. Current Owner: GHB-95-1 LLC

Address: PO Box 1627

Lexington (City) | KY (State) | 40588 (Zip Code)

Phone Number: 859-215-8123 Fax Number: _____

Email: jkeller@greercompanies.com

10. Proposed Use(s) on Site: Restaurant

11. Total Square Footage of Existing and/or Proposed Buildings: 93'x42' - 3906 sqft

12. Current Zoning: C-2/PD/HDO

13. 569 (Deed Book) 205 (Page) 2033A (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: _____

Applicant's Signature: _____

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

1. Date Received: 8/19/24 Fee Received: $960 Receipt #: 95376
2. Is application complete: ✓
3. Staff Reviewer: L Elliott
4. Scheduled Board Action Date: 10/14/26
5. Board Action:

   ____ Approved

   ✓ Approved with Conditions (see #6)

   ____ Denial (See #7)

6. Conditions of Approval: see attached

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
plancom@boonecountyky.org
www.boonecountyky.org

CONDITIONS OF APPROVAL

APPLICANT: Signarama, per Liz Salisbury, on behalf of Fazoli's

LOCATION: 5990 Fuller St, Florence KY

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

DATE: October 14, 2026

1. The maximum height of the sign shall be limited to fifteen (15) feet.

2. The design of the proposed sign shall include a cover or skirting around the pole structure which shall use construction materials and design details that match the dominant construction materials of the existing building.

3. The design of the proposed sign shall include a top having an architectural feature or finish, such as a gable, arch, or pediment, which shall be included in the overall proposed sign height of fifteen (15) feet.

STAFF REPORT **#2**

APPLICANT: Signarama, per Liz Salisbury, on behalf of Fazoli's

LOCATION: 5990 Fuller Street, Boone County, Kentucky

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

DATE: October 14, 2026

PROPOSAL

1. The submitted request is a Variance to increase the maximum height of a monument sign from eight (8) feet to sixteen (16) feet.

SITE HISTORY

1988 On April 20, 1988, the Boone County Planning Commission recommended denial of a Zoning Map Amendment from Urban Residential One (UR-1) and Office Two/Planned Development (O-2/PD) to Commercial Services (C-3) and Urban Residential One/Planned Development (UR-1/PD) for a 42.3-acre area including the subject site.

1990 On September 5, 1990, the Boone County Fiscal Court approved a Zoning Map Amendment to rezone a 42-acre tract from Urban Residential One/Industrial One/ Planned Development (UR-1/I-1/PD) to Commercial Two/Industrial Two/Planned Development (C-2/I-2/PD).

1994 On November 2, 1994, the Boone County Planning Commission approved a Final Plat for Merchants Square – Section 3, creating the lot in question.

1995 On May 19, 1995, the Boone County Planning Commission approved a sign permit for the existing monument sign.

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 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.
2. The base and sides of the sign shall use construction materials of the principal building.
3. The top of the sign shall have an architectural feature or finish, such as a gable, arch, or pediment.

E. Section 4000 of the Boone County Zoning Regulations defines a monument sign as a freestanding sign with a base width of at least eighty percent (80%) of the width of the longest part of the sign cabinet or sign face.

F. Section 4000 of the Boone County Zoning Regulations defines a freestanding sign as a sign which is attached to a self-supporting structure that is placed on, or anchored in, the ground and that is independent of any building.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

A. The Our Boone County Plan 2045 - 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. 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.

C. Fuller Street is identified as a City of Florence maintained sub collector street, providing for two-way traffic within two (2) driving lanes. Sidewalks are provided along both sides of the roadway.

SURROUNDING LAND USES AND ZONING

North: Merchants Plaza (C-2/PD/HDO)
South: Kerry Toyota and Jeff Wyler Honda (C-3)
East: Merchants Square (C-2/PD/HDO/CD)
West: Tire Discounters (C-2/PD/HDO)

SITE CHARACTERISTICS

A. The approximate 1-acre site is located at the southeast corner of the intersection of Burlington Pike and Fuller Street.

B. The site is currently occupied by Fazoli's, a fast-food Italian restaurant with a drive-through.

C. The site has approximately 185 feet of frontage along Burlington Pike, approximately 215 feet of frontage along Fuller Street, and approximately 180 feet of frontage along Bankers Street.

D. Access to the site is from a single curb cut onto Fuller Street.

E. Topographically, the site is relatively flat with a four (4) foot grade change over the entire site.

F. The building on the site is approximately one hundred forty-nine (149) feet from the pavement of Burlington Pike and sits four (4) to six (6) feet lower than the pavement of Burlington Pike.

STAFF COMMENTS

A. The concept plan indicates that the proposed sign will have a sign area of fifty-seven (57) square feet and a height of fifteen (15) feet.

B. The existing sign is located on a piece of property that was recently acquired by KYTC as part of the KY-18 Super Street project.

C. The proposed sign will be set back approximately fifty-five (55) feet from the pavement of Burlington Pike.

D. Using the Boone County GIS map and based on the proposed placement of the sign, the top of the proposed sign will be approximately ten (10) feet higher than the pavement of Burlington Pike.

E. The following table provides a comparison between the requirements, the existing sign, and what is being proposed:

	Current Regulations	Existing Sign	Proposed Sign
Type	Monument	Monument	Freestanding
Height	8'	9'	15' 7"
Sign Area	24 sq. ft.	72 sq. ft.	65 sq. ft.
Reader Board	50%	18.625 sq. ft. (25.8%)	18.75 sq. ft. (28.8%)

The existing sign was permitted and installed prior to the adoption of the current Houston Donaldson signage regulations and is considered legal non-conforming.

F. The Boone County Board of Adjustment has previously approved Variances allowing increased sign height on the properties immediately to the east and west of the subject site. Those requests were also a result of the KY-18 Super Street project:

1. On August 9, 2023, the Board approved a Variance to increase the height of the monument sign at 8731 Bankers Street (Florence Retail Center) to 15 feet.
2. On May 14, 2025, the Board approved a Variance to increase the height of the monument sign at 5991 Fuller Street (Tire Discounters) to 15 feet.

G. Section 3407.5.A.1.a.III of the Zoning Regulations requires the top of the sign to have an architectural feature or finish, such as a gable, arch, or pediment. The proposed sign does not include any such features.

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

1. The design of the proposed sign shall include a cover or skirting around the pole structure which shall use construction materials and design details that match the dominant construction materials of the existing building.
2. The design of the proposed sign shall include a top having an architectural feature or finish, such as a gable, arch, or pediment, which shall be included in the overall proposed sign height of sixteen (16) 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 these criteria.

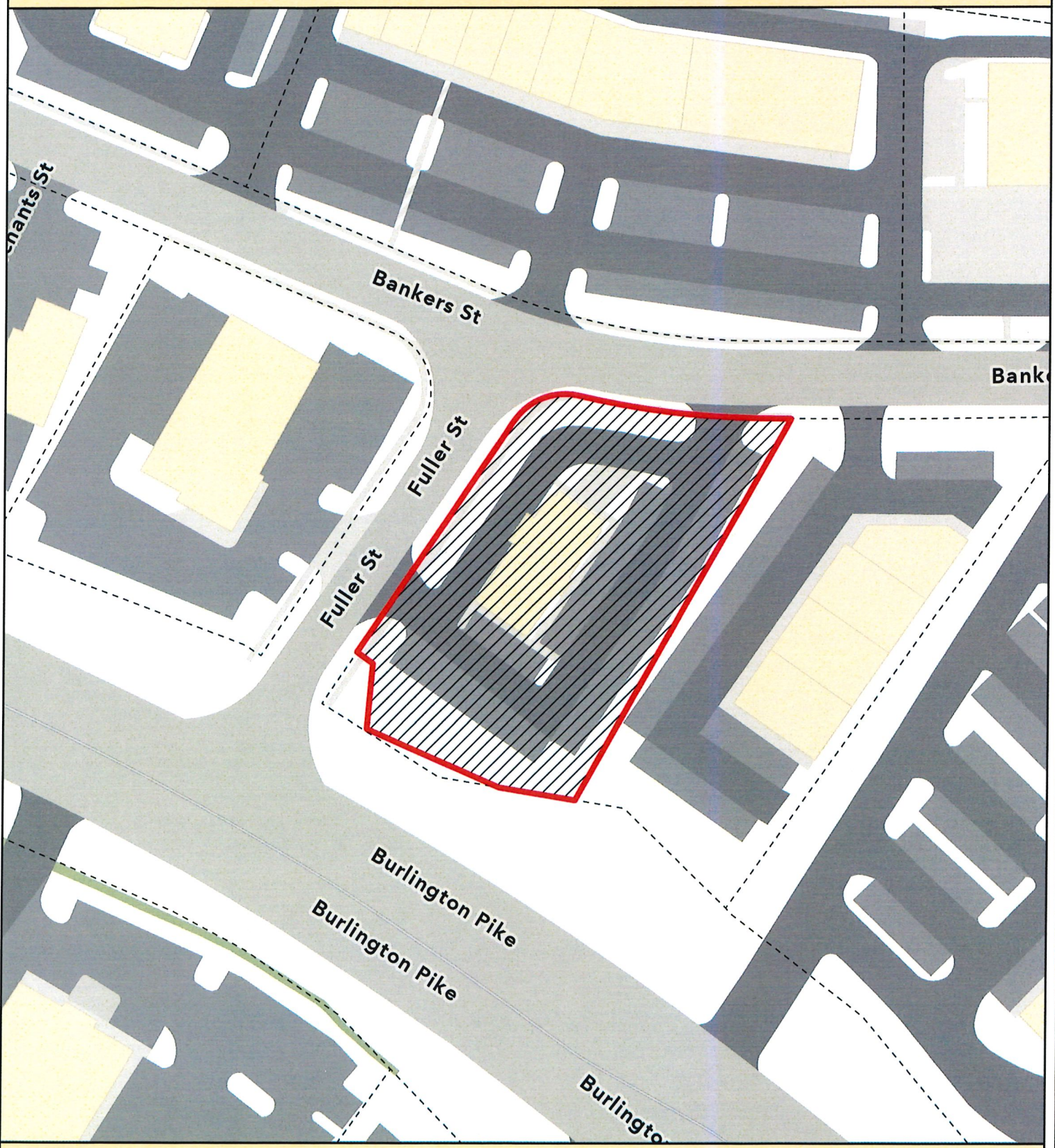
Respectfully submitted,

Lauren M. Elliott
Planner, Zoning Services

LME/nd

Attachments
*Vicinity Map
*Aerial Map
*Topographical Map
*Zoning Map
*2045 Future Land Use Map
*Application
*Concept Development Plan

Vicinity Map



0 45 90 180 270 360 Feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 10/7/2026

ArcGIS Pro Document: *.aprx

Aerial Map



0 45 90 180 270 360 Feet

N W E S

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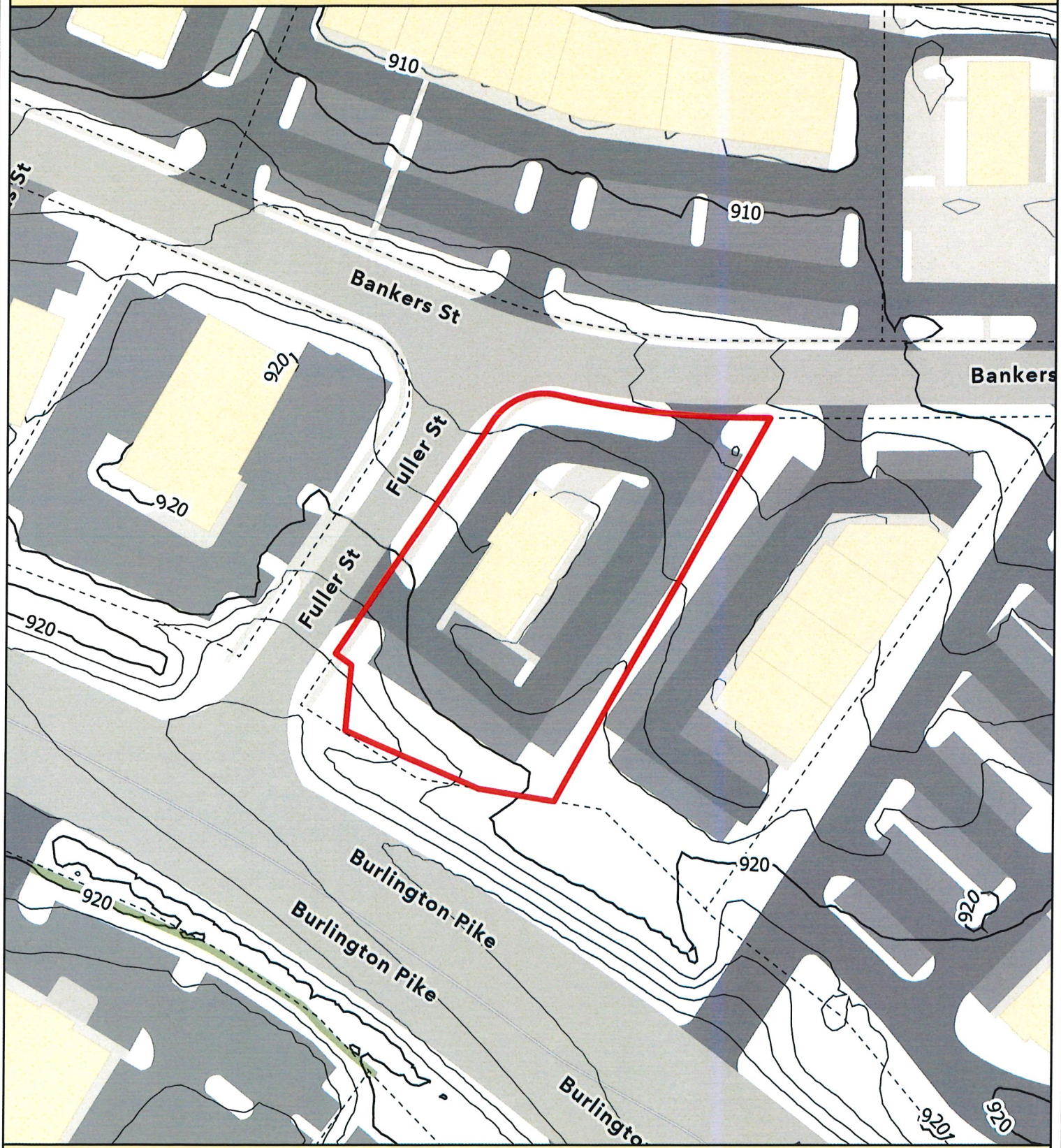
Topographic Map



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N W E S

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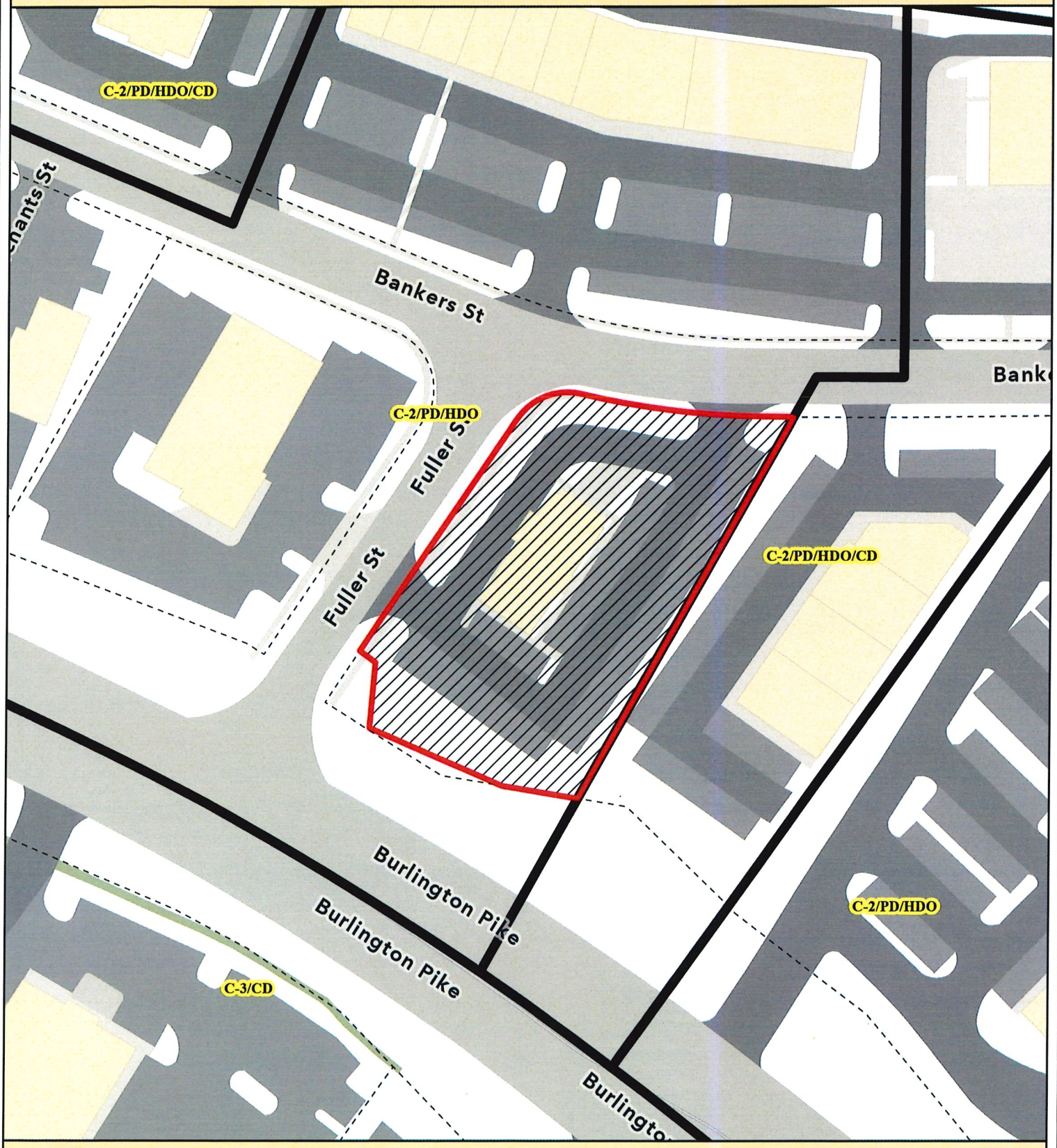
ArcGIS Pro Document: *.aprx

Zoning Map



0 45 90 180 270 360 Feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 10/7/2026

ArcGIS Pro Document: *.aprx

2045 Future Land Use Map



0 45 90 180 270 360 Feet

N W E S

Boone County GIS - Putting Northern Kentucky on the Map

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Phone Number: 859-215-8123 Fax Number: _____

Email: jkeller@greercompanies.com

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

1. Date Received: 8/19/24 Fee Received: $960 Receipt #: 95376

2. Is application complete: ✓

3. Staff Reviewer: _____

4. Scheduled Board Action Date: _____

5. Board Action: _____

   _____ Approved

   _____ Approved with Conditions (see #6)

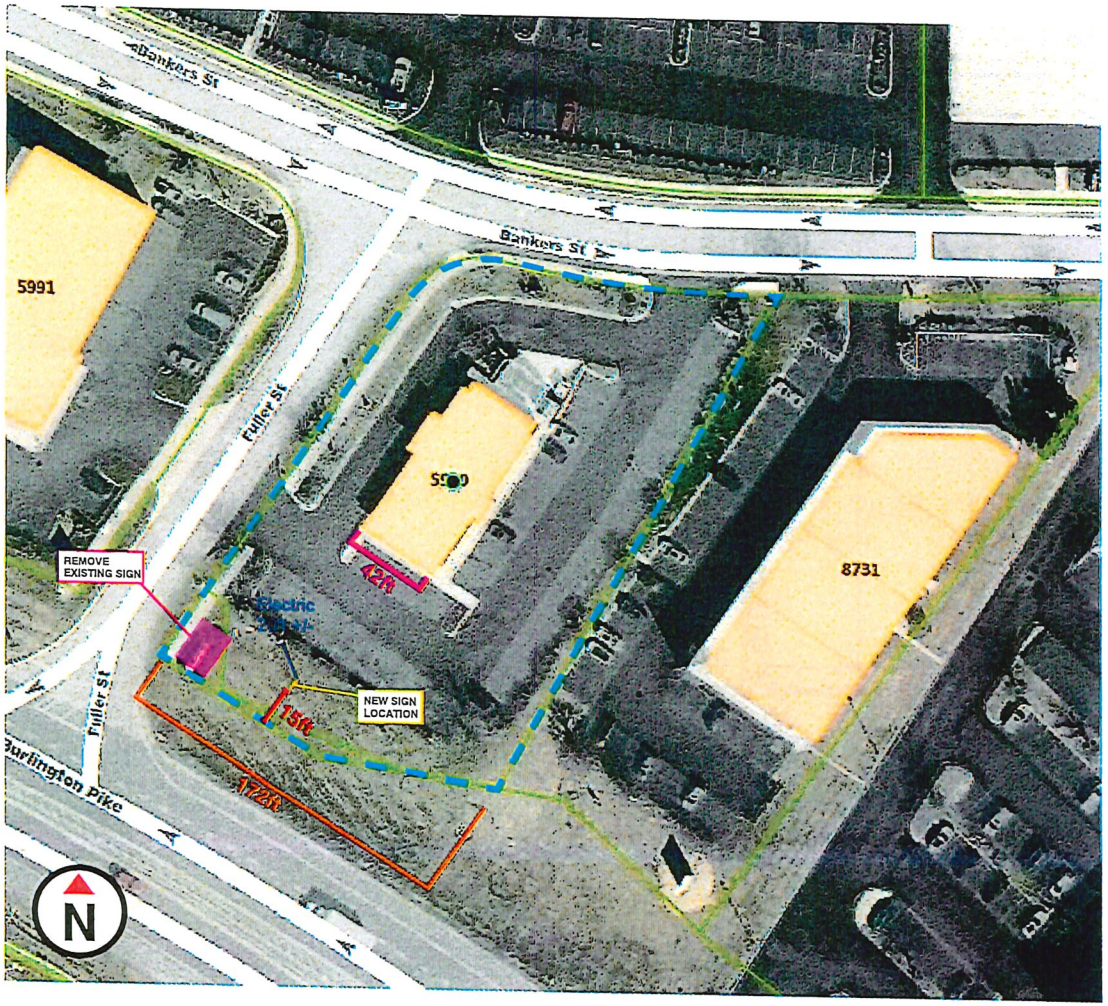
   _____ Denial (See #7)

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
plancom@boonecountyky.org
www.boonecountyky.org

SITE MAP | Greer Companies - Fazoli's | Florence, KY



PROPERTY INFORMATION

Fazoli's New Pole Sign Option
Parcel ID: 061.00-18-002.00
Owner: GHB-95-1 LLC
Mail Address: PO BOX 1627
LEXINGTON, KY 40588

CLIENT

Company & Client Contact
Jonathan Keller
E-mail:
jkeller@greercompanies.com
Work:(859) 215-8123

Installation Address
Greer Companies - Fazoli's
5990 Fuller St
Florence, KY 41042

JOB INFO

Job No.:	47321
Proj Line:	Line SM
Date:	7/7/2026
Sales:	BH
Designer:	CM

VERSION

7/22/2026 - Version 2

MANDATORY PRODUCTION DETAILS

Verify all wording, spelling, art and sizes are correct before approving. (Drawing may not be to scale). Once approved, you are responsible for 50% the remake cost should any errors be found after production begins. Colors portrayed on proof may not match final product due to difference between digital and pigmented colors Up to 3 proofs provided at no charge. Changes beyond the 3rd proof will be subject to the rate of $95/hour. PRODUCTION WILL NOT BEGIN UNTIL APPROVAL IS RECEIVED. Rush Jobs- Orders requiring completion within 48 hours or less, are subject to an additional 25% charge, above the originally quoted price (limitations apply). This fee is not applicable on installations. Payment - All orders will require a 50% deposit. Balance is due upon delivery and/or installation. Credit terms may be extended on a case-by-case basis. Unpaid invoices past 30 days are subject to a $25 late charge, together with interest accruing at the rate of 1.5% annum. Project Completion - All completed orders are stored for 30 days after notification. If arrangements aren't made and product remains after 30 days, the item will be promptly discarded.

Signarama
812-537-5516 | info@signarama-lawrenceburg.com
1090 West Eads Pkwy Lawrenceburg, IN 47025
859-282-7446 | info@signarama-florence.com
2880 Bankers St Florence, KY 41042
YESCO
1090 West Eads Pkwy Lawrenceburg IN 47025
812-577-0904 | dcarson@yesco.com

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UL# E26684 LISTED

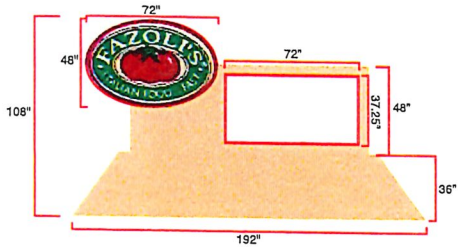
NEW DS Pole Sign | Greer Companies - Fazoli's | Florence, KY



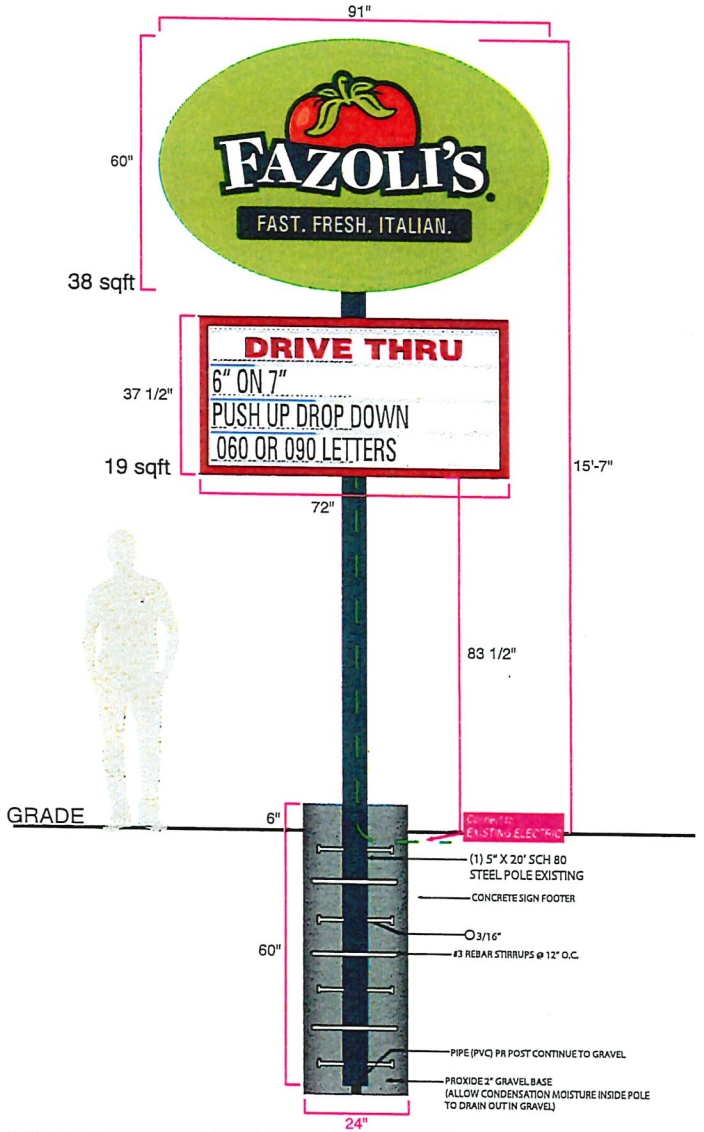
PROPOSED



EXISTING



Existing Sign: 192"x 108" = 144 SQFT



Fazoli's New Pole Sign Option

Customer Provided Embossed Painted Pan Faces
Double Sided Aluminum Cabinet
Double Sided Changeable Copy Cabinet
w/ White Poly faces & tracking (Made to use existing letter set)
24v LED Ligthing
5in Schd 80 Steel Pole 20ft lenght Direct Buried

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CLIENT

Company & Client Contact
Jonathan Keller
E-mail:
jkeller@greercompanies.com
Work:(859) 215-8123

Installation Address
Greer Companies - Fazoli's
5990 Fuller St
Florence, KY 41042

JOB INFO

Job No.:	47321
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VERSION

7/7/2026 - Version 1

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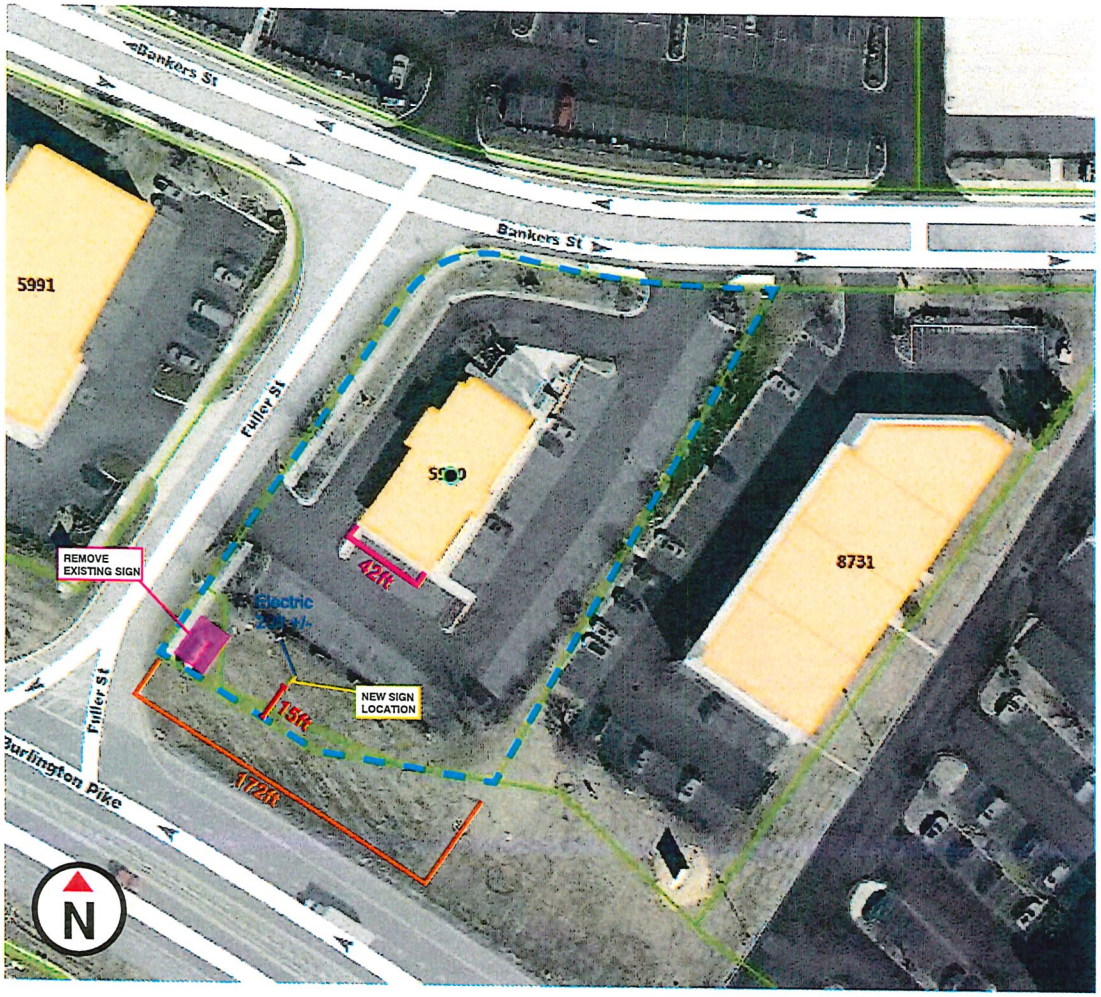
Signarama
812-537-5516 | info@signarama-lawrenceburg.com
1090 West Eads Pkwy Lawrenceburg IN 47025
859-282-1446 | info@signarama-florence.com
6880 Bankers St Florence, KY 41042

YESCO
1090 West Eads Pkwy Lawrenceburg IN 47025
812-577-0904 | dcarson@yesco.com

[illegible]

SITE MAP | Greer Companies - Fazoli's | Florence, KY



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YESCO
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UL# E26661 UL LISTED

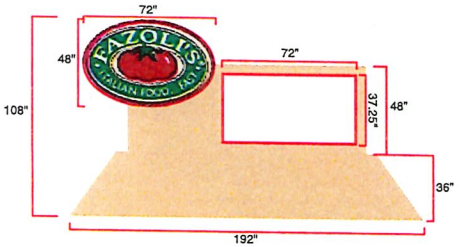
NEW DS Pole Sign | Greer Companies - Fazoli's | Florence, KY



PROPOSED



EXISTING



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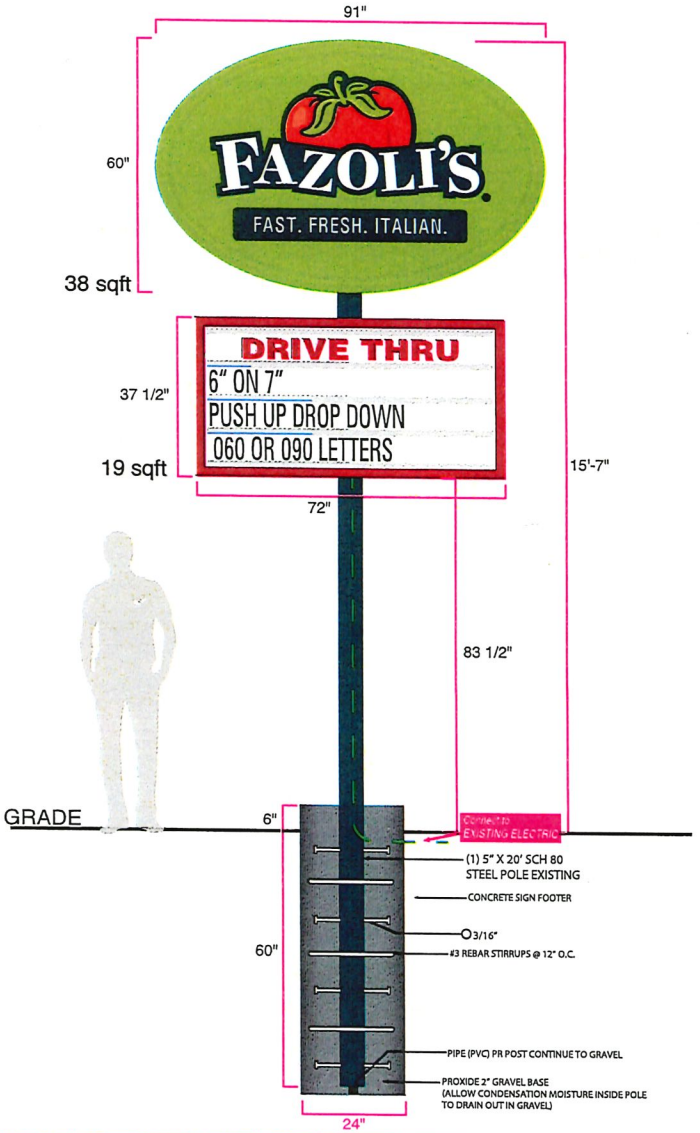

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