

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION
(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

1. (Check One) Boone _____ Florence _____ Walton _____ Union _____
 (Check One)
2. _____ Conditional Use Permit Variance _____ Appeal _____
_____ Change in Non-Conforming Use
3. Applicant's Name Century Sign Co. / Quality Signs - (606) 523-9711
Phone Number 216-643-0044 / 75308 Production Blvd.
Applicant's Address 7401 Exchange St. Buckinghan E. 41005
Cleveland, Ohio 44126
City State Zip
4. Description of Request: To Erect 1 Free-standing Sign Advertising
The G.M. Price's Logo
5. Name of Development TRUCKSTOP OF CINCINNATI, SO.
6. Location of Development 145 Fichwood Rd. Walton, Ky.
Physical Location - I 75/71 7538
7. Acreage Under Review _____
8. Lot Number and Name of Subdivision (if part of a subdivision) _____
9. Owner of Property TRUCKSTOP OF AMERICA (BP Oil Co.)
Phone Number 1-516-536-3766
10. Address of Property Owner 200 PUBLIC SQUARE RD.
CLEVELAND, Ohio 44114-2375
City State Zip
11. Proposed Use(s) On Site Supplier Tractor tires, Fuel, Automobile
Fuel and Restaurant.
12. Total Square Footage of Existing and/or Proposed Buildings _____
13. Current Zoning on Property C-3
14. Deed Book 322 Page No. 207 Group No. _____
15. Is the site subject to a zone change? _____
If yes, give date of approval _____
16. Have you submitted a Site Plan with this request? _____
17. Have you submitted a list of adjoining property owners with this request? _____
18. Applicant's Signature: Hal Stath
19. Property Owner's Signature: Steve Furrow

JAN 25 1991

Steve Furrow - 445-4111

STAFF REPORT

#4

APPLICANT: Century Sign Company
DEVELOPMENT: Truckstops of America
LOCATION: 145 Richwood Road
ZONING: Commercial Services (C-3)
DATE: April 10, 1991

REMARKS:

The applicant is requesting a Variance in the number of free-standing signs to allow a sign to display the gas prices and the BP logo. The 6.4 acre site is located 145 Richwood Road, just east of Interstate 75, is zoned Commercial Services (C-3), and is owned by Truckstops of America.

History

On December 14, 1988, the Boone Board of Adjustments granted a Variance to replace three existing free-standing signs with one new free-standing sign, not to exceed 250 square feet. This sign is located at the entrance to the site off KY 338.

Review

Article 19, Section 1920 (b.) states in part:

Individual business establishments not located within a shopping center, mixed use commercial, or planned development shall be permitted one on premises free-standing sign. There shall be only one free-standing sign for each building, regardless of the number of business establishments conducted in said building.

The number of free-standing signs permitted for this development is one. The development contains two free-standing signs; one at the entrance to the development off Richwood Road and the second is located along Interstate 75.

The applicant is now requesting an additional free-standing sign of 66 square feet, and 23 feet in height, in order to advertise fuel prices. The applicant has submitted a letter outlining their intentions for the sign as well as other signs at the site.

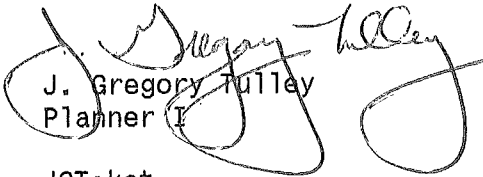
The following reviews the criteria which the Board must use when reviewing Variance applications:

1. Staff does not believe that, if granted, the Variance will adversely affect the public health, safety, or welfare. However, the Board must consider whether or not the number of free-standing signs will alter the essential character of the general vicinity. The Board must also consider whether the proposed sign will cause a hazard or nuisance to the public and whether, if granted, the Variance will allow an unreasonable

circumvention of the requirements of the zoning regulations. In making these determinations, the following points must be considered:

- a. Staff can find no special circumstances with this development which do not generally apply to land in the general vicinity, or in the same zone.
- b. Strict application of the zoning regulations would limit the applicant to the two existing signs on the site. In addition, the existing entrance sign could be modified to include gasoline prices.
- c. Staff has found no special circumstances which are the result of the actions of the applicant taken subsequent to the adoption of the zoning regulations.

Respectfully submitted,


J. Gregory Tulley
Planner I

JGT:kat

S. 12. 338

1200
mjt analysis

Proposed
5' in footer

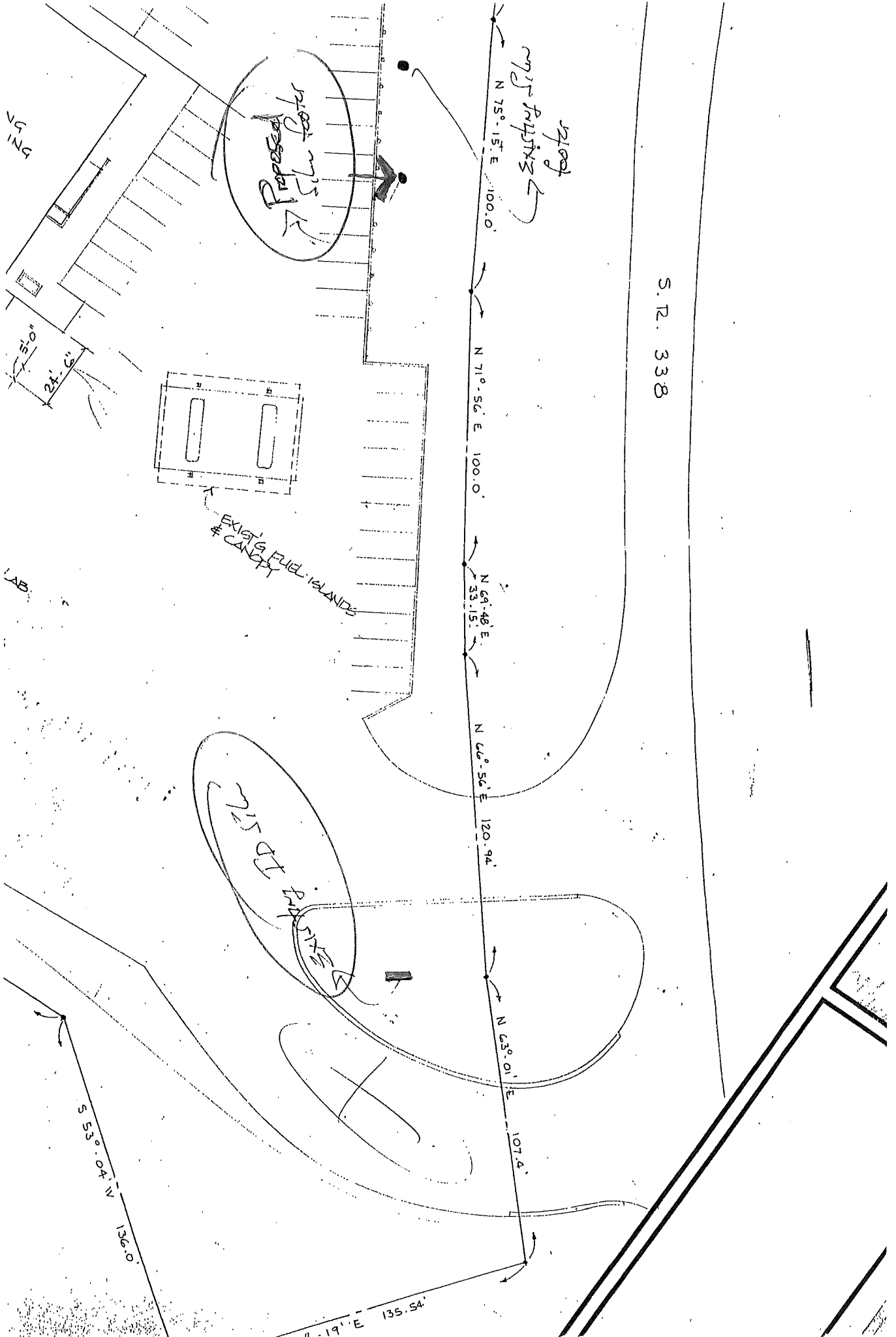
EXIST'G FUEL ISLANDS
& CANOPY

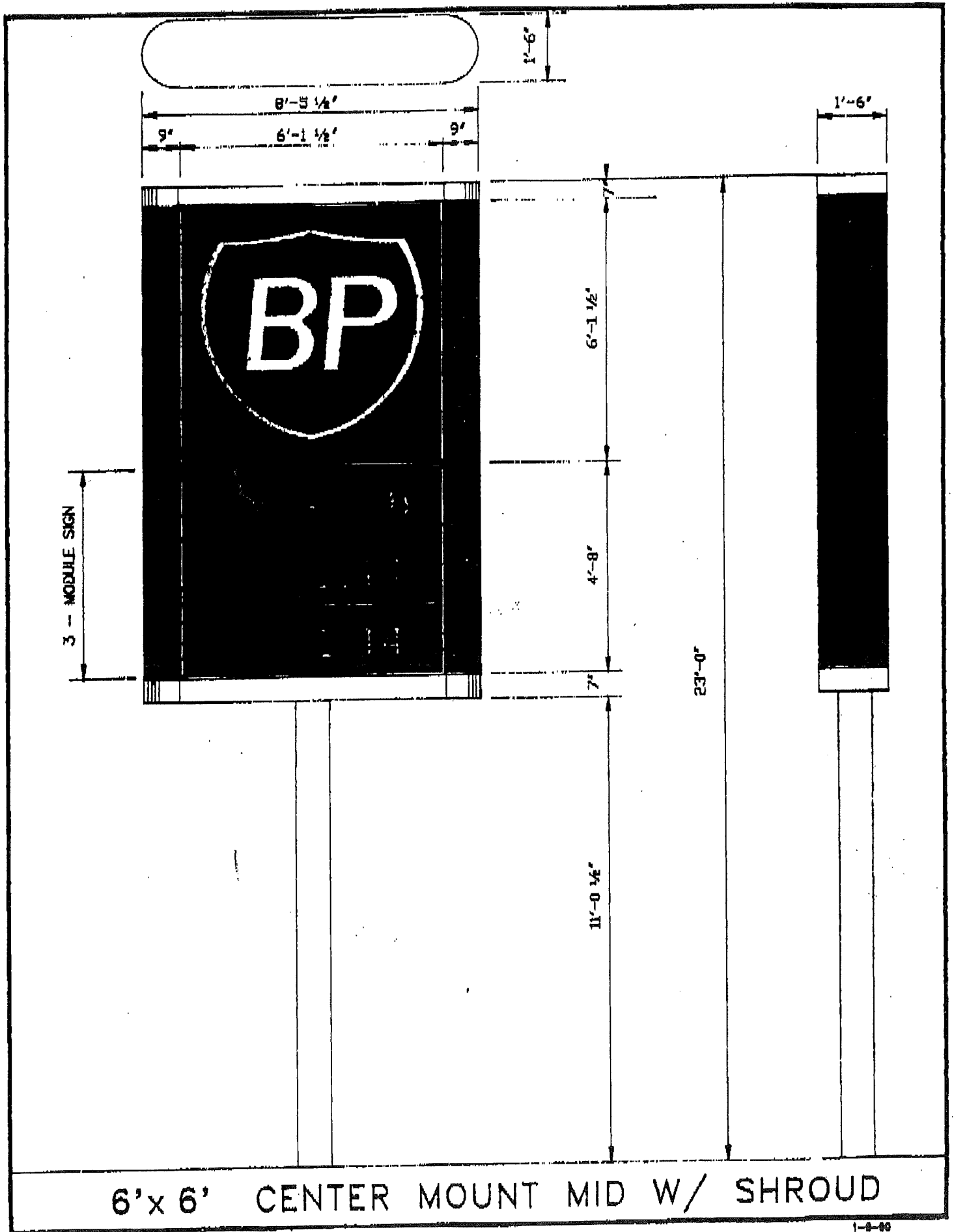
EXIST'G BLDG
5' in

5' in

5' in
24' 6"

LAB

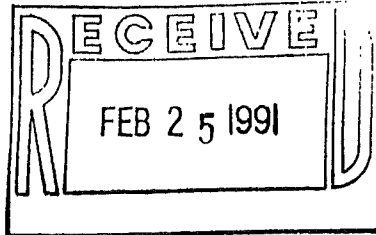




CENTURY SIGN COMPANY

7401 EXCHANGE STREET
CLEVELAND, OHIO 44125
(216) 642-0044

February 22, 1991



Boone County
Board of Adjustment
2995 Washington Street
Burlington, KY 41005

RE: Variance Application
Truckstops of Cincinnati South
Highway 75/71 & 338
145 Richwood Road

Dear Chairperson and Board Members,

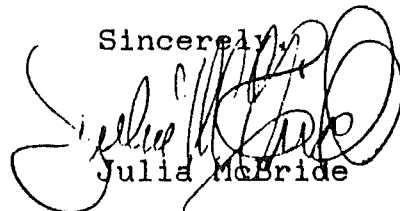
We are requesting a variance which would allow a 3rd free standing sign at the above location. This sign is being requested to properly identify that gasoline is available at this Truckstop, to display the gasoline prices, and to show the supplier of this product.

As most of you are aware, there are several gasoline and Truckstop locations at this interchange and the prices must be displayed in order to attract business. With the current cost of gasoline most consumers require that prices be posted or they will go elsewhere. Also, some Truckstops do not carry automobile fuel since the change over from Boron to BP. Signage has been eliminated from several areas at this site; the canopy had signage on all 4 sides previously, it now has signage of 10 sq. feet on 2 sides only. The main ID sign which advertises the restaurant and Truckstop will no longer carry the Boron logo at the bottom of the sign, and the high-rise sign which was 90 sq. feet is being replaced with a 64 sq. foot BP logo.

The gasoline fuel area at this location is not readily visible from the road and it's vital that prices be posted which would allow visibility from the main road.

We ask that this request be granted. Thank you.

Sincerely,



Julia McBride

JMcB/jk

