



BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2

**SECTION B** (To be completed by the Boone County Planning  
Commission Staff)

- 1. Date Received SEPT 22, 94 Fee Received 561.00 R#4920
- 2. Is application complete? X Yes        No
- 3. Staff Reviewer J. C. [unclear]
- 4. Scheduled Board Action Date 10-12-94
- 5. Board Action:
  - Approved
  - Approved with Conditions (See #6)
  - Denial (See #7)
- 6. Conditions of Approval:
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- 7. Reasons for Denial: Withdrawn
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Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005  
(606) 334-2196 Phone  
(606) 334-2264 Fax

**NOTE:** See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

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.

# STAFF REPORT

DEVELOPMENT: Simon Fisher Honda  
APPLICANT: EGC Construction  
LOCATION: 1020 Burlington Pike, Boone County, Kentucky  
ZONING: Commercial Three (C-3)  
DATE: October 12, 1994

The applicant is requesting a Variance to increase the maximum permitted height allowed for a free-standing sign at the entrance to the Simon Fisher Honda facility located off of KY 18 (See Sheet #1). The proposed sign would be 46 feet in height which is six (6) feet higher than the permitted 40 feet allow by the Boone County Zoning Regulations (See Sheet #2). The existing sign which will be removed is located east of the proposed sign and is smaller in size and height than the proposed sign.

## Staff Concerns

1. Staff believes the Variance request as proposed will allow, if approved, an unreasonable circumvention of the requirements of the Zoning Regulations.
2. Staff believes the letters of the sign can still be practically accommodated and still sufficiently advertise the Honda business at the maximum permitted height of 40 feet. Therefore, staff questions the need for the additional six (6) feet in height when the base of the bottom of the sign is twelve (12) feet off of the ground.

## Conclusion

Staff believes that the proposed sign will alter the essential character of the general vicinity and will allow an unreasonable circumvention of the requirements of the Zoning Regulations. The Board should also determine whether the strict application of the provisions of the Zoning Regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

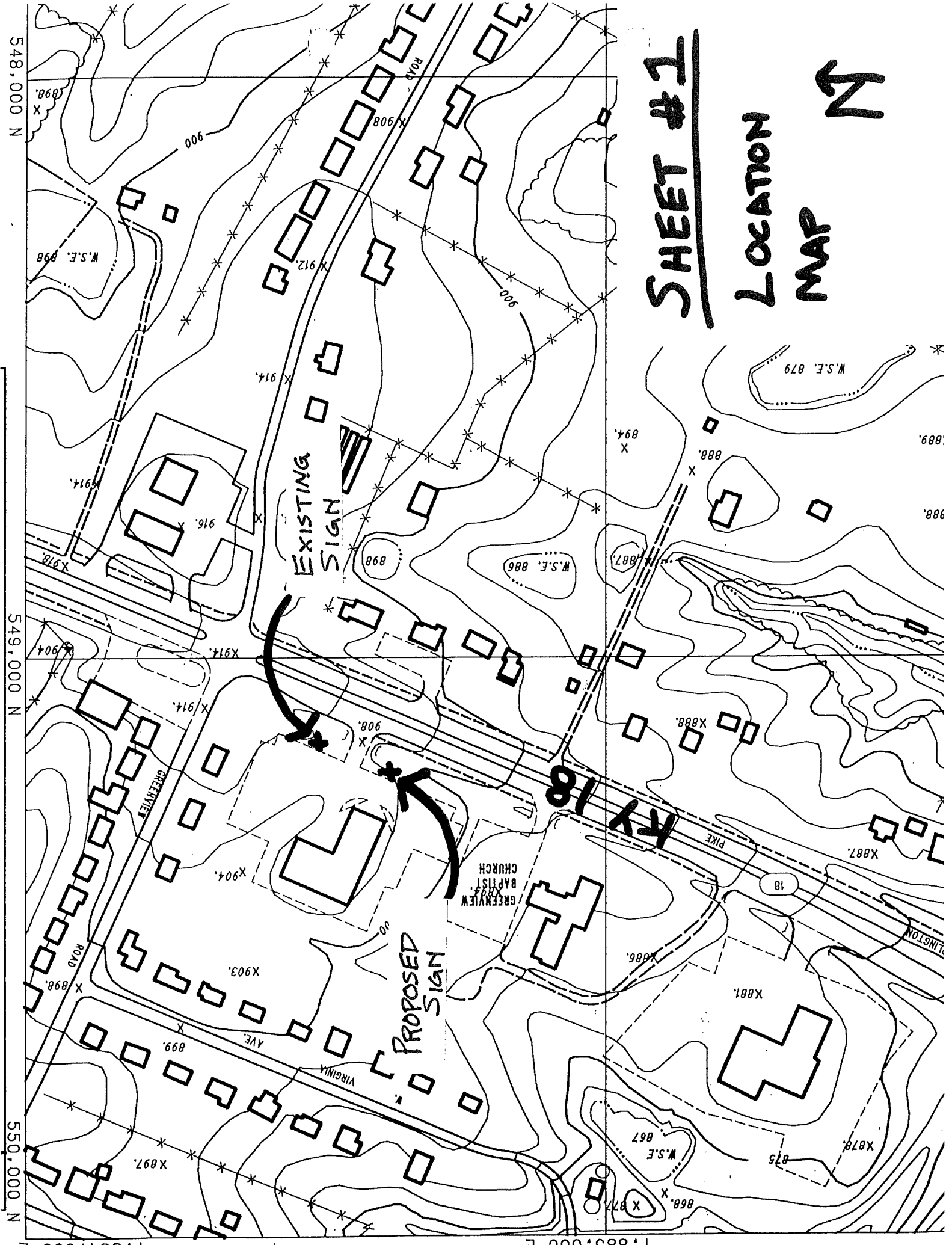
Respectfully Submitted,

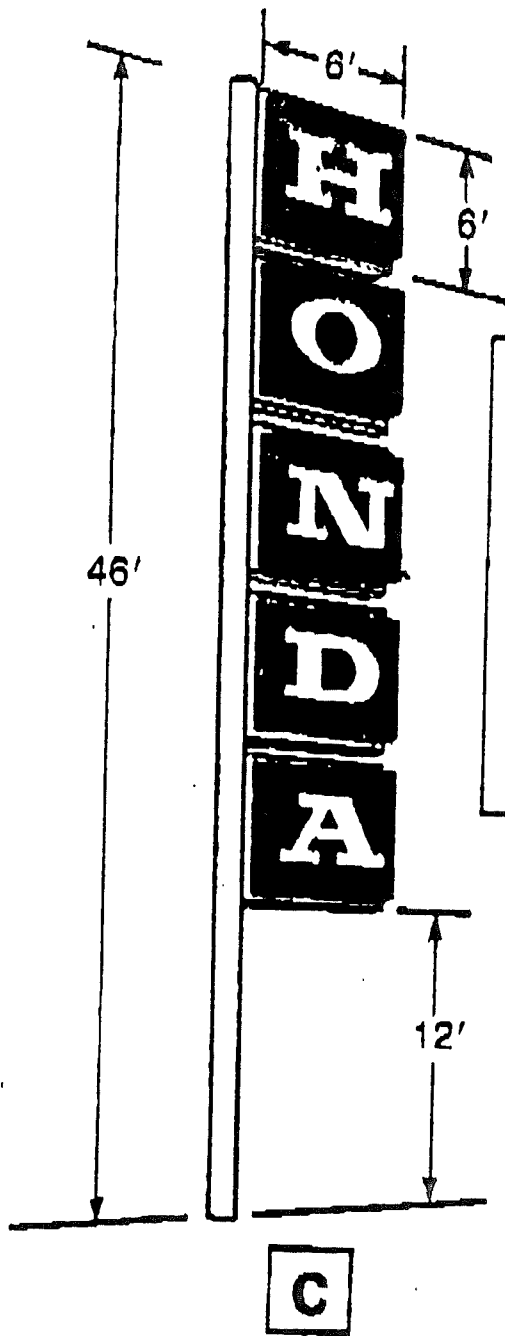


Jeffrey F. Hayes  
Planner

JFH\par

# SHEET #13 LOCATION MAP





P A C K A G E

For maximum identification in a minimum of space these 6' X 6' blue and white modules are vertically mounted on a single steel pylon. The letter "A" is mounted 12 feet above grade level, making the total height of the sign over 46 feet. This illuminated sign is double faced for maximum visibility.

SHEET #2