



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 December 21, 05 Fee Received \$526.00 R#8810
2. Is application complete?  Yes  No
3. Staff Reviewer Jeff Hayes
4. Scheduled Board Action Date 1-10-06
5. Board Action:  
 Approved  
 **Approved with Conditions (See #6)**  
 Denial (See #7)
6. Conditions of Approval: Maximum 300 square  
feet
7. Reasons for Denial:

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:** Fantasy Frontier

**APPLICANT:** Michael Bipps

**LOCATION:** 7891 Fantasy Frontier Drive  
Boone County, Kentucky

**ZONING:** Commercial Two/Planned Development (C-2/PD)

**DATE:** January 10, 1996

The applicant is requesting a Variance to permit an increase in the maximum square footage of a free-standing sign for the Fantasy Frontier development. The Boone County Zoning Regulations permit the maximum size of a free-standing sign to be 250 square feet for this site. The applicant is requesting a Variance which would permit a 350 square foot increase in the size of the sign to a size of 600 square feet.

Fantasy Frontier is located along I-75/71 and is accessed by a service road from US. 42 (See Map #1). The sign would be located along the interstate frontage and would be visible from both directions (See Map #2).

This site went before the Planning Commission for a Concept Development Plan on April 20, 1994 in which the family entertainment concept was approved. One condition was imposed regarding free-standing signs. This condition imposed required any free-standing sign to encase or enclose the pole with an architectural treatment. This requirement must be complied with regardless of the Board action on the Variance request.

### Staff Concerns:

1. Staff believes that the proposed Variance is an attempt to overcome a poor site location and a poorly designed site. This should not be a reason for granting a Variance in the size of a sign. Staff believes that a sign which is properly designed and located would be effective at the maximum size currently permitted. Any sign which is permitted should generally include just the name of the development and not a lot of unnecessary information.

Conclusion

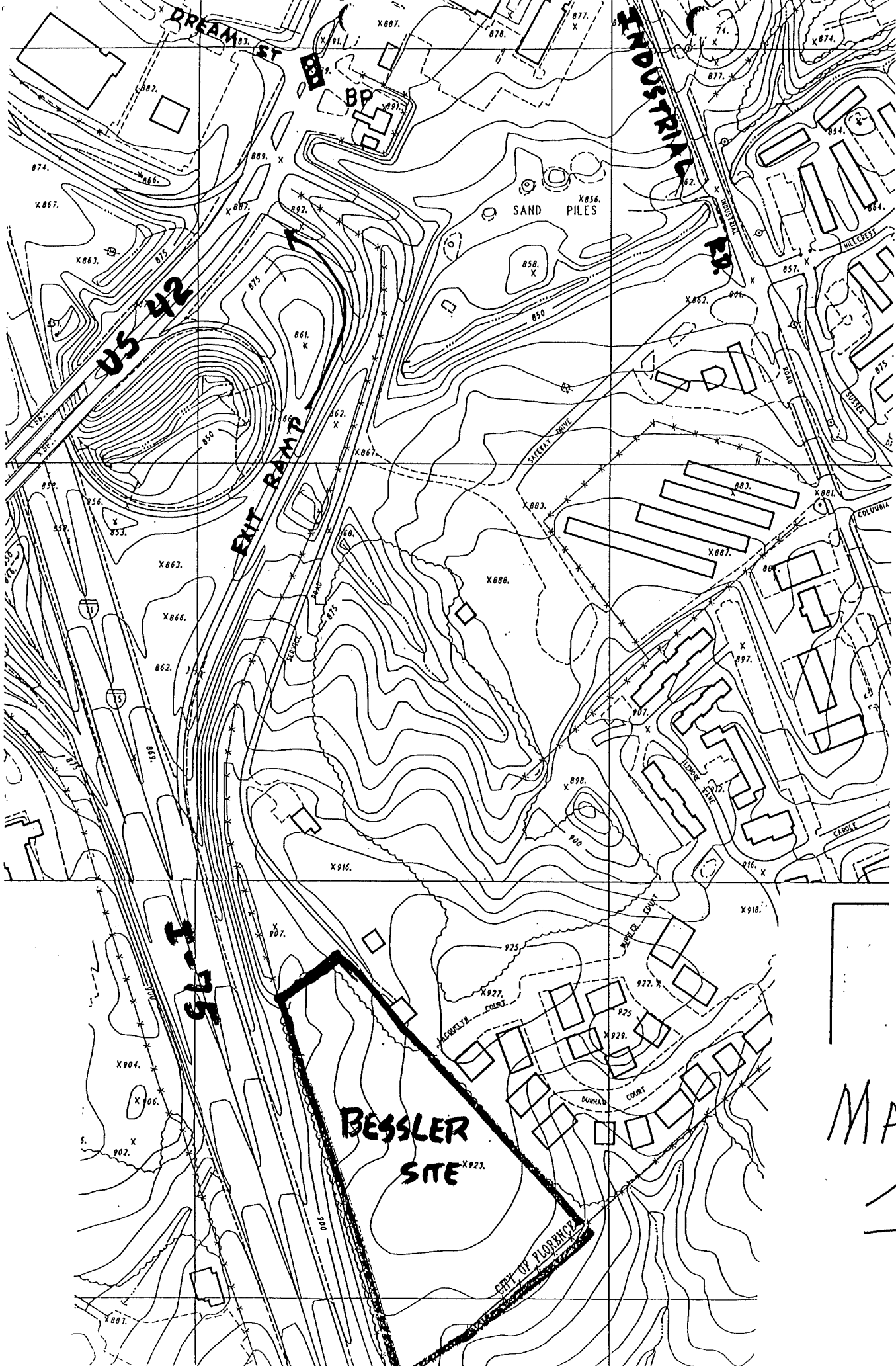
Staff believes that the proposed Variance will alter the essential character of the general vicinity and that the sign can constitute a hazard or nuisance to the traveling public. Staff also believes that the Variance as proposed would allow an unreasonable circumvention of the requirement of the Zoning Regulations. The Board should judge the applicant's request as it relates to the compatibility of the seven criteria for a Variance.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Jeffrey F. Hayes", with a long horizontal flourish extending to the right.

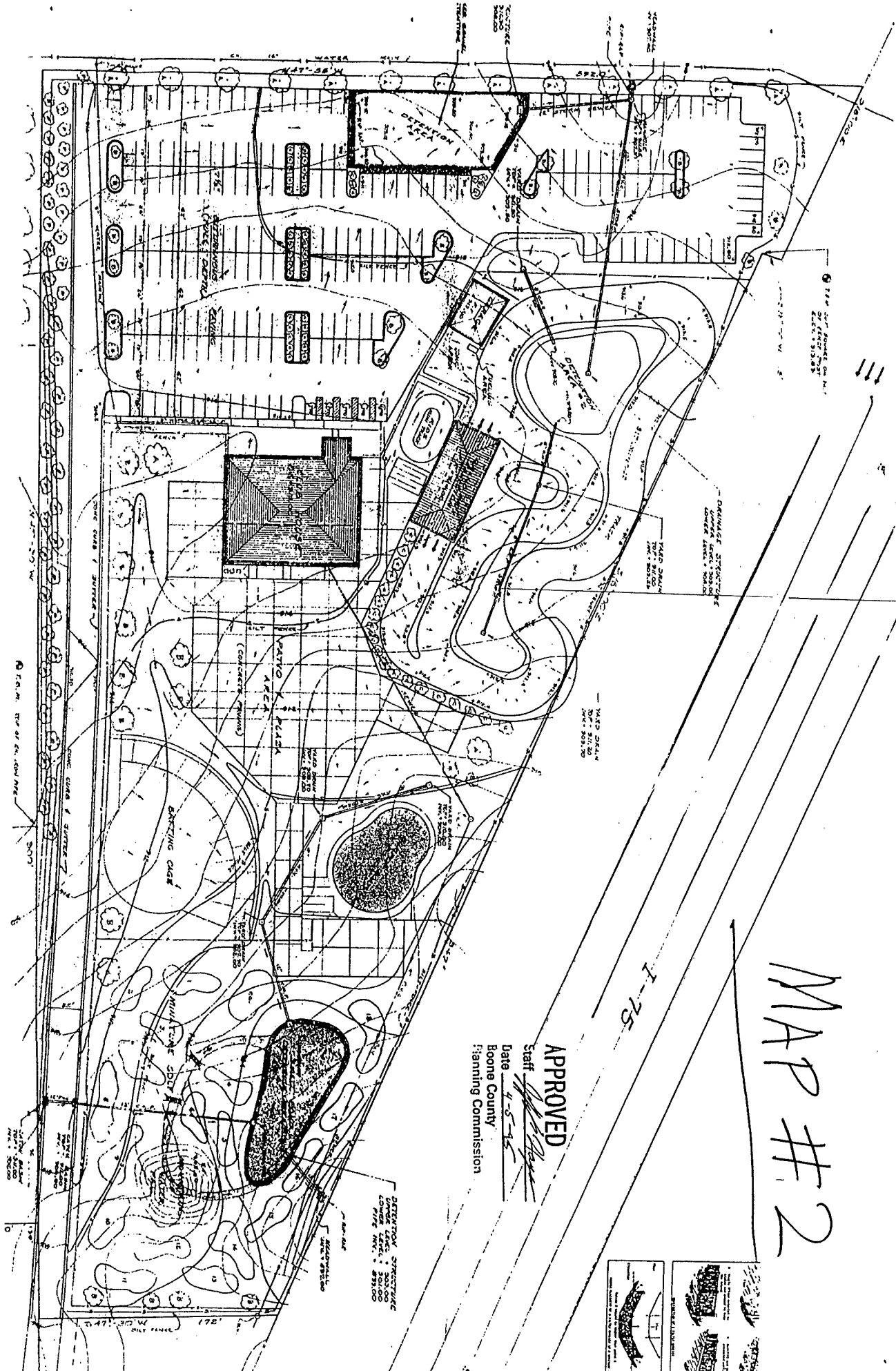
Jeffrey F. Hayes, AICP.  
Planner

JFH\par



N ↑

MAP #  
1

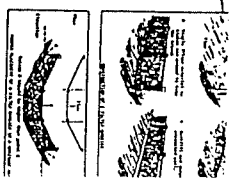


MAP #2

I-75

APPROVED

Staff *[Signature]*  
 Date 4-5-15  
 Boone County  
 Planning Commission



COPY

CLUR # 96-BCBOA-001-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Bessler/Klensch et al  
945 Robertson Rd.  
Taylor Mill, KY 41015

2. ADDRESS OF PROPERTY

7891 Fantasy Frontier Dr.  
Florence, Kentucky 41042

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Fantasy Frontier

DEED BOOK: 496

PAGE NO.: 1

GROUP NO.: 2042

4. TYPE OF RESTRICTION (S) (Check all that apply)

Zoning Map Amendment:: From    to     Conditional Use Permit

Development Plan  Conditional Zoning

Subdivision Plat (Unrecorded)  Other:

Variance

5. 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  
2995 WASHINGTON STREET  
BURLINGTON, KENTUCKY 41005

  
SIGNATURE OF COMPLETING OFFICIAL

Jeffrey Hayes, AICP/Planner  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Jeffrey Hayes on behalf of the Boone County Planning Commission this 10th day of January, 1996.

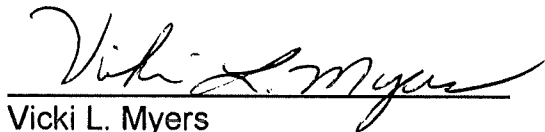


NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Vicki L. Myers  
Boone County Planning Commission  
2995 Washington Street  
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 Variance as approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of January 10, 1996 (Certificate of Land Use Restriction # 96-BCBOA-001-A), for Bessler/Klencsh et al., property owner.

The following conditions will apply: A variance for a 300 square foot freestanding sign as there are so many letters in the name.

The approved Variance as well as the preceding conditions apply to the property

described in: DEED BOOK 496

PAGE NO. 1

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