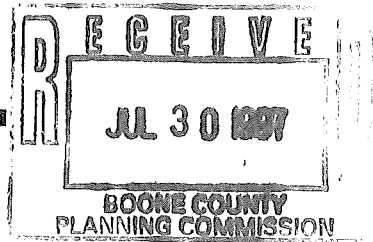


APPLICATION FORM
**BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION**



(See Boone County Zoning Regulations)

SECTION A (To be completed by applicant)

- (Check One)
1. Boone Florence Walton Union
(Check One)
2. Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant's Name United Signs, Inc.
Phone Number 513-681-6600 Fax No. 513-681-0818
Applicant's Address 1030 Straight Street
Cincinnati Ohio 45214
City State Zip
4. Description of Request: (1) set of exterior illuminated
channel letter sign for "PROVIDENT BANK", measuring 2'- 7" X
7'- 8" in overall size.
5. Name of Development Mt. Zion Crossing - Thriftway Market Place
6. Location of Development Mt. Zion road between I-75 and US 25
9450 BERBERICH
7. Acreage Under Review _____
8. Lot Number and Name of Subdivision (if part of a subdivision)
Mt. Zion Crossing
9. Owner of Property Mike Berberich (Berberich Development)
Phone Number of Owner 689-4000
10. Address of Property Owner 2134 Petersburg Road
Hebron Kentucky 41048
City State Zip
11. Proposed Use(s) on Site Shopping Center development
12. Total Square Footage of Existing and/or Proposed Buildings _____
13. Current Zoning on Property _____
14. Deed Book 618 Page No. 291 Group No. 2049 B
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? Yes
17. Have you submitted a list of adjoining property owners with
this request? Yes
18. I, or we, understand and agree that this application and
drawing(s) are being filed in accordance with the Boone County
Zoning Regulations.
Applicant's Signature: Lee Davis
Property Owner's Signature: Mike Berberich

(over)

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 July 30, 1997 Fee Received 562.00 R# 14273
2. Is application complete? Yes Yes _____ No _____
3. Staff Reviewer [Signature]
4. Scheduled Board Action Date 9/10/97
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: _____

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: Thriftway Marketplace

APPLICANT: Lee Davis/United Signs, Inc., for Provident Bank

LOCATION: 9950 Berberich Drive, Boone County, Kentucky

ZONING: Commercial Four (C-4)

DATE: September 10, 1997

Proposal

The applicant is requesting a Variance to allow an increase in the square footage permitted for building mounted signage on the principal facade (front elevation) of the Thriftway Marketplace, which is located at the corner of Mt. Zion Road and Berberich Drive, Boone County, Kentucky. The applicant's request is for a Variance that would permit 716 square feet of signage on the front elevation of the building. Thriftway is currently permitted 621 square feet of signage on the front elevation of the building.

Article 34

Article 34, Section 3413 of the Boone County Zoning Regulations, states the following for building mounted signs in Commercial Districts:

A business establishment may be permitted building mounted signage for each building elevation directly on, or with high visibility from, any arterial, collector, or marginal access street, including areas of major internal traffic circulation of a development. The primary building elevation shall be permitted two square feet of sign area per lineal foot of building width for the elevation upon which it is mounted, or in multi-tenant buildings, the width of the portion of the building frontage occupied by an individual establishment. Any additional elevations shall be permitted one (1) square foot of sign area per lineal foot of width from the same elevation on which it is mounted. Under no circumstances shall any establishment be allowed more than three (3) elevations of building mounted signage. The square footage allotted for any one side may be divided up to allow for up to three (3) separate building mounted signs on that elevation. For the purpose of this order, signs or awnings are considered in the total square footage of building mounted signage permitted for that elevation. Only the copy area on the awnings will be calculated for square footage.

Based on the length of the building (298 feet), the maximum allotted signage for the front elevation of the Thriftway building is 596 square feet. In July of 1997, the Board approved a Variance to increase the permitted square footage from 596 to 621 square feet.

Because the Zoning Regulations only permit a maximum of three signs on a single elevation, the "Food Pavilion" and "Pharmacy" signage along with the "dead/unused" space and the proposed "Provident Bank" signage has to be calculated as one sign in order to comply with the regulations.

A Variance is defined 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 K.R.S. 100.241 to 100.47.

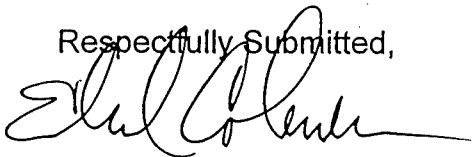
Variations are appropriate by reason of exceptional narrowness, shallowness, or unusual shape of a site on the effective date of the zoning regulations or amendment thereof or by reason of exceptional topographic conditions, or some other extraordinary situation or condition of the site. The literal enforcement of the above dimensional terms of the zoning regulation would deprive the applicant of reasonable capacity to make use of the land in a manner equivalent to the use permitted other landowners in the same zone. The dimensional terms pertaining to height, width and location involve such items as structures, parking space stalls, driveway aisles, and landscaped buffers and signs. Lot frontages, the size of yards, and open spaces refer to minimum yard dimensions such as building setbacks.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Variance, stated in Article 2, Section 251 of the Boone County Zoning Regulations.

Conclusion

K.R.S. 100.241 gives the Boone County Board of Adjustment and Zoning Appeals the authority to approve the applicant's request for a Variance to allow an increase in the square footage permitted for building mounted signage on the principal facade of the Thriftway Marketplace. It is Staff's opinion that the proposed 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. This opinion is based on the fact that the applicant's proposed additional signage, when added to the existing signage, but excluding all "dead space", is approximately 144 square feet less than the 596 square feet permitted without a variance. If the Board approves the Variance, the applicant will be required to apply for and receive a sign permit by the Boone County Planning Commission.

Respectfully Submitted,

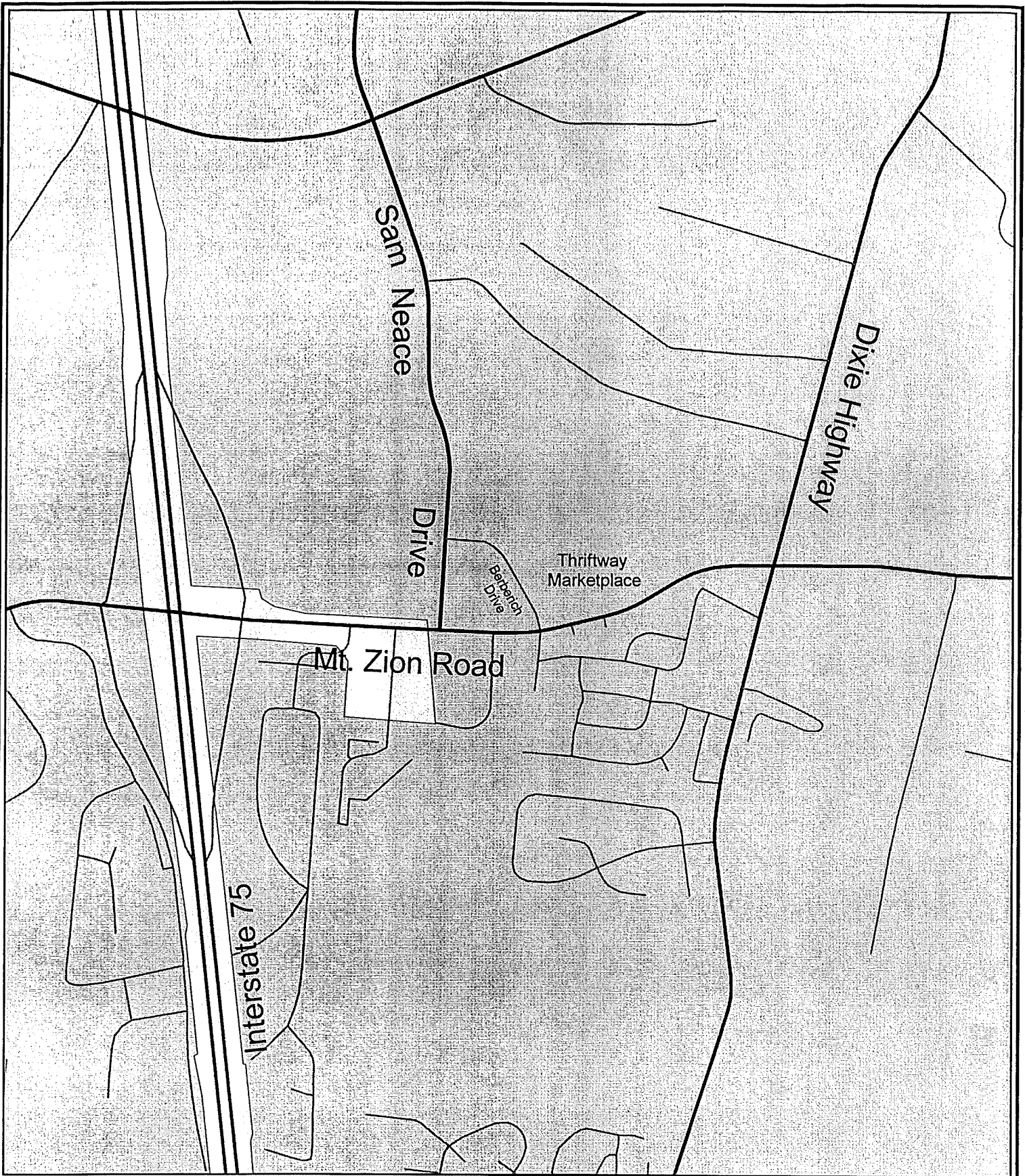


Edward Coleman
Planner

EC\par

Attachments

- Location Map
- Building Elevations Proposed and Approved
- Applicant's letter of intent



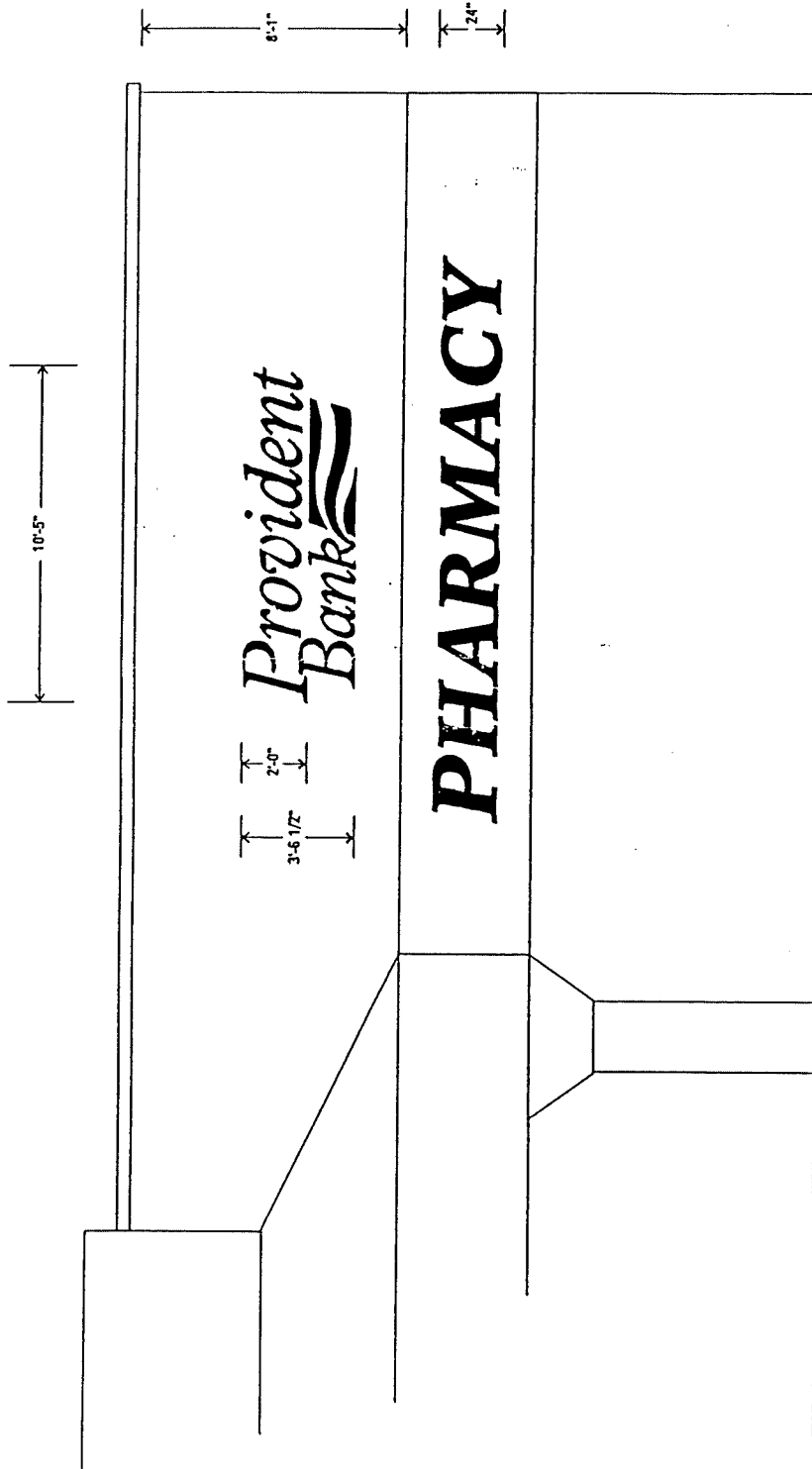
Provident Bank / Thriftway Market Place

900 0 900 Feet

1 inch equals 900 feet
Produced by the
Boone County Planning Commission
GIS Services Division
June 4, 1997



NOTES:
 FABRICATE & INSTALL (1) SET OF INDIVIDUALLY ILLUMINATED ALUMINUM CHANNEL LETTERS & LOGO WITH TRIM CAP ACRYLIC FACES. WHITE RETURNS WITH TRIM CAP TO MATCH FACES. NEON ILLUMINATION. INDIVIDUALLY MOUNTED TO DRYWIT FASCIA. REMOVE TRANSFORMERS.



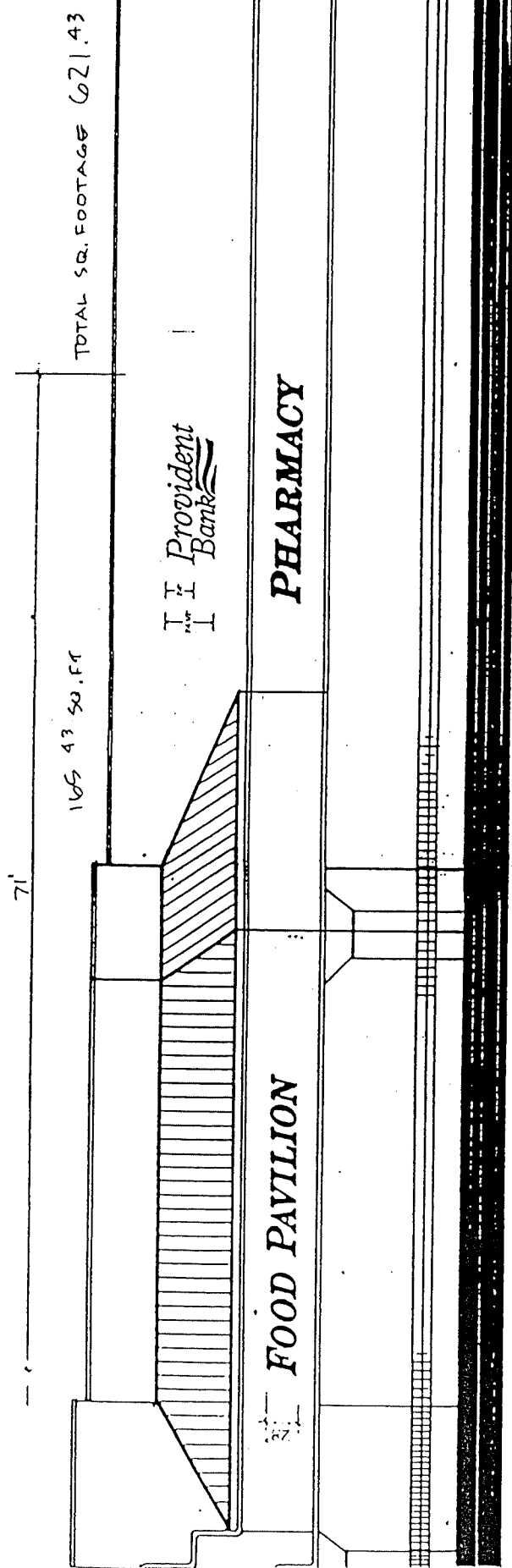
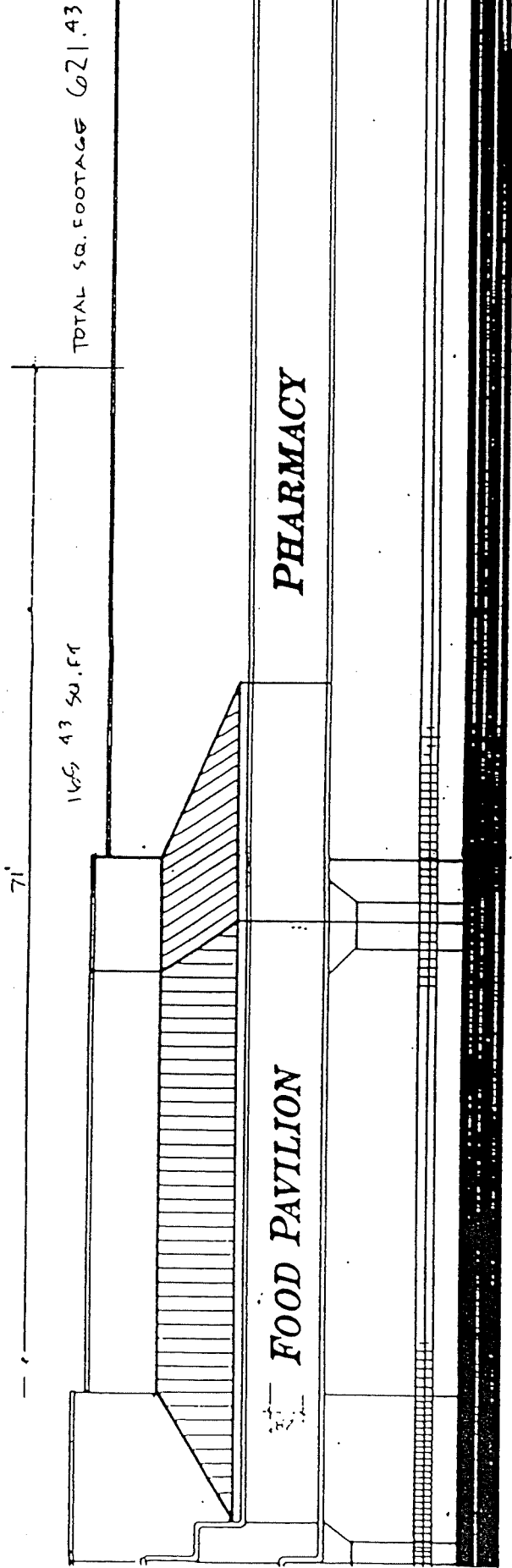
REV. 7/1

CUSTOMER	PROVIDENT BANK
LOCATION	THRIFTWAY MARKETPLACE
SALESMAN	SALLY LAND
DATE	7/8/97
DRAWN BY	TJ VANN
SCALE	1/4" = 1'-0"
DRAWING NO.	246

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1030 Straight Street
 Cincinnati, Ohio 45214
 513-681-6600
 FAX 681-0818

 **United Signs, Inc.**



July 24, 1997



United Signs, Inc.

Boone County Planning Commission
2995 Washington Street
Burlington, Kentucky 41005

Attn: Ed Coleman

RE: Submittal for a variance for signage at the Provident Bank at Mt. Zion Crossing

Dear Mr. Coleman:

We are requesting a variance from the sign codes to identify the Provident Bank inside the Thriftway Market Plaza building at Mt. Zion Crossing. Thriftway has used up all allowable square footage of signage for that parcel. I do not know the details as to why this matter was not worked out between Thriftway and Provident Bank prior to construction, but I do know it has left Provident Bank with absolutely no signage on the outside of the building.

Provident Bank is requesting one (1) exterior building sign to be placed on the right side of the building over Thriftway's "PHARMACY" sign per enclosed photos and sketches. The sign measures an overall 3'- 6 1/2" X 10' 5" equalling approximately 36.75 square feet. The sign construction is aluminum channel letters with neon illumination and plexiglass faces.

The property is listed in Deed book 618, Page 291 and group #2049B.

The following is a list of all adjoining property owners:

Lot 33E Ralph & Lillie Long 170 Mt. Zion Rd Florence Ky 41042

Lot 33H Larry & Arlene Beech 206 Mikkelsen Dr Florence Ky 41042

Lot 55 Robert & Patty Reynolds 3330 Crescent Ave Erlanger KY 41018

Lot 57 James P. Rosenacker 196 Mt Zion Rd Florence KY 41042

Lot 65 James & Thelma Davis 15254 Madison PK Morningview KY 41063

Lot 73 Robert Thomas & Bettymae Ginn 377 Mt Zion Rd Florence KY 41063

Lot 74 Ella Boh 10023 Dixie Ct. Florence KY 41042

Lot 75 Grace Baptist Church 341 Mt Zion Rd Florence KY 41042

United Signs, Inc.
P. O. Box 14383
Cincinnati, Ohio 45250
513-681-6600
Fax 513-681-0818

Lot 74I Greenlawn MHP 10087 Dixie Hwy Florence KY 41042
Greenlawn Associates 618 Mt Moriah Dr Cincinnati OH 45245

Lot 74M Berberich Family

Lot 63 Jane Hembree 310 Mt Zion Rd Florence KY 41042

Thank you for your consideration.

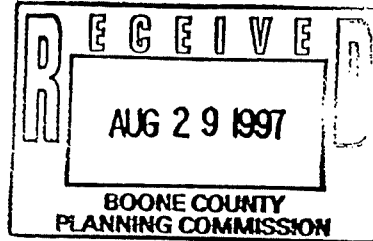
Sincerely,

UNITED SIGNS, INC.

Sally Land

Sally Land
Signage Specialist

United Signs, Inc.
P. O. Box 14383
Cincinnati, Ohio 45250
513-681-6600
Fax 513-681-0818




August 29, 1997

Boone County Planning Commission
Board of Adjustments

Re. Withdrawal of Change of non conforming Use application (Attached):

Please withdraw my application for non conforming use change .

Sincerely,


Rodney L. Williams
2958 Dixie Hwy. Crestview Hills
Ky.41017
Phone # 331-4137

6/29/47

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

See Boone County Zoning Regulations SECTION A (To be completed by applicant)

- 1. (Check One) Boone Florence Walton Union
2. (Check One) Conditional Use Permit Variance Appeal
3. Applicant's Name Rodney Williams, Phone Number 331-4137, Applicant's Address 2958 Dixie Hwy.
4. Description of Request: Change of Nonconforming Use from residence to pawn and check cashing business.
5. Name of Development
6. Location of Development 385 Mt. Zion Rd.
7. Acreage Under Review .4 acres
8. Lot Number and Name of Subdivision
9. Owner of Property Elmer Cox, Phone Number of Owner (407) 630-7631
10. Address of Property Owner Cocoa Florida
11. Proposed Use(s) on Site Retail sales, credit services
12. Total Square-Footage of Existing and/or Proposed Buildings 1800/4000
13. Current Zoning on Property C-3
14. Deed Book 208 Page No. 85 Group No. 2058
15. Is the site subject to a zone change? NO
16. Have you submitted a Site Plan with this request? Preliminary
17. Have you submitted a list of adjoining property owners with this request? YES
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: Rodney L. Williams

Property Owner's Signature:

COPY

CLUR # 97-BCBOA-008-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)
Berberich Development
2134 Petersburg Road
Hebron, Kentucky 41048
2. ADDRESS OF PROPERTY
9950 Berberich
Boone County, Kentucky
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Thriftway Market Place

DEED BOOK: 618 PAGE NO.:291 GROUP NO.:2049 B

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

Zoning Map Amendment: Conditional Use Permit
From to

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

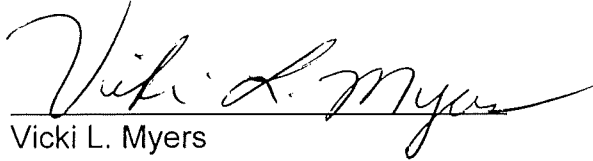

SIGNATURE OF COMPLETING OFFICIAL

Edward Coleman, Planner
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledge before me by Edward Coleman, on behalf of
the Boone County Planning Commission this 26th day of September 1997.

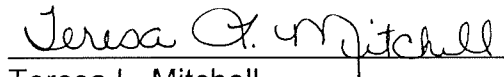


Vicki L. Myers
NOTARY PUBLIC, State at Large

My commission Expires:

April 17, 1999

This instrument was prepared for recording purposes only by:



Teresa L. Mitchell
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 approved by the Boone Board of Adjustments and in accordance with the current zoning in effect as of September 10, 1997 Certificate of Land Use Restriction (# 97-BCBOA-008-A), for Mike Berberich /Berberich Development, Property Owners

The following conditions will apply: 1). No Conditions.

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 618 PAGE NO. 291 Group No. 2049 B