

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

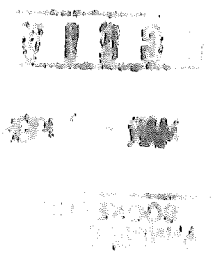
See Boone County Zoning Regulations SECTION A (To be completed by applicant)

- 1. (Check One) Boone [X] Florence [V] Walton Union
2. (Check One) Conditional Use Permit [V] Variance Appeal
3. Applicant's Name UNITED SIGNS, Phone Number 681-6600, Fax No., Applicant's Address 1030 STRAIGHT ST CINCINNATI OHIO 45214
4. Description of Request: VARIANCE FOR HEIGHT & SQUARE FOOTAGE OF DIRECTIONAL SIGNS
5. Name of Development ARISTECH ACRYLICS LLC
6. Location of Development 7350 EMPIRE DR FLORENCE, KY 41042
7. Acreage Under Review
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property ARISTECH ACRYLICS INC, Phone Number of Owner 283-1501, Address of Property Owner FLORENCE KY 41042
10. City State Zip
11. Proposed Use(s) on Site MANUFACTURE
12. Total Square Footage of Existing and/or Proposed Buildings
13. Current Zoning on Property I 2
14. Deed Book 375 Page No. 52 Group No. 2049-A
15. Is the site subject to a zone change?
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: [Signature]

Property Owner's Signature: [Signature]

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 MARCH 3, 1998 Fee Received 556.00 R# 16086
2. Is application complete? Yes Yes _____ No _____
3. Staff Reviewer [Signature]
4. Scheduled Board Action Date 4/8/98
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: SEE BCBOA MINUTES DATED 4/8/98
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

APPLICANT: United Signs for Aristech Acrylics, Inc.
DEVELOPMENT: Aristech Acrylics, Inc.
LOCATION: 7350 Empire Drive, Boone County, Kentucky
ZONING: Industrial One (I-1)
DATE: April 8, 1998

Proposal

The applicant is requesting a Variance to allow an increase in the height (6'-3") and size (40 sq. ft.) of a directional sign for Aristech Acrylics, Inc., located at 7350 Empire Drive. The sign is for directing trucks off of Empire Drive, around and behind building to the area for shipping and receiving. The sign is proposed at an existing site entrance near Dixie Highway.

Boone County Zoning Regulations

Article 34, Section 3411 of the Boone County Zoning Regulations states the following concerning directional signage in an Industrial One (I-1) zoning district:

One (1) directional sign shall be permitted near each entrance of a commercial, industrial, or office zoned property with a maximum sign area of six square feet. Advertising on such a sign shall include the words "enter" "exit" or arrows and the name of an office complex or subdivision, commercial establishment, or shopping center. Signs directing and guiding traffic and parking on private property, such as drive-thru lanes, but bearing no advertising matter shall be permitted on any property. Such directional signs shall not exceed ten (10) square feet in area and five (5) feet in height.

The applicant is proposing a directional sign at 6'-3" in height and with a sign area of 40 square feet. The applicant is seeking a 1'-3" Variance of the height and a 34 square foot Variance of the area of a directional sign. The proposed sign is a scaled down replica of an approved free standing monument sign that is to be located at the new office entrance which is approximately 500 feet west of the truck entrance on Empire Drive.

Dimensional Variance

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, landscaped buffers and signs. Lot frontages, the size of yards, and open spaces refer to minimum yard dimensions such as building setbacks.

Conclusion

K.R.S. 100.241 gives the Boone County Board of Adjustment and Zoning Appeals the authority to grant the applicant's request for the Variance to increase the height and square footage of a directional sign for Aristech Acrylic Inc.

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.

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:

- a. The requested Variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
- b. 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;
- c. the circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulations from which relief is sought.

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.

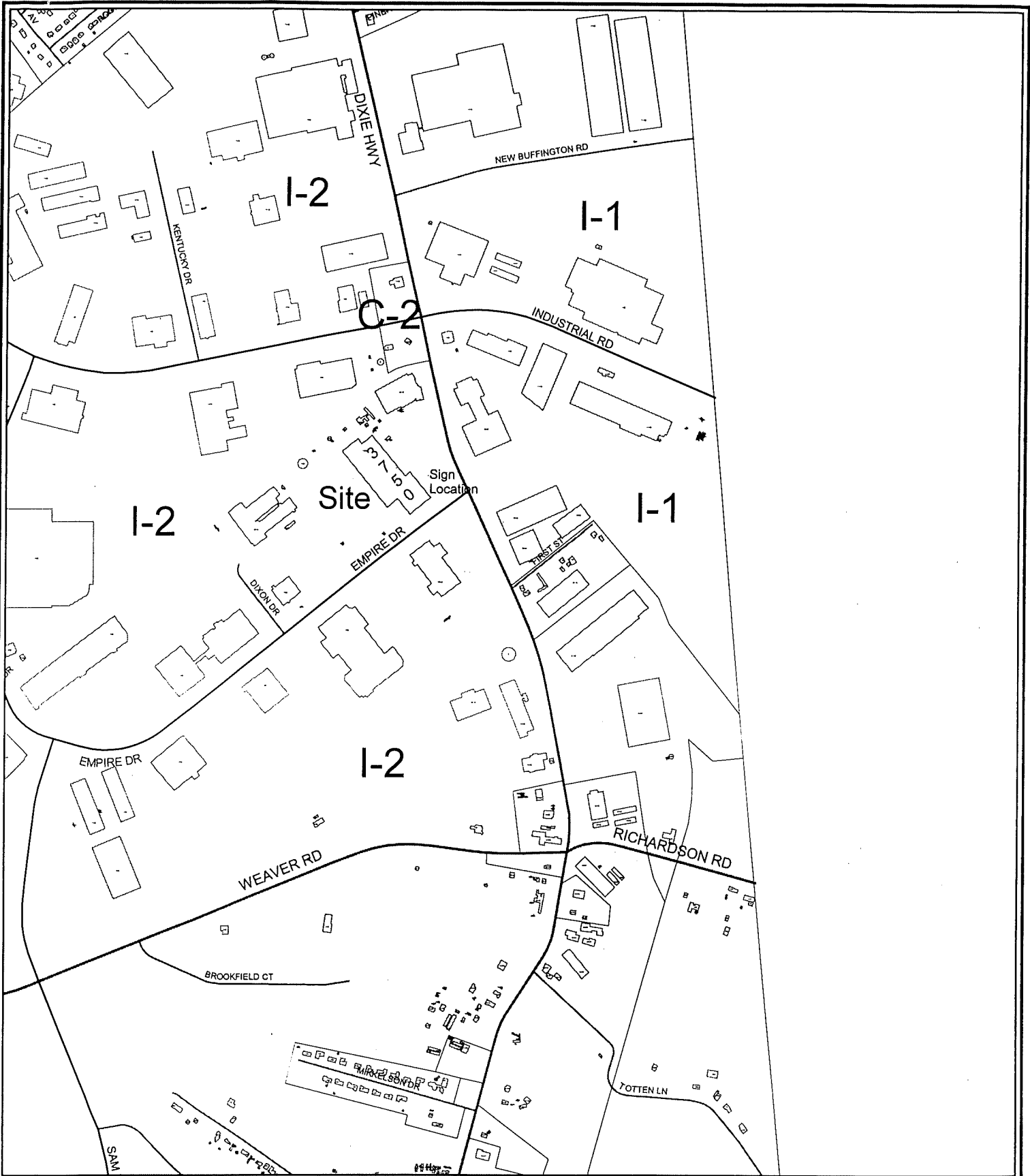
Respectfully Submitted,



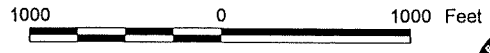
Edward Coleman
Planner
EC\pr

Attachments

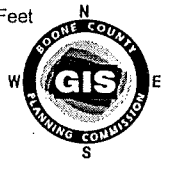
- Location Map
- Site Map
- Site Plan/Location
- Directional Sign



Aristech Acrylics, Inc.
7350 Empire Drive



1 inch equals 1000 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 April 3, 1998





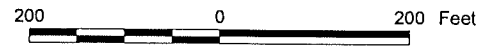
Aristech Acrylics

Dixie Highway

Empire Drive

Proposed Sign Location

Aristech Acrylics
7350 Empire Drive



1 inch equals 200 feet
Produced by the
Boone County Planning Commission
GIS Services Division
April 3, 1998



DESIGN

APPROVED AS SUBMITTED

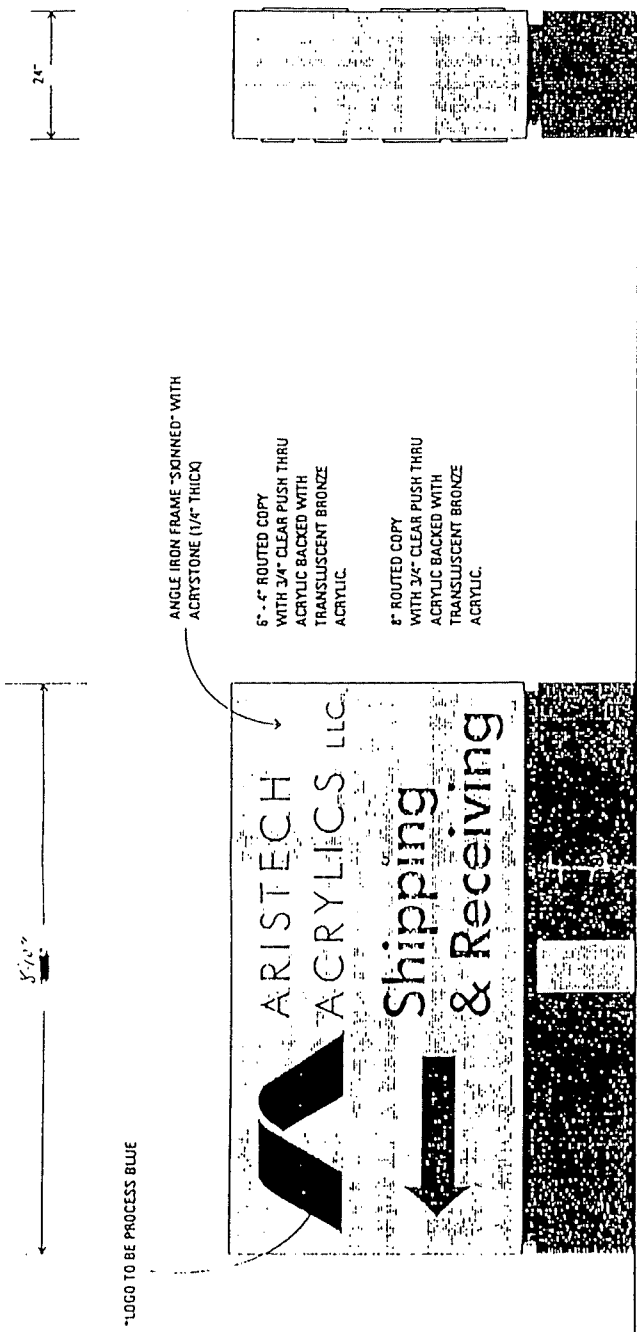
DATE _____

APPROVED WITH CHANGES
NOTED

DATE _____

UNAPPROVED - TO BE
RE-DESIGNED WITH CHANGES
NOTED

DATE _____



*LOGO TO BE PROCESS BLUE

ANGLE IRON FRAME "SKINNED" WITH ACRYSTONE (1/4" THICK)

6" - 4" ROUTED COPY WITH 3/4" CLEAR PUSH THRU ACRYLIC BACKED WITH TRANSLUCENT BRONZE ACRYLIC.

8" ROUTED COPY WITH 3/4" CLEAR PUSH THRU ACRYLIC BACKED WITH TRANSLUCENT BRONZE ACRYLIC.

NOTES:
FABRICATE & INSTALL (1) DOUBLE FACED, INTERNALLY ILLUMINATED GROUND SIGN WITH ROUTED COPY (3/4" CLEAR ACRYLIC PUSH THRU). ALL COMPOSITE ACRYLIC FACES TO BE PROVIDED BY ARISTECH.



United Signs, Inc.

THIS DESIGN PROPOSAL IS THE EXCLUSIVE PROPERTY OF THIS COMPANY, WITH REPRODUCTION RIGHTS RESERVED.
© COPYRIGHT 1994, U.S.

1030 Straight Street Cincinnati, Ohio 45214
513-681-6600 FAX 681-0018

CUSTOMER : ARISTECH CHEMICAL

LOCATION : EMPIRE DRIVE, FLORENCE, KY.

SALESMAN : GENE BARE

DATE 7/14/98

DRAWN BY : GE

SCALE 1/2"

SKETCH NO. 25578

COPY

CLUR # 98-BCBOA-006-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Aristech Acrylics Inc.
7350 Empire Drive
Florence, Kentucky 41042

ADDRESS OF PROPERTY
7350 Empire Drive
Boone County, Kentucky

3. NAME OF SUBDIVISION OR
DEVELOPMENT (if applicable)
Aristech Acrylics, Inc

DEED BOOK: 375

PAGE NO.:52

GROUP NO.:2049 A

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

Zoning Map Amendment:
From _____ To _____

Conditional Use Permit

Development Plan

Conditional Zoning


Subdivision Plat

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

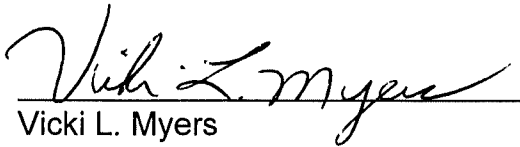
Edward Coleman, Planner

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 1st day of May 1998.

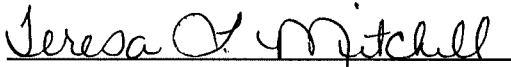


Vicki L. Myers
NOTARY PUBLIC, State at Large

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 County Board of Adjustments and in accordance with the current zoning in effect as of April 8, 1998 Certificate of Land Use Restriction (# 98-BCBOA -006-A), for Aristech Acrylics Inc., property Owners

The following conditions will apply: 1).

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 375 PAGE NO. 52 Group No. 2049 A