

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)

(Check One)

- 1. [x] Boone [] Florence [] Walton [] Union

(Check One)

- 2. [] Conditional Use Permit [x] Variance [] Appeal [] Change in Non-Conforming Use

3. Applicant's Name UNITED SIGNS
Phone Number 681-6600 Fax No.
Applicant's Address 1030 STRAIGHT ST CINCINNATI, OH 45214
City State Zip

4. Description of Request: TO INSTALL DIRECTIONAL SIGNS AND INCREASE SQUARE FOOT AREA OF EACH

5. Name of Development PARK WEST
6. Location of Development 1100 WORLDWIDE BLVD HEBRON, KY 41048

7. Acreage Under Review
8. Lot Number and Name of Subdivision (if part of a subdivision)

9. Owner of Property UPS WORLDWIDE LOGISTICS (LESSEE) IDI
Phone Number of Owner 770-206-4255 10.
Address of Property Owner ATLANTA GA 30328
City State Zip

11. Proposed Use(s) on Site WAREHOUSE

12. Total Square Footage of Existing and/or Proposed Buildings

13. Current Zoning on Property

-14. Deed Book 619 Page No. 215 Group No. 2006

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. 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: [Handwritten Signature]

Property Owner's Signature: [Handwritten Signature] MIKE BRIGGS - FACILITIES ENGINEERING MGR

BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
PAGE 2

9/19/98
2001 11/10

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

1. Date Received 8-19-98 Fee Received 502.00 R# 17904
2. Is application complete? Yes No
3. Staff Reviewer Edward Coleman
4. Scheduled Board Action Date 9/19/98
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

APPLICANT: United Signs
DEVELOPMENT: Park West
LOCATION: 1100 Worldwide Boulevard, Boone County, Kentucky
ZONING: Industrial One (I-1)
DATE: September 9, 1998

Proposal

The applicant is requesting a Variance to allow an increase in the area of two (2) directional signs along Worldwide Boulevard in the Park West Industrial Park. Each sign is proposed at seven feet-eight inches (7'-8") in height and fifteen (15) square feet in area. The two (2) directional signs are to serve the employee entrance and the shipping and receiving entrance into the site. No signs will be seen from the right-of-way along KY 237 (North Bend Road).

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 (6) 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.

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.

Variances 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 area of two (2) directional signs at 1100 Worldwide Boulevard in the Park West industrial park.

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.

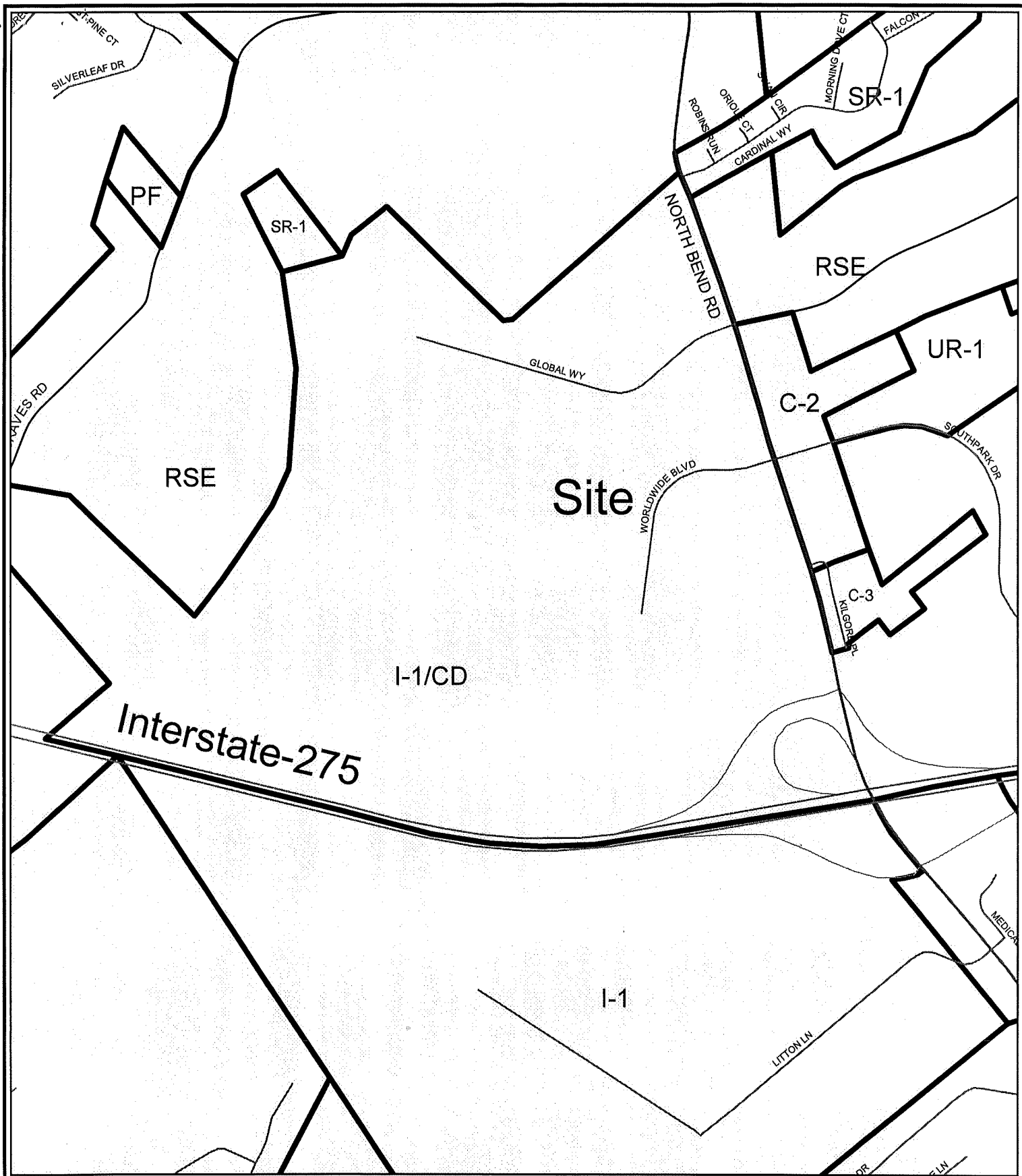
Respectfully Submitted,

Edward Coleman
Planner

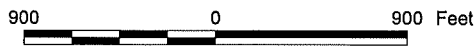
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Attachments

- Location Map
- Site Plan/Location
- Proposed Directional Signs

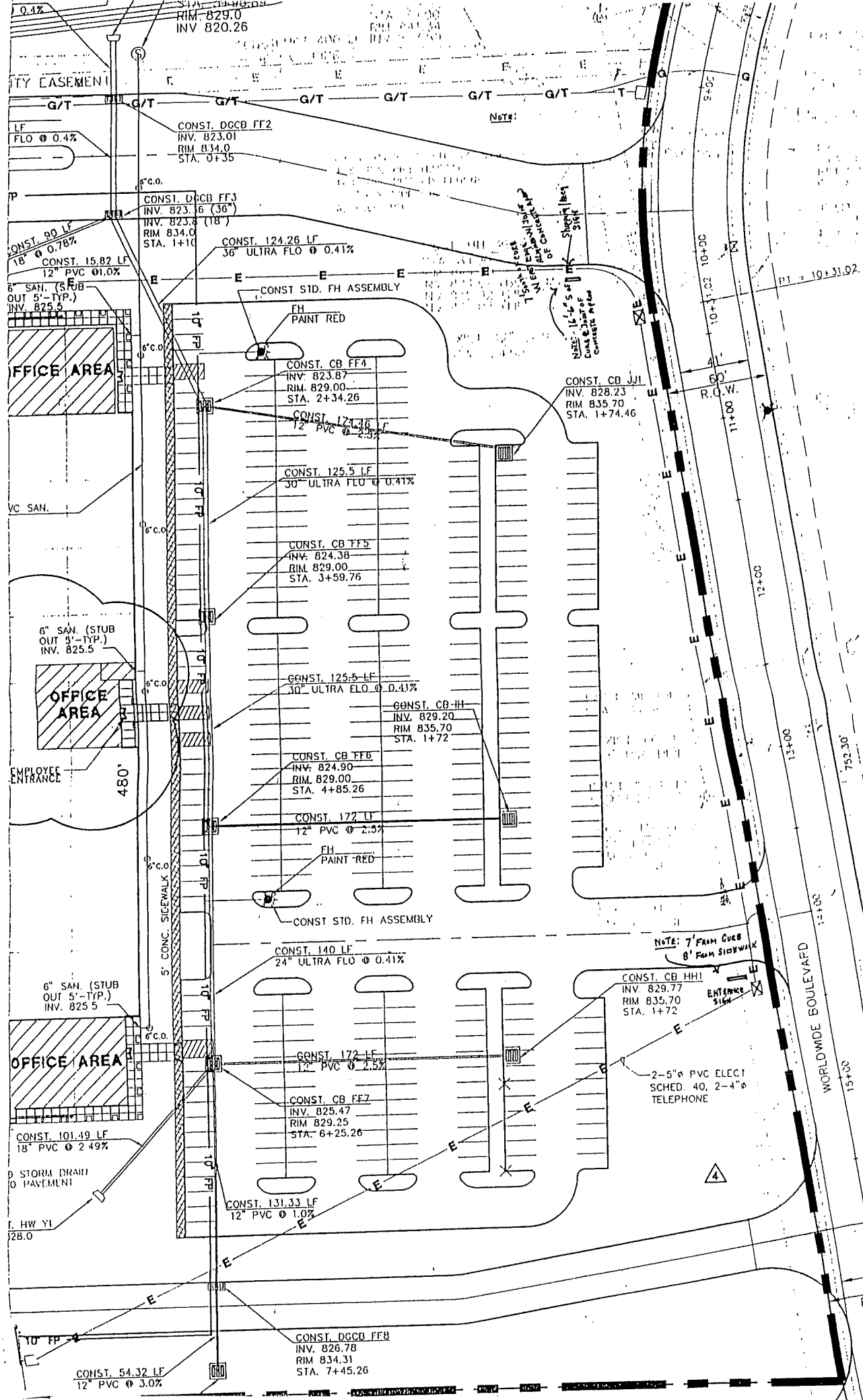


Park West UPS Worldwide Logistics



1 inch equals 900 feet
 Produced by the
 Boone County Planning Commission
 GIS Services Division
 September 4, 1998





RIM 829.0
INV 820.26

UTILITY EASEMENT

LF
FLO @ 0.4%

CONST. DCCB FF2
INV. 823.01
RIM 834.0
STA. 0+35

Notes:

6" c.o.
CONST. DCCB FF3
INV. 823.36 (36")
RIM 834.0
STA. 1+10

CONST. 124.26 LF
36" ULTRA FLO @ 0.41%

CONST. 90 LF
18" @ 0.76%

CONST. 15.82 LF
12" PVC @ 1.0%

6" SAN. (STUB
OUT 5'-TYP.)
INV. 825.5

OFFICE AREA

CONST. STD. FH ASSEMBLY

FH
PAINT RED

CONST. CB FF4
INV. 823.87
RIM. 829.00
STA. 2+34.26

CONST. 124.76 LF
12" PVC @ 2.5%

CONST. 125.5 LF
30" ULTRA FLO @ 0.41%

CONST. CB FF5
INV. 824.38
RIM. 829.00
STA. 3+59.76

VC SAN.

6" SAN. (STUB
OUT 3'-TYP.)
INV. 825.5

OFFICE AREA

CONST. 125.5 LF
30" ULTRA FLO @ 0.41%

CONST. CB HH
INV. 829.20
RIM 835.70
STA. 1+72

CONST. CB FF6
INV. 824.90
RIM. 829.00
STA. 4+85.26

EMPLOYEE
ENTRANCE

480'

CONST. 172 LF
12" PVC @ 2.5%

FH
PAINT RED

CONST. STD. FH ASSEMBLY

CONST. 140 LF
24" ULTRA FLO @ 0.41%

6" SAN. (STUB
OUT 5'-TYP.)
INV. 825.5

OFFICE AREA

NOTE: 7" FIRM CURB
8" FIRM SIDEWALK

CONST. CB HH1
INV. 829.77
RIM 835.70
STA. 1+72

ENTRANCE
SIGN

2-5" PVC ELEC. T
SCHED. 40, 2-4" @
TELEPHONE

CONST. 101.49 LF
18" PVC @ 2.49%

STORM DRAIN
PAVEMENT

CONST. 172 LF
12" PVC @ 2.5%

CONST. CB FF7
INV. 825.47
RIM 829.25
STA. 6+25.26

CONST. 131.33 LF
12" PVC @ 1.0%

HW Y1
28.0

CONST. DCCB FF8
INV. 826.78
RIM 834.31
STA. 7+45.26

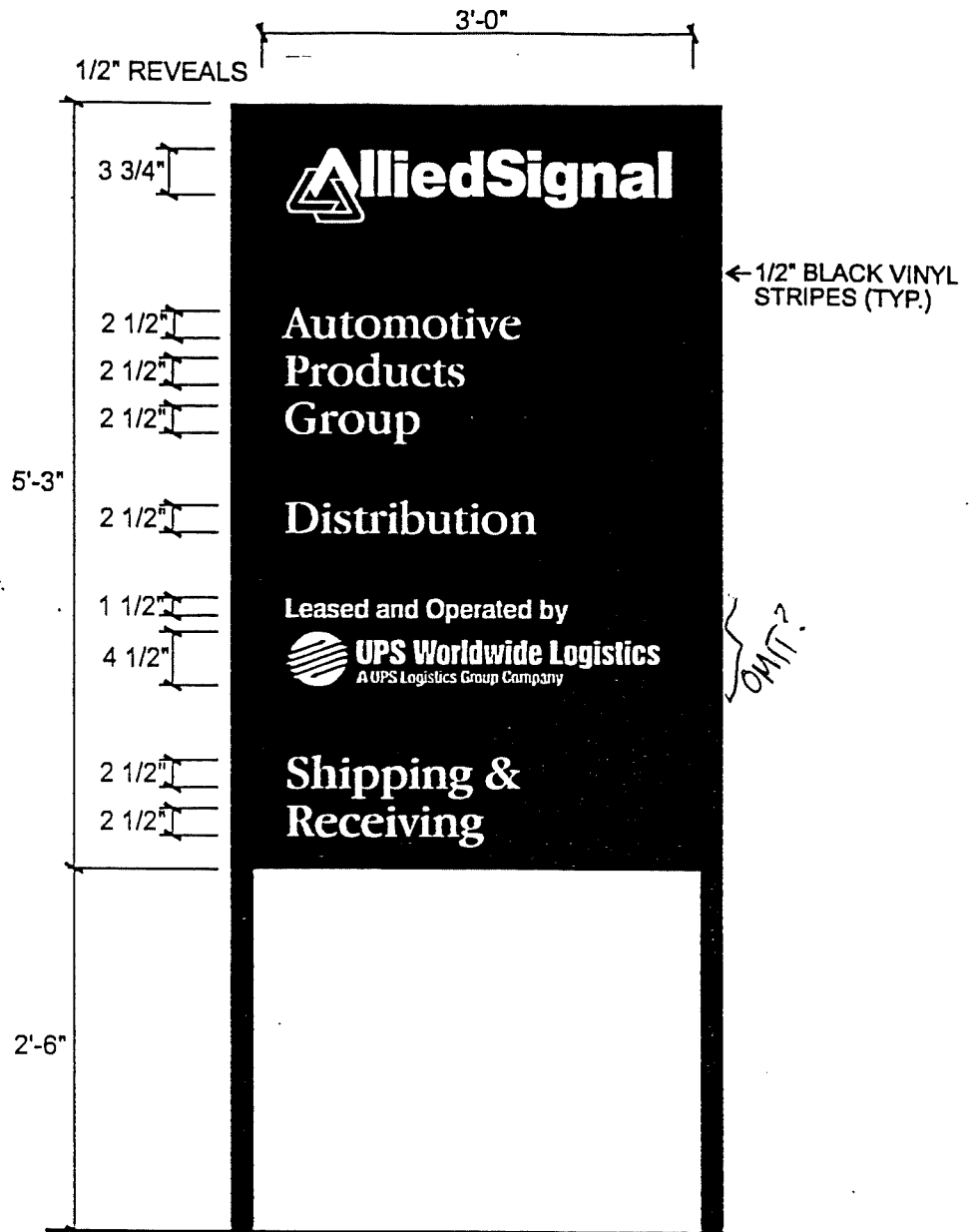
CONST. 54.32 LF
12" PVC @ 3.0%

WORLDWIDE BOULEVARD
10+00
11+00
12+00
13+00
14+00
15+00

PI = 10+31.02

4

DWG 98
7-30-98



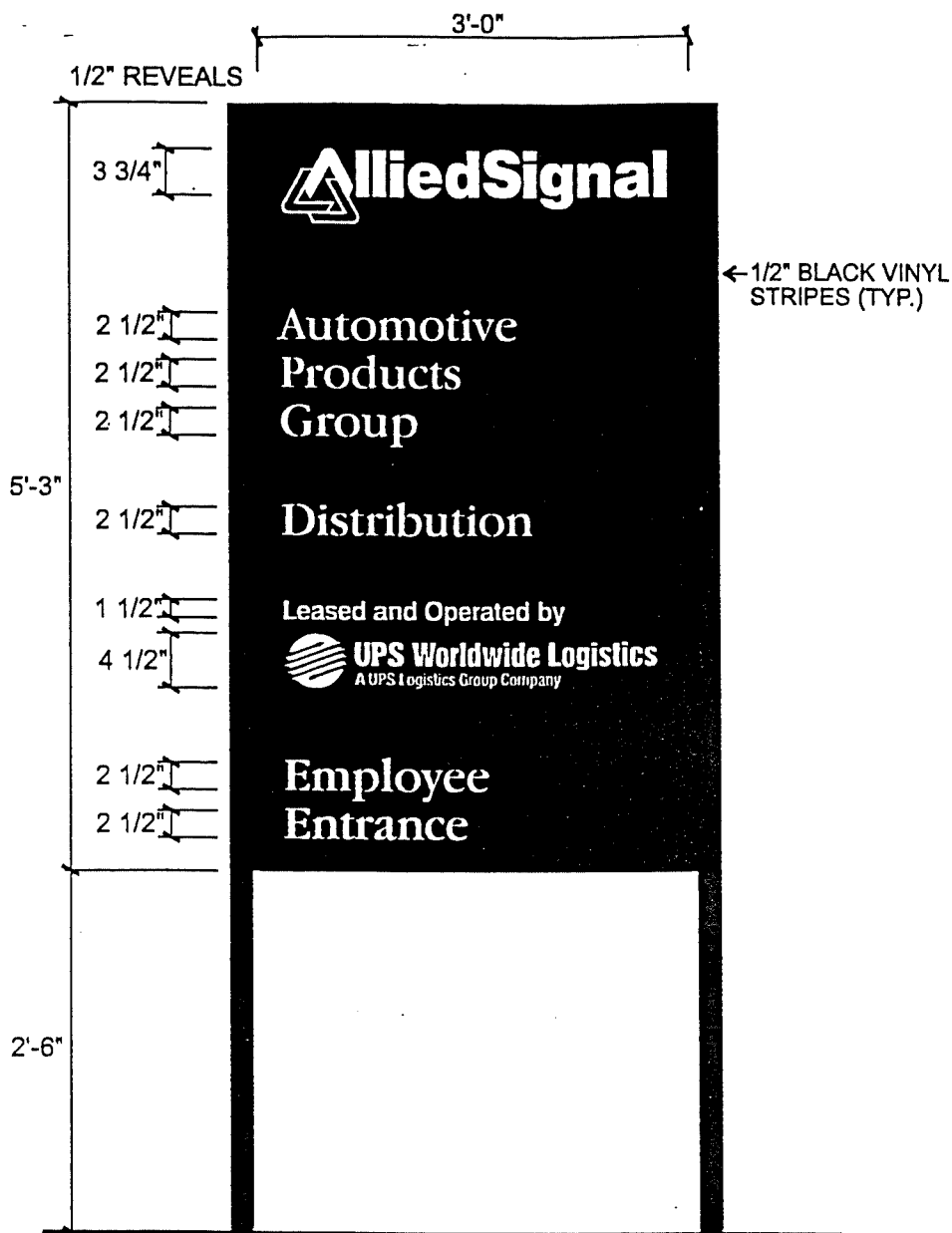
B D/F NON-ILLUMINATED POST & PANEL SIGNS - ~~FEDERAL~~^{DWG} REQUIRED
SCALE 3/4"=1'-0"

ALUMINUM BACKGROUND PAINTED
LOGO & COPY - WHITE VINYL, MATTE
SECONDARY COPY IS ITC GARAMOND
"LEASED AND OPERATED BY" - WHITE
"UPS LOGO" - WHITE VINYL, MATT
SQUARE SUPPORTS PAINTED ALL

This is an original, unpublished drawing, submitted in connection with a project we are planning for you. It is not to be copied, reproduced, exhibited or shown to anyone out-side your organization without written permission of Federal Sign.



CLIENT ALLIEDSIGNAL
ADDRESS _____
REVISIONS _____



ⓐ D/F NON-ILLUMINATED POST & PANEL SIGN - ONE (1) REQUIRED
SCALE 3/4"=1'-0"

ALLIEDSIGNAL BLUE (PMS 300C BLUE DARKENED)
 E FINISH
 ND BOOK
 E VINYL, MATTE FINISH
 FINISH, AS PER LOGO
 OSIGNAL BLUE

APPROVED _____
 CITY HEBRON, KY

DESIGNER M. Malanowski DATE 7-13-98
 ACCOUNT REP. L. CARACCILO
 DISTRICT CHICAGO

DESIGN NO. 51382-2
 SCALE AS NOTED
 JOB NO. 22-07769

COPY

CLUR # 98-BCBOA-019-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

IDI
Atlanta, GA 30328

ADDRESS OF PROPERTY
1100 Worldwide Blvd
Boone County, Kentucky 41048

3. NAME OF SUBDIVISION OR
DEVELOPMENT (if applicable)
Park West International

DEED BOOK: 619 PAGE NO.:215 GROUP NO.: 2006

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

Zoning Map Amendment: Conditional Use Permit
From _____ to _____


Development Plan Conditional Zoning

Subdivision Plat Other:
(Not Recorded)

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

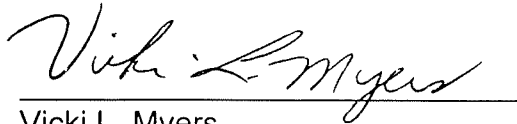

SIGNATURE OF COMPLETING OFFICIAL

Kevin T. Wall, AICP/CDT Director of Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

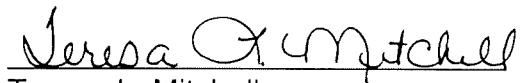
Subscribed, sworn to, and acknowledge before me by Kevin T. Wall on behalf of the
Boone County Planning Commission this 7th day of October, 1998.



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 September 9, 1998 Certificate of Land Use Restriction (# 98 BCBOA -019-A), for IDI,
Property Owners

The following conditions will apply:

The approved Variance as well as the preceding conditions apply to the property described in: DEED BOOK 619 PAGE NO. 215 Group No. 2006