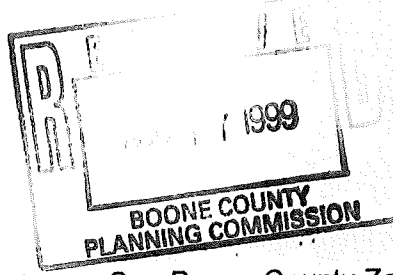


720.0 99022

99-BeBoA-022-A

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 [checked] Florence _____ Walton _____ Union _____
2. (Check One) Conditional Use Permit [checked] Variance _____ Appeal _____
3. Applicant's Name Braud-It Outdoor, Inc. John Brophy, President
Phone Number (513) 891-8282 Fax No. (513) 891-8282
Applicant's Address 7432 Glenover Drive Cincinnati, OHIO 45236
4. Description of Request: Construct a single pole 14'x48' (672 sq. ft.) outdoor advertising display and install a Tri-Vision (3 message) Display on the billboard structure (Off-Premise Application)
5. Name of Development Airport Road at Highway 20
6. Location of Development 596 Petersburg Road, Hebron, KY 41048
7. Acreage Under Review _____
8. Lot Number and Name of Subdivision (if part of a subdivision) _____
9. Owner of Property Coachman Parking Systems, Inc. Richard Wentz, President
Phone Number of Owner (606) 431-6700 600 Greenup Street 10.
Address of Property Owner Covington, KY 41012-0472
City State Zip
11. Proposed Use(s) on Site Thrifty Rent-A-Car, & outdoor advertising display
12. Total Square Footage of Existing and/or Proposed Buildings Billboard sign 672 sq. ft.
13. Current Zoning on Property C-3
14. Deed Book 388 Page No. 80 Group No. 2009
15. Is the site subject to a zone change? No
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: [Signature] John B. Brophy, President Braud-It Outdoor, Inc.
Property Owner's Signature: [Signature] Richard Wentz, President Coachman Parking Systems, Inc.

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 8-17-99 Fee Received \$ 720.00 R#21614
2. Is application complete? Yes No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: SEE OTHER APPLICATION
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.

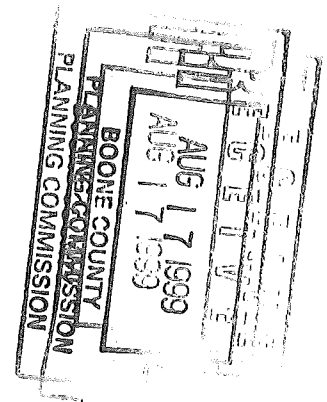
Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

621.00

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 [checked] Florence _____ Walton _____ Union _____
2. (Check One) Conditional Use Permit [checked] Variance _____ Appeal _____
3. Applicant's Name Brand-It Outdoor, Inc. John Brysky, President
Phone Number (513) 891-8282 Fax No. (513) 891-8282
Applicant's Address 7432 Glenaver Drive Cincinnati Ohio 45236
4. Description of Request: Construct a single pole 14'x75' (672 sq ft) outdoor advertising display. Install a Tri-Vision (3 message) Display on the billboard structure (Changeable Message Application)
5. Name of Development Airport Road at Highway 20
6. Location of Development 596 Petersburg Road, Hebron, KY 41078
7. Acreage Under Review _____
8. Lot Number and Name of Subdivision (if part of a subdivision) _____
9. Owner of Property Coachmen Parking Systems, Inc. Richard Wentz, President
Phone Number of Owner (606) 431-6100 600 Greenup Street 10.
Address of Property Owner Covington KY 41012-0472
11. Proposed Use(s) on Site Thrifty Rent-A-Car & outdoor advertising display
12. Total Square Footage of Existing and/or Proposed Buildings Billboard sign 672 sq. ft.
13. Current Zoning on Property C-3
14. Deed Book 388 Page No. 80 Group No. 2009
15. Is the site subject to a zone change? NO
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: John B. Brysky, President Brand-It Outdoor, Inc.

Property Owner's Signature: [Signature] Coachmen Parking System Inc

(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 8-17-99 Fee Received \$ 621.00 R# 21614
2. Is application complete? Yes No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:

- Approved
 Approved with Conditions (See #6)
 Denial (See #7)

6. Conditions of Approval: ① Maximum Height of Sign Cannot Exceed 44'
② The Sign must be 110' From the Petersburg Road Right-of-Way,
③ Maximum Square Footage of Sign Cannot Exceed 672 Sq. Feet,
~~_____~~
④ The Applicant must file for a VARIANCE to place an Electronic/
changeable message board in the OFF-Premises Sign that is
more than 50% of the total sign area

⑤ Any tenant located in the building at 596 Petersburg Road cannot appear in the sign unless they remove here other free-standing signage

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: Brand-It Outdoor, Inc.

APPLICANT: John Brophy, President of Brand-It Outdoor, Inc.

LOCATION: 596 Petersburg Road, Hebron, Kentucky

ZONING: Commercial Services (C-3)

DATE: September 16, 1999

Proposal

The applicant has applied for two Conditional Use Permits. The first request is for a 50' tall, 672 (14' x 48') square foot off premises sign. The second request is to locate a 668.5 (14 x 47' 9 $\frac{3}{8}$ ") square foot electronically changeable message board within the off premises sign.

The applicant has stated that he will supply the Planning Commission Staff with a plat of the property with the proposed sign location. As of September 10, 1999, Staff has been unable to confirm if the applicant is meeting the 100 setback requirement from any nearby right-of-way lines.

Conditional Use Requirements for an Off Premises Sign

The Board of Adjustment and Zoning Appeals may permit an off premises sign as a Conditional Use in a Commercial Services (C-3) zoning district. Such signs as Conditional Uses must conform to Article 2, Sections 260-267, and shall be subject to the following minimum standards and requirements, as listed in Section 3425 of the Boone County Zoning Regulations:

- a. All of the information required in Section 3405 of the Boone County Zoning Regulations;
- b. Identification of all interstate highways or other thoroughfares from which the sign will be visible;
- c. Number of nearest milepost on interstate highway from which the sign will be visible or distance and direction from the nearest intersection on another thoroughfare;
- d. The location of the proposed sign on a U.S. Geological Survey, 1:24,000 scale, topographic map and the location of all existing electronically changeable message boards within one-half mile of the proposed location;
- e. A profile of the line through the center of the proposed sign at an angle of 0 to 75 degrees to the centerline of each thoroughfare from which the sign will be visible; and

- f. A photograph not less than eight (8) inches by ten (10) inches in size, taken of the proposed location of the sign from each thoroughfare from which the sign will be visible. The proposed location of the sign shall be clearly marked on each photograph.

In addition, Section 3425 of the Boone County Zoning Regulations states that an off premises sign, as a conditional use, shall conform, at a minimum, to the following requirements:

- a. No sign shall be larger than one thousand six hundred square feet and no linear dimension shall exceed one hundred feet;
- b. The maximum height of any sign shall not exceed fifty feet;
- c. All signs shall be located at least six hundred and sixty feet from any right-of-way lines of any interstate highway and at least one hundred feet from the right-of-way lines of any other thoroughfares;
- d. Off-premises signs shall not be permitted at intervals of less than one thousand seven hundred and sixty feet, measured along the centerline of each interstate highway or thoroughfare from which the sign will be visible, between lines through the center of the signs and perpendicular or radial to said centerline.

Conditional Use Requirements for an Electronically Changeable Message Board

The Board of Adjustment and Zoning Appeals may permit an electronically changeable message board as a Conditional Use in a Commercial Services (C-3) zoning district. Such message signs must conform to Article 2, Sections 260-267, and shall be subject to the following minimum standards and requirements, as listed in Section 3430 of the Boone County Zoning Regulations:

- a. All of the information required in Section 3405 of the Boone County Zoning Regulations;
- b. Identification of all interstate highways or other thoroughfares from which the sign will be visible;
- c. Number of nearest milepost on interstate highway from which the sign will be visible or distance and direction from the nearest intersection on another thoroughfare;
- d. The location of the proposed sign on a U.S. Geological Survey, 1:24,000 scale, topographic map and the location of all existing electronically changeable message boards within one-half mile of the proposed location;

- e. A profile of the line through the center of the proposed sign at an angle of 0 to 75 degrees to the centerline of each thoroughfare from which the sign will be visible; and
- f. A photograph not less than eight (8) inches by ten (10) inches in size, taken of the proposed location of the sign from each thoroughfare from which the sign will be visible. The proposed location of the sign shall be clearly marked on each photograph.
- g. A permit, or other documentation, to the effect that the proposed message board is permitted by the Kentucky Transportation Cabinet.

In addition, Section 3430 of the Boone County Zoning Regulations states that an electronically changeable message board, as a conditional use, shall conform, at a minimum, to the following requirements:

- a. Such message boards will be considered a part of a permitted sign free-standing or building mounted; up to fifty (50) % of the permitted sign area can be used for an electronically changeable message board.
- b. All such message boards shall meet the minimum standards of the Kentucky Transportation Cabinet and any other controlling local, state, or federal agency.
- c. Electronically changeable message boards shall not be permitted at intervals of less than six-hundred sixty (660) feet, measured along the centerline of each interstate or thoroughfare from which the sign will be visible, between lines through the center of the signs and perpendicular or radial to said centerline.
- d. Apparent motion of the visual message, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, shall be prohibited. Such restriction applies to "scrolling" or "running" messages.
- e. The message displayed on the board must be displayed for a minimum of five (5) second intervals. In no instance can a message, or part thereof, flash on the message board.

Criteria Necessary for Conditional Uses

The Board may consider whether such proposal for a Conditional Use at this location:

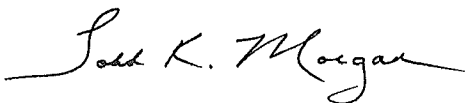
- 1. Will be harmonious with and in accordance with the general objectives, or with any specific objectives of the County's comprehensive plan, a specific corridor plan and/or the zoning order;

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will be hazardous to existing or future neighboring uses;
4. Will be served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community;
6. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors;
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

Conclusion

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit, stated in Article 2, Section 262 of the Boone County Zoning Regulations. Staff is concerned that the 50' tall and 672 square foot sign would change the essential character of the area because it is unlike any other sign in the area.

Respectfully Submitted,

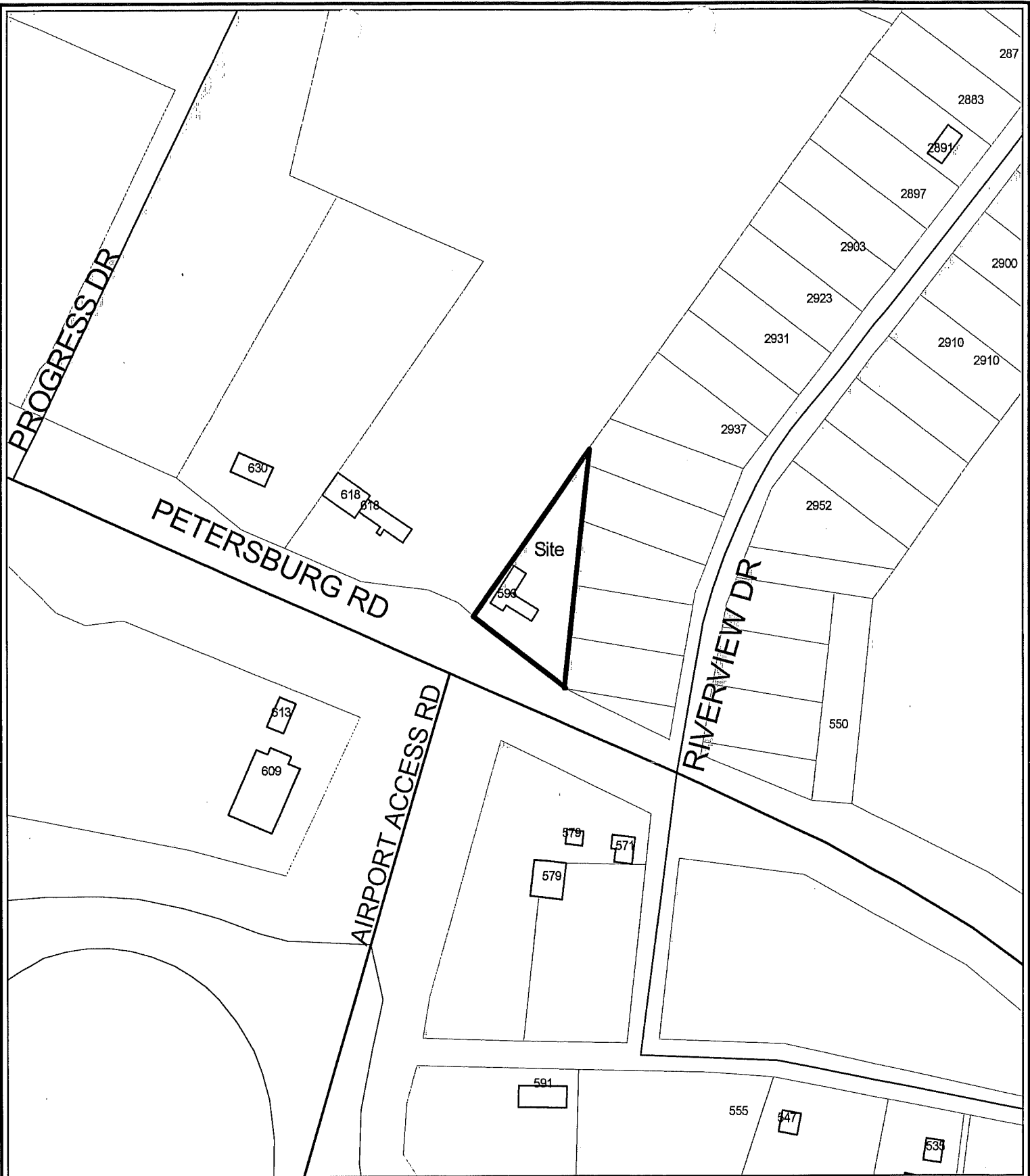


Todd K. Morgan
Planner

TKM\pr

Attachments

- Site Vicinity Map
- Zoning Map
- Sign Simulation

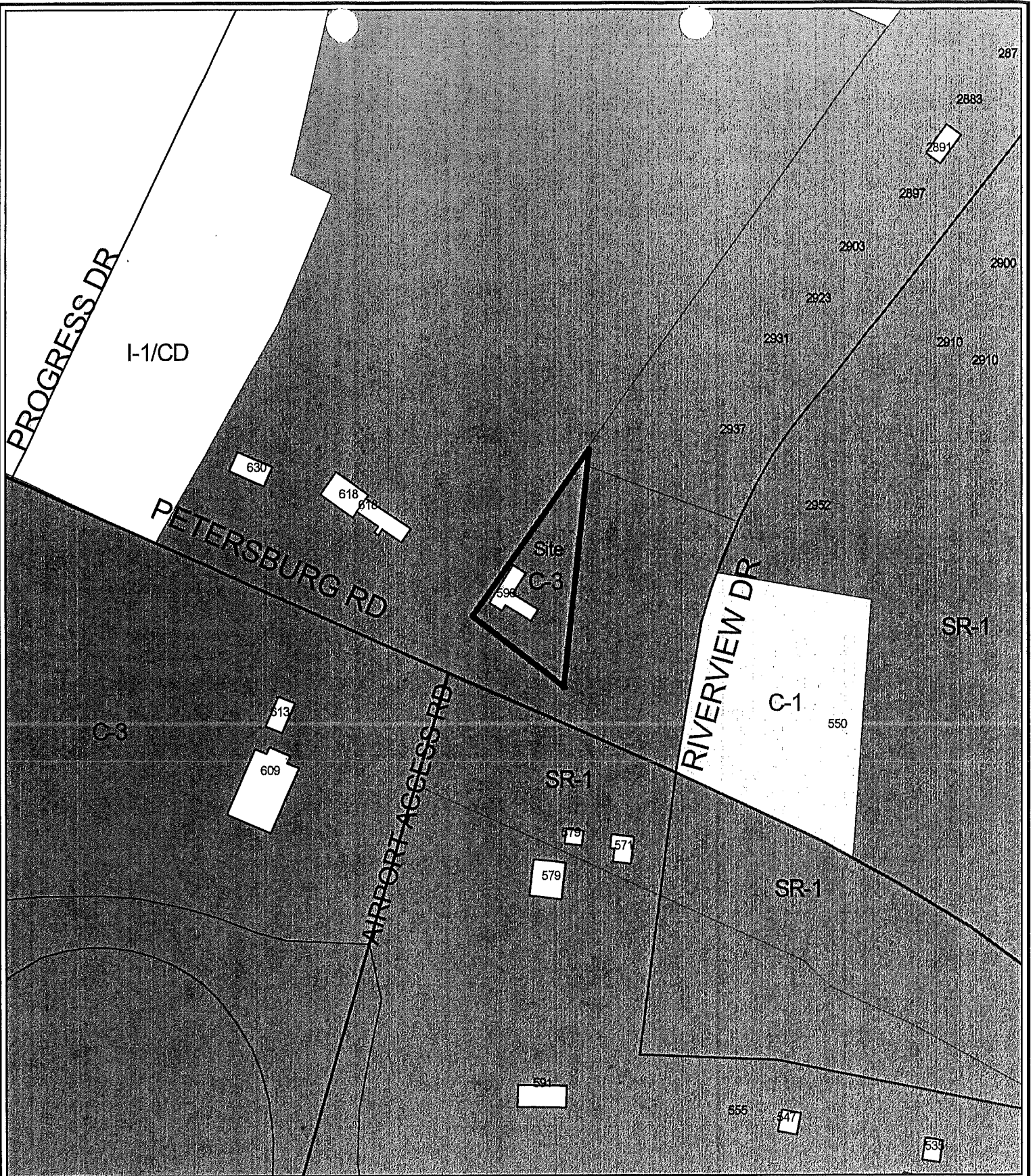


Brand-It Outdoors Site Vicinity

200 0 200 Feet

1 inch equals 200 feet
Produced by the
Boone County Planning Commission
GIS Services Division
September 10, 1999



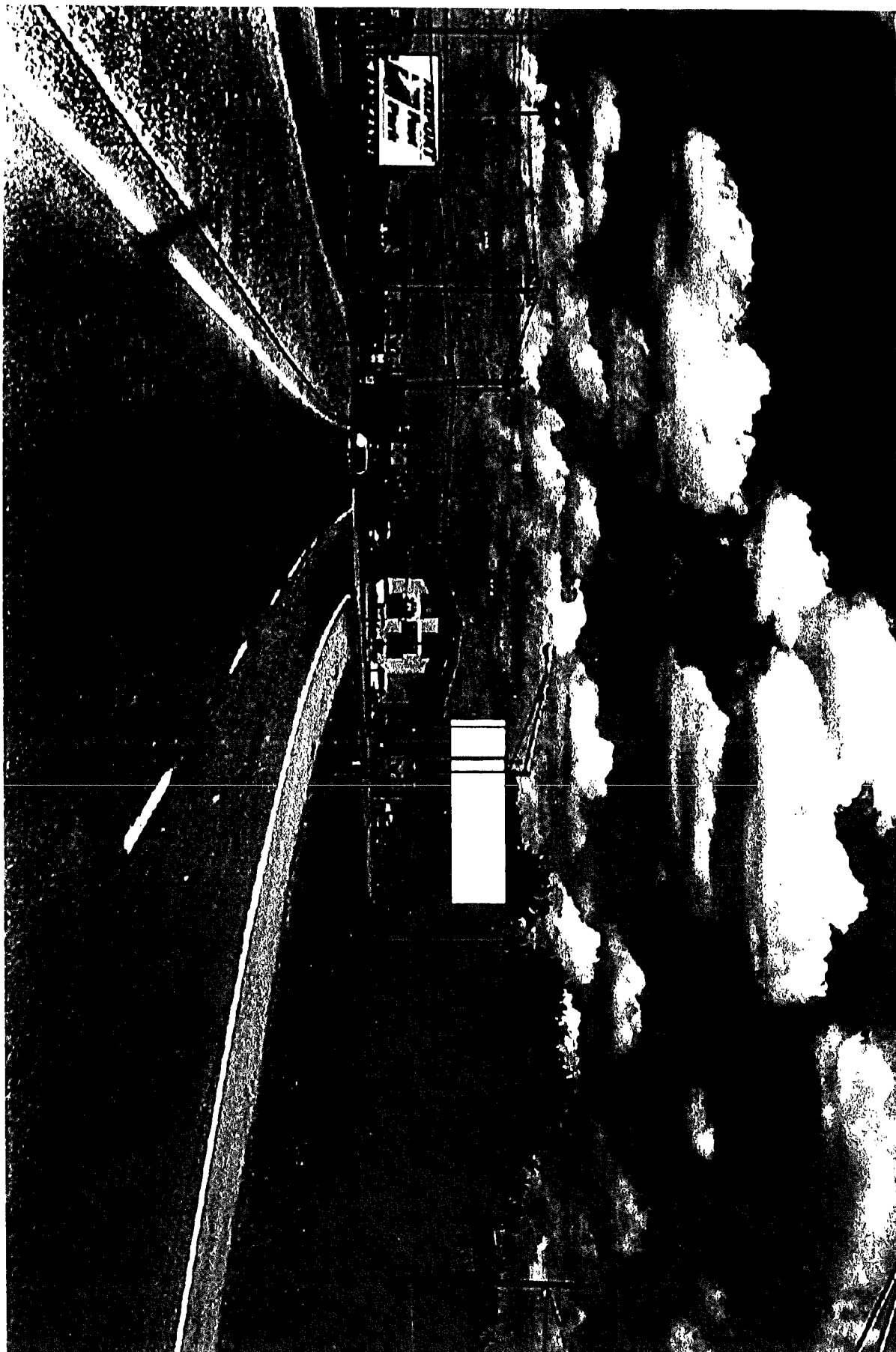


Brand-It Outdoors Zoning Map

200 0 200 Feet

1 inch equals 200 feet
Produced by the
Boone County Planning Commission
GIS Services Division
September 10, 1999





COPY

10 13-99

CLUR #99-BCBOA-022-A ✓

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER (S)

Coachman Parking Systems, Inc.
600 Greenup Street
Covington, Kentucky 41012-0472

2. ADDRESS OF PROPERTY

596 Petersburg Road
Hebron, Kentucky 41048

3. NAME OF SUBDIVISION OR
DEVELOPMENT (if applicable)

4. DEED BOOK 388

PAGE NO. 80

GROUP NO. 2009

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

___ Zoning Map Amendment:
From ___ To ___

X Conditional Use Permits (2)

___ Development Plan

___ Conditional Zoning

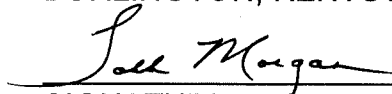
___ Subdivision Plat
(Not Recorded)

___ Other:

___ Variance

6. 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

Todd Morgan, Planner, Zoning Services
Name and Title of Completing Official

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Two (2) Conditional Use Permits approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of October 13, 1999 Certificate of Land Use Restriction (#99-BCBOA-022-A), for Coachman Parking Systems, Inc., Property Owners.

The following conditions will apply:

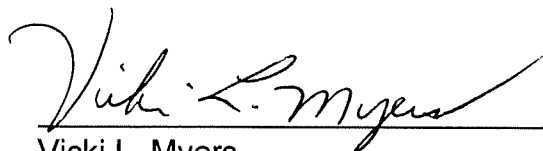
- 1) The maximum height of sign cannot exceed forty four (44) feet.
- 2) The sign must be one hundred ten (110) feet from the Petersburg Road right-of-way.
- 3) The maximum square footage of the sign cannot exceed six hundred seventy two (672) square feet.
- 4) The applicant must obtain a variance for the electronically changeable message board so that it can exceed 50% of the total sign area.
- 5) Any tenant located in the building at 596 Petersburg Road can advertise on the on-premise sign or on this off-premise sign, but not on both.

The approved Conditional Use Permits (2) as well as the preceding conditions apply to the property described in:

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

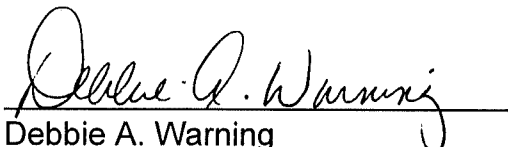
Subscribed, sworn to, and acknowledged before me by Todd Morgan on behalf of the
Boone County Planning Commission this 2 day of November, 1999.



Vicki L. Myers
NOTARY PUBLIC, State at Large

My commission Expires:
April 17, 2003

This instrument was prepared for recording purposes only by:



Debbie A. Warning
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.)