

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 [checked] Walton [] Union []
2. (Check One) [checked] Conditional Use Permit [] Variance [] Appeal []
Change in Non-Conforming Use []
3. Applicant's Name Carriage House Auto Spa (c/o Justin Stone)
Phone Number 513.314.7595 Fax No.
Applicant's Address 1200 Dixie Hwy
Florence OH 41042
City State Zip
4. Description of Request: Request to perform limited auto detailing on site
5. Name of Development Carriage House Auto Spa
6. Location of Development Same as above
7. Acreage Under Review .67 Acres
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Florence Car Wash, LLC
Address of Property Owner 30 E. Central Hwy #100 Phone No.
Cincinnati, OH 45202
City State Zip
11. Proposed Use(s) on Site Same as request above - in addition to existing car wash operating on site
12. Total Square Footage of Existing and/or Proposed Buildings 3,000 sq ft
13. Current Zoning on Property Commercial
14. Deed Book 943 Page No. 91 Group No. 2042
15. Is the site subject to a zone change? No
16. Have you submitted a Site Plan with this request? No - existing site plan sufficient
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.

ORIGINAL Property Owner's Signature: [Signature] - FLORENCE CAR WASH, LLC (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature] (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

**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 7/20/10 Fee Received \$1,082.00 (R# 6123)
2. Is application complete? Yes No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
 Approved
 8/11/10 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: SEE 8/11/10 FBOA MEETING
MINUTES + C.L.U.R.
7. Reasons for Denial: _____

**Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Web Page**

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: Carriage House Auto Spa

LOCATION: 7200 Dixie Highway, Florence, Kentucky

ZONING: Commercial Two (C-2)

DATE: August 11, 2010

PROPOSAL

The applicant has submitted a Conditional Use Permit application to modify the conditions that were imposed on the Carriage House Auto Spa facility at the March 12, 2008 Florence Board of Adjustment meeting.

1. Condition #11 prohibited the facility to be used as an auto detailing facility. The current proposal would allow detailing and the continued use of the automated car wash.
2. Condition #1 required the building to be constructed per the submitted elevation drawings and photos (see attachments). The following changes are being proposed to the building exterior:
 - A. Construct a car detailing bay on the front of the building. The submitted elevations show that the garage bay will be located between two existing pillars and will be constructed with vinyl, aluminum, and glass.
 - B. Remove the windows and door on the northern facade and replace it with a new service door. The proposed service door will replicate the service door that is located on the south side of the building.

Relevant Site History

- 3/12/08 – The Florence Board of Adjustment approves a Conditional Use Permit and two Variances. The Conditional Use Permit allows an automated service car wash to operate out of a 2,440 square foot building. The first variance allowed a portion of the Dixie Highway street frontage buffer to be reduced from 10' in width to a minimum of 11.5" in width. The second Variance reduced a portion of the buffer along the southern property line from 10' in width to a minimum of 1'-4.5" in width. Fifteen (15) conditions were imposed on the approval (see attachments).
- 7/11/07 – The Florence Board of Adjustment approves a Conditional Use Permit and Variances. The Conditional Use Permit allows a 3,550 square foot car wash with accessory parking and vacuum cleaners. The first Variance allows portions of the Dixie Highway street frontage buffer to be reduced from 10' to 5'. The second Variance allows portions of the U.S. 42 street frontage buffer to be reduced from 10' to 4'. The Board imposed 11 conditions on the approval (see attachments).
- 7/11/01 – The Florence Board of Adjustment approved a Conditional Use Permit allowing a car rental business to operate out of the building. The application indicated that the existing gasoline service station and non-conforming truck rental business would also continue to operate from the site.

APPLICABLE REGULATIONS

Article 2, Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to act on conditional uses permit applications.

Article 10, Section 1023 of the Boone County Zoning Regulations lists automotive repair facilities and wash services for vehicles as Conditional Uses in the Commercial Two (C-2) district.

The Board should evaluate the applicant's Conditional Use Permit request as it relates to the criteria listed in Sections 262 & 1023 of the Boone County Zoning Regulations.

Findings listed in Section 262 (Findings for all Conditional Uses):

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective 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 not be hazardous to existing or future neighboring uses;
4. Will be served adequately 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 such services;
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will not 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 designated as not to create an interference with traffic on surrounding public thoroughfares.

Article 10, Section 1023 of the Boone County Zoning Regulations allows an "automotive repair facility and wash services for vehicles" as Conditional Uses in the Commercial Two (C-2) district provided that:

- a. the activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or
- b. the activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and
- c. the arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.

Article 33, Section 3325 of the Boone County Zoning Regulations states that the parking requirement for a car wash is two spaces per service bay.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2005 Boone County Comprehensive Plan's "2030 Future Land Use Plan" designates the site in question for "Commercial" uses. This designation is defined as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The following Goals & Objectives from the 2005 Boone County Comprehensive Plan apply to the application:

- A. "Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas" (Business Activity, Goal).
- B. "Priority shall be given toward maintaining, protecting and improving the capacity and safety of the existing road system" (Transportation, Objectives).

SURROUNDING LAND USES & ZONING

North: U.S. 42, Main Street, Florence Christian Church (O-1 & FMS), and Church of Scientology (FMS)

South: Dental Office (C-2)

East: Dixie Highway, Integrity Mortuary Service (C-2), Florence Professional Center (C-2), Duplex Dwelling Unit (C-2)

West: Visiting Angels Apartments (C-2)

SITE CHARACTERISTICS

The approximate 0.61 acre site is located on the southwest corner of Dixie Highway/U.S. 42/Main Street intersection and contains a 2,440 square foot coffee shop, automated car wash, car vacuums, and 7 parking stalls. The building is constructed of brick, textured concrete block, and asphalt shingles. The property has a full access point on Dixie Highway and a right-out only curb cut on U.S. 42. The topography of the site falls from 930 above sea level along Dixie Highway to 920 feet above sea level at the northwest property corner. The site contains one free-standing sign along U.S. 42.

STAFF COMMENTS

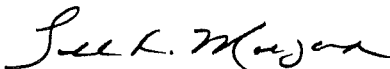
1. A new Conditional Use Permit application is needed to alter the Conditions that were imposed by the Florence Board of Adjustment on 3/12/08. One condition prohibits car detailing and another requires specific building construction based on approved elevation drawings.
2. Staff has the following comments and questions regarding the proposal:

- A. The applicant informed Staff that the Café would shut down if the car detailing application is approved.
 - B. Staff would like the applicant to verify how many employees will work from the facility if the car detailing application is approved? The conditions of approval indicate that no more than 2 employees shall regularly work from the facility. This condition may need to be modified based on the applicant's answer.
 - C. Will any vehicles stay at the facility overnight?
3. Staff met with the applicant and Josh Wice, the Business/Community Development Director for the City of Florence, to discuss the application. As a result of this meeting the applicant decided to install a service door on the northern facade instead of a garage bay. Mr. Wice informed Staff that he does not have any issue with the proposed changes as submitted.
 4. Staff recommends the following conditions if the request is approved:
 - A. The building renovations shall be constructed per the submitted elevation drawings and photos. The garage bay on the front of the building shall be located between two pillars as presented. The double door on the northern facade shall replicate the double door on the southern facade of the building. The double door shall be painted red or green.
 - B. All pertinent conditions from the 3/12/08 approval shall still apply.

Conclusion

KRS 100.237 and Section 220 of the Boone County Zoning Regulations gives the Florence Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

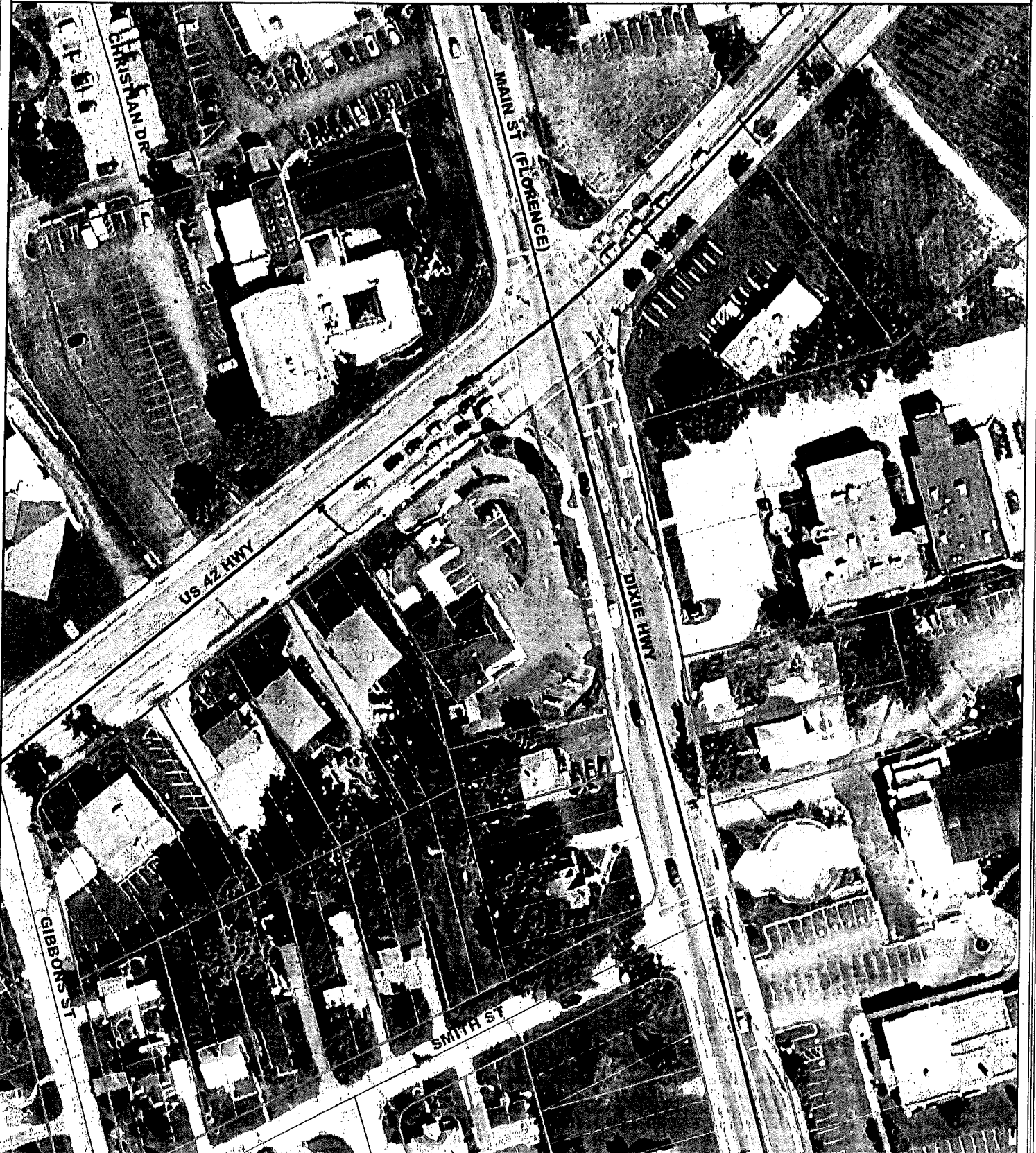
TKM/pr

Attachments

- *2009 Aerial Map
- *Applicant's PowerPoint Slides
- *Zoning Map
- *Topographical Map
- *Future Land Use Map
- *3/12/08 Florence Board of Adjustment Meeting Minutes
- *Application

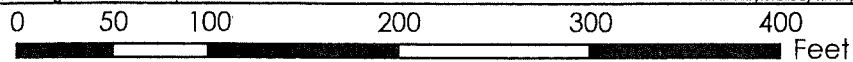
2009 AERIAL MAP

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Boone County GIS - Putting Northern Kentucky on the Map

Summary of Requested Changes

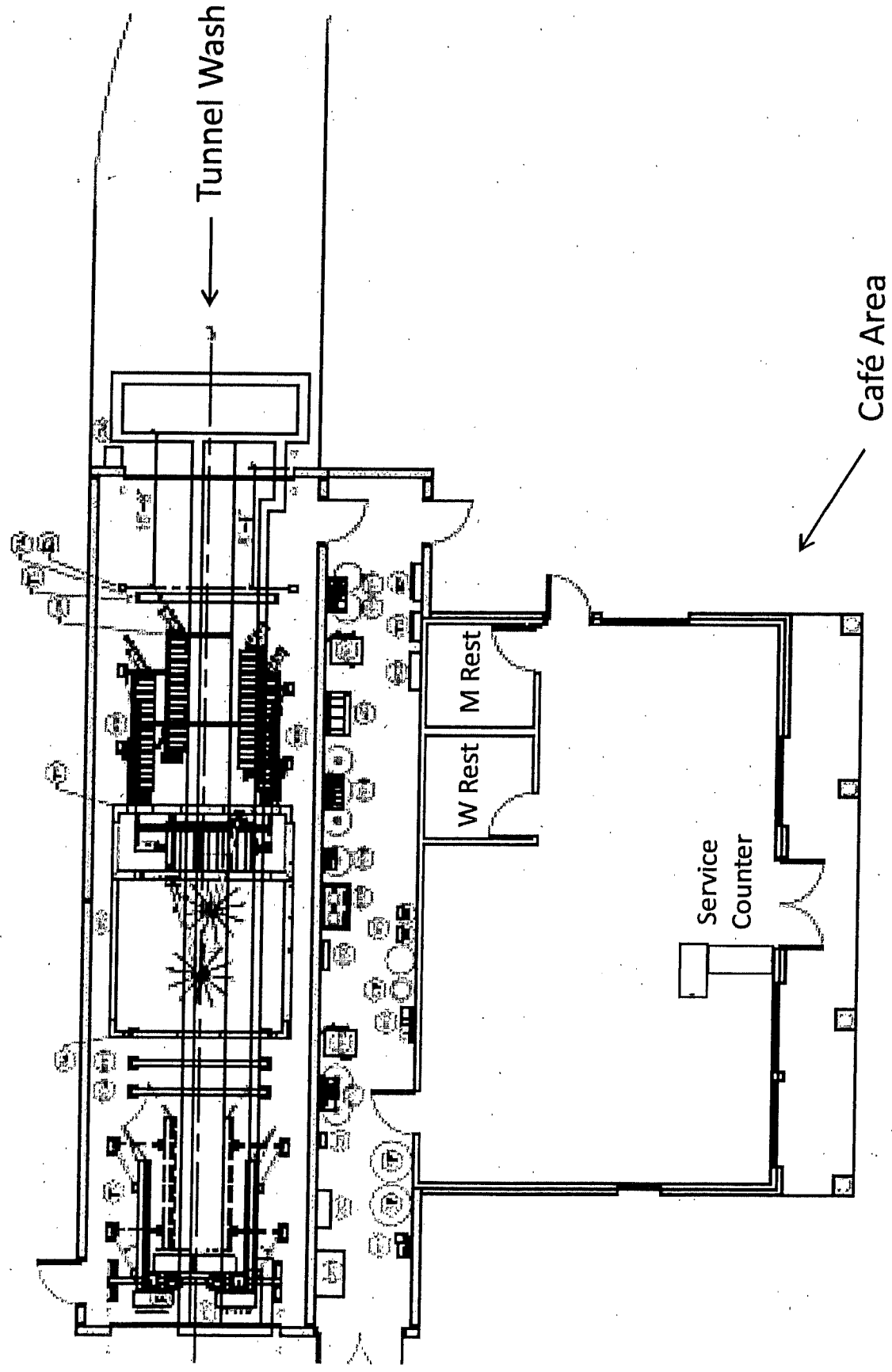
Business Modifications

- Request permission to do light on-site detailing occasionally as customers request
- Currently doing detailing off-site, but this is not efficient and is more risky because it requires driving vehicles off-site
- Shut down the café to focus on the most profitable parts of our business (car wash and detailing) and to grow them
- Convert café space into partial detailing prep and partial storage of car wash supplies
- Detailing will not be visible from the outside – done discretely inside

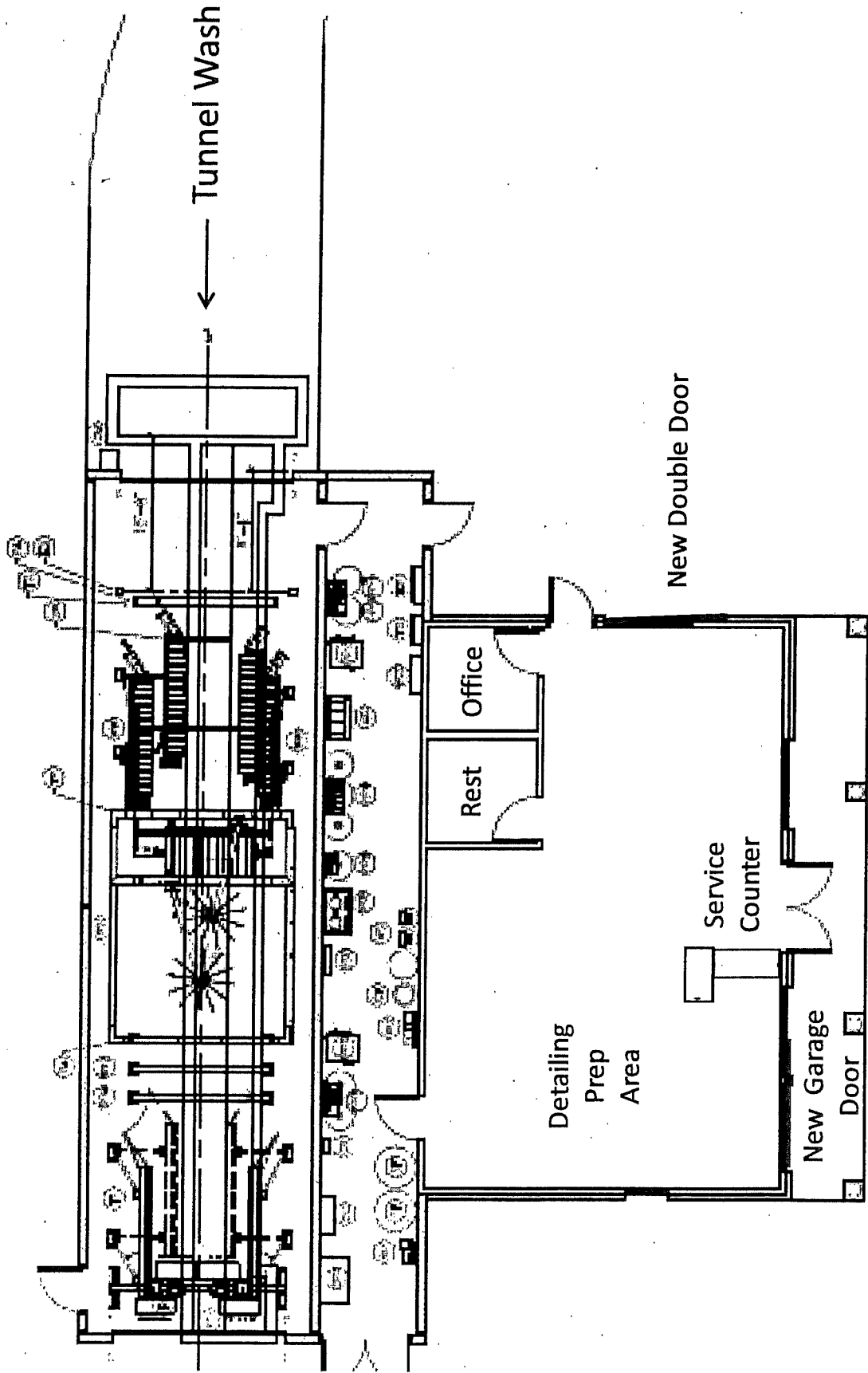
Site / Building Considerations

- No change to parking arrangements
- No change to exterior design of the building – same appealing look
- No change to ingress/egress to building for customers
- Maintain handicap access
- Install one garage door for detailing bay and a double utility door for storage
- Consolidate separate restrooms to one unisex restroom since there is no longer dedicated inside customer seating
- Still operate with 2 hourly employees on site maximum; manager also present
- Building department has reviewed and informally approved requested modifications

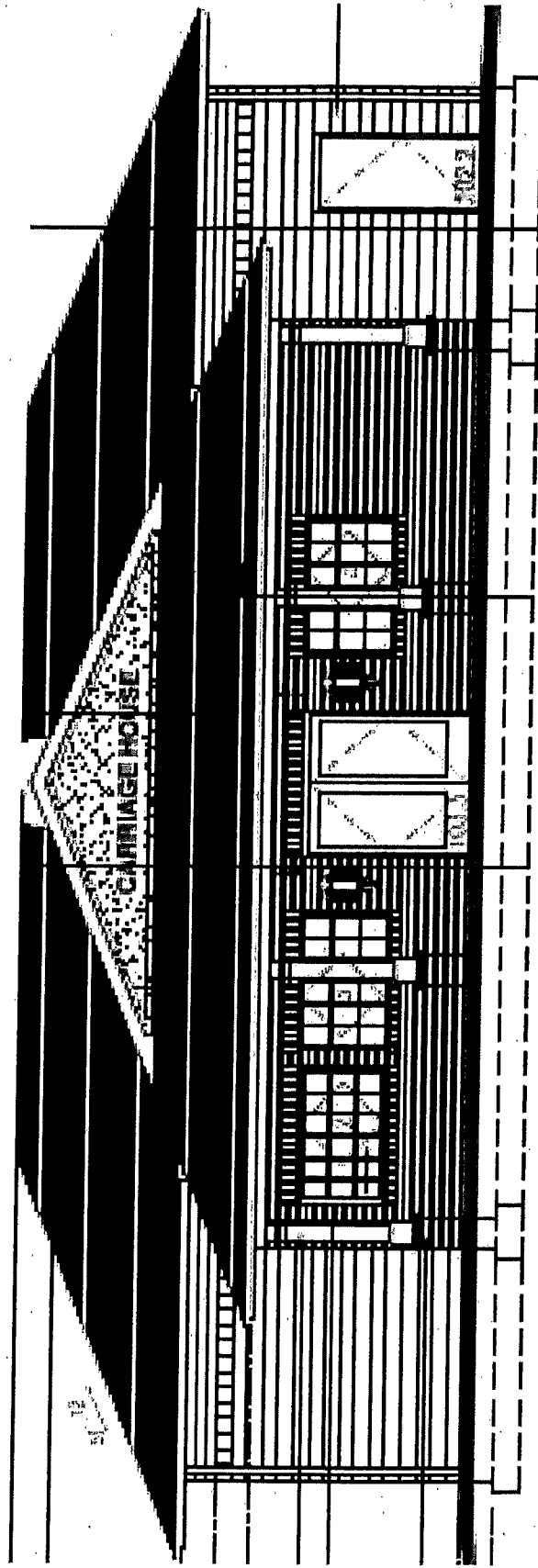
Original Building Plan – As is Today



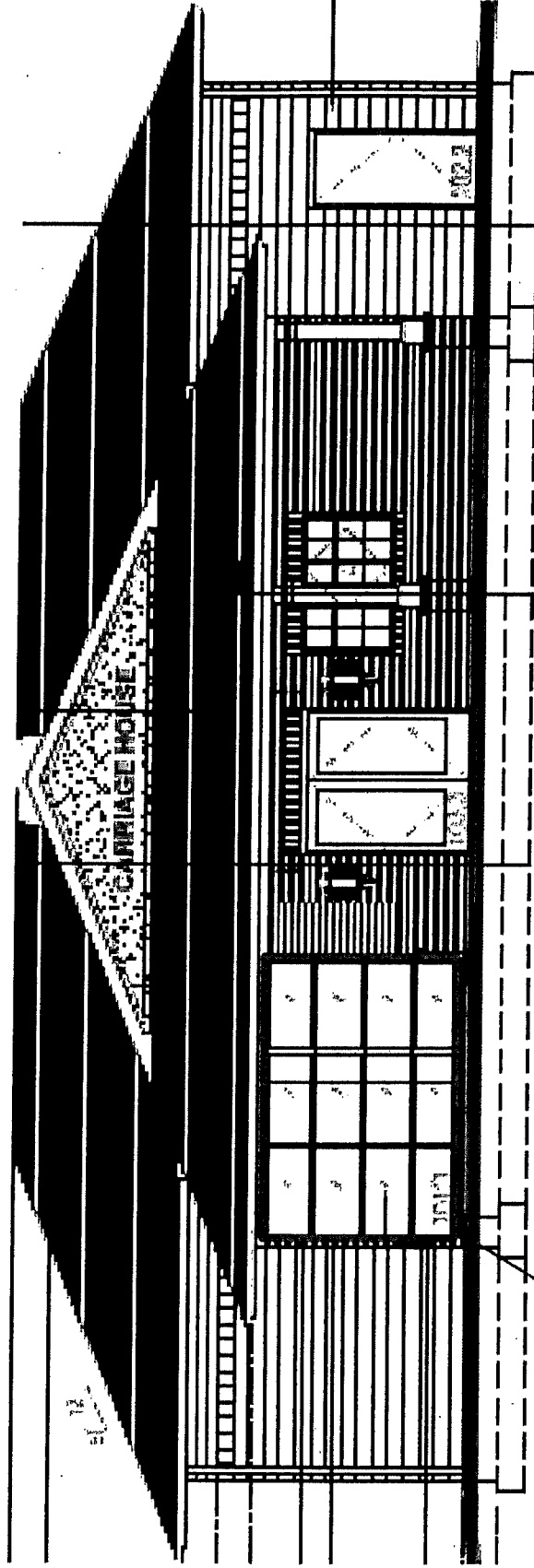
Proposed Revisions



Existing Front Elevation



Modified Front Elevation

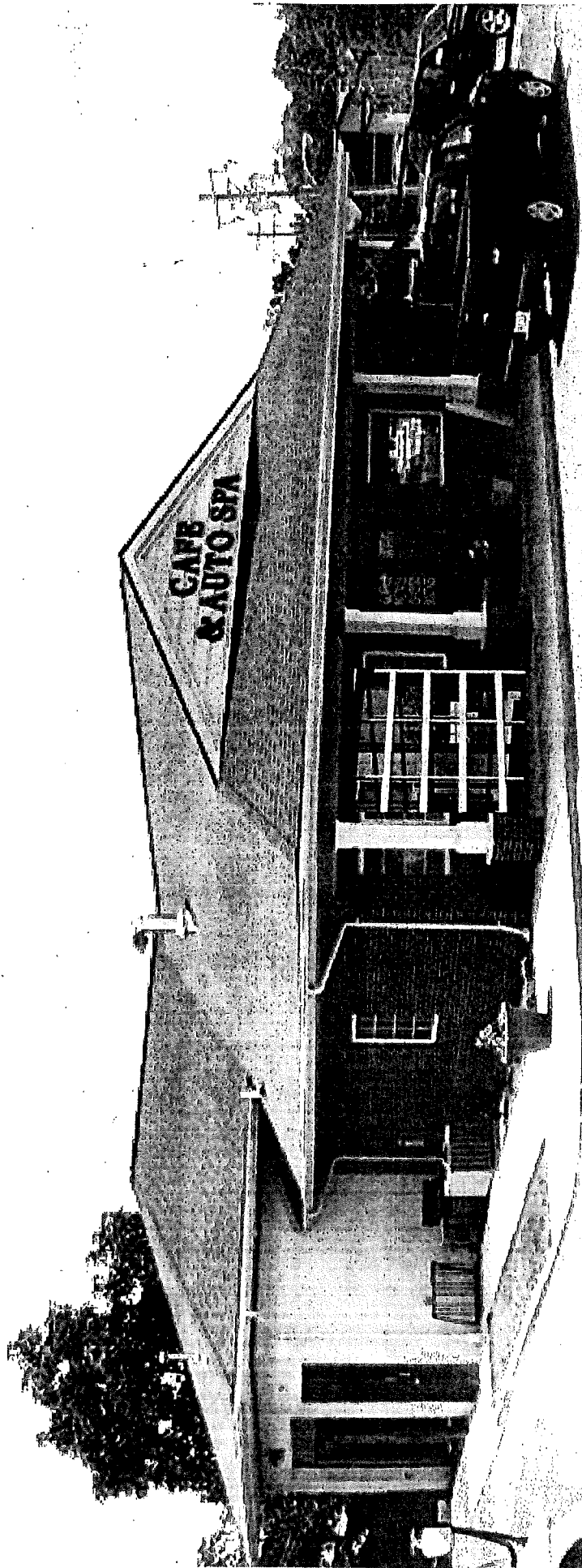


New Vinyl
Aluminum
Commercial Door



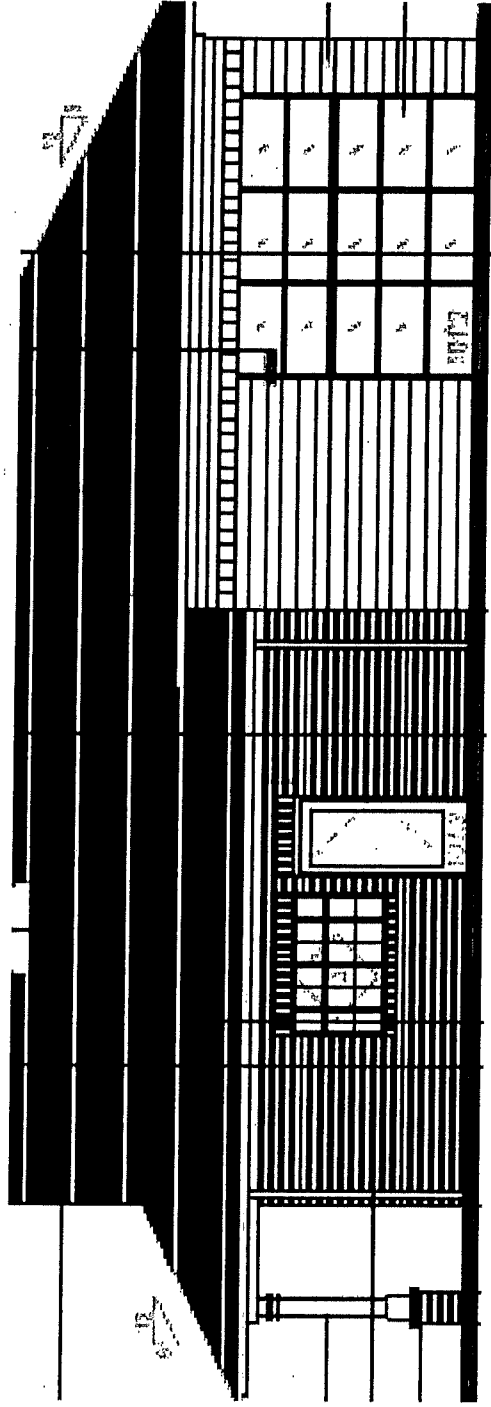
Preserve Original Pillars and Exterior Elements

MODIFY FRONT WITH NEW BAY DOOR

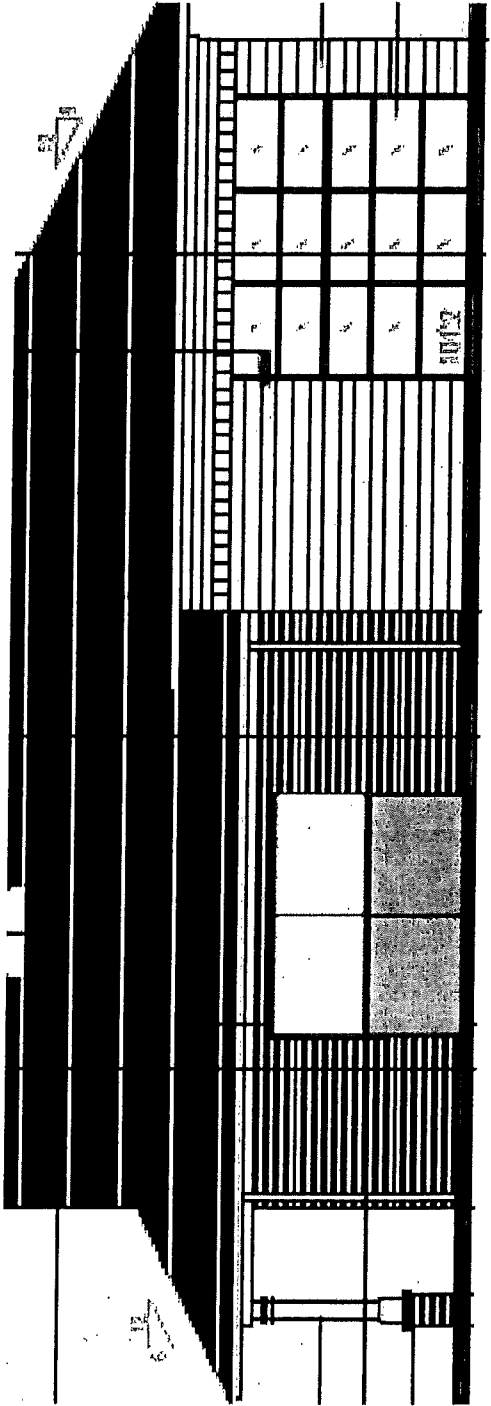


Preserve Original Pillars and Exterior Elements

Existing Side Elevation

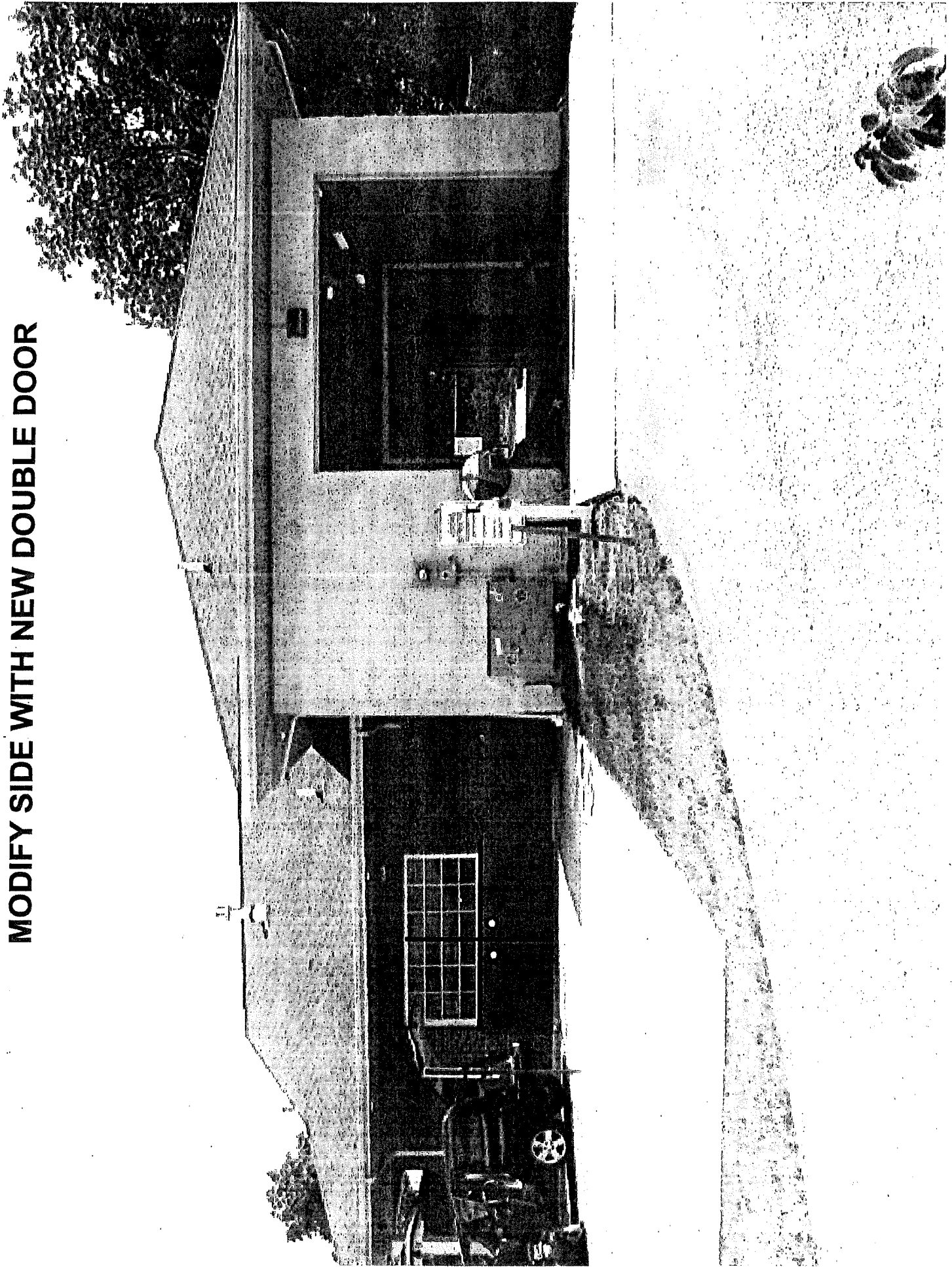


New Side Elevation



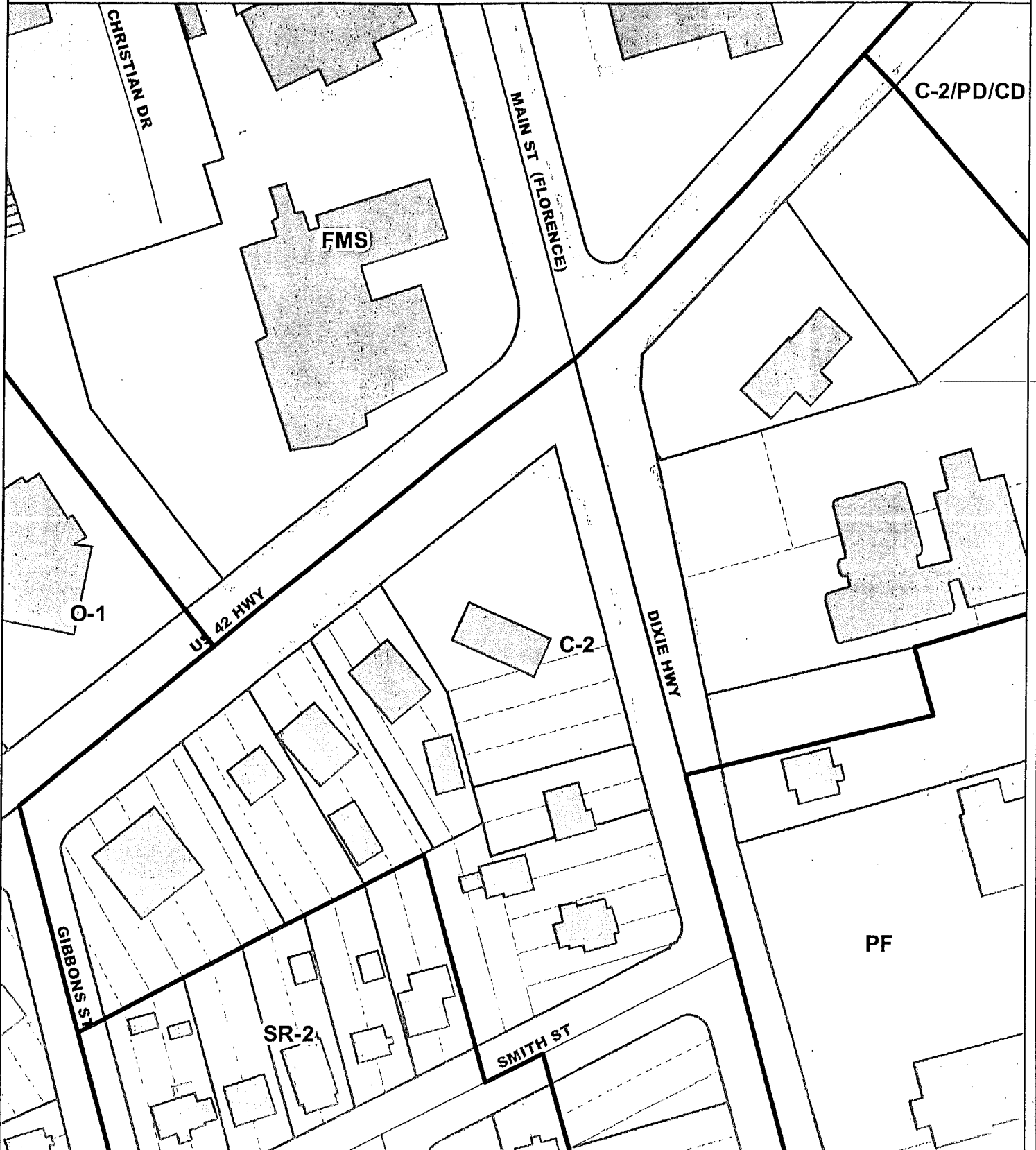
New
Double
Utility Door
For easy
Access to storage

MODIFY SIDE WITH NEW DOUBLE DOOR



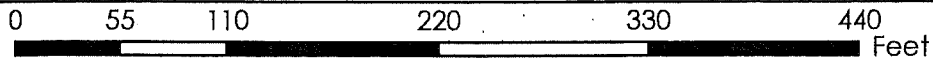
ZONING MAP

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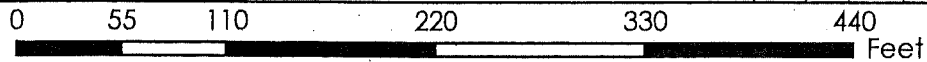
TOPOGRAPHICAL MAP

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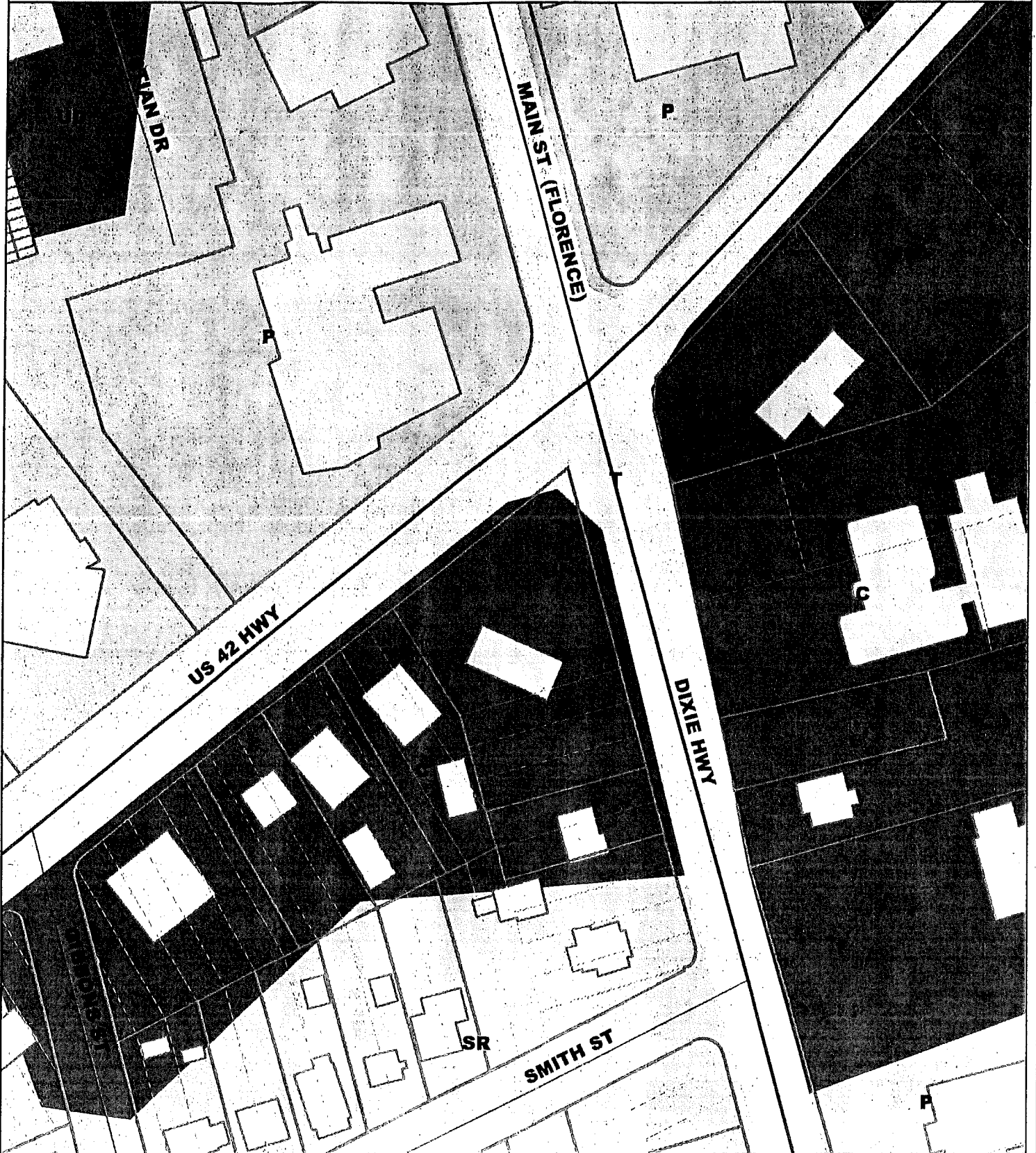
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Boone County GIS - Putting Northern Kentucky on the Map

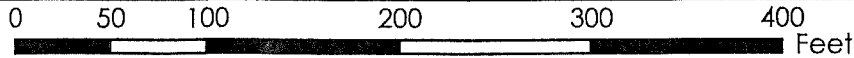
FUTURE LAND USE MAP

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Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 01/01/2008

Boone County GIS 2008 01/01/2008
ArcMap Document: *j.mxd

The Chairman asked if there was anyone else present who wished to speak in regard to this request. There was no response.

Mrs. Schaffer asked if there could be a seven-foot sideyard setback adjoining the Mains house. Following discussion and review of the aerial photograph, Mrs. Schaffer stated that her intent was to make sure that the neighborhood was preserved but, because it is an older neighborhood, there does not appear to be a regular pattern of sideyard setbacks.

There being no further discussion, Mrs. Schaffer moved to grant the request based on the Staff Report. Mr. Schneider seconded the motion and it carried unanimously.

2. **The request of Elizabeth Fissel for a Conditional Use Permit and Variance. The Conditional Use Permit is to allow a modified site layout for a previously approved car wash facility. The Variance is to allow reductions in the perimeter buffer yard requirements for property located at 7200 Dixie Highway (southwest corner of the Dixie Highway/U.S. 42/Main Street intersection), Florence, Kentucky. The property is currently zoned Commercial Two (C-2).**

Staff Member Todd Morgan, AICP, presented the Staff Report which included a Power Point presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Ms. Elizabeth Fissel stated that they are struggling with the challenges of the site. They feel that their current proposal will improve the site and provide a much needed resource in the area. They addressed some of the concerns from the last meeting (July 22, 2007) in the redesign of the site. She stated that being open 24/7 was a concern to people living next door. She stated that the operating hours have not yet been defined, but they will be open from 6:00 AM or 7:00 AM until about 9:00 PM. They have addressed stacking by channeling the traffic. They have changed to a different type of machine in the car wash since there was an issue last time about how long it took to get a car washed. The new machine can wash one car per minute and the last car in the stack lane would be finished in a maximum of eleven minutes. The previous machine washed one car every five minutes. In response to questions from Ms. Evans, Ms. Fissel stated that there will be one car in staging, one moving through the car wash, and one exiting the car wash. The doors will be open during the washing operation. There will be two employees on the site and the person running the car wash will be cross-trained to operate the café. The retaining wall will be a maximum of five feet tall at the detention pond area. It will be constructed of cement and there will be plantings on both sides. There will be privacy fencing around the dumpster that is

stained a natural color. It will be less visible than the one in the last request. The garage doors will be metal frame, but will look like individual window panes. The car wash will operate the same hours as the café.

Chairman Pieper asked if they are keeping the existing fence between the site and the apartment building. Ms. Fissel responded that removing the fence to the front of the tenant space next door allows them to grade the two properties together. There will be additional plantings in that area. She stated that the trench between the two properties is failing. The Chairman asked if the proposed restaurant is a franchise. Ms. Fissel responded that they will partner with different vendors and upscale coffee companies.

Mr. Sparks questioned the number of parking spaces for the restaurant. Ms. Fissel responded that six spaces are required. Mr. Morgan stated that the requirement is one parking space for every two seats. He stated that six parking spaces meet Code. Mr. Sparks questioned where vehicles will park when there are more than six vehicles there. Ms. Fissel responded that they are tailoring their menu options to quick turnaround items. It is not a "come in and stay" type of place – it is in a transient area. Mr. Sparks stated that retired people could come in and stay all morning.

Mrs. Schaffer asked if people would stay in their cars while they are washed. Ms. Fissel responded "yes". Mrs. Schaffer stated that there is an access point on U.S. 25 by the vacuum area. She stated that there is not much room there for people to come out and exit on U.S. 25. She questioned getting a better traffic flow and more parking on the site. Ms. Fissel responded that the car wash area is the only level area on the lot. Ms. Evans stated that there is one employee parking space over by the dumpster, but there are two employees. Ms. Fissel responded that it is a stacked parking space. Ms. Evans questioned having two vacuum units instead of three. Ms. Fissel responded that there could be a clog in that area if there are not enough vacuums.

Ms. Evans noted that a detention pond has been added by U.S. 42. Mr. Jim Berling, engineer, responded that they have to control the runoff. He stated that they will work out the details of the detention and the turning radius of the channelized exit on U.S. 42. Ms. Evans asked why a detention pond is being presented there when it was not there previously. Mr. Berling responded that there is a catch basin there. He stated that there is water running off the site and that is where it concentrates. He stated that someone asked for the detention pond and they will discuss it with the City of Florence engineer – what the city wants is what they will have to do there. In regard to the retaining wall, he stated that the contours will increase. The retaining wall starts at about curb level in the middle of the site and as it goes around the bend and down towards the exit it will get slightly higher because the ground drops off. The upper side will probably have a raised curb on it. The retaining wall could be poured concrete or Allen block –

they will see what is the best way to do it and what looks best. He stated that they will have to go through Site Plan Review.

Ms. Evans asked if there will be any outside seating. Ms. Fissel responded "no". Mr. Morgan stated that outside seating would have to be considered in the parking requirement.

Mr. Schneider asked if one of the two freestanding signs on the property could be removed. Ms. Fissel responded that they are willing to remove one of the signs, but they want to be able to choose which one they will keep. She stated that she would also agree to a brick planter at the base of the sign and to paint the sign, which she agreed to at the last meeting. Mr. Morgan responded that there was not a condition to that effect. Ms. Fissel stated that it is in their plans.

Ms. Evans stated that Condition #5 (attached to the Staff Report) may have to be changed. Ms. Fissel stated that they are putting in additional landscaping and if there is a fence there, the residents on the other side will not be able to see the landscaping. Mr. Morgan reviewed the aerial photograph in regard to the location of the building, the landscaping, and the fence. Ms. Evans stated that the fence would be removed at the front facade of the apartment building. Mr. Morgan indicated on the slide where there would not be a fence from Dixie Highway back to the front facade of the building on the adjacent lot. He stated that the rest of condition #5 would not need to be changed.

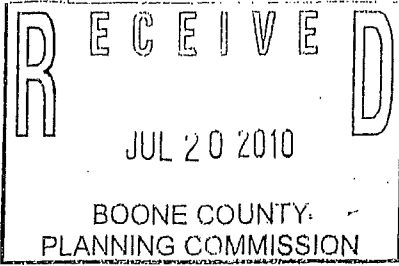
Ms. Evans stated that the flow of traffic has been changed. Cars will exit the car wash and pull up to the vacuum area – but if they want to exit on U.S. 42, they have to cross in front of traffic entering the site from U.S. 25. Ms. Fissel responded that the U.S. 42 exit is a secondary exit. She stated that if someone wants to exit the site on U.S. 25, but they are apprehensive about turning left, traffic may back up on the site. The secondary exit (U.S. 42) is for those people who are not comfortable exiting the site on U.S. 25 and turning left. Ms. Evans explained that her concern is someone wanting to exit the site on U.S. 42 and driving across the path of someone entering the site from U.S. 25. Ms. Fissel stated that they could put a speed bump there to deter people from entering the site too quickly. She stated that there are multiple traffic patterns in every parking lot – they cannot predict every scenario or protect people from every type of accident. They want to avoid people pulling out on U.S. 25 and going across three lanes of traffic that is moving at full speed. Ms. Evans stated that there is only one way into the property and there are cars stacking there and the vacuums are in that area.

Mr. Paul Brophy, one of the owners of the site, stated that his parents owned the site previously. They removed the curb cut closest to the intersection because people were coming around the corner and running into people pulling into the site. The curb cut has been moved further away from the intersection to reduce that danger. Ms. Evans stated that her concern is on the site at that entrance.

Mr. Dan Duke questioned painting a line there so that cars have to stop and make a decision and cars pulling into the site would have the right-of-way. Ms. Evans suggested a speed bump further back into the parking lot to slow down the vehicles that want to exit. Mrs. Schaffer agreed that it is a congested area, but stated that cars coming out of the car wash or leaving the vacuum area would not be going fast. She stated that if they did not have the U.S. 42 exit, the lane going to that exit could be used for additional parking. Ms. Fissel stated that there is considerable benefit to having the U.S. 42 exit.

Chairman Pieper stated that there should be a speed bump to notify traffic to slow down. Mr. Berling stated that they can show a speed bump or stop sign on the Site Plan.

There being no further discussion, Mrs. Schaffer moved to approve the request based on the Staff Report, subject to the July 11, 2007 conditions -- modified as follows: (1) The building shall be constructed per the submitted elevations; (2) The U.S. 42 curb cut shall be limited to right-out only; (3) No more than two employees shall regularly work from the facility; (4) All parking lot lighting shall be directed downwards and inwards toward the site. All light poles shall be limited to 15 feet in height; (5) The existing fence along the western property line shall be kept as part of the western buffer yard, except that there does not have to be a fence from the U.S. 42 frontage to the front corner of the adjacent apartment building. The fence can be replaced with a like or similar fence if needed; (6) Buffer yard widths are to be as shown on the Site Plan submitted with this request; (7) There is a limit of three high caliber vacuums and they are to be located on the site as indicated on the Site Plan submitted with this request and not on the west side by the residential use; (8) There is to be no additional freestanding signage; (9) One of the free standing signs shall be removed and the remaining sign shall have a planter with appropriate plantings and it shall be modified to be more appropriate and complimentary to the architecture of the building. The sign panels on the building are to be single letter design and externally illuminated only; (10) The historic marker is to be preserved; (11) The facility is to be a self-service automated car wash – not a detail facility; (12) Sidewalks are required along Dixie Highway and U.S. 42 (subject to approval by the Kentucky Transportation Cabinet); (13) The retaining wall and dumpster materials shall correlate with the materials used in the building; (14) Some of the Buffer Yard A plantings must be installed between the detention area and U.S. 42 right-of-way; (15) There is to be a speed bump or stop sign located between the car wash exit and the vacuums. Ms. Evans seconded the motion and it carried unanimously.



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) [checked] Conditional Use Permit _____ Variance _____ Appeal _____
3. Applicant's Name Carriage House Auto Spa (c/o Justin Stone)
Phone Number 513.314.7595 Fax No. _____
Applicant's Address 7200 Dixie Hwy
Florence Ky 41042
City State Zip
4. Description of Request: Request to perform limited auto detailing on site
5. Name of Development Carriage House Auto Spa
6. Location of Development Same as above
7. Acreage Under Review .167 Acres
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property Florence Car Wash, LLC
Address of Property Owner 30 E. Central Pkwy #100 Phone No. _____
10. Cincinnati, OH 45202
City State Zip
11. Proposed Use(s) on Site Same as request above - in addition to existing car wash operating on site.
12. Total Square Footage of Existing and/or Proposed Buildings 3,000 - Existing
13. Current Zoning on Property Commercial
14. Deed Book 70 Page No. 311, 312, 313 Group No. 2042, 152, 181
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? No - Existing site plan sufficient
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.

ORIGINAL Property Owner's Signature: [Signature] - FLORENCE CAR WASH, LLC
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's Signature: [Signature]
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

PLAT Book
Book: 1
Page: 87, 10

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Florence Board of Adjustments and in accordance with the current zoning in effect as of August 11, 2010 Certificate of Land Use Restriction (#10-FBOA-006-A), for Florence Car Wash, Property Owner(s).

The following conditions will apply:

- 1) The applicant shall resolve all outstanding zoning code violations with the City of Florence within 90 days. The 90-day time limit to resolve the zoning code violations shall start on August 12, 2010.
- 2) The building renovations shall be constructed per the submitted elevation drawings and photos. The garage bay on the front of the building shall be located between two pillars as presented. The double door on the northern façade shall replicate the double door on the southern façade of the building. The double door shall be painted to compliment the rest of the building.
- 3) There shall be no detailing work outside the building other than vacuuming and drying.
- 4) All pertinent conditions from the March 12, 2008 Conditional Use Permit approval shall still apply.

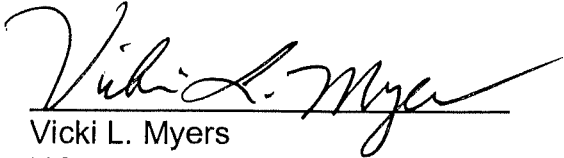
The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 943 PAGE NO. 915 GROUP NO. 2042

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

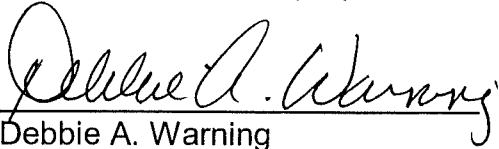
Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the
Boone County Planning Commission this 26 day of August, 2010.



Vicki L. Myers
NOTARY PUBLIC, State at Large

My commission Expires:
April 17, 2011

This instrument was prepared for recording purposes only by:



Debbie A. Warning
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

MODE = MEMORY TRANSMISSION

START=SEP-09 11:29

END=SEP-09 11:30

FILE NO.=567

STN NO.	COMM.	ONE-TOUCH/ ABBR NO.	STATION NAME/EMAIL ADDRESS/TELEPHONE NO.	PAGES	DURATION
001	OK	<13↑>	CITY FLO FPS	003/003	00:00:32

-BOONE COUNTY PLANNING -

***** UF-8000 v2 ***** - ***** - 8593342264- *****

3/4/10

CLUR #10-FBOA-006-A

CERTIFICATE OF LAND USE RESTRICTION

- NAME AND ADDRESS OF PROPERTY OWNER(S)
Florence Car Wash, LLC
30 E. Central Parkway
Cincinnati, OH 45202
- ADDRESS OF PROPERTY
7200 Dixie Highway
Florence, KY 41042
- NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Carriage House Auto Spa
- DEED BOOK 943 PAGE NO. 915 GROUP NO. 2042
- TYPE OF RESTRICTION(S) (Check all that apply)

<input type="checkbox"/> Zoning Map Amendment: From _____ To _____	<input checked="" type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Development Plan	<input type="checkbox"/> Conditional Zoning
<input type="checkbox"/> Subdivision Plat (Not Recorded)	<input type="checkbox"/> Other:
<input type="checkbox"/> Variance	
- 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
 2950 WASHINGTON STREET, ROOM 317
 RETURN TO: BOX 958
 BURLINGTON, KENTUCKY 41005

Todd K. Morgan
 SIGNATURE OF COMPLETING OFFICIAL

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

Boone County
 MC1156 PG732