

APPLICATION FOR ZONING ACTION

TO:

- |  |   |
|--|---|
| <input type="checkbox"/> Boone County Planning Commission            | <input type="checkbox"/> City of Union Board of Adjustment  |
| <input type="checkbox"/> City of Florence Board of Adjustment        | <input type="checkbox"/> City of Walton Board of Adjustment |
| <input checked="" type="checkbox"/> Boone County Board of Adjustment | <input type="checkbox"/> Zoning Enforcement Officer         |

FOR:

- |   |   |
|---|---|
| <input type="checkbox"/> Zoning Text Amendment                                  | <input type="checkbox"/> Zoning Map Amendment               |
| <input type="checkbox"/> Comprehensive Plan Change                              | <input type="checkbox"/> Planned Development Overlay Change |
| <input type="checkbox"/> Preliminary Plat Review                                | <input type="checkbox"/> Improvement Plat Review            |
| <input type="checkbox"/> Conditional Use Permit                                 | <input type="checkbox"/> Final or Deed Plat Review          |
| <input type="checkbox"/> Concept Development Plan Change                        | <input type="checkbox"/> Site Plan Review                   |
| <input type="checkbox"/> Preliminary Development Plan                           | <input type="checkbox"/> Historic District Overlay          |
| <input type="checkbox"/> Change of Non-Conforming Use                           | <input checked="" type="checkbox"/> Appeal or Variance      |
| <input type="checkbox"/> Design Review Board and Certificate of Appropriateness | <input type="checkbox"/> Sign or Zoning Permit              |

Applicant: Ray Meyer Sign Company  Owner  
 Address: 6810 Miami Ave. Cincinnati, Ohio 45243  Agent

Telephone: 561-5444  
 Location: Florence Estates Apartments

Name of Property Owner: Sterling Mead Properties

Address of Property Owner: 614 Provident Bank Bldg. Cinti., Ohio 45202

Zoning District: UR-2 Area in Acres: 8.156

Deed Book: 256 Page Number: 140 Group Number: 2042

Description of Request: To exceed the required limit on square footage

for signage in the area; and erect a wall identification sign 4'x16'

Since I.D. signage is not permitted at the entrance to the complex,

this proposed wall sign would help visitors, carriers of official (back)

Applicant's Signature: *Michael J. ...*

Property Owner's Signature: *...*

FOR PLANNING COMMISSION USE ONLY

Application Fee: \_\_\_\_\_ Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Referred To: \_\_\_\_\_ Meeting Date: \_\_\_\_\_

Action Taken: \_\_\_\_\_ Date of Action: \_\_\_\_\_

# FLORENCE BOARD OF ADJUSTMENT

FLORENCE MUNICIPAL BUILDING

P.O. BOX 457 — 7431 U.S. 42

FLORENCE, KENTUCKY 41042

334-2196

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MR. ARCHIE BOLTON  
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HISTORIC PRESERVATION PLANNER  
MRS. DEE ANN BREWER  
ADMINISTRATIVE ASSISTANT  
MRS. JOY HACKER  
SECRETARY

## STAFF REPORT

APPLICANT: Ray Meyer Sign Company  
LOCATION: Florence Estates Apartments, off Industrial Road, Florence, Kentucky  
ZONE: Urban Residential Two (UR-2)  
DATE: November 12, 1986  
REMARKS:

The applicant is requesting a Sign Variance from 16 square feet to 64 square feet in order to advertise the location and availability of the Florence Estates Apartments.

Article 9, Section 1911, number 2, of the Boone County Zoning Regulations reads:

Any sign advertising a commercial enterprise, including real estate developers or subdividers, in a district zoned residential shall not exceed sixteen (16) square feet in area and shall advertise only the names of the owners, trade names, products sold and/or the business or activity conducted on the premises where such sign is located.

The following reviews the specific findings of fact which the Board must consider before granting a Variance:

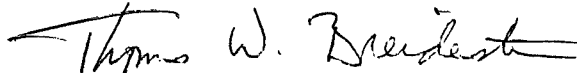
1. The variance request arises from the special circumstance of building location. The Florence Estate Apartments are located approximately 400 feet from Industrial Road. A sign at their main entrance from Industrial is not permitted since they do not own the land and since local information signs are not permitted in this zoning district. Although this special circumstance applies to the Wentworth Apartments, which are directly behind the Florence Estates, it does not apply to other apartments in the general vicinity (e.g. The Carriage House on Hillcrest and the Plantation Apartments on Tanners Lane). This condition also does not apply to most other businesses in the area.
2. The strict application of the provision of the zoning regulations would not create an unnecessary hardship

on the applicant since the apartments have been in existence for a number of years (the Planning Commission approved the Florence Estates in October, 1967). Apparently the apartment complex has functioned adequately without this sign in the past.

3. The location of the building is not the result of actions of the applicant taken after the adoption of the zoning regulations. The apartments were built in the late 1960's.
4. The applicant argues that this sign is needed to identify the apartments from the main road for emergency vehicles, visitors, and deliveries. For this reason, the variance will not adversely affect the public health, safety, and welfare. Also, the additional signage will not cause a hazard or a nuisance to the public.

Should the Board decide to grant this Variance, staff recommends that the applicant apply for the necessary building permits from the Florence Building Inspector.

Respectfully submitted,

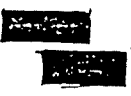


Thomas W. Breidenstein  
Zoning Enforcement Officer

16'



4'



1/2" x 1/2" x 1/2"  
 1/2" x 1/2" x 1/2"



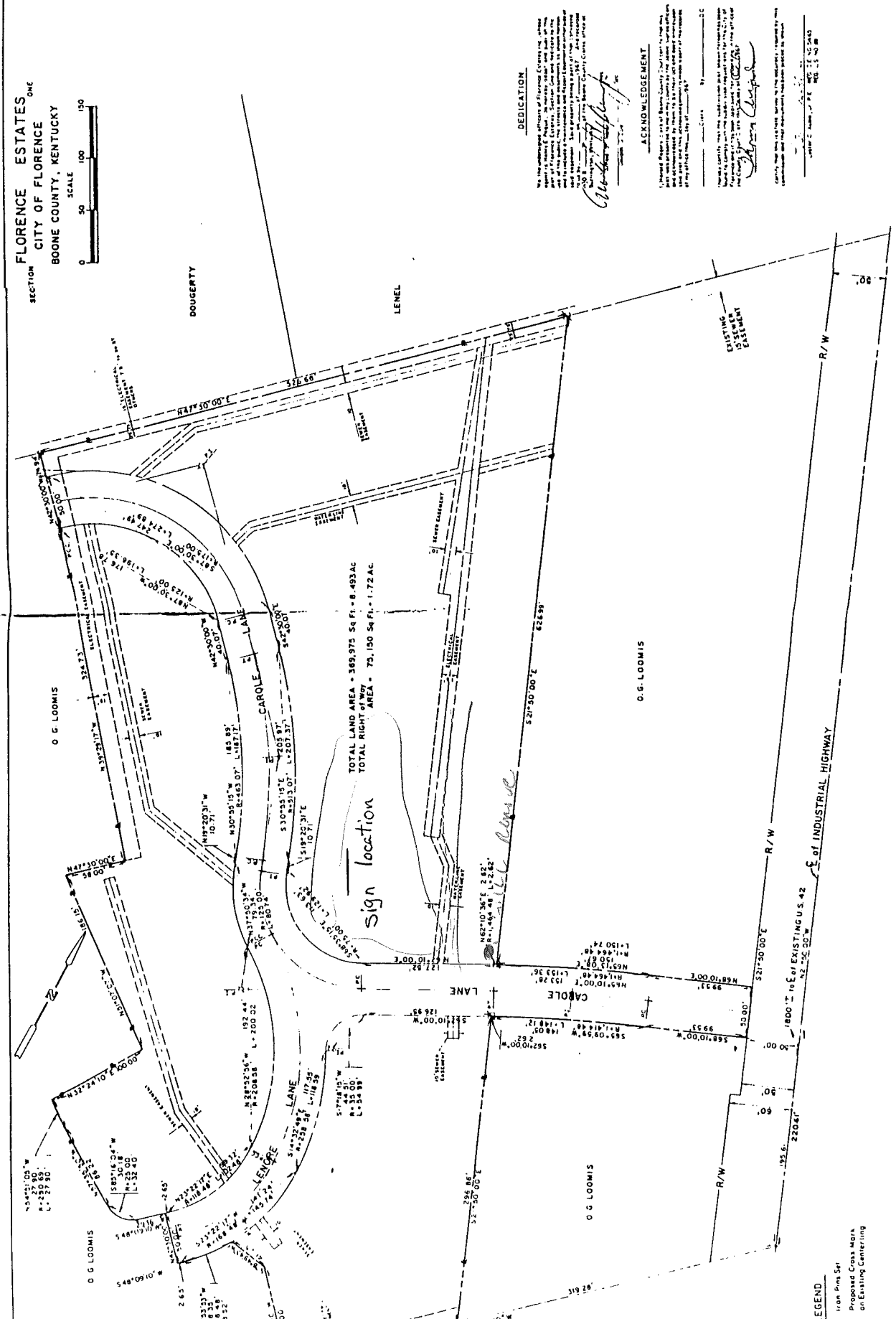
LEGEND

A SINGLE FACED 4'x16'  
 FRAMED AND ATTACHED  
 TO BACK BLDG.  
 MADE FROM 2 SHEETS  
 OF 4'x8' 3/4" MDO.

SIGN TO BE OFFICIALLY  
 LIT BY MGT. CO.

NOTE: SIGN SHOULD BE  
 VARNISHED BEFORE  
 INSTALLATION.

SECTION ONE  
**FLORENCE ESTATES**  
 CITY OF FLORENCE  
 BOONE COUNTY, KENTUCKY



TOTAL LAND AREA = 369,975 SQ. FT. = 8.493 AC.  
 TOTAL RIGHT OF WAY AREA = 70,100 SQ. FT. = 1.72 AC.

*sign location*

**DEDICATION**

We, the undersigned officers of Florence Estates, do hereby dedicate to the City of Florence, Boone County, Kentucky, the land and easements shown on this plan, together with all other rights and interests therein, for the use and enjoyment of the public as a public highway and for the use and enjoyment of the public as a public utility. This dedication is made in full satisfaction of the obligations of the City of Florence, Boone County, Kentucky, to the Florence Estates, Boone County, Kentucky, as shown on this plan.

**ACKNOWLEDGEMENT**

I, the undersigned, Clerk of Boone County, Kentucky, do hereby certify that the foregoing plan has been duly recorded in the public records of Boone County, Kentucky, and that the same is a true and correct copy of the original plan as filed in my office on this day of \_\_\_\_\_, 19\_\_.

By \_\_\_\_\_  
 Clerk

I, the undersigned, Mayor of the City of Florence, Boone County, Kentucky, do hereby certify that the foregoing plan has been duly recorded in the public records of Boone County, Kentucky, and that the same is a true and correct copy of the original plan as filed in my office on this day of \_\_\_\_\_, 19\_\_.

By \_\_\_\_\_  
 Mayor

- LEGEND**
- Iron Pins Set
  - Proposed Cross Marks on Existing Centerline

FLORENCE BOARD OF ADJUSTMENT

NOVEMBER 12, 1986

7:30 P.M.

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Chairman Charles Holland called the meeting to order. Roll call was taken by staff member Dee Ann Brewer. 3 members present. Absent: Mrs. Lanigan. Staff members present were Kevin Costello and Dee Ann Brewer. Atty. Dale Wilson was also present.

Minutes of the October 8, 1986 Florence Board of Adjustment Meeting were considered. Chairman Holland referred to the next to the last paragraph on the first page and stated he believed he inquired if the hotel would be "five" stories rather than "four" stories. Chairman Holland moved the October 8, 1986 Florence Board of Adjustment Minutes be approved as corrected. The motion was seconded by Mr. Wilder. The motion carried unanimously.

Chairman Holland proceeded to the items of the agenda.

Sign Variance

A request of the Ray Meyer Sign Company for a sign Variance of 48 square feet to allow the installation of 64 foot building mounted sign to advertise and locate the Florence Estate Apartments. The 8.156 acre site, located off Industrial Road on Carole Lane, Florence, is zoned Urban Residential Two, UR-2 and is owned by Sterling Mead Properties.

Staff member Kevin Costello presented a slide presentation of the proposed site and the surrounding area. Mr. Costello presented the Staff Report. (See Staff Report)

Chairman Holland inquired as to why four times the amount of space was needed. Mr. Mike Meyer, representative for the applicant explained the proposed sign needed to be large enough to be viewed from Industrial Road.

Chairman Holland inquired if the sign would be illuminated. Mr. Meyer stated the applicant did not anticipate a lighted sign.

Staff member Kevin Costello inquired of the size of the letter that would read "Florence Estates" Mr. Meyer described the words "Florence Estates" would be 12" x 14" high and smaller letters for the words "apartments and townhomes" and the phone number.

Mr. Meyer addressed the four conditions within the Staff Report.

Mr. Wilder expressed his concern of the buildings themselves not being easily identified for emergency purposes with their existing numbering system. After further discussion, Mr. Meyer stated that the Ray Meyer Sign Company could design an efficient and easy to identify each building and develop a numbering system for the complex.

Mr. Wilder inquired of the staff's feeling on the sign being illuminated. Mr. Costello stated that if at some point the property developed in front or further east of the site, it could be a problem if the sign was not illuminated. The property to the east was zoned Commercial Services (C-3).

Mr. White suggested that the sign be illuminated because at night the larger sign would still not be any easier to locate than the small one since it is set back in the complex.

Atty. Wilson stated the Board could include as a condition that the sign be illuminated for emergency purposes.

Mr. Meyer stated he felt the applicant would be receptive to illumination of the sign.

After further discussion, Mr. White moved to approve the request of the Ray Meyer Sign Company for a sign Variance of 48 square feet to allow the installation of a 64 square foot sign to advertise and locate the Florence Estate Apartments located off Industrial Road on Carole Lane, Florence with the condition that the sign be illuminated in the interest of public safety and emergency vehicle purposes because it was located 400 feet off the road and that the free-standing sign be removed. The motion was seconded by Chairman Holland. The motion carried unanimously.

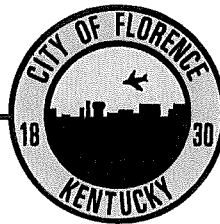
#### Administration

Chairman Holland noted a letter from Mayor Roger Rolfes of the City of Florence requesting updated information on the participation and attendance of the Board of Adjustment members; any concerns or problems the Board may be experiencing; and a new sign proposal from the Boone County Planning Commission which applied to the Mall Road and the Houston Road/Turfway area.

Chairman Holland requested that a letter of "Proclamation" be sent to Ex-Board member, Mr. Archie Bolton for the past four years of service and time given to the Florence Board of Adjustment.

Mr. Costello noted the Planning Commission staff would be setting up a workshop for the Florence Board of Adjustment in the future in order to review proposed Comprehensive Plan Update which would be held at the Board's convenience.

# City of Florence



ROGER W. ROLFES  
Mayor

OFFICE OF THE MAYOR

October 8, 1986

Mr. Charles Holland, Chairman  
Florence Board of Adjustments  
42 Wallace Avenue  
Florence, Kentucky 41042

Dear Mr. Holland:

It has been sometime since I have received any kind of update as to participation and attendance by the members of the Board of Adjustments. I would appreciate, if possible, receiving an update as well as any concerns or problems which you maybe experiencing. If there is anything that we can do to assist, of course we will be more than happy to do so. I would also like to make you aware of a new signed proposal which will be coming forth from the Planning Commission. This will apply to Mall Road and the Houston Road/Turfway area. It will be special sign regulation which will be fair yet limit the size and hopefully keep signage in good taste. Once this regulation is finally drafted I will be sure to see that you and each of the members of the Board receive a copy of it. We would, of course, want you to keep these sensitive areas in mind should any requests for variances be forwarded to you, particularly as they would apply to the new regulations. If the regulations are applicable to all parties concerned the overall administration should then be viewed as fair. Again, once these regulations are complete and you have had an opportunity to review them and you have any questions, please feel free to contact me.

Sincerely,

Roger W. Rolfes  
Mayor  
CITY OF FLORENCE

RWR/keh

Mr. Wilder inquired into the possibility obtaining video tapes of the Northern Kentucky Area Planning Commission's Board of Adjustment Seminars.

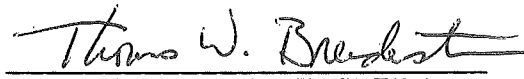
Hearing no further questions or comments, Chairman Holland moved the meeting adjourn. The motion was seconded by Mr. White. The motion carried unanimously.

The meeting adjourned.

APPROVED:

  
\_\_\_\_\_  
CHARLES HOLLAND  
CHAIRMAN

ATTEST:

  
\_\_\_\_\_  
THOMAS W. BREIDENSTEIN,  
ZONING ENFORCEMENT OFFICER