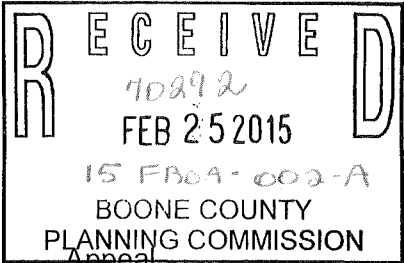


APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations



SECTION A (To be completed by applicant)

- 1. (Check One) Boone [checked] Florence [checked] Walton Union
2. (Check One) Conditional Use Permit [x] Variance
3. Applicant's Name: Glaus, Pyle, Schomer, Burns & DeHaven, Inc., DBA GPD Group - Contact: Adam Macke
Applicant's Address: 520 S. Main Street, Suite 2531
Akron OH 44311
City State Zip
Phone Number: 330-572-2157 Fax No. 330-572-2101 E-Mail AMacke@gpdgroup.com
4. Description of Request: Signage Variance - See Attached Description
5. Name of Development: Existing Taco Bell - Remodel
6. Location of Development: [redacted] Dixie Hwy, Florence KY 41042 6724
7. Acreage Under Review: .37
8. Lot Number and Name of Subdivision (if part of a subdivision): PT Lot 66 US 25 & Turfway
9. Owner of Property: Turfway Town Square, LLC
Address of Property Owner: PO Box 80615
Indianapolis IN 46280
City State Zip
Phone Number Fax No. E-Mail
10. Proposed Use(s) on Site: Existing Taco Bell
11. Total Square Footage of Existing and/or Proposed Buildings: 1906 SF
12. Current Zoning on Property: C-2
13. Deed Book: 677 Page No. 157 Group No.
14. Is the site subject to a zone change?: No
15. 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.

ORIGINAL Property Owner's Signature: [Signature] Michael Horwitz
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted) Authorized Agent

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

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

- 1. (Check One) Boone [checked] Florence [checked] Walton [] Union []
2. (Check One) Conditional Use Permit [x] Variance [] Appeal []
3. Applicant's Name Glaus, Pyle, Schomer, Burns & DeHaven, Inc., DBA GPD Group - Contact: Adam Macke
Applicant's Address 520 S. Main Street, Suite 2531
Akron OH 44311
City State Zip
Phone Number 330-572-2157 Fax No. 330-572-2101 E-Mail AMacke@gpdgroup.com
4. Description of Request: Signage Variance - See Attached Description
5. Name of Development Existing Taco Bell - Remodel
6. Location of Development [redacted] Dixie Hwy, Florence KY 41042 6724
7. Acreage Under Review .37
8. Lot Number and Name of Subdivision (if part of a subdivision)
PT Lot 66 US 25 & Turfway
9. Owner of Property Turfway Town Square, LLC
Address of Property Owner PO Box 80615
10. Indianapolis IN 46280
City State Zip
Phone Number [] Fax No. [] E-Mail []
11. Proposed Use(s) on Site Existing Taco Bell
12. Total Square Footage of Existing and/or Proposed Buildings 1906 SF
13. Current Zoning on Property C-2
14. Deed Book 677 Page No. 157 Group No. []
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.

ORIGINAL Property Owner's Signature: (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

ORIGINAL Applicant's 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 2/25/15 Fee Received \$2,232⁰⁰ Receipt # 70292
- 2. Is application complete? Yes No
- 3. Staff Reviewer _____
- 4. Scheduled Board Action Date _____
- 5. Board Action:
4/8/15 **Approved**
Approved with Conditions (See #6)
Denial (See #7)
- 6. Conditions of Approval: SEE 4/8/15 Meeting Minutes
AND CLUR
- 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: GPD Group for Taco Bell/Pizza Hut

LOCATION: 6724 Dixie Highway, Florence, KY

ZONING: Commercial Two (C-2)

DATE: April 8, 2015

PROPOSAL

The applicant has submitted the following Variance requests for the Taco Bell/Pizza Hut restaurant located at 6724 Dixie Highway:

1. Increase the permitted building mounted signage on the front (south) facade from 68.33 square feet to 136.36 square feet.
2. Increase the permitted building mounted signage on the eastern facade from 70.25 square feet to 157.55 square feet.
3. Increase the permitted building mounted signage on the western facade from 70.25 square feet to 74.5 square feet.

APPLICABLE REGULATIONS

Section 250 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals shall have the power to hear and decide on applications for variances. A variance is defined as a departure from the 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 KRS 100.241 to 100.247.

The Board should evaluate the requests as they relate to the Variance criteria as listed in Section 251 of the Boone County Zoning Regulations:

1. 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 nuisance to the public, and will not allow an unreasonable circumvention of the requirements contained in the zoning regulations.
 - 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 contained in 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 regulation from which relief is sought.
2. 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.

Section 3403 of the Boone County Zoning Regulations states the surface area of a sign shall be computed as including the entire area serving as written or graphic advertisement within a regular, geometric form comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not used for advertising matter shall not be included in computation of surface area.

Section 3413 (1) of the Boone County Zoning Regulations states that a business establishment may be permitted building mounted signage for each building elevation directly on, or with high visibility from, any arterial, collector, or marginal access street, including areas of major internal traffic circulation of a development. The primary building elevation shall be permitted two square feet of sign area per lineal foot of building width for the elevation upon which it is mounted, or in multi-tenant buildings, the width of the portion of the building frontage occupied by an individual establishment. Any additional elevations shall be permitted one (1) square foot of sign area per lineal foot of width for the same elevation on which it is mounted. Under no circumstances shall any establishment be allowed more than three (3) elevations of building mounted signage. The square footage allotted for any one elevation may be divided into three (3) separate sign areas. For the purpose of this order, signs on awnings are considered in the total square footage of building mounted signage permitted for that elevation. Any copy area and/or illuminated areas on the awnings will be calculated for square footage.

Section 4000 of the Boone County Zoning Regulations defines a sign as a device designed to promote and identify an establishment or activity by any means including but not limited to words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.

SITE HISTORY

On June 3, 1998, a Site Plan application is approved allowing the restaurant and parking lot to be demolished and replaced. The approved plan shows that the new restaurant will be 2,118 square feet in area and that 25 parking spaces will exist in the parking lot. A drive-through lane is shown to the rear and western side of the building.

On August 27, 1998, a sign permit is issued allowing the cabinet on a 34' tall, 244.23 square foot free-standing sign to be replaced. Another drawing is submitted with the application showing a 6'-8" tall, 26.5 square foot menu board (see attachments).

On June 9, 2010, the Florence Board of Adjustment approves the following Variances:

1. Increase the height of a menu board from 6 feet to 8.7 feet.
2. Increase the square footage of a menu board from 48 square feet to 68.39 square feet.

On March 10, 2015, Boone County Planning Commission Staff approved a Minor Site Plan and Design Review application allowing handicapped accessibility improvements in the parking lot and modifications to the exterior of the building. Exterior signage was not part of the approval.

SITE CHARACTERISTICS

The site is located on the north side of Dixie Highway and contains a 2,118 square foot Taco Bell/Pizza Hut Express restaurant. The parking lot contains 25 parking spaces and a drive-through lane exists to the rear and west sides of the building. The site contains a 34' tall, 244 square foot free-standing sign along Dixie Highway.

SURROUNDING LAND USES AND ZONING

North: Turfway Town Square Shopping Center (C-2)

South: Dixie Highway, Bob's Service Center (C-2), Parkland Apartments (SR-2), and E-Jay's (C-2)

East: Access to Turfway Town Square Shopping Center and UDF (C-2)

West: Access to Turfway Town Square Shopping Center and McDonald's (C-2)

STAFF COMMENTS

1. Staff did some research regarding the existing building mounted signage and found that permits were never issued to allow the multi-colored EIFS band around the building. The colored EIFS band was installed sometime between the year 2000 and 2010. Staff asked the applicant to provide records of when the signage was installed if they wanted to make a case that it was pre-existing nonconforming. The applicant informed Staff that he did not believe the colored EIFS band was more than 10 years old.
2. Staff took some pictures of the Taco Bell restaurant on Mt. Zion Road for comparison purposes. The Boone County Board of Adjustment approved the following sign Variances for the Mt. Zion Taco Bell on June 12, 2013:
 - A. Increased the building mounted signage on the front facade of the building from 56.4 square feet to 292 square feet.
 - B. Increased the building mounted signage on the east side of the building from 72.96 square feet to 391 square feet.
 - C. Increased the height of a menu board from 6' to 8'-8.365"

The following conditions were imposed on the approval:

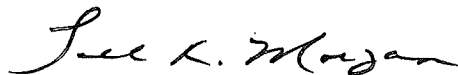
- A. The applicant shall furnish wattage, lumen, and fixture specifications for the purple LED/slat signs when the sign permits are submitted to Boone County Planning Commission for approval.
 - B. All signs shall be constructed as presented.
3. On December 4, 2014, the Walton Board of Adjustment approved the following Variances for a Taco Bell restaurant that was proposed in Walton Town Center Subdivision:
 - A. Increased the building mounted signage on the front facade from 60.66 square feet to 303.54 square feet.
 - B. Increased the permitted building mounted signage on the eastern side from 87.63 square feet to 301.15 square feet.
4. Staff asked the applicant to analyze if brick or masonry could be incorporated in the building design? The applicant said he would be prepared to address the issue at the Board of Adjustment meeting.

4. Staff recommends the following conditions if the Variances are approved:
 - A. The building mounted signage shall be installed as presented. Additional signage shall not be permitted in the sign areas.
 - B. Masonry building materials shall be incorporated into the building design.
5. The Board needs to analyze the Variance criteria before acting on the requests.

CONCLUSION

KRS 100.241 and Section 250 of the Boone County Zoning Regulations gives the Florence Board of Adjustment and Zoning Appeals the authority to act on the requests.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

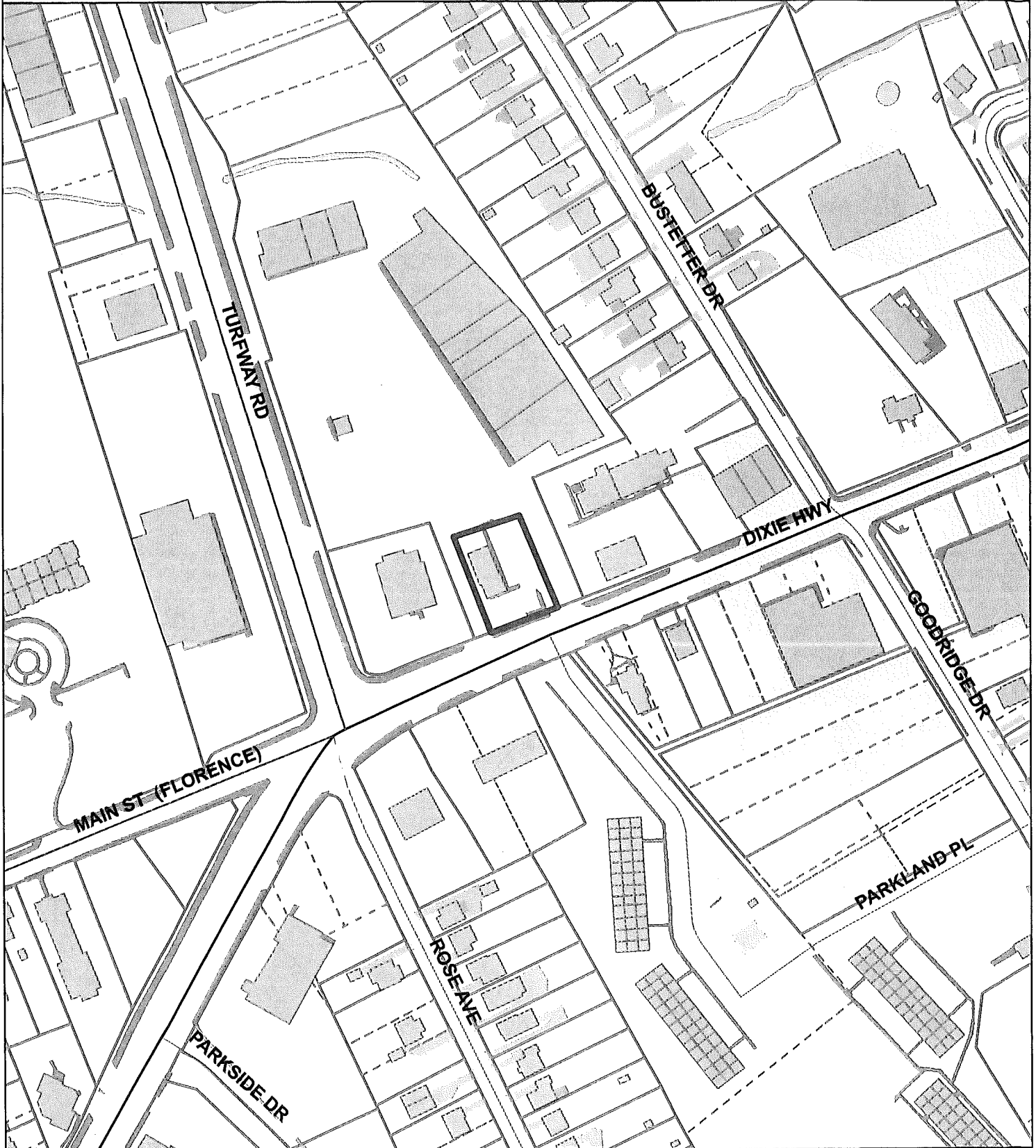
TKM/tlb

Attachments

- *Site Vicinity Map
- *Building Elevations With Proposed Signage
- *2/27/15 Email from Applicant
- *Proposed Sign Specifications
- *Photos of Other Taco Bell Restaurants
- *2013 Aerial Map
- *Zoning Map
- *Application

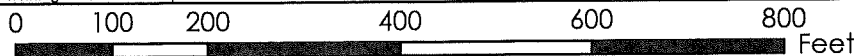
SITE VICINITY MAP

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 07/01/2013
ArcMap Document: BooneMap_010.mxd

SIGNAGE PROPOSED = 136.36 SF
SIGNAGE ALLOWED = 68.33 SF
VARIANCE PROPOSED = 68.03 SF

~~SIGNAGE PROPOSED~~
~~SIGNAGE ALLOWED~~
~~VARIANCE PROPOSED~~

7'-6" x 9'-6 1/2"
71.56 SF

3'-7" x 10'
35.83 SF

3'-7" x 8'-1"
28.97 SF

SLAT WALL
SIGNAGE

SLAT WALL & POZZA HUT BLADE SIGN

8'-0" TALL

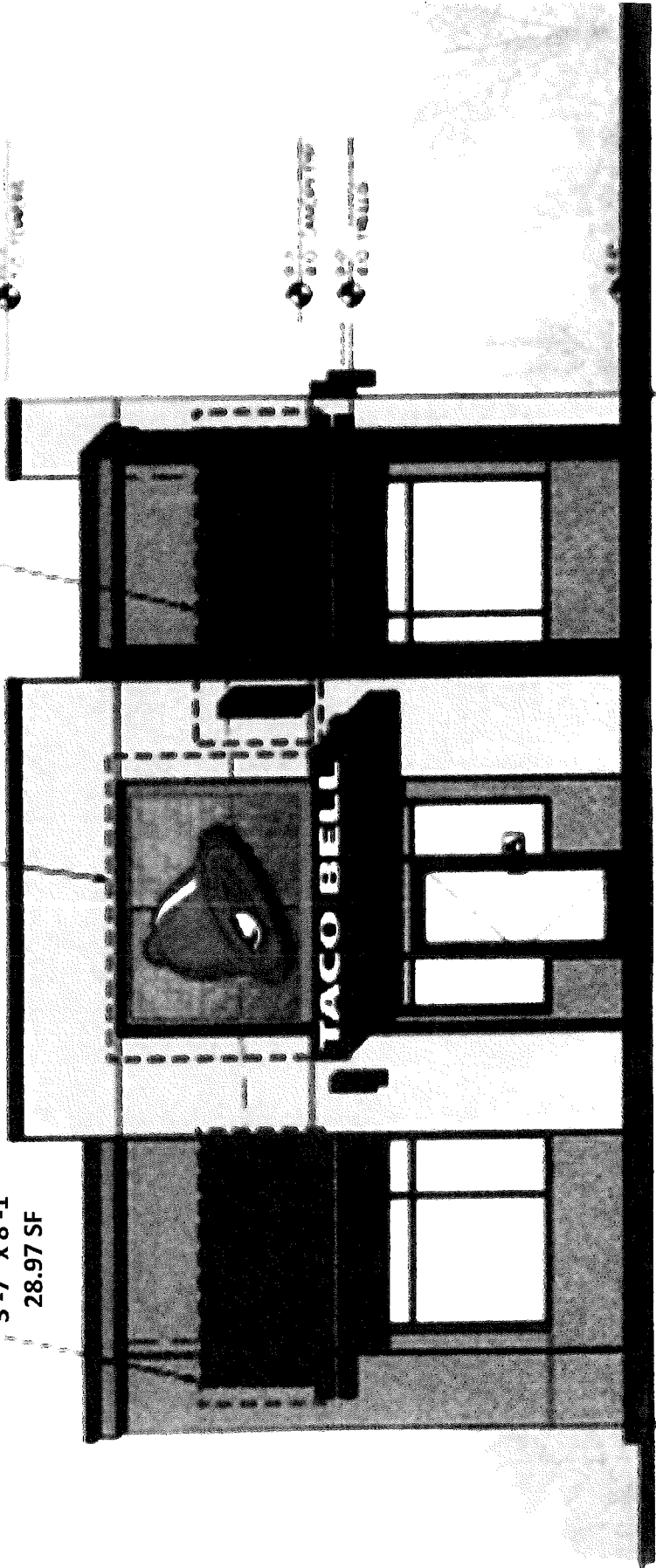
8'-0" TALL

8'-0" TALL

TACO BELL

36'-7"

FRONT ELEVATION



SIGNAGE PROPOSED = 157.55 SF
 SIGNAGE ALLOWED = 70.25 SF
 VARIANCE PROPOSED = 87.30 SF

~~REWORKING~~
~~PROPOSED~~
~~ALLOWED~~
 VARIANCE REQUIRED

3'-7" x 11'
 39.41 SF

7'-6" x 9'-6 1/2"
 71.56 SF

3'-7" x 13'
 46.58 SF

SLATWALL
 30 2 L SE

PROPOSED

SLATWALL
 46 4 L SE

20'S
 T.O. TOWERS

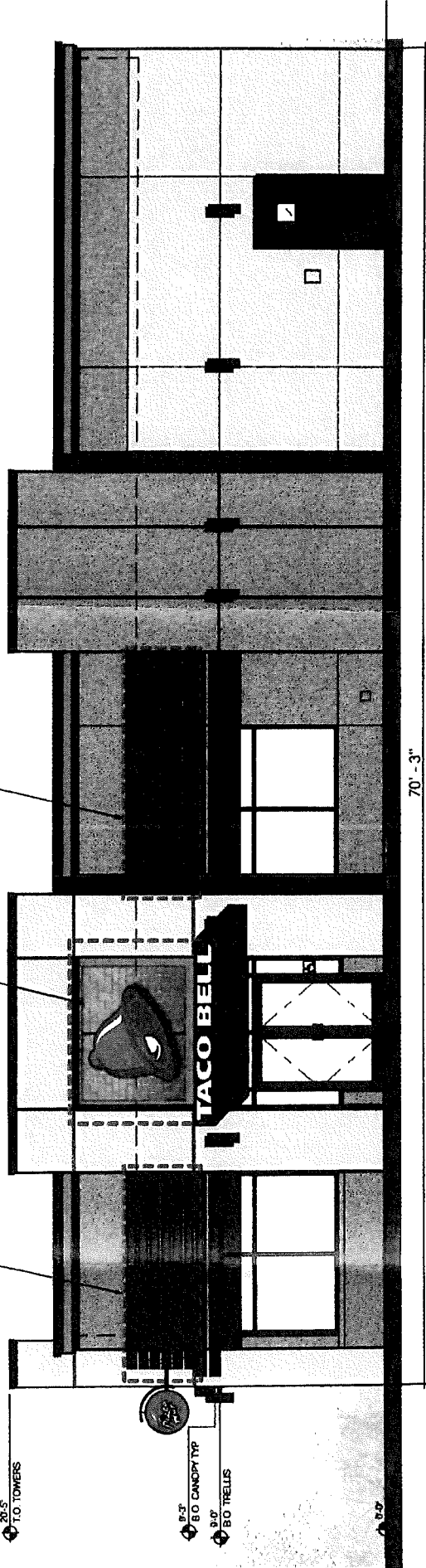
8'-3"
 60 CANDY TYP

8'-0"
 60 TRELLIS

8'-0"

70' - 3"

RIGHT ELEVATION



SIGNAGE PROPOSED = 74.5 SF
 SIGNAGE ALLOWED = 70.25 SF
 VARIANCE PROPOSED = 4.25 SF

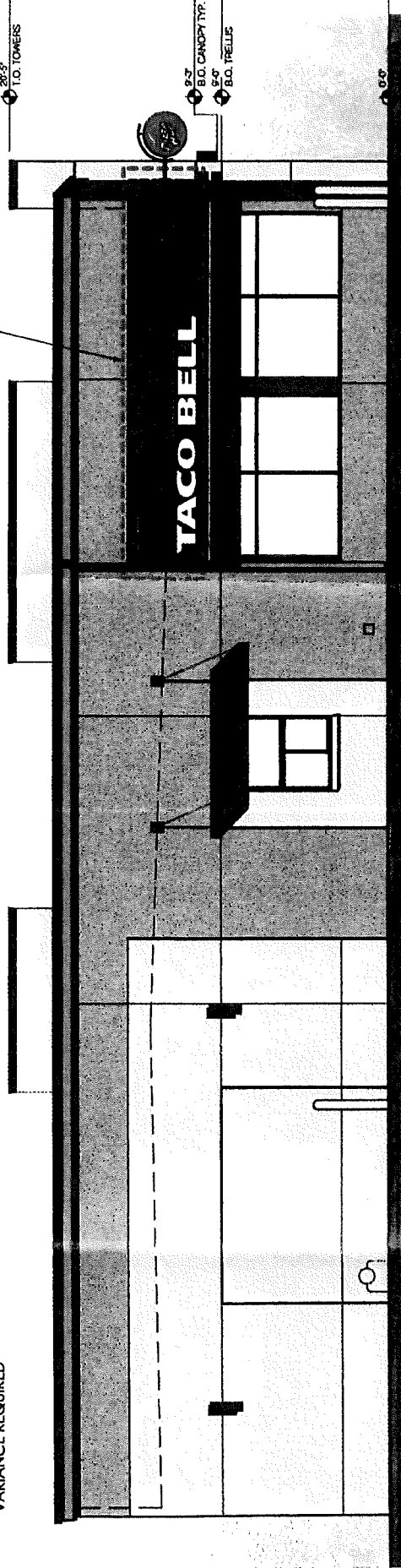
EXISTING = 0SF
 PROPOSED = 74.5 SF
 ALLOWED = 70.25 SF
 VARIANCE REQUIRED

3'-7" x 20'-9 1/2"

SLATWALL & LETTERS
 74.5 SF

20'-5"
 T.O. TOWERS

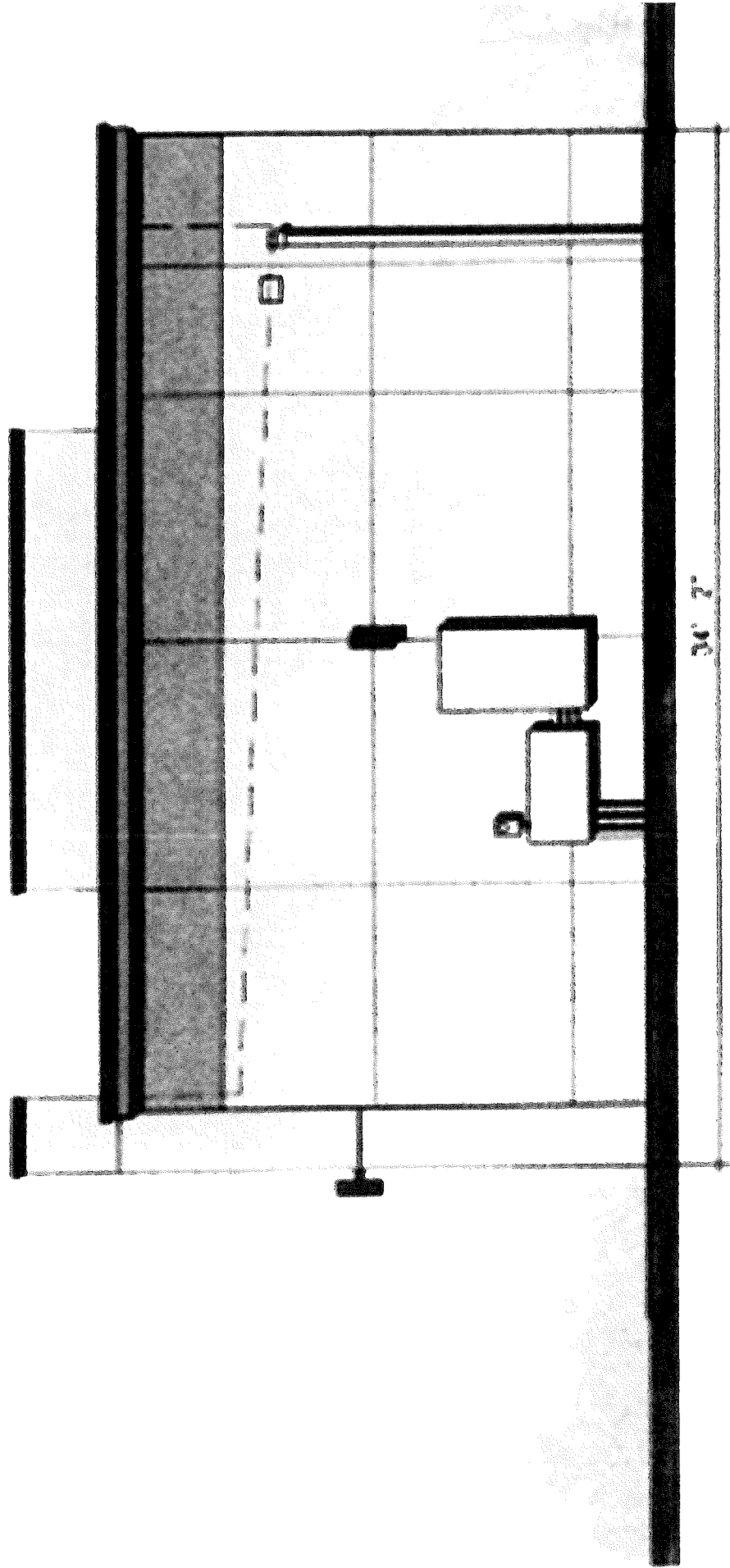
8'-2"
 B.O. CANOPY TOP
 8'-0"
 B.O. PELLIS



70' - 3"

LEFT ELEVATION

NO SIGNAGE PROPOSED



36' 7"

REAR ELEVATION

Todd Morgan

From: Macke, Adam <amacke@gpdgroup.com>
Sent: Friday, February 27, 2015 11:12 AM
To: Todd Morgan
Subject: Taco Bell Remodel
Attachments: Property Details _ Boone County PVA - Part 30904.pdf

Todd,
Here are the dimension you asked for:

Left façade:
Slat Wall w/ TB Letters = 3'-7" x 20'-9.5"

Front Façade from left to right:
Slats = 3'-7" x 8'-1"
Bell w/ shimmer panel, canopy w/ Letters = 7'-6" x 9'-6.5"
Slats w/ Pizza Hut Blade Sign = 3'-7" x 10'-0"

Right Façade from right to left:
Slats = 3'-7" x 11'-0"
Bell w/ shimmer panel, canopy w/ Letters = 7'-6" x 9'-6.5"
Slats = 3'-7" x 13'-0"

The dimensions are to the nearest ¼" but the SF on the colored elevations is precise to the tenth, rounded up. There may be a small variance if you just multiply the dimensions together.

Also, I am getting conflicting numbers for the site acreage. I think the best thing to go with is the property assessment attached which has .38 acres?

Adam Macke, LEED AP
Project Coordinator

GPD GROUP

Glaus, Pyle, Schomer, Burns & DeHaven, Inc.

520 South Main Street, Suite 2531 Akron, OH 44311 gpdgroup.com
tel / 330.572.2157 cel / 330.813.0142 fax / 330.572.2102

AKRON / ATLANTA / CHARDON / CLEVELAND / COLUMBUS / INDIANAPOLIS / LOUISVILLE / MARION / PHOENIX / SEATTLE / YOUNGSTOWN

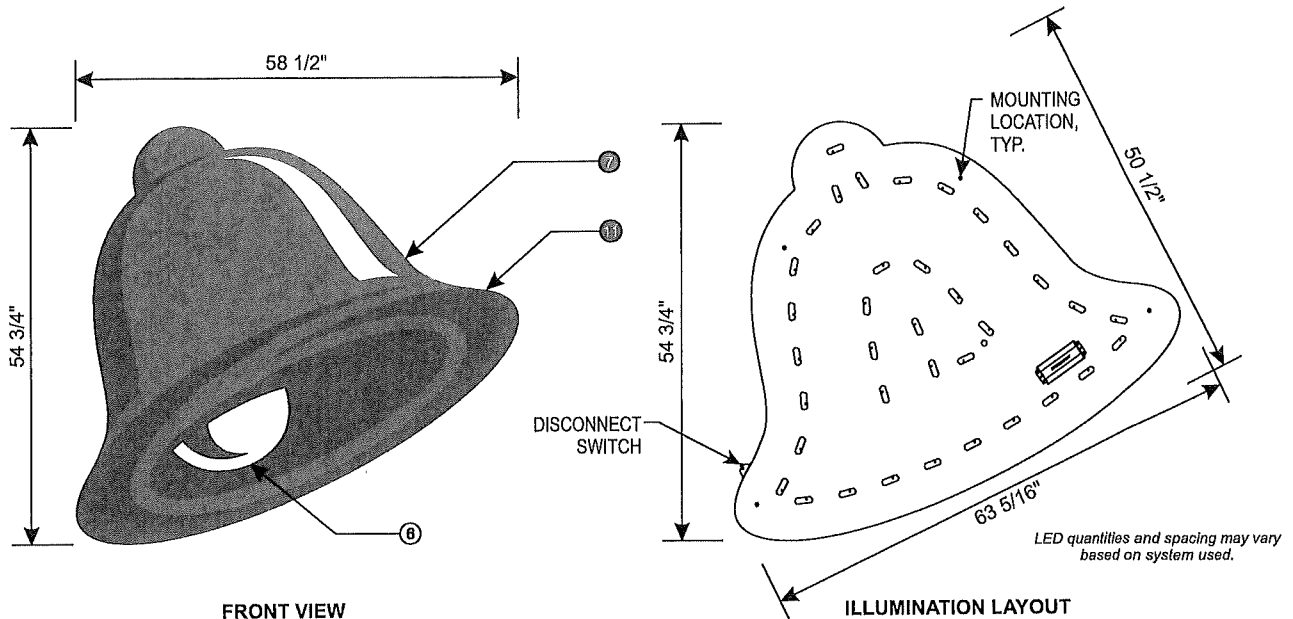
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Taco Bell - Swinging Bell - Formed Face

V-322



FRONT VIEW

ILLUMINATION LAYOUT

SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
 - 110 MPH 3 second gust wind speed, Exposure C, Category II. Components & Cladding, Zone 5.
 - Attachment may vary based on wall conditions.
 - Compliant with national building codes and standards (IBC 2009, AISC 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Materials

- Cabinet: .050 aluminum returns w/ violet finish and .090 aluminum back
- Face: .150 SG polycarbonate vacuum formed
- Second surface decoration
- Removable face for service

Area

- Squared: 22.24 sf
- Actual: 14.19 sf

Weight (Est.)

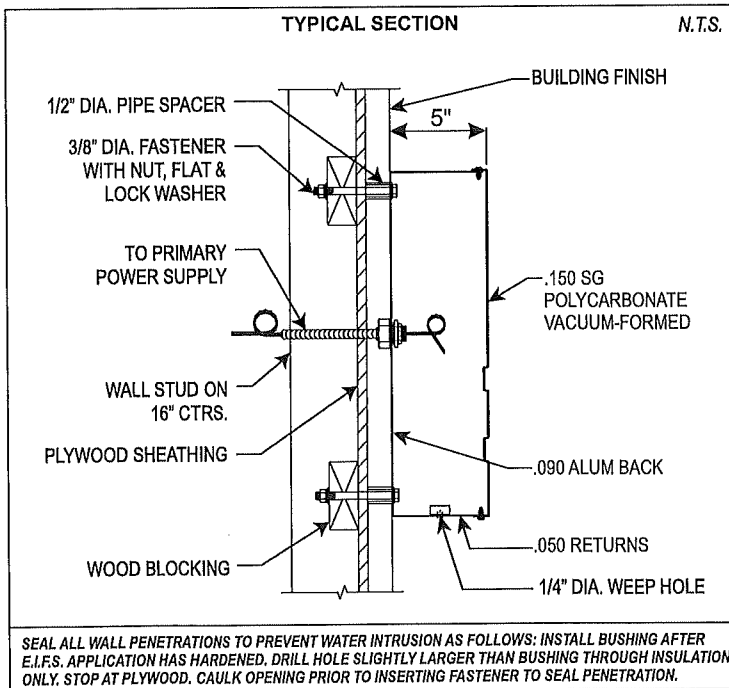
- 100 lbs

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- NEC approval required.
 - 12V, Class II UL approved system.
 - 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
 - Thermally managed surface mount devices (SMD).
- LED(s): (36) Agilight LS-APEX-50K-G2 White (5000K)
LEDs (18 ft) or equivalent - pre-approval required
- Power Supply: (1) General LED PS12-60W-100-277V @ 0.8 amps or equivalent
- Total Load: 0.8 amps
- Circuits(s): (1) 20 amp-120V

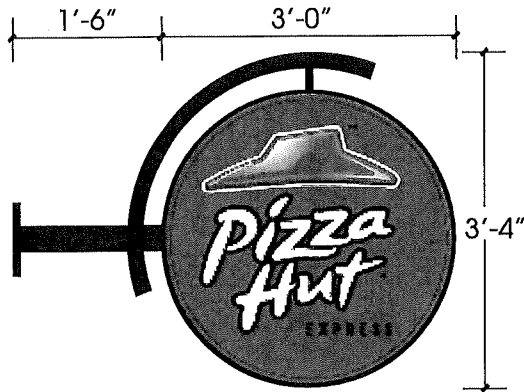
GRAPHIC & COLOR SPECIFICATIONS:

- TB Bronze Tiger Drylac 49-66230 C33
- Plum PMS 2685U
- Amber Wave SW-6657 PMS 138U
- PMS 131U
- PMS 139U
- Yellow PMS 108U
- Pantone Process Magenta U
- Pantone Violet U
- Pantone Black
- Benjamin Moore Bavarian Creme White #2146-70
- Violet 3M Vinyl 3630-9126
- White Matte - Cabinet Interior



NOT FOR CONSTRUCTION
DECEMBER 2012





SIGN SPECIFICATIONS

Materials

- .150 white polycarbonate

Decoration

- Vinyl on first surface

Accesses

- Remove face from sign cabinet

Area

- Squared: 9.00 Sq.Ft.
- Actual: 7.06 Sq.Ft.

Weight (Est.)

- 75 lbs.

Wind Load

- 120 MPH wind speed 3 second gust - exposure B.

ELECTRICAL SPECIFICATIONS

Lamps

- (2) F18T12 CW/HO, (2) F30T12 CW/HO

Ballast

- (2) WH-7 Electric ballasts

Line Load

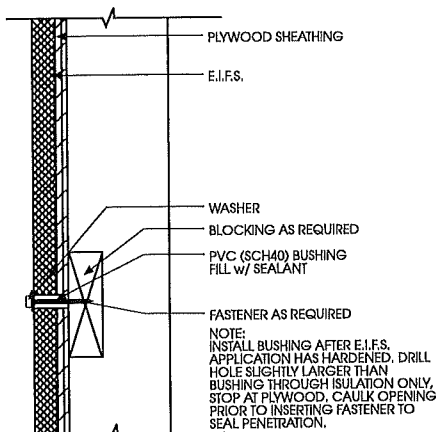
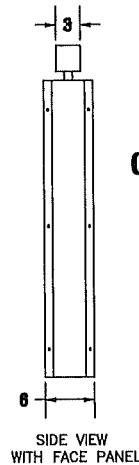
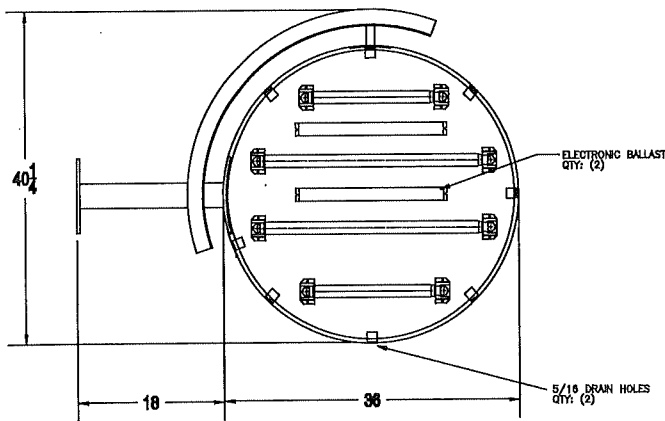
- 3.4 Amps @ 120 VAC
- (1) 15 Amp circuit, 60 Hz UL 48 & NEC Compliant

COLOR SPECIFICATIONS

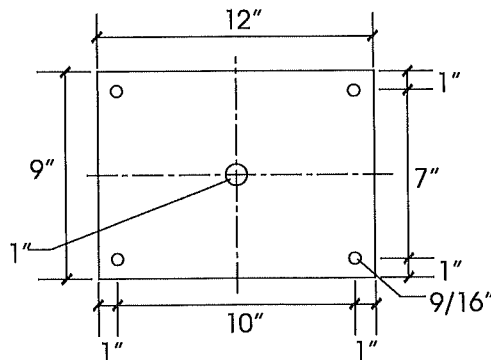
Exterior: Black

Graphic & Color Specifications

Color	PMS	3M
White	N/A	3630-20
Black	N/A	3630-22
Yellow	123	VT-9086
Red	485	3630-33



E.I.F.S. DETAIL



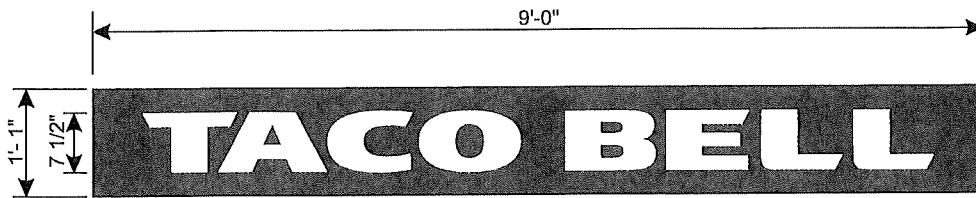
MATCH PLATE DETAIL



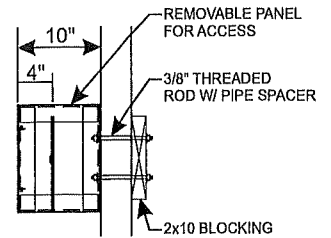


Taco Bell - 13" Eyebrow Canopy

V-359 & 360



FRONT VIEW



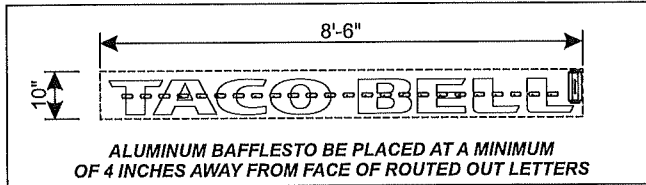
SIDE VIEW



TOP VIEW

V-359

1'-1"x9'-0" EYEBROW CANOPY



V-360

NOTE: V-360 IS THE NON-ILLUMINATED VERSION OF V-359. SIZE AND CONSTRUCTION REMAIN THE SAME

SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS: INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

SPECIFICATIONS

DESIGN PARAMETERS

- Structural adequacy shall be the manufacturer's responsibility using the following criteria:
- 110 MPH 3 second gust wind speed, Exposure C, Category II. Components & Cladding, Zone 5.
- Snow load as required.
- Attachment may vary based on wall conditions.
- Compliant with national building codes and standards (IBC 2009, AISC 13th Edition, ASCE 7-05, ACI & Aluminum Design Manual).
- Refer to written documentation for material specifications.

Canopy

- .125 aluminum skin
- Aluminum angle construction
- Routed face backed with 3/16" white polycarbonate for lettering

ELECTRICAL/ PERFORMANCE SPECIFICATIONS

- NEC approval required.
- 12V, Class II UL approved system.
- 50,000 hour system where no greater than 30% lumen depreciation is experienced at 50K hours.
- Thermally managed surface mount devices (SMD).

LED(s): (24) AgilLight LS-CORE-65K-G2 White (6500K) LEDs (8 ft) or equivalent - pre-approval required

Power Supply: (1) General LED PS12-60W-100-277V @ 0.8 amps or equivalent

Total Load: 0.8 amps

Circuits(s): (1) 20 amp-120V

GRAPHIC & COLOR SPECIFICATIONS:

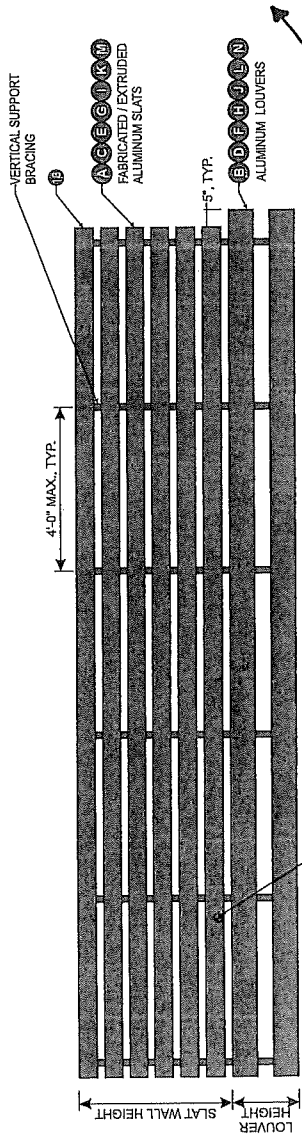
- ① TB Bronze Tiger Drylac 49-66230 C33
- ② Plum PMS 2685U
- ③ Amber Wave SW-6657 PMS 138U
- ④ PMS 131U
- ⑤ PMS 139U
- ⑥ Yellow PMS 108U
- ⑦ Pantone Process Magenta U
- ⑧ Pantone Violet U
- ⑨ Pantone Black
- ⑩ Benjamin Moore Bavarian Creme White #2146-70
- ⑪ Violet 3M Vinyl 3630-9126
- ⑫ White Matte - Cabinet Interior

NOT FOR CONSTRUCTION
JANUARY 2013

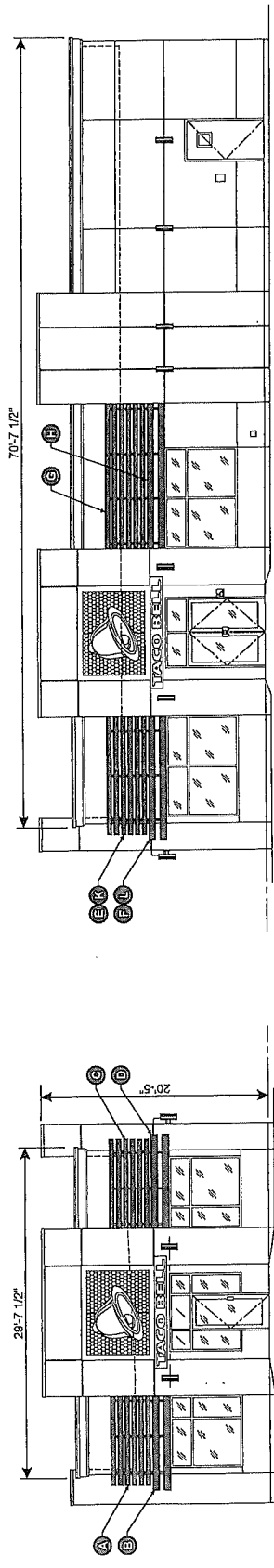


V-368	Height	Width	Qty./Slats/Louvers	Min. Vertical Bracing	LED Qty.
(A) FRONT ELEVATION LOUVERS	3'-9"	7'-11"	6 slats	3	8 ft-16 LEDs
(B) FRONT ELEVATION SLAT WALL	1'-7 1/2"	8'-4"	2 louvers	3	n/a
(C) FRONT ELEVATION LOUVERS	3'-9"	7'-11"	6 slats	3	8 ft-16 LEDs
(D) FRONT ELEVATION SLAT WALL	1'-7 1/2"	8'-4"	2 louvers	3	n/a
(E) RIGHT ELEVATION SLAT WALL	3'-9"	10'-6"	6 slats	3	11 ft-22 LEDs
(F) RIGHT ELEVATION LOUVERS	1'-7 1/2"	10'-11"	2 louvers	3	n/a
(G) RIGHT ELEVATION SLAT WALL	3'-9"	12'-10"	6 slats	4	13 ft-26 LEDs
(H) RIGHT ELEVATION LOUVERS	1'-7 1/2"	12'-10"	2 louvers	4	n/a
(I) LEFT ELEVATION SLAT WALL	3'-9"	20'-8"	6 slats	6	21 ft-42 LEDs
(J) LEFT ELEVATION LOUVERS	1'-7 1/2"	21'-1"	2 louvers	6	n/a
V-369					
(K) RIGHT ELEVATION SLAT WALL	3'-9"	20'-0"	6 slats	5	20 ft-40 LEDs
(L) RIGHT ELEVATION LOUVERS	1'-7 1/2"	20'-5"	2 louvers	5	n/a
(M) LEFT ELEVATION SLAT WALL	3'-9"	30'-2"	6 slats	8	30.5 ft-61 LEDs
(N) LEFT ELEVATION LOUVERS	1'-7 1/2"	31'-0"	2 louvers	8	n/a

V-369 - 70 SEAT DINING ROOM NOT SHOWN IN ELEVATION



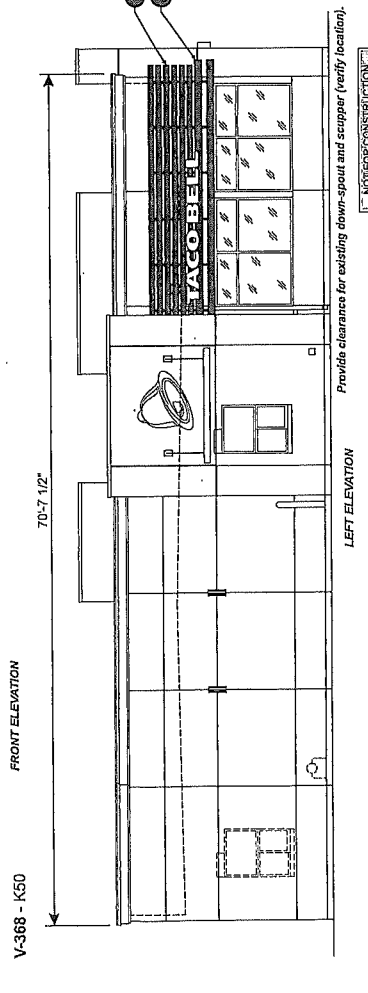
DIMENSIONS DIFFER AT SUBJECT LOCATION



NOTE: RETURNS REQUIRED IF TOWER ELEMENTS DO NOT COVER ENDS OF SLATS/LOUVERS, TYPICAL.

DIMENSIONS ARE TYPICAL FOR THE KGO BUILDING STYLE BUT MAY VARY. VERIFY ALL DIMENSIONS PER LOCATION.

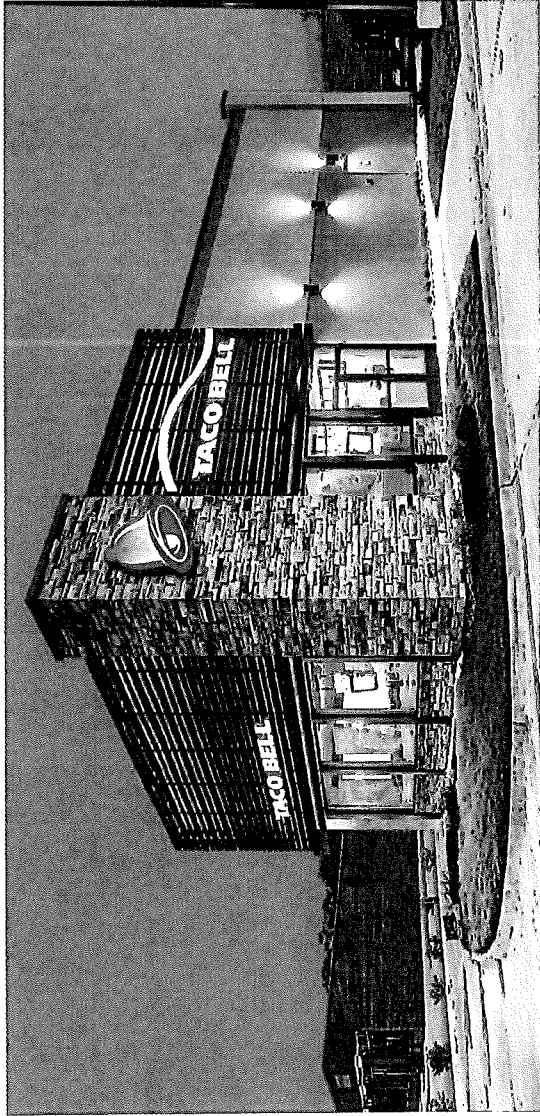
- GRAPHIC & COLOR SPECIFICATIONS:
- (1) Bronze Tiger Dry-lac 48-66230 C33
 - (2) Plum PMS 2855U
 - (3) Amber Wave SW-6657 PMS 718U
 - (4) Yellow PMS 108U
 - (5) Yellow PMS 108U
 - (6) Pantone Process Magenta U
 - (7) Pantone Void U
 - (8) Pantone Black
 - (9) Pantone White
 - (10) White Metal - Cabral Insulator
 - (11) White Metal - Cabral Insulator
 - (12) Shasta Bronze - SW-7034



Provide clearance for existing down-spout and scupper (verify location).

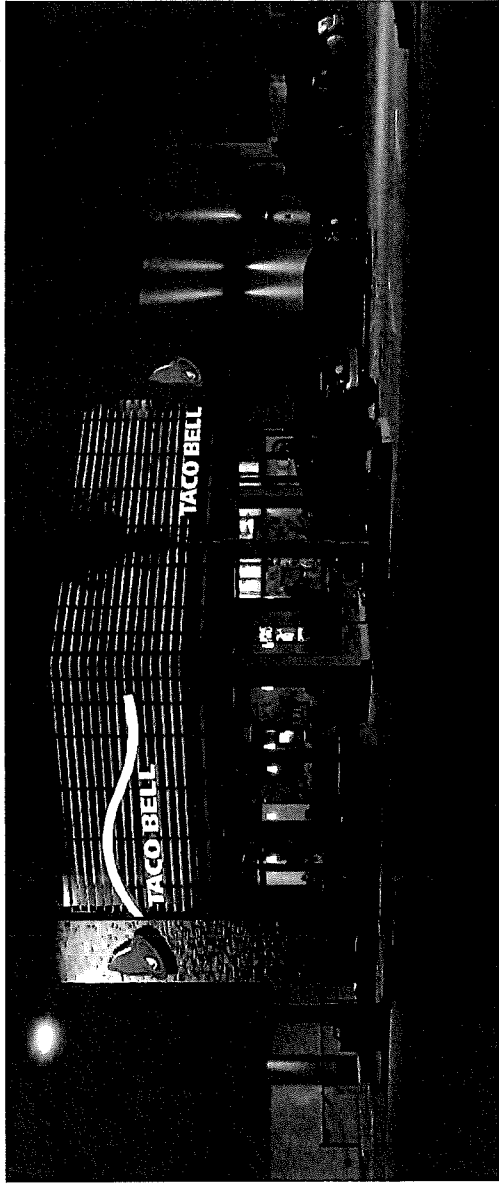
NOT FOR CONSTRUCTION





Sanger, TX

Redwood City, CA



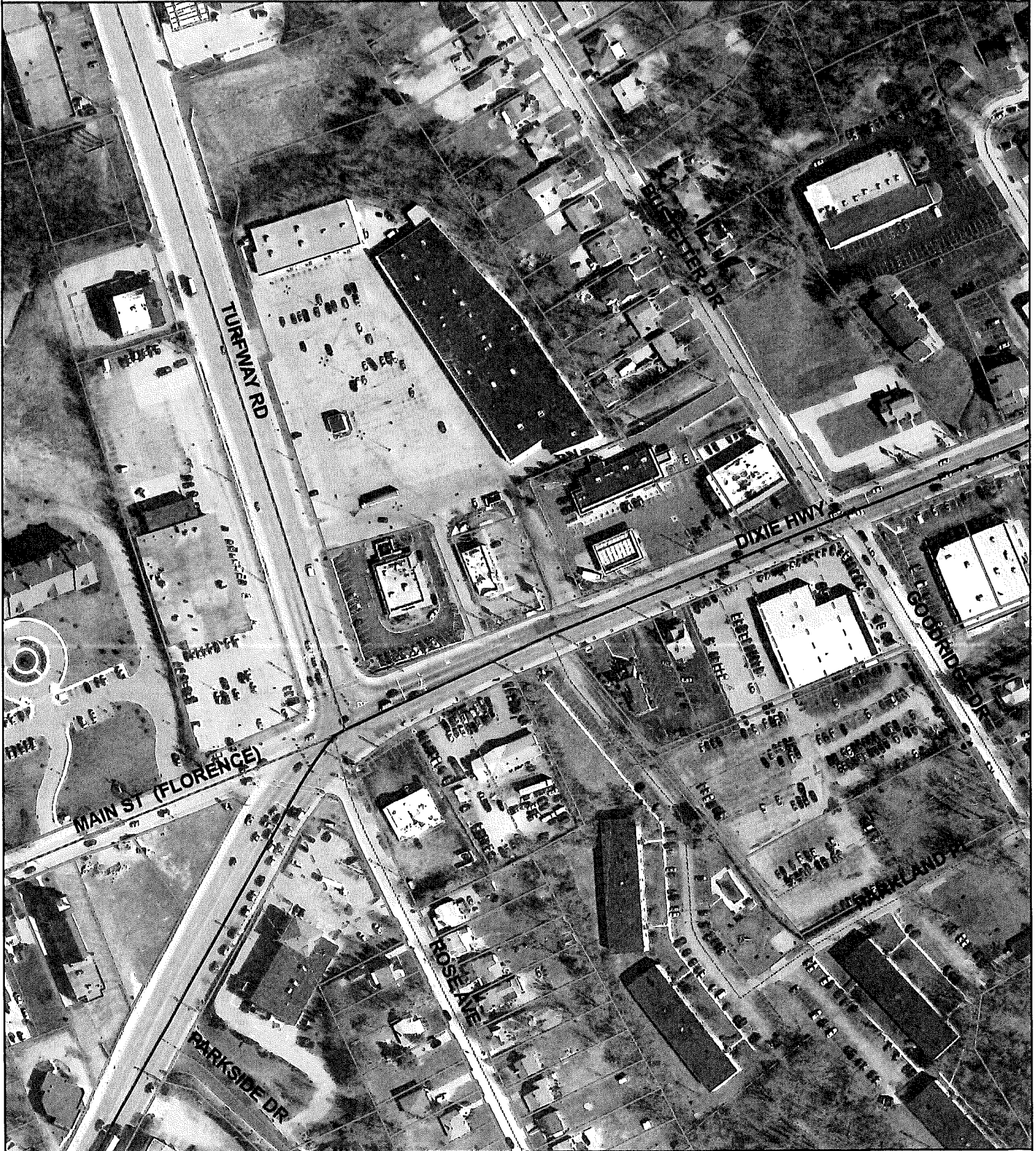
TACO BELL
Exterior Elevations

TACO BELL HAS BEEN LICENSED BY YUM! BRANDS, INC. AND YUM! BRANDS, INC. HAS BEEN LICENSED TO GPD GROUP, INC. BY YUM! BRANDS, INC. ALL RIGHTS RESERVED. THIS IS NOT A TRADEMARK OF YUM! BRANDS, INC. OR GPD GROUP, INC. THE YUM! BRANDS, INC. AND YUM! BRANDS, INC. LOGOS ARE TRADEMARKS OF YUM! BRANDS, INC. © 2011 GPD GROUP, INC.



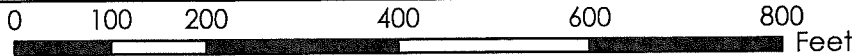
2013 AERIAL MA.

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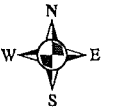
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1 inch = 200 feet

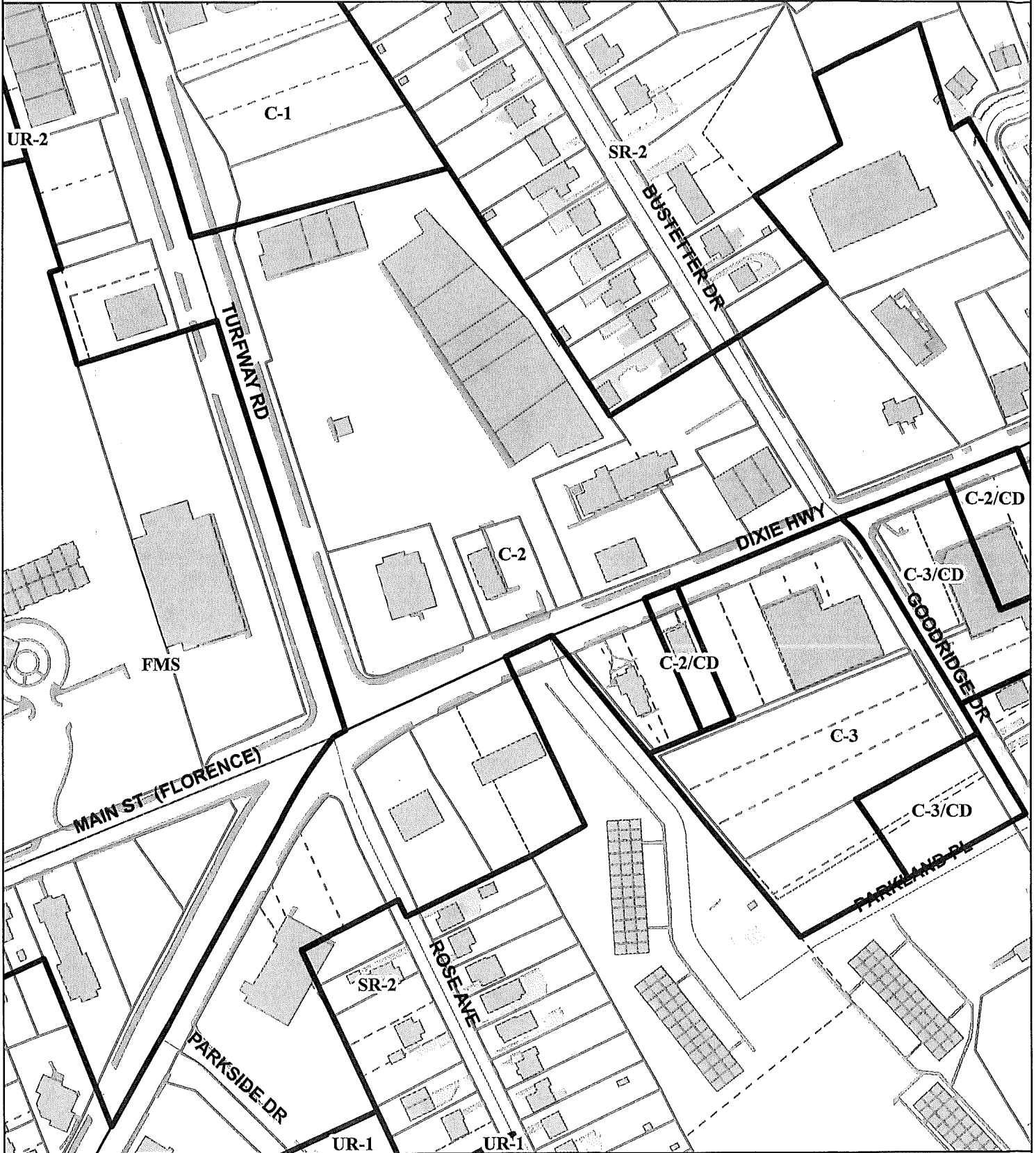


Boone County GIS - Putting Northern Kentucky on the Map



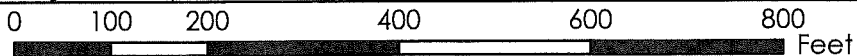
ZONING MAP

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1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

FIVE (5) SCALED COPIES AND ONE (1) 11X17 REDUCTION OF SUBMITTED DRAWINGS ARE REQUIRED

See Boone County Zoning Regulations

RECEIVED 70292 FEB 25 2015 BOONE COUNTY PLANNING COMMISSION Appeal

SECTION A (To be completed by applicant)

- 1. (Check One) Boone [checked] Florence [checked] Walton Union
2. (Check One) Conditional Use Permit [x] Variance
3. Applicant's Name Glaus, Pyle, Schomer, Burns & DeHaven, Inc., DBA GPD Group - Contact: Adam Macke
Applicant's Address 520 S. Main Street, Suite 2531 Akron OH 44311
4. Description of Request: Signage Variance - See Attached Description
5. Name of Development Existing Taco Bell - Remodel
6. Location of Development 6742 Dixie Hwy, Florence KY 41042 6724
7. Acreage Under Review .37
8. Lot Number and Name of Subdivision (if part of a subdivision) PT Lot 66 US 25 & Turfway
9. Owner of Property Turfway Town Square, LLC
Address of Property Owner PO Box 80615 Indianapolis IN 46280
10. City State Zip
Phone Number Fax No. E-Mail
11. Proposed Use(s) on Site Existing Taco Bell
12. Total Square Footage of Existing and/or Proposed Buildings 1906 SF
13. Current Zoning on Property C-2
14. Deed Book 677 Page No. 157 Group No.
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.

ORIGINAL Property Owner's Signature: [Signature] Michael Horvick AUTHORIZED AGENT

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

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Turfway Town Square, LLC
P.O. Box 80615
Indianapolis, IN 46280

2. ADDRESS OF PROPERTY

6724 Dixie Highway
Florence, KY

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Taco Bell/Pizza Hut

4. DEED BOOK 677

PAGE NO. 157

GROUP NO. 2034B

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

Zoning Map Amendment:
From To

Conditional Use Permit

Development Plan

Conditional Zoning

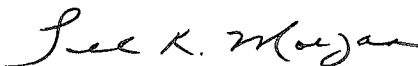
Subdivision Plat
(Not Recorded)

Other:

Variance x 3

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
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005



SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, Senior Planner

Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan

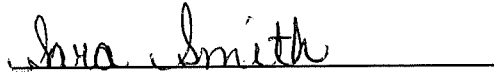
on behalf of the Boone County Planning Commission this 17 day of April, 2015.



Vicki L. Myers
Notary ID 438411
NOTARY PUBLIC, State at Large

My commission Expires:
April 17, 2019

This instrument was prepared for recording purposes only by:



Sara Smith
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.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the variances approved by the Florence Board of Adjustments and in accordance with the current zoning in effect as of April 8, 2015 Certificate of Land Use Restriction (#15-FBOA-002-A), for Turfway Town Square, LLC, Property Owner(s).

The following conditions will apply:

1. Masonry shall be installed on the building per Exhibit 1.
2. The LED strips behind the slat walls shall be constructed per the submitted plans and design specifications.
3. The LED strips behind the slat walls shall be activated from a photocell system which measures the amount of outside light.
4. The LED strips behind the slat walls shall be turned off when the store is closed for business.
5. All proposed building mounted signage shall be installed as presented. Additional signage shall not be permitted in the sign areas.

The approved variances as well as the preceding conditions apply to the property described in:

DEED BOOK 677

PAGE NO. 157

GROUP NO. 2034B