

APPLICATION FORM

**BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION**

**R** **C E I V E** **D**  
15 FBOA-008  
JUN 12 2015

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)

- (Check One)
1.  Boone  Florence  Walton  Union
  2. (Check One)  
 Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use
  3. Applicant's Name ABC Signs  
 Applicant's Address 38 W. McMicken Ave  
Cincinnati Oh 45202  
 City State Zip
  4. Phone Number 513-241-8884 Fax No. 513-241-8978 E-Mail wicki@abcsign.com  
 Description of Request: Increase square footage for signage on building mounted signs on front fascia
  5. Name of Development McDonalds ① CUP - to allow electronic
  6. Location of Development 7909 Dream Street changeable Reader board in new maximum
  7. Acreage Under Review 1.117 signs
  8. Lot Number and Name of Subdivision (if part of a subdivision) ② Variance - to reduce spacing requirement between electronically changeable signs.
  9. Owner of Property McDonalds
  10. Address of Property Owner 2 Easton Oval  
Columbus Oh 43219  
 City State Zip
  11. Phone Number \_\_\_\_\_ Fax No. \_\_\_\_\_ E-Mail jwcope101@aol.com  
 Proposed Use(s) on Site Restaurant
  12. Total Square Footage of Existing and/or Proposed Buildings \_\_\_\_\_
  13. Current Zoning on Property C-3 / PD / PO
  14. Deed Book 1050 Page No. 977 Group No. 2041A
  15. Is the site subject to a zone change? \_\_\_\_\_  
 If yes, give date of approval \_\_\_\_\_
  16. Have you submitted a Site Plan with this request? 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]  
 (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)

#1,450.00 R# 071053 6/16/15  
1. Date Received 6-12-15 Fee Received 932.00 Receipt # 071035  
2. Is application complete? \_\_\_\_\_ Yes \_\_\_\_\_ No  
3. Staff Reviewer \_\_\_\_\_  
4. Scheduled Board Action Date \_\_\_\_\_  
5. Board Action: \_\_\_\_\_  
7/8/15 **Approved**  
**Approved with Conditions** (See #6)  
**Denial** (See #7)  
6. Conditions of Approval: SEE 7/8/15 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](http://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: ABC Signs for McDonald's

LOCATION: 7909 Dream Street, Florence, Kentucky

ZONING: Commercial Services/Planned Development/Parkway Corridor Study Overlay  
(C-3/PD/PO)

DATE: July 8, 2015

### Proposal

The applicant has submitted the following applications:

1. A Conditional Use Permit application to allow a 18 square foot electronic message center within a 10' tall, 57.92 square foot monument sign. The monument sign is proposed immediately to the north of McDonald's ingress drive and will replace a 23'-4' tall, 205.44 square foot freestanding sign, which is located in the front parking lot.
2. A Variance to allow the electronic sign within 660' of another electronic sign. The Boone County G.I.S. system shows that the McDonald's sign is approximately 321' from Concord Inn & Suites (former Super 8) electronic message center.
3. A Variance to increase the permitted building mounted signage on the front facade of the future restaurant from 78.5 square feet to 161.6 square feet.

### Pertinent Site History

On January 13, 1988, the Florence Board of Adjustment approved a Variance allowing the 35' tall 254 square foot sign near the interstate to be raised to 65' in height. The Staff Report identified that there was a second freestanding sign on site.

On March 20, 2015, the Zoning Administrator determined the rebuild of the restaurant and proposed building materials complied with the recommendations of the Central Florence Strategic Plan.

On March 30, 2015, Boone County Planning Commission approved a Major Site Plan allowing the demolition of the 4,629 square foot building and the construction of a 4,316 square foot building. The new parking lot will contain 49 parking stalls and two drive through lanes.

On June 26, 2015, Boone County Planning Commission issued a Sign Permit for McDonald's interstate sign. The permit allows the sign to be reconstructed and moved a couple feet. The drawings also show that a "24 Hours" sign cabinet will be removed. The new pole sign will be 50' tall and 315.66 square feet in area.

### Applicable Regulations

Section 220 of the Boone County Zoning Regulations states that two duties of the Board of Adjustment and Zoning Appeals is to act on Conditional Use Permit and Variance applications.

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 applicant's variance request in terms of the criteria 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.

The Board needs to evaluate the Conditional Use Permit request as it relates to the criteria necessary for granting or denying a Conditional Use Permit as stated in Section 262 of the Boone County Zoning Regulations. The criteria are listed below:

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 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 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 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.

Section 3413 of the Boone County Zoning Regulations states individual parcels of located in C-3 zones shall be permitted a density of one (1) on-premises, architectural free-standing sign. In the

City of Florence, the sign can be up to 20' tall and 150 square feet in area (dependent on road frontage).

Section 3430 of the Boone County Zoning Regulations permits electronically changeable message boards as a Conditional Use in the Commercial Services (C-3) zoning district and shall conform to the following minimum requirements:

- A. Such message boards will be considered a part of a permitted sign, free-standing or building mounted; up to fifty percent (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.

#### Relationship of the Request to the Comprehensive Plan

The 2010 Boone County Comprehensive Plan's "2035 Future Land Use Plan" designates the site for "Commercial" uses. This designation is defined as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The Future Land Use Development Guidelines (pages 161-164) found in the Land Use Element state that "developments in Boone County should give consideration to the overall design of the area. Design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor" (Design, Signs, and Historic Preservation).

#### Site Characteristics

The approximate 1.1 acre site has 150 feet of road frontage on Dream Street and 150 feet of road frontage along I-71/75. The property contains a 4,629 square foot McDonald's restaurant with 75 parking spaces and a drive through lane. Access is provided from two curb cuts on Dream Street. Two freestanding signs are located on site. The first is a 23-4" tall, 205.44 square feet freestanding sign located in the front parking lot and the second is a 50' tall freestanding sign located along the I-71/75 frontage.

Surrounding Land Uses and Zoning

North: Chipotle

South: Multi-Tenant Building with Liquor City and Sub Station II

East: Dream Street, Wendy's, Captain D's, and Molca Salsa

West: I-71/75 and Costco (Under Construction)

Staff Comments

1. McDonald's will be demolishing the existing restaurant and constructing a new one, per the approved March 30, 2015 Site Plan, sometime in the near future.
2. The parcel and existing building contain several non-conforming signs. Some of the non-conformities include:
  - The number of freestanding signs.
  - The height and square footage of the freestanding signs.
  - Building mounted signage located on the roof of the building.
  - Menu Board Height
3. The Zoning Administrator determined the applicant could seek a Conditional Use Permit for the electronic message center. The proposal includes removing an existing 23'-4' tall, 205.44 square foot freestanding sign and replacing it with a 10' tall, 57.92 square foot monument sign with an electronic message center. The proposal will not change the number of freestanding signs located and will reduce the height and square footage of a non-conforming sign.
4. A chart has been provided showing all the electronic sign requests that the Florence Board of Adjustment has acted on since 2003 (see attachments).
5. The Board should analyze the "Design, Signs, and Historic Preservation" section of the Future Land Use Development Guidelines before acting on the Conditional Use Permit request. This section calls out that motorists should not be confused and/or distracted by excessive signs and that signs should not have a negative impact on the visual appearance of a corridor.
  - Staff is concerned about the request because it will place two electronic signs within approximately 321 feet of one another.
  - Staff is concerned that approval of the request could cause other restaurants or businesses on Dream Street to ask for electronic message centers.
  - The applicant informed Staff the message center will have a visual opening that is 3' x 6' and the smallest character size will be 5". Up to 4 lines of 5" characters could be displayed at any given time.
  - Approval of the request would remove a 23'-4" tall freestanding sign and replace it with a 10' tall monument sign.
6. Section 3430 of the Boone County Zoning Regulations states that an electronic message board shall conform to the following criteria:

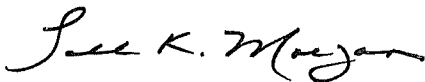
- A. The electronic message board(s) shall not be more than fifty percent (50%) of a permitted sign area.
- The electronic message board will comprise 31% (18/57.92) of the overall sign area.
- B. Electronic messages must be displayed on the board for at least 5 seconds and messages cannot flash, scroll, run, or contain apparent visual motion.
- The applicant provided Staff with some examples of what would be displayed on screen (see attachments). Staff would like the applicant to address the following:
- How long will each message be held on screen before another one is displayed?
  - Will the messages contain any apparent visual motion (flashing, running, scrolling, moving patterns of light, shapes, or objects, etc.)
- C. Electronic message boards must be at least 660 feet apart. A Variance request was submitted because the McDonald's sign is proposed approximately 321' from the Concord Inn & Suites sign.
7. Staff believes that the building mounted signage Variance should be approved because there is a special circumstance. McDonald's existing store has pre-existing nonconforming roof top signage. Rooftop signage is not being proposed on the new store.
8. Staff recommends the following conditions if the applications are approved:
- A. The building mounted signage on the front facade of shall be installed per the submitted sign and elevation drawings. Additional building mounted signage shall not be permitted in the three sign areas without Florence Board of Adjustment approval.
- B. All building mounted signage on the side facades of the new building shall comply with the Boone County Zoning Regulations.
- C. The proposed monument sign shall be constructed per the submitted exhibit unless modified by the condition below.
- D. The electronic message board shall comply with the following standards:
- The visual opening of the sign shall be limited to 3' x 6'.
  - All electronic messages shall be displayed for a minimum of 60 seconds.
  - No more than 4 lines of text shall be displayed at any given time.
  - Messages shall not flash, scroll, run, or have any apparent visual motion.
  - Messages shall be displayed with a 19 mm pixel pitch or better resolution.
  - The sign shall be equipped with a photocell and the electronic copy shall dim as the sky gets darker.
  - The electronic message center shall not be used to advertise off-premise businesses.
9. Staff has also the applicant if they would be agreeable to the following:

- A. A condition requiring all new menu board signs to comply with the Boone County Zoning Regulations.
- B. A condition limiting the Interstate pole sign to 50' in height and 315.66 square feet in area.

Conclusion

K.R.S. 100.237 and 100.241 and Section 220 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

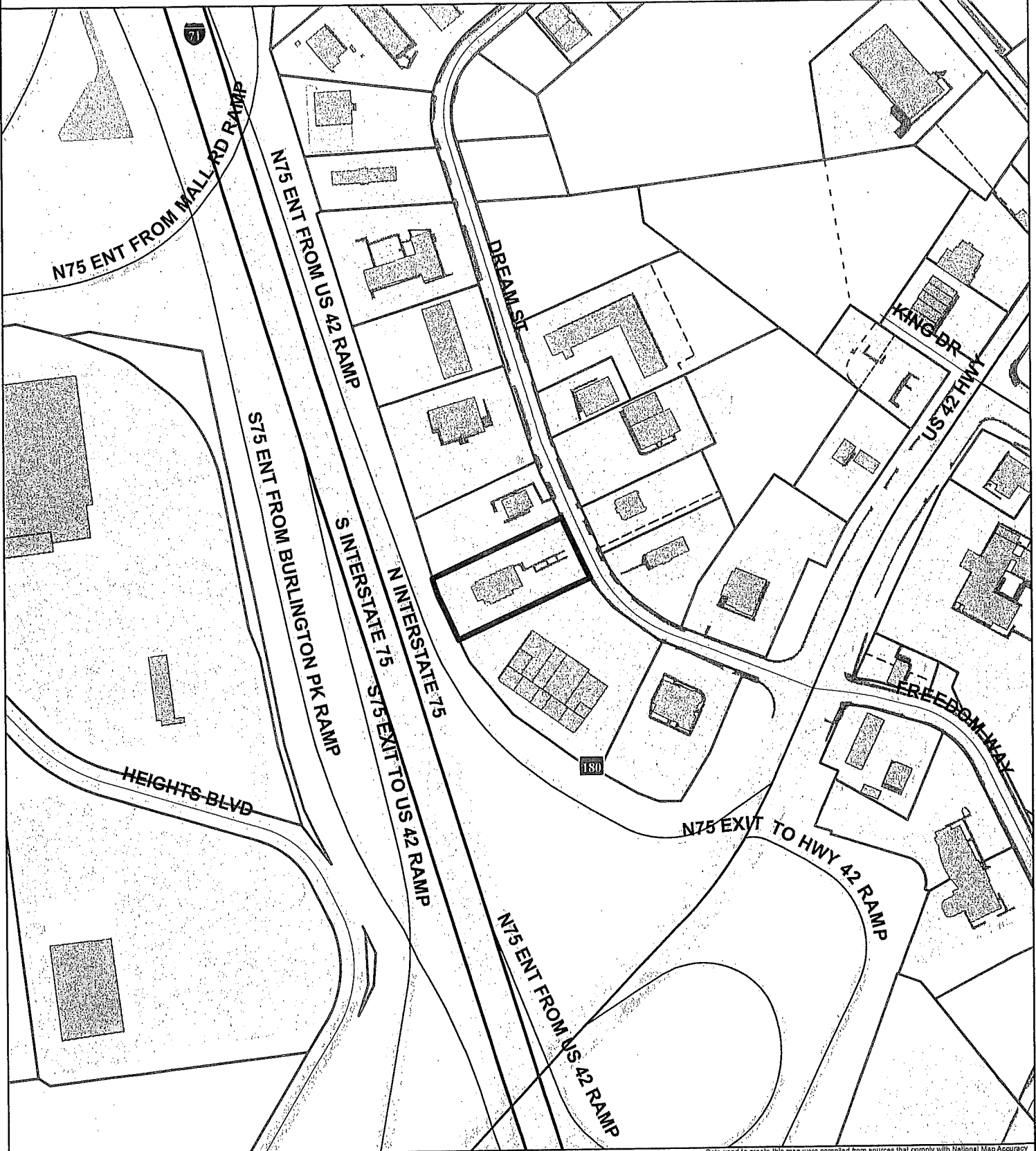
TKM/tlb

Attachments

- \*Site Vicinity Map
- \*3/30/15 Demolition Plan
- \*3/30/15 Approved Site Plan
- \*Picture of Freestanding Sign to be Removed
- \*Proposed Monument Sign with Electronic Message Center
- \*Example Messages
- \*E-Mail From Applicant
- \*2013 Aerial Map with 660' Measurements on Dream Street
- \*2013 Aerial Map
- \*Floor Plans
- \*Front Elevation Drawing With Sign Area Calculations
- \*Building Mounted Sign Drawings
- \*6/26/15 Sign Permit
- \*Zoning Map
- \*2035 Future Land Use Map
- \*Chart of EMC Requests that were Acted on by the Florence Board of Adjustment
- \*Application

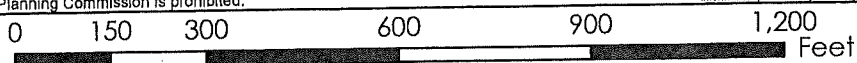
# SITE VICINITY MAP

www.boonecountygis.com



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1 inch = 300 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



3/30/15  
Demolition Plan

REV	DATE	DESCRIPTION
1	03/23/15	ISSUE FOR PERMIT
2	03/23/15	REVISED PER LOCAL COMMENTS

BY	
CHK	
APP	
DATE	



boyer  
225 GLENVIEW DR  
FARMINGTON, KY 40127-6291 813

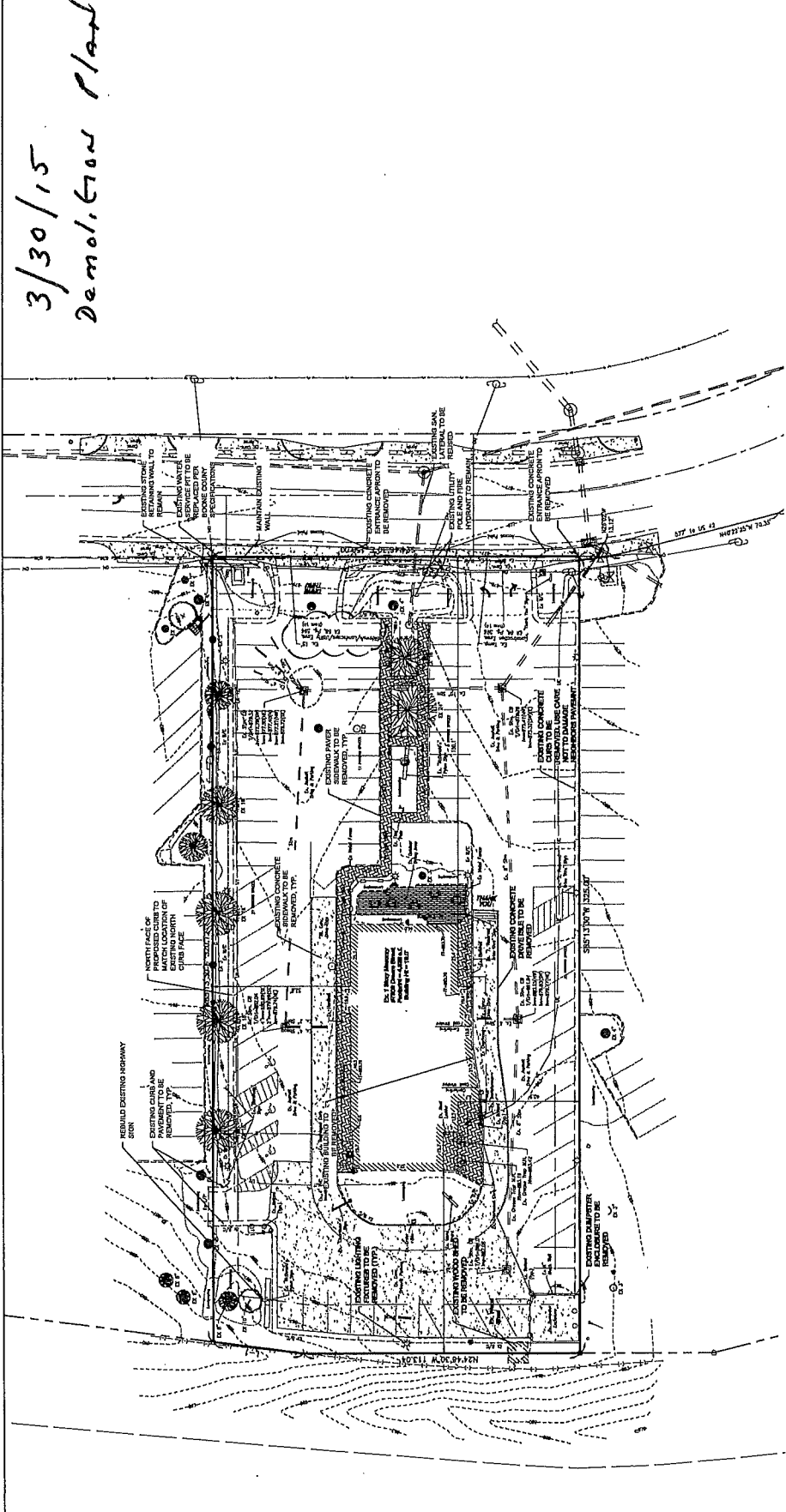
PROPOSED McDONALD'S RESTAURANT AT:  
1788 DREAM STREET  
CITY OF FLORENCE  
BOONE COUNTY, KENTUCKY

THIS PLAN AND SPECIFICATIONS ARE THE PROPERTY OF BOYER ENGINEERING. ANY REUSE OR REPRODUCTION WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED.

McDonald's

JOB NO. 140028-005  
DATE: 03-10-15  
SCALE: 1" = 30'-0"

DEMO PLAN  
SHEET: C1.0



**DEMOLITION NOTES**

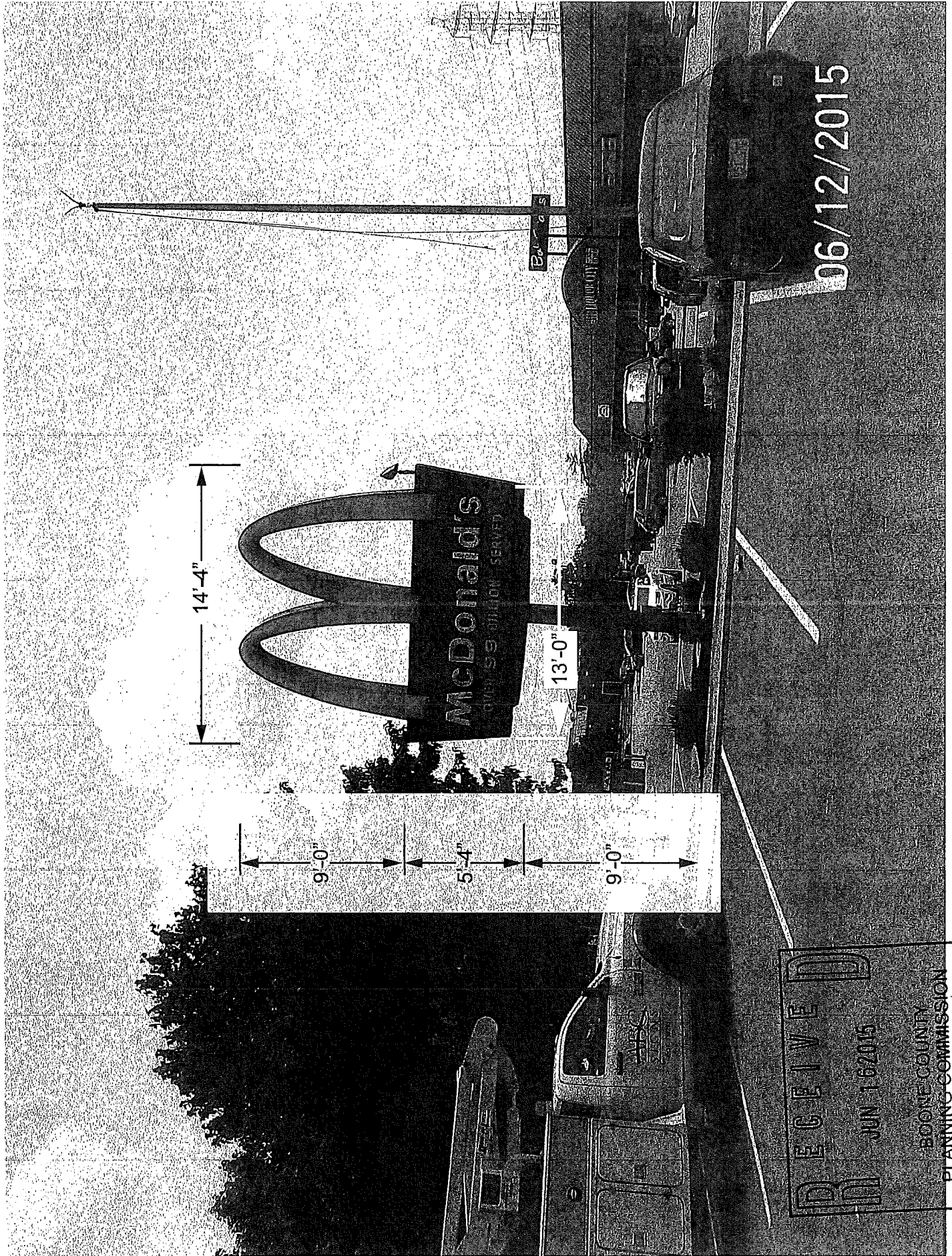
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2. ALL EXISTING CONCRETE SHALL BE DEMOLISHED TO THE NEAREST CURBLINE, UNLESS OTHERWISE NOTED.
3. ALL EXISTING MASONRY SHALL BE DEMOLISHED TO THE NEAREST CURBLINE, UNLESS OTHERWISE NOTED.
4. ALL EXISTING CURB AND GUTTER SHALL BE DEMOLISHED TO THE NEAREST CURBLINE, UNLESS OTHERWISE NOTED.
5. ALL EXISTING SIDEWALKS SHALL BE DEMOLISHED TO THE NEAREST CURBLINE, UNLESS OTHERWISE NOTED.
6. ALL EXISTING DRIVEWAYS SHALL BE DEMOLISHED TO THE NEAREST CURBLINE, UNLESS OTHERWISE NOTED.
7. ALL EXISTING DAMPENERS SHALL BE DEMOLISHED TO THE NEAREST CURBLINE, UNLESS OTHERWISE NOTED.
8. ALL EXISTING UTILITIES SHALL BE DEMOLISHED TO THE NEAREST CURBLINE, UNLESS OTHERWISE NOTED.



Know what's below.  
Call before you dig.

LOCATION OF ALL UTILITIES TO BE DEMOLISHED IN THE FIELD PRIOR TO CONSTRUCTION





14'-4"

13'-0"

9'-0"

5'-4"

9'-0"

RECEIVED

JUN 16 2015

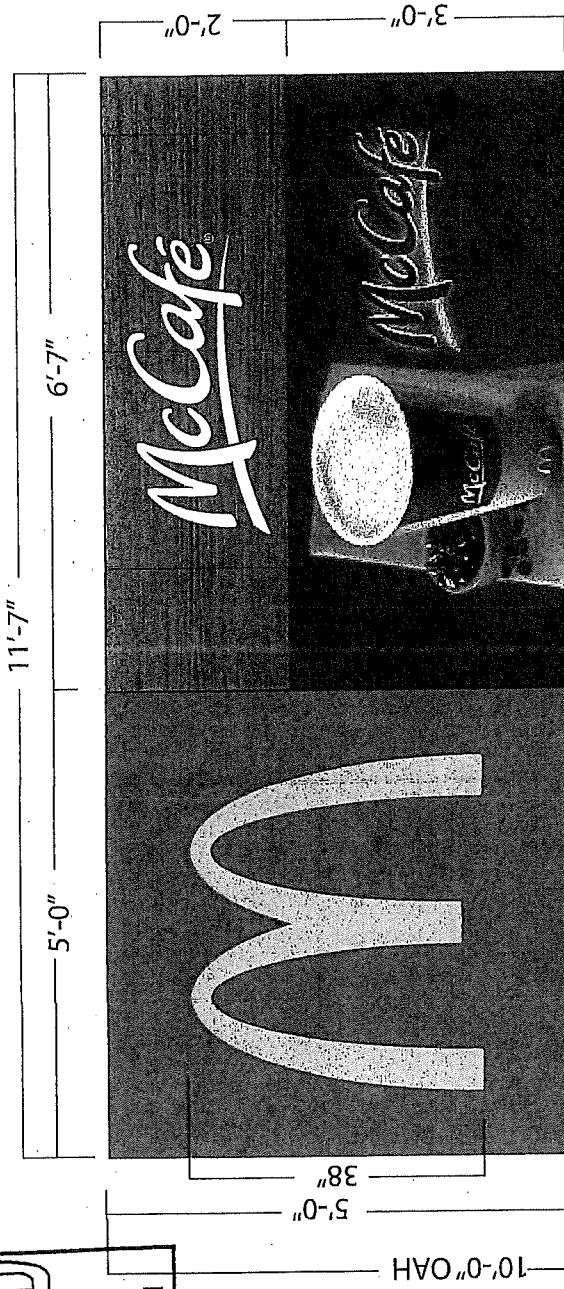
BOONE COUNTY  
PLANNING COMMISSION

06/12/2015

**RECEIVED**

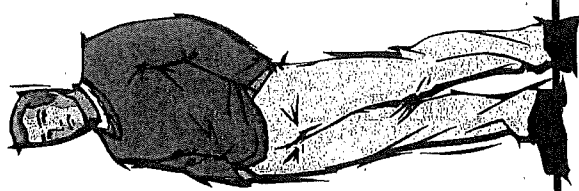
JUN 16 2015

BOONE COUNTY  
PLANNING COMMISSION



3' X 6' FULL COLOR  
ELECTRONIC  
MESSAGE CENTER  
(EMC)

BRICK BASE  
PROVIDED  
BY OTHERS,  
TO MATCH  
BUILDING



**Everbrite**

**DISCLAIMER:** Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite, LLC is prohibited.

**Customer:** McDonald's  
**Project No:** 327807  
**Date:** 03.11.15  
**Location & Site No:** FLORENCE, KY 41042 NN03398-2

**Description:** NEXT GEN MONUMENT SIGN W/McCafe PANEL & EMC @ 10'-0" OAH

**Scale:** 1/2" = 1'  
**Drawn By:** eo

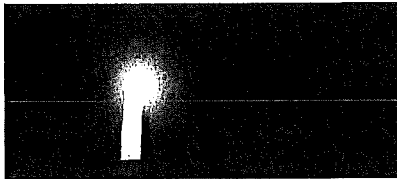
**Revised:**  
 Revised:

**Customer Approval:** NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.  
 Please read carefully, check appropriate box and fax back to Everbrite:  
 Sketch OK as is  
 New sketch required

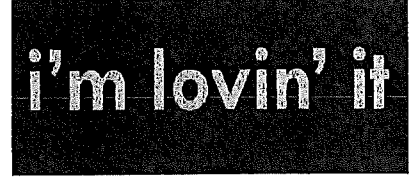
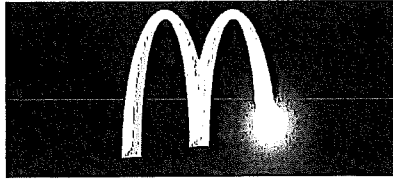
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Everbrite - McDonald's | Content Examples

ANIMATION BREAKDOWN



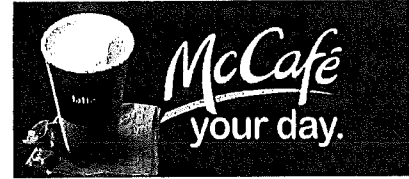
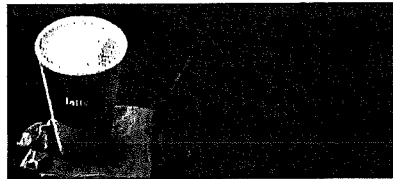
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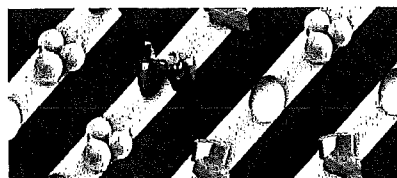
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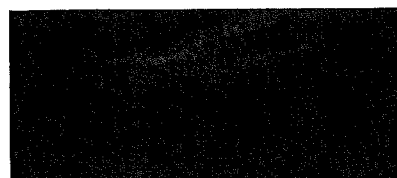
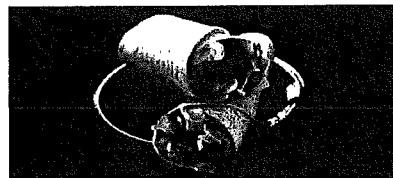
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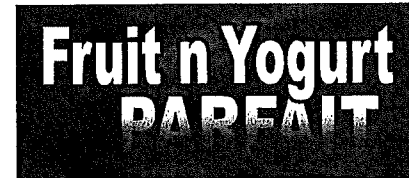
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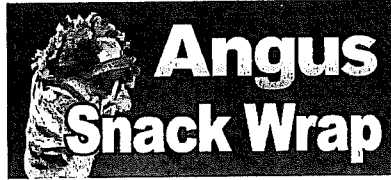
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ADDITIONAL CONTENT



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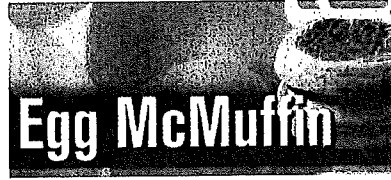
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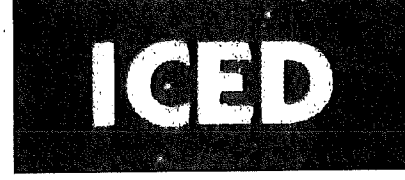
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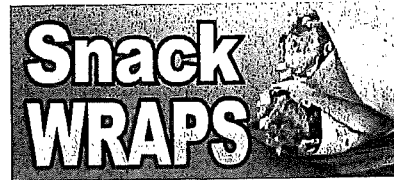
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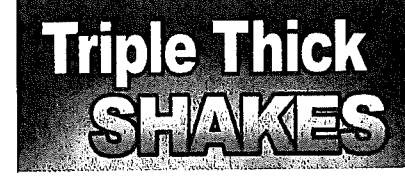
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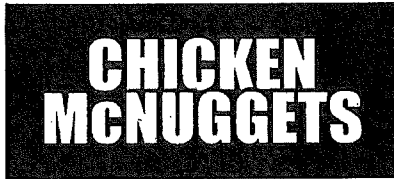


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ADDITIONAL CONTENT



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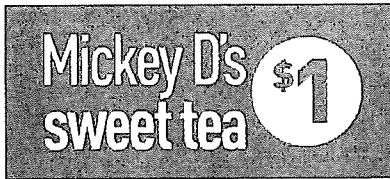
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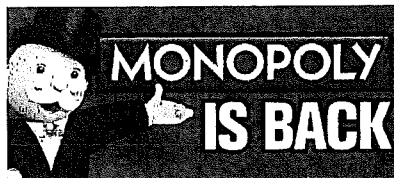
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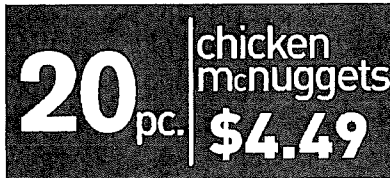
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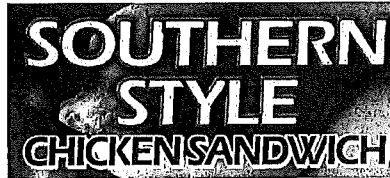
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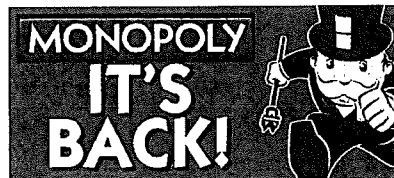
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37



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39



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## Todd Morgan

---

**From:** Nikki Duckworth <nikki@abcsign.com>  
**Sent:** Monday, June 29, 2015 3:57 PM  
**To:** Todd Morgan  
**Subject:** FW: McDonald's Dream St.  
**Attachments:** Graphic Content.pdf; Dream St Square Footages.pdf

Todd,  
This should be everything that you need. Let me know if there is anything else we need to get you. Thanks for all your help with this!

*Nikki Duckworth*  
*ABC Signs, Inc.*  
*38 W. McMicken Ave.*  
*Cincinnati, OH 45202*  
*513-241-8884*  
[nikki@abcsign.com](mailto:nikki@abcsign.com)

---

**From:** Rory Barron [mailto:rbarron@EVERBRITE.COM]  
**Sent:** Monday, June 29, 2015 12:38 PM  
**To:** 'Nikki Duckworth'  
**Subject:** RE: McDonald's Dream St.

- What is the pixel pitch of the sign?
  - 19mm
- Will there only be still photos or will they have text on them?
  - Both; example of graphics attached.
- If text will be on them:
  - What is the text character height?
    - 5" Character height
  - What is the maximum text lines intended to be used?
    - Visual opening of the sign is **3' x 6'** therefore allowing for 3-4 lines of text if using the smallest allowed text size of 5"

The street view rendering of the road sign is not completed yet, but I have attached a clean copy of the front elevations showing the smaller RCE on top.

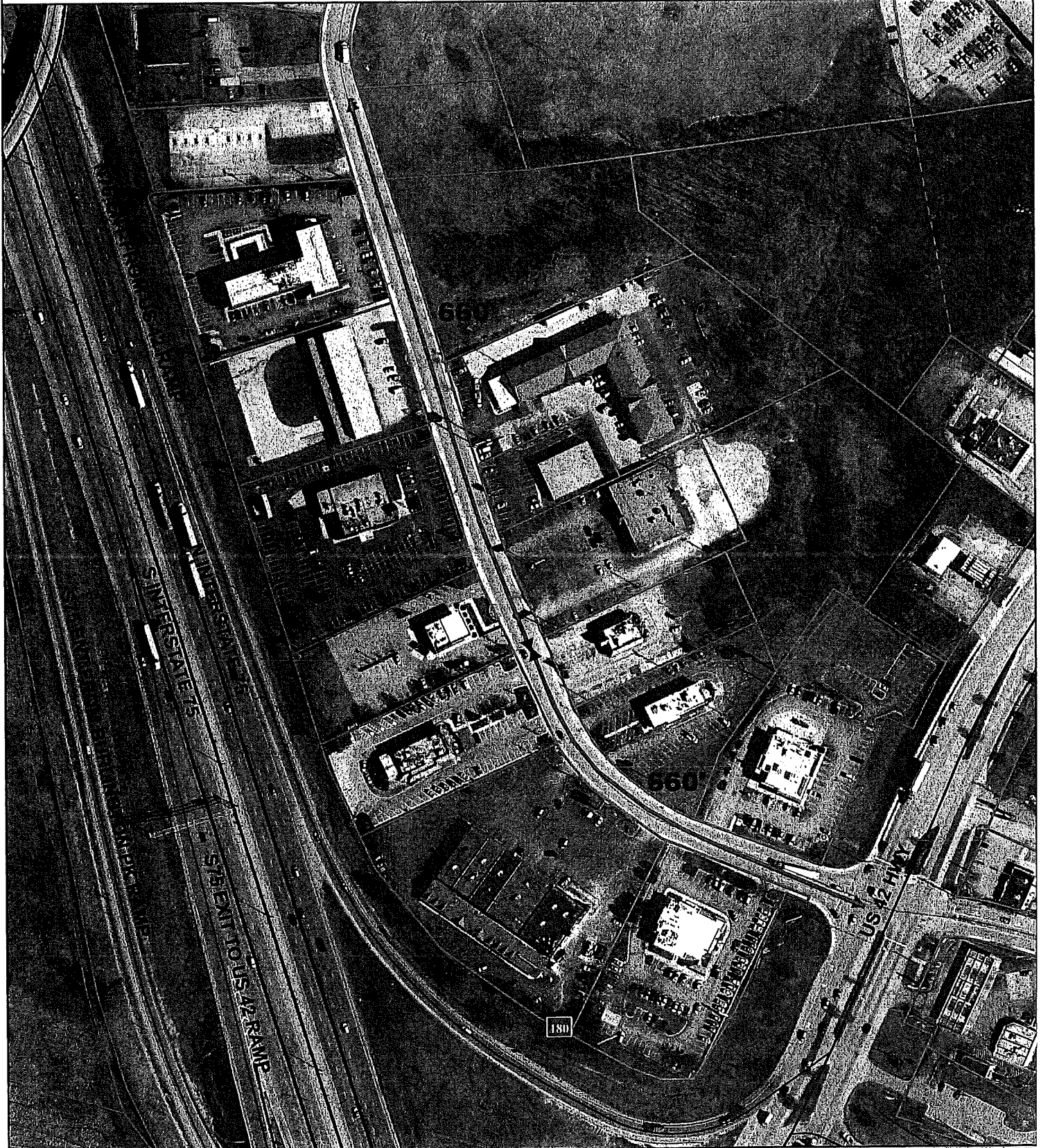
Thank you!  
Rory Barron  
McDonald's Regional Account Manager



Everbrite, LLC  
315 Marion Avenue  
South Milwaukee, WI 53172  
Toll Free: 888-857-4078 ext. 5445  
Direct: 414-768-5445  
Fax: 877-430-7363  
[rbarron@everbrite.com](mailto:rbarron@everbrite.com)

# 2013 AERIAL MAP WITH 660' SPACING REQUIREMENTS

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0 100 200 400 600 800 Feet

1 inch = 200 feet

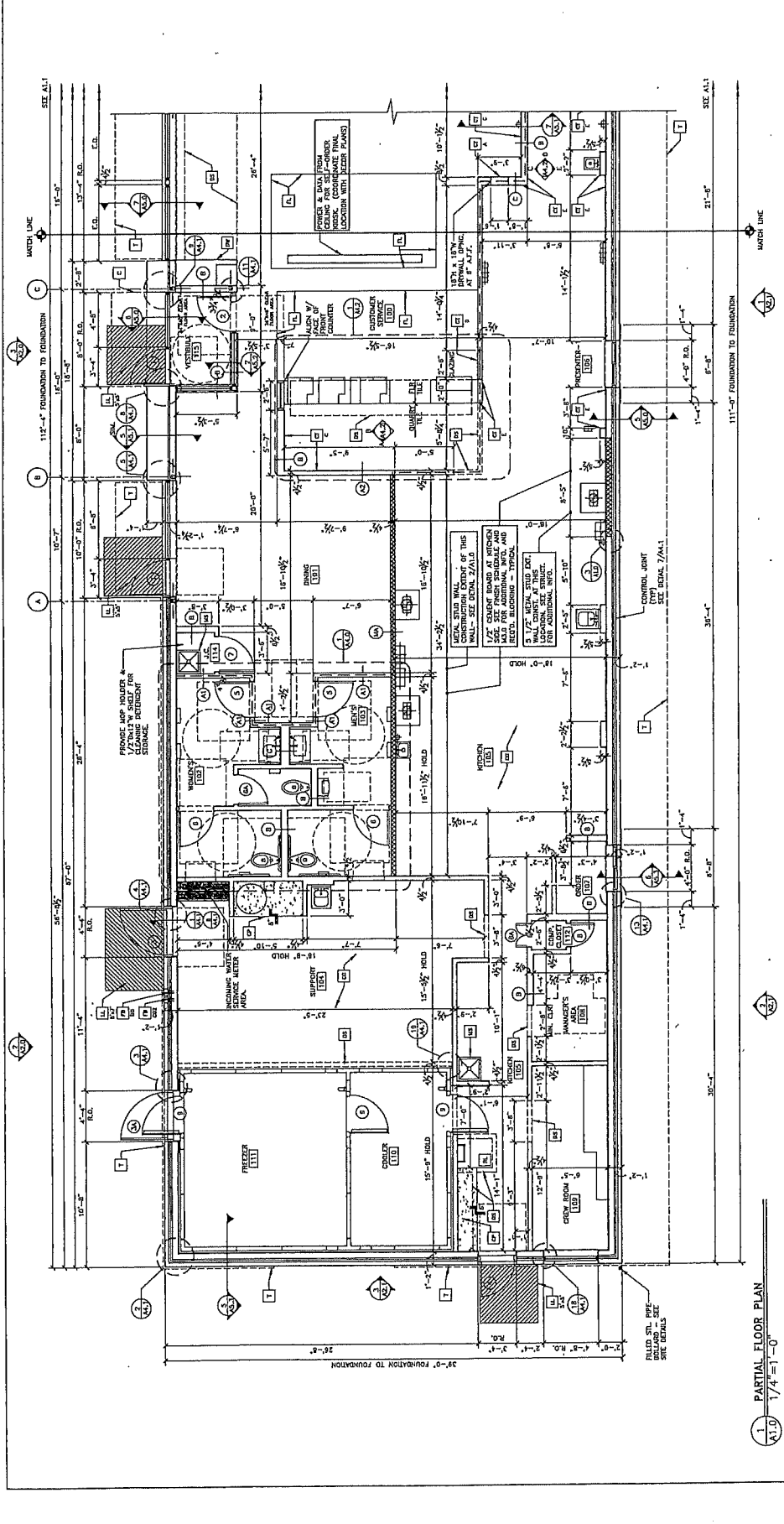


**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 07/01/2013

Map File: C:\arcgis\work\2013\Map\_06\_01\_13.mxd  
ArcMap Document: BooneMap (file).mxd



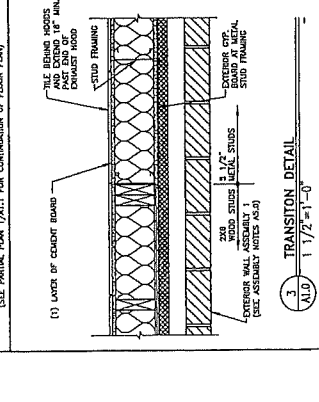
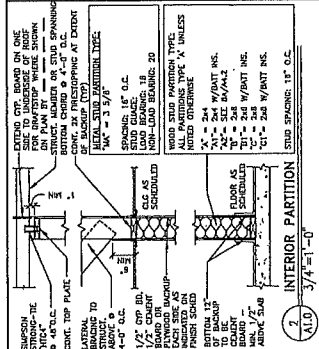


**SYMBOL LEGEND**  
 1 PARTITION TYPE TAD SEC 2/A1.0  
 2 DOOR TA - SEE DOOR SCHEDULE ON A1.0  
 3 KEY NOTE

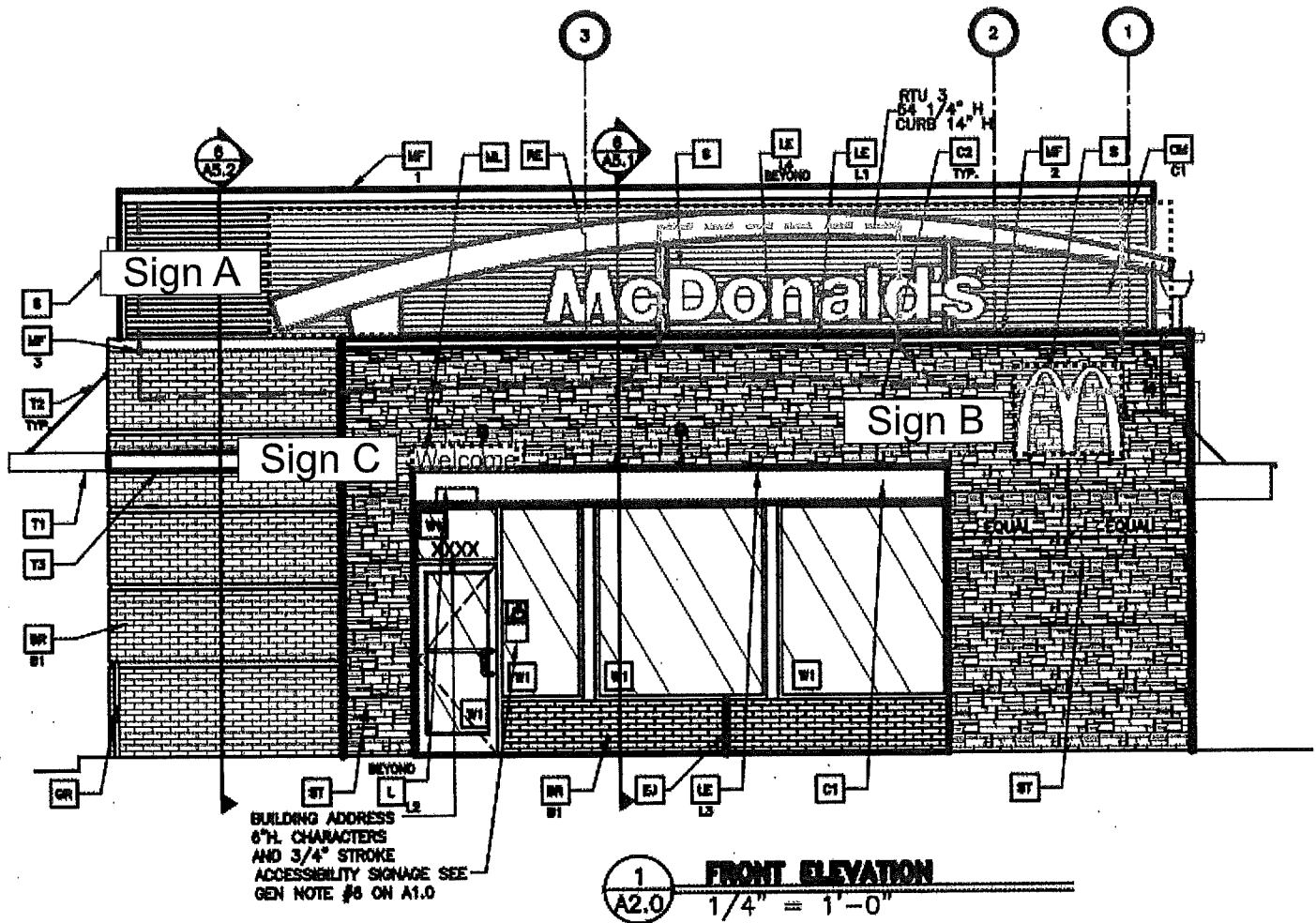
**GENERAL NOTES**  
 1 FINISH WALLS SHALL BE CONSTRUCTION WALLS UNLESS OTHERWISE NOTED. INTERIOR WALLS SHALL BE TO FACE OF INTERIOR FINISH BOARD UNLESS OTHERWISE NOTED. INTERIOR WALLS SHALL BE TO FACE OF INTERIOR FINISH BOARD UNLESS OTHERWISE NOTED.  
 2 INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED. INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.  
 3 INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED. INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.  
 4 INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED. INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.  
 5 INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED. INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.  
 6 INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED. INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.  
 7 INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED. INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.  
 8 INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED. INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.  
 9 INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED. INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.  
 10 INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED. INTERIOR FINISH BOARD SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.

**KEY NOTES**  
 1 1/2" CONCRETE BAND AT KITCHEN WALL - SEE DETAIL 2/A1.0  
 2 1/2" CONCRETE BAND AT KITCHEN WALL - SEE DETAIL 2/A1.0  
 3 1/2" CONCRETE BAND AT KITCHEN WALL - SEE DETAIL 2/A1.0  
 4 1/2" CONCRETE BAND AT KITCHEN WALL - SEE DETAIL 2/A1.0  
 5 1/2" CONCRETE BAND AT KITCHEN WALL - SEE DETAIL 2/A1.0  
 6 1/2" CONCRETE BAND AT KITCHEN WALL - SEE DETAIL 2/A1.0  
 7 1/2" CONCRETE BAND AT KITCHEN WALL - SEE DETAIL 2/A1.0  
 8 1/2" CONCRETE BAND AT KITCHEN WALL - SEE DETAIL 2/A1.0  
 9 1/2" CONCRETE BAND AT KITCHEN WALL - SEE DETAIL 2/A1.0  
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 8 1/2" CONCRETE BAND AT KITCHEN WALL - SEE DETAIL 2/A1.0  
 9 1/2" CONCRETE BAND AT KITCHEN WALL - SEE DETAIL 2/A1.0  
 10 1/2" CONCRETE BAND AT KITCHEN WALL - SEE DETAIL 2/A1.0







Sign A



4'-10" x 30'-0" = 145 sq. ft.

Sign B






3'-6" x 4'-0" = 14 sq. ft.

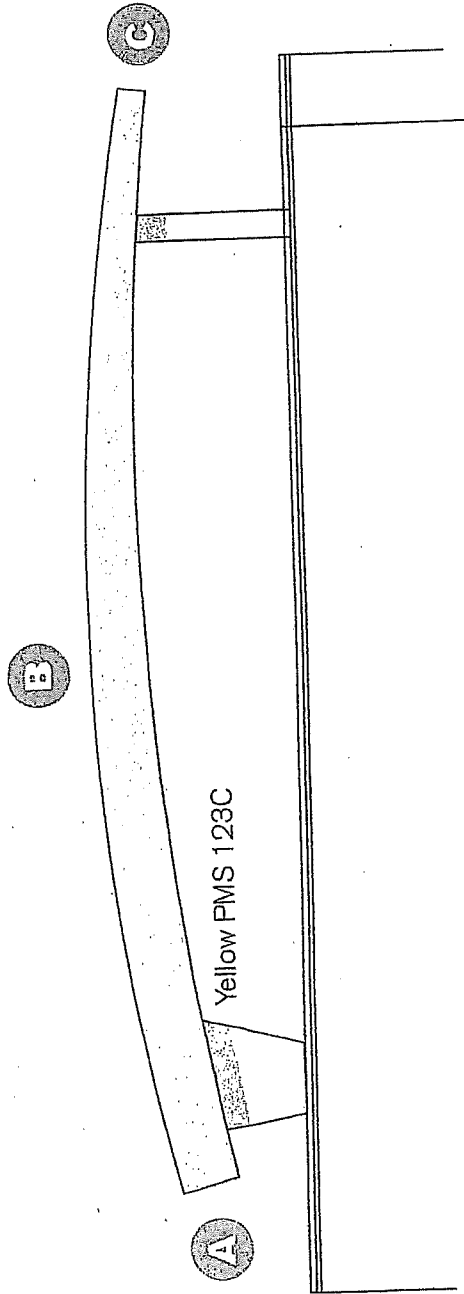
Sign C



~~██████████~~ = 2.60 sq. ft.  
 $8 \frac{3}{8}'' \times 44 \frac{3}{4}''$

<input type="checkbox"/> ARTWORK APPROVED Signature _____ Date _____ <small>This drawing is submitted for your exclusive use, in connection with a project being planned by ABC Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without the expressed permission of ABC Signs, Inc.</small>	 Client: _____ Scale: NTS Date: 6-29-15 Location: _____ Dream St.	Specifications: _____   	  513-241-8884
---	---	-----------------------------------	--

**Roof Cap Elements (RCE)**



**4587 Series**

- Front Arcade: 45'-7"
- Entry Arcade: 18'-0"
- Drive Thru Hearth: 9'-10"

**38101 Series**

- Front Arcade: 34'-11"
- Entry Arcade: 18'-0"
- Drive Thru Hearth: 9'-10"

**3692 Series**

- Front Arcade: 34'-11"
- Entry Arcade: 18'-0"
- Drive Thru Hearth: 9'-10"

Size:	45'-7"	34'-11"	30'-0"	18'-0"	9'-10"
<b>Dimensions:</b>	A 15.67" (39.80 cm)	A 15.67" (39.80 cm)	A 14.19" (36.04 cm)	A 7.39" (18.77 cm)	A 6" (15.24 cm)
	B 45'-7" (1389.38 cm)	B 34'-11" (1061.72 cm)	B 30'-0" (914.4 cm)	B 18'-0" (548.64 cm)	B 9'-10" (274.32 cm)
	C 5.38" (3.66 cm)	C 7.12" (18.08 cm)	C 5" (12.70 cm)	C 3" (7.62 cm)	C 3" (7.62 cm)
<b>Ship Weight:</b>	473 lbs.	352 lbs.	387 lbs.	131 lbs.	90 lbs.

Illumination: LED

Electrical: 1.6 AMPS

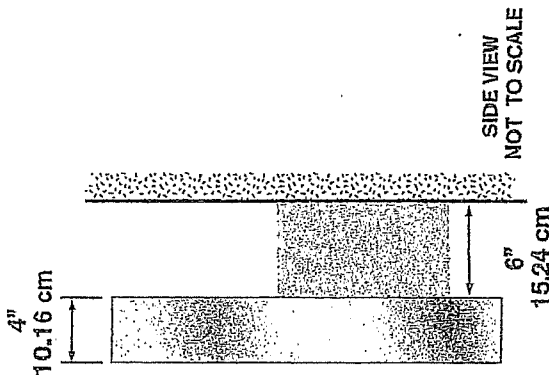
Power Supply: (1) Amperor ANP90-30P1

Ship Weight:

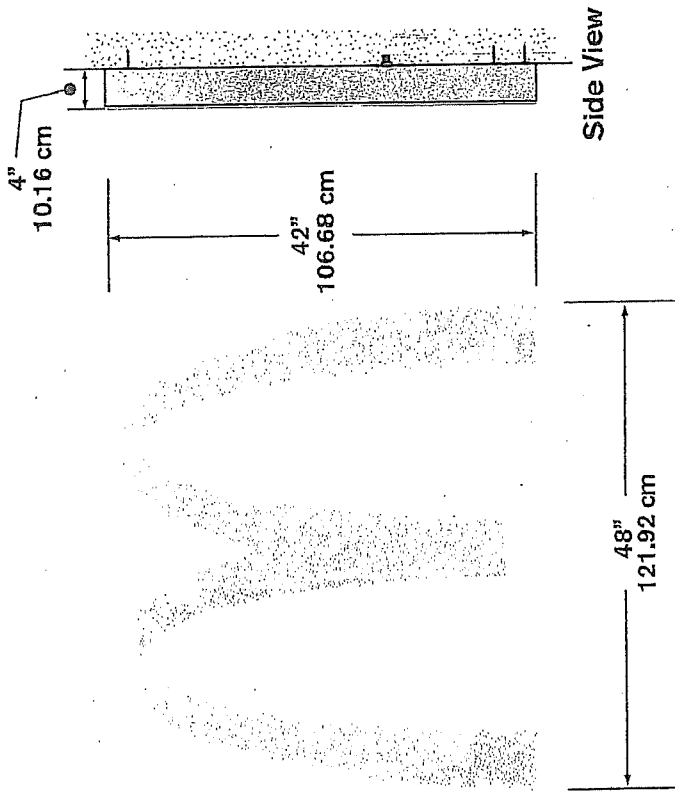
24"  
60.96 cm

# McDonald's

16' 5"  
500.38 cm



42" NextGen Illuminated Building Arch - LED



Illumination: LED

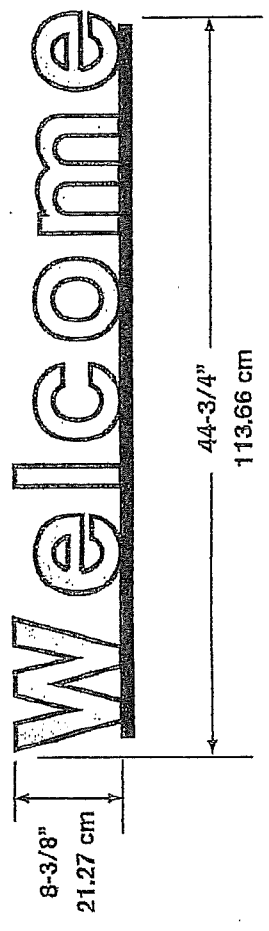
Electrical: .35 AMPS

Ballast: (1) OSRAM OT75-120-277-24

Ship Weight:

**Welcome Sign**

**Illumination:** N/A  
**Ship Weight:** 16 lbs.  
**Other:** 3/4" thickness cutout aluminum letters.



**BOONE COUNTY PLANNING COMMISSION  
SIGN PERMIT**

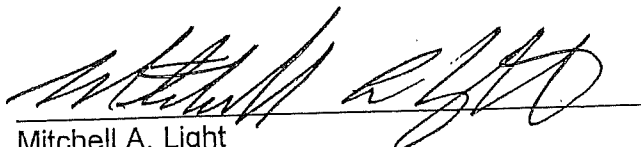
**\*\*NOTE:** *Prior to the placement of any approved sign, a building permit may be required from the Boone County Building Inspector - contact at 334-2218 for requirements*

A Sign Permit is hereby granted to ABC Signs for McDonald's for property located at 7909 Dream Street and zoned C-3/PD/PO, for the purpose of erecting signage in accordance with Article 34, Section 3413 of the Boone County Zoning Order (Ordinance), subject to the following special conditions/descriptions:

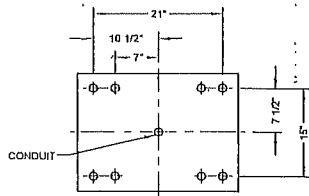
- Replace the existing free-standing interstate sign with a new 50 foot high and 315.66 square feet free standing interstate sign within the same general location along the rear property line.

Failure to comply with the above cited Zoning Regulations and special conditions, shall render this permit null and void and to no effect.

6/26/15  
DATE

  
\_\_\_\_\_  
Mitchell A. Light  
Assistant Zoning Administrator

Proposed



EXISTING SIGN MTG. PATTERN  
SCALE 1:20

**EVERBRITE TO FURNISH:**

1. MOUNTING POLE IN ONE PIECE
2. ANCHOR BOLT & NUTS

**INSTALLER TO FURNISH:**

1. CONCRETE BASE
2. ALL ELECTRICAL COMPONENTS REQUIRED
3. INSTALLER TO BE SURE SIGNS ARE PROPERLY INSTALLED, CONNECTED & GROUNDED

**GENERAL CONTRACTOR TO FURNISH:**

PRIMARY WIRES FROM BUILDING (OR SOURCE) TO AND INCLUDING THE CONNECTION TO THE POLE MOUNTED BREAKER BOX

**DESIGN NOTE:**

PEDESTAL CONCRETE TO BE POURED MONOLITHIC WITH SPREAD FOOTING

**CONCRETE SPECIFICATION:**

6.75 CU. YDS. TOTAL. CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS REINFORCING STEEL SHALL HAVE MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE SIGN INSTALLATION.

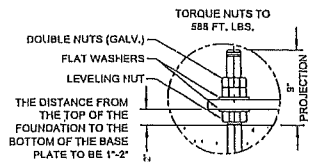
**DESIGN NOTE:**

SIGN, POLE AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND A WIND LOAD OF 20 P.S.F. CONCRETE FOUNDATION DESIGNED USING A LATERAL SOIL BEARING PRESSURE OF 100 PSF/FT OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION IT IS THE ERECTOR'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC. PRIOR TO ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT

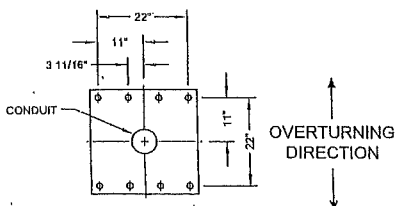
**GENERAL NOTE:**

INCLUDE COMPLETION PHOTOS OF MOUNTING / CONNECTION POINTS INCLUDING FOUNDATION, BASE PLATES, ANCHOR BOLTS, MATCH PLATE, WALL MOUNT, WELDING CONNECTIONS AND GROUT INSTALLATION IF APPLICABLE.

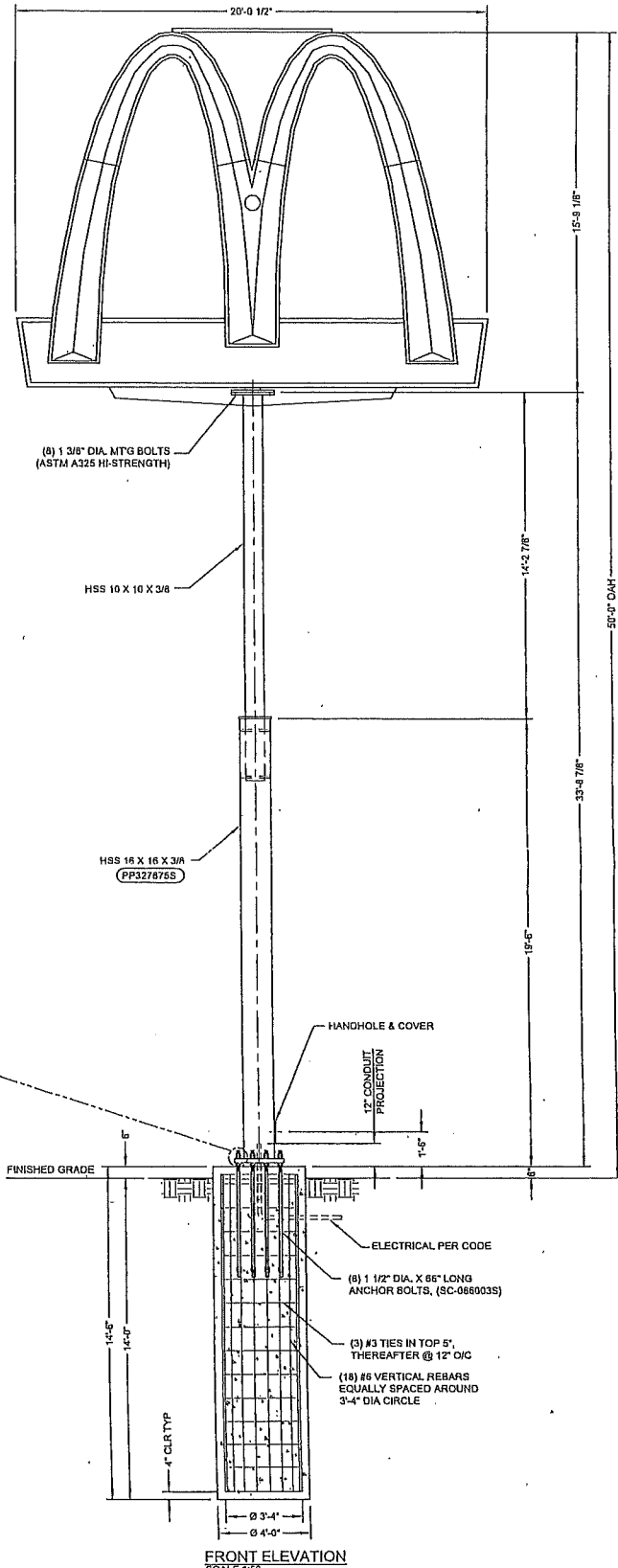
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



ANCHOR BOLT DETAIL  
SCALE 1:12

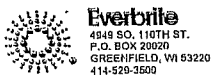


ANCHOR BOLT PATTERN  
SCALE 1:32



FRONT ELEVATION  
SCALE 1:60

POLE SPECS  
TOTAL WEIGHT: 2871 LBS.



THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBRITE, LLC. USE OF, OR DUPLICATION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBRITE, INC. IS PROHIBITED.

SITE:  
NN03398-2  
7909 DREAM STREET  
FLORENCE, KY 41042

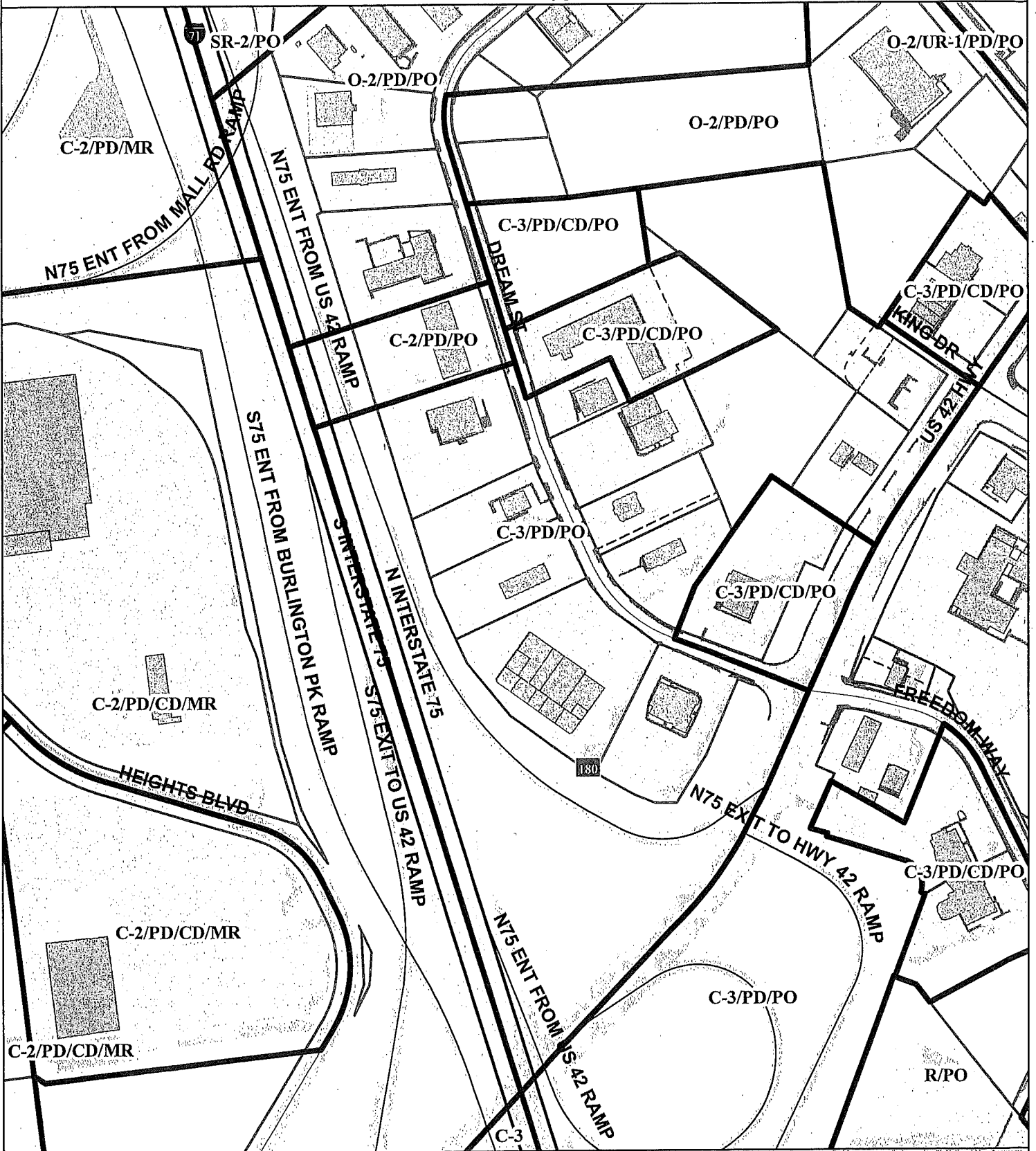
DWG TITLE:  
McDonald's 90/200 EXISTING TENCON SIGN @ 50'-0" OAH

DRN BY: IMPACT-DT1 DATE: 03/31/15 SCALE: AS SHOWN DWG NO.: IN06555S REV: B  
CHK'D BY: RHB DATE: 04/01/15 PIF REF: 327875

REV.	DESCRIPTION	DATE	DRN	CHK	ECN
B	REVISED FOOTING SPREAD TO CAISSON	05/05/15	IMPACT-DT1	RHB	-
A	RELEASED FOR INSTALL	04/01/15	IMPACT-DT1	RHB	-

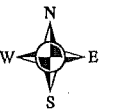
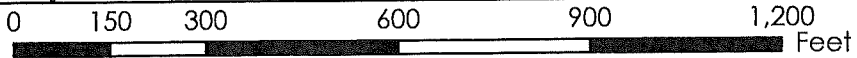
# ZONING MAP

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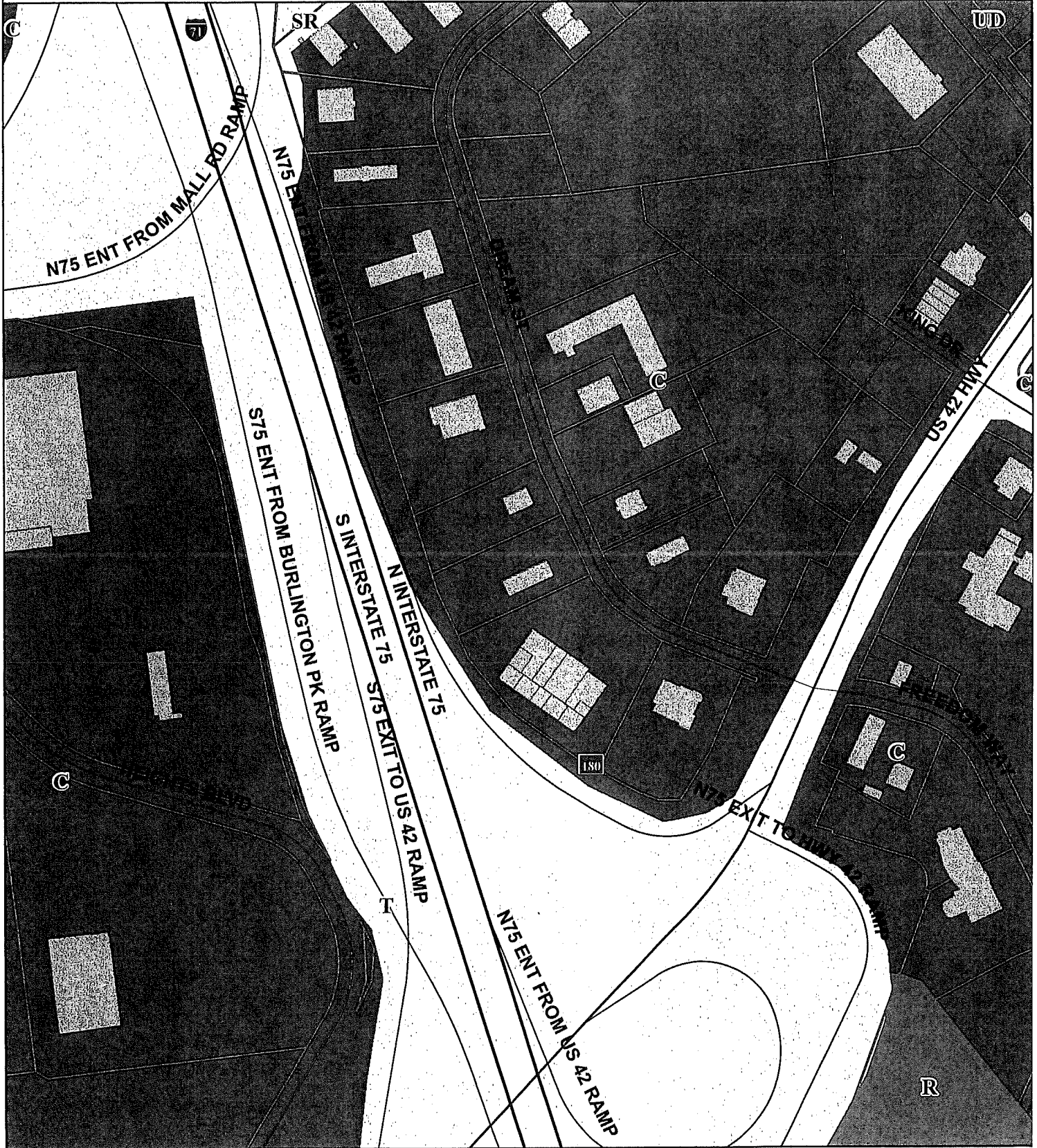
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 07/01/2013

Map Document: BooneMap (11a).mxd

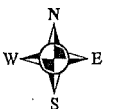
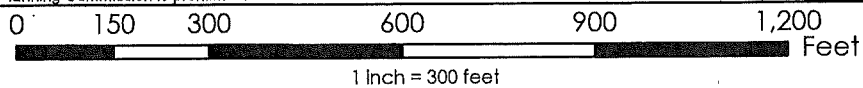
# 2035 FUTURE LAND USE MAP

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**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 07/01/2013

ArcMap Document: BooneMap (file).mxd

ACTION DATE	BUSINESS	ADDRESS	REQUEST	ACTION	DESCRIPTION OF REQUEST	CONDITIONS OF APPROVAL OR FINDINGS FOR DENIAL
3/12/2003	Motel 6	7937 Dream St	CUP	Approved	Allow a 20.55 square foot (40" x 74") electronically changeable room rate sign. The sign was illegally installed in 1997.	(1) The electronic area is to be no larger than it is now and can only be used for price; (2) The sign cannot flash or scroll and; (3) Any change in LED color (amber) would have to go before the Board of Adjustment for approval.
6/8/2005	CVS	6801 Dixie Hwy	CUP & Variance	Approved	Allow a 37.35 square foot (42" x 128") electronically changeable message board to replace three sign cabinets which are 44.52 square feet in area. The overall sign will be reduced from 23'-11" tall and 96.88 square feet in area to 23'-11" tall and 89.71 square feet in area. The Variance is to reduce the 660' spacing requirement to 600' (Kentucky Federal Savings & Loan).	(1) The height of the sign is to be reduced to thirteen feet and it can be no more than 125 square feet in area; (2) The sign is to be monument in style; (3) The sign is limited to one illumination color and that color is red; (4) Condition 1, 2, and 3 listed above apply only if an electronically changeable message board is integrated into the permitted on-site freestanding sign.
6/14/2006	Speedway	8240 US 42	CUP	Approved	Install two electronically changeable fuel price panels and a cigarette price panel on the existing sign. The proposed digits are 14.3" tall.	(1) The color of the lights will be red as shown; (2) The size is to be as indicated in the Staff Report and on the exhibit; (3) The sole purpose of the three panels is pricing of gas only; (4) The panels cannot be added together or used for any other purpose; and (5) Any future user is prohibited from converting the electronically changeable sign into one that flashes, scrolls, or displays multiple messages.
10/11/2006	Super 8	7928 Dream St	CUP & Variance	Approved	Allow a 40.8 square foot (3'-4" x 12') electronically changeable reader board on the existing sign. The proposed electronic message board is replacing a 40 square foot sign cabinet.	(1) The electronic message board can only use one color of red; and (2) There is to be an automatic light sensor to dim the sign.
10/11/2006	Ace Hardware	8515 US 42	CUP	Approved	Allow a 19.5 square foot (26" x 108") electronically changeable message board on top of the Ace Hardware sign. The submitted plans shows that there will be two lines of 9" copy.	(1) The Ace Hardware sign panel shall be on the top of the sign and the electronic message board shall be on the bottom of the sign; (2) The electronic message board is to be one color, which is monochrome red; (3) The electronic message board is to be controlled by an automatic light sensor; and (5) The size of the sign is to be as submitted.
11/14/2007	KY Farm Bureau	8640 Haines Dr	CUP	Approved	Allow a 8.68 square foot (2'-2" x 4') electronic time and temperature sign to be mounted on the rear facade of the tenant space.	No conditions.
5/14/2008	Thorntons	7601 Industrial	CUP	Approved	Remove Thorntons 75.96 square foot electronic gas price cabinet (unleaded price displayed on wheels) and replace it with a 49.11 square foot LED cabinet. The new cabinet displays diesel and unleaded fuel prices with 28" tall digits. The 41.48 square foot electronic reader board of the bottom of the sign is to be retained.	(1) The bottom sign (existing electronic sign) is to abide by the 5 second rule; (2) The new LED sign is for gas prices only and is limited to two colors and; (3) There is to be a sign filler between the existing LED sign and the newly approved sign and fillers on the sides between the sides and the poles. The fillers panels shall be painted black to match the poles. There is to be no signage on the filler panels.
7/9/2008	BP	8432 US 42	CUP	Approved	Allow a 12.35 square foot (27.5625" x 64.5") electronic window on the bottom of the BP sign to display regular fuel prices. The digits will be a maximum of 23" tall.	(1) The gasoline fuel price should only be changed once or twice a day; (2) The electronic copy can only advertise regular fuel prices; (3) The electronic copy color is limited to red and; (4) The size of the sign is to be as presented.
7/9/2008	BP	7230 Turfway	CUP	Approved	Allow a 12.35 square foot (27.5625" x 64.5") electronic window on the bottom of the BP sign to display regular fuel prices. The digits will be a maximum of 23" tall.	(1) The electronic copy can only advertise regular fuel prices; (2) The overall square footage of the sign shall be limited to 144 square feet; (3) The illegal lottery sign shall be removed; (4) The electronic copy color is limited to red; (5) The gasoline fuel price should only be changed once or twice a day and; (6) The size of the sign is to be as presented.

ACTION DATE	BUSINESS	ADDRESS	REQUEST	ACTION	DESCRIPTION OF REQUEST	CONDITIONS OF APPROVAL OR FINDINGS FOR DENIAL
8/13/2008	Mortenson Dental	7033 KY 18	CUP & Variance	Denied	CUP - Allow a 16.92 square foot (21" x 116") electronically changeable message board on a proposed monument sign. The overall sign is 6'-8" tall and 57.53 square feet in area. The Variance is to reduce the 660" spacing requirement to 240" (Boone County High School).	The request is denied based on the Staff Report and applicable regulations. The sign will adversely affect safety and the neighborhood.
8/13/2008	Shell	411 Mt. Zion	CUP & Variance	Approved	CUP - Reduce the overall square footage of the existing sign from 210.6 square feet to 204.63 square feet and install two electronic fuel prices. The regular fuel price window is 14.34 square feet (27.5" x 75.13") and the diesel window is 6.18 square feet (19.75" x 45.13"). The proposal includes the removal of a manually changeable message board. The Variance is to reduce the 660" spacing requirement to 267" (Sports of All Sorts).	(1) The electronic copy can only advertise fuel prices; (2) The electronic copy color for both gasoline (regular fuel) and diesel fuel is limited to one color and that color is red; (3) The overall square footage of the sign shall not exceed 204.63 square feet in area; (4) The sign shall not contain any manually changeable message boards; (5) The sign is to be as presented (the blank panels cannot contain any signage) and; (6) The sign is not to flash, scroll, or run.
8/13/2008	Shell	985 KY 18	CUP	Approved	Reduce the overall square footage of the existing sign from 210.6 square feet to 204.63 square feet and install two electronic fuel prices. The regular fuel price window is 14.34 square feet (27.5" x 75.13") and the diesel window is 6.18 square feet (19.75" x 45.13"). The proposal includes the removal of a manually changeable message board.	(1) The electronic copy can only advertise fuel prices; (2) The electronic copy color for both gasoline (regular fuel) and diesel fuel is limited to one color and that color is red; (3) The overall square footage of the sign shall not exceed 204.63 square feet in area; (4) The sign shall not contain any manually changeable message boards; (5) The sign is to be as presented (the blank panels cannot contain any signage) and; (6) The sign is not to flash, scroll, or run.
10/8/2008	BP	8432 US 42	CUP	Approved	Change the 7/9/08 FBOA condition which required an electronically changeable fuel price panel to be displayed in red L.E.D. The applicant wants to change the color to green. The fuel price window is 12.35 square feet in area and the digits are a maximum of 23" tall.	(1) Electronic messages must be displayed on the board for at least 5 seconds and the message cannot flash, scroll, or run. The gasoline price shall only be changed once or twice a day; (2) The electronic copy can only advertise regular fuel prices; (3) The size of the sign shall be as presented; (4) the electronic copy color shall be limited to one color - either red or green; (5) A photocell is to be provided in the sign and the fuel price shall dim as the sky gets darker; and (6) The applicant will work with Staff to ensure that the sign is not abnormally bright.
10/8/2008	BP	7230 Turfway	CUP	Approved	Change the 7/9/08 FBOA condition which required an electronically changeable fuel price panel to be displayed in red L.E.D. The applicant wants to change the color to green. The fuel price window is 12.35 square feet in area and the digits are a maximum of 23" tall.	(1) The electronic copy can only advertise regular fuel prices; (2) The overall square footage of the sign shall be limited to 144 square feet; (3) The illegal lottery sign shall be removed; (4) The gasoline fuel price shall only be changed once or twice a day; (5) The size of the sign shall be as presented; (6) the electronic copy color shall be limited to one color - either red or green; (7) A photocell is to be provided in the sign and the fuel price shall dim as the sky gets darker; and (8) The applicant will work with Staff to ensure that the sign is not abnormally bright.

ACTION DATE	BUSINESS	ADDRESS	REQUEST	ACTION	DESCRIPTION OF REQUEST	CONDITIONS OF APPROVAL OR FINDINGS FOR DENIAL
1/14/2009	Thorntons	8104 US 42	CUP	Approved	Install two electronically changeable gas prices and an electronically changeable message board on one of Thorntons free-standing signs. A survey shows the existing sign is 30'- $\frac{1}{2}$ " tall and 185 square feet in area. (Includes a 33.33 square foot manually changeable message board) and a rendering shows the proposed sign is 30'- $\frac{1}{8}$ " tall and 144 square feet in area. The proposed fuel windows are 11.08 square feet in area and have 24" numbers. The electronic message board is 24.92 square feet in area.	(1) The proposed electronically changeable fuel windows shall advertise fuel prices only and all three panels (two electronic fuel windows and electronic reader board) are to be one color and that color is red; (2) The electronic reader board is to be red only. It is limited to two lines of text and the messages can be changed no more often than every ten seconds; (3) The electronically changeable message board and fuel cells shall comply with the applicable zoning regulations; (4) There is to be a photocell in the sign and the electronic messages are to dim as the sky gets darker; (5) The interstate high rise sign at the rear of the property is to be totally removed prior to installing the new sign; (6) There are to be no scrolling, running, moving patterns or other effects prohibited by the regulations; and (7) The applicant is to contact the KY Transportation Cabinet and determine if an advertising device permit is required.
4/8/2009	Dixie Gas & Go	6909 Dixie Hwy	CUP	Approved	Install two electronically changeable gas prices on the existing freestanding sign (each window is 15" x 42") and convert the 16.5 square foot manual message board at the bottom of the sign to an electronically changeable message board.	(1) The electronic reader board at the bottom of the sign can have a maximum of two lines of copy; (2) The electronic copy can change no more than once every 24 hours; (3) The electronically changeable fuel windows shall only advertise fuel prices; (4) All electronic messages shall be displayed in red; and (5) Photocells shall be provided in the sign and all electronic messages shall dim as the sky gets darker.
6/10/2009	Speedway	7819 US 42	CUP & Variance	Approved	CUP - Install two electronic gas prices and a cigarette price with 18" high numbers. Manual message board to be retained. The Variance is to reduce the 660' spacing requirement to 430' (Wildwood Inn).	(1) The electronic copy can only advertise fuel and cigarette prices; (2) The electronic copy color shall be limited to one color and the color is red; (3) the sign shall be equipped with photocells; (4) the sign shall conform with Article 34 of the zoning regulations; and (5) the approval is based on the applicant's presentation and proposed sign drawing.
6/10/2009	Culver's	8554 US 42	CUP & Variance	Approved	CUP - Allow an 14.67 square foot electronically changeable message board on a 10' tall, 61.65 square foot monument sign. The electronic letters are 10" tall. The Variance is to reduce the 660' spacing requirement to 495' (KY Farm Bureau).	(1) The electronic message board shall not be used to advertise off-premise businesses; (2) The electronic message board shall have a maximum of two lines of text; (3) All electronic messages shall be displayed in red; (4) All electronic messages shall be displayed for at least 15 seconds; (5) The sign shall be equipped with photocells and the electronic copy shall dim as the sky gets darker; and (6) Culver's shall not be permitted to advertise on the subdivision identification monument sign.
7/8/2009	Marathon	7811 Dixie Hwy	CUP	Approved	Allow construction of a new 20' tall, 69.96 square foot free-standing sign with two 6.83 square foot (20.1875" x 48.75") electronic fuel price windows. The fuel prices will be displayed in red L.E.D. and are a maximum of 18" tall.	(1) The electronic copy shall only advertise regular fuel prices; (2) All electronic messages shall be displayed in red; (3) Photocells shall be provided in the sign and all electronic messages shall dim as the sky gets darker.
11/16/09	Chevron	8063 US 42	CUP & Variance	Approved	CUP - Allow electronic gas prices on an existing 22' tall, 176 square foot sign. Two 18" x 40" electronic fuel windows are proposed. Variance - Reduce 660' spacing requirement. Approved Thornton's sign is approximately 366' to west.	(1) The electronic copy shall only be used to advertise fuel prices; (2) The fuel price displays shall not flash, run, or scroll; (3) The fuel prices shall be displayed in red L.E.D.; (4) The sign shall be equipped with photocells and the fuel prices shall dim as the sky gets darker.
12/9/09	QuikStop	8114 US 42	CUP & Variance	Approved	CUP - Add a 33.3 square foot electronic message board onto a freestanding sign. Variance - Reduce 660' spacing requirement from other electronic signs. Sign is 244' from Thornton's and 620' from Chevron.	(1) The electronic message board shall be limited to two lines of text; (2) Messages shall be displayed in red; (3) messages shall be displayed for a minimum of 1 minute; (4) messages shall not run, flash, or scroll; and (5) the sign shall be equipped with a photocell and the messages shall dim as the sky gets darker.

ACTION DATE	BUSINESS	ADDRESS	REQUEST	ACTION	DESCRIPTION OF REQUEST	CONDITIONS OF APPROVAL OR FINDINGS FOR DENIAL
10/13/10	Florence Center & Antique Mall	Mall Road Connector Dr Intersection	Change in Non-Conforming Use	Denied	Allow Florence Center/Antique Mall freestanding sign to be modified and include an electronically changeable message board. The application was required because the proposed sign had electronic copy and 7 fixed tenant panels.	Proposed Sign was more objectionable than the existing sign. It was premature for the Board to act on the request when there will be a new sign code for Mall Road in the near future.
2/8/12	UDF	8635 Haines Dr.	CUP & Variance	Approved	CUP - Allow electronic fuel price on the Haines Subdivision sign. A 33.54 square foot cabinet with two manually changeable fuel displays being replaced with a new cabinet that displays regular fuel in red LED (fuel price display is 13.875" x 33.875"). Variance - Reduce 660' spacing requirement. KY Farm Bureau sign is approximately 358' away.	(1) The electronically changeable copy shall only advertise fuel prices; (2) All electronic messages shall be displayed in red; (3) Electronic messages shall not flash, scroll, or run; (4) Photocells shall be provided in the sign and all electronic messages shall dim as the sky gets darker.
2/8/12	UDF	6712 Dixie Hwy.	CUP & Variance	Approved	CUP - Allow electronic fuel price on the UDF/PNC Bank sign. A 43.6 square foot cabinet with three manually changeable fuel displays being replaced with a new cabinet that displays regular and diesel fuel in red LED (fuel price displays are 20.187" x 48.75"). Variance - Reduce 660' spacing requirement. Walgreens sign is approximately 458' away.	(1) The electronically changeable copy shall only advertise fuel prices; (2) All electronic messages shall be displayed in red; (3) Electronic messages shall not flash, scroll, or run; (4) Photocells shall be provided in the sign and all electronic messages shall dim as the sky gets darker.
5/9/12	Speedway	7690 KY 18	CUP	Approved	Allow electronic fuel prices to be displayed on the freestanding sign at KY 18 and Commerce Dr. Existing sign is 29' tall and 252.76 sf. Proposed cabinet is 200 sf and has two 21.25 sf fuel windows. Unleaded fuel displayed in 36" tall red LED digits and diesel displayed in 36" tall green LED digits.	(1) The electronically changeable fuel windows shall only advertise fuel prices; (2) All electronic messages shall be displayed in red; (3) Electronic messages shall not flash, scroll, or run; (4) Photocells shall be provided in the sign and all electronic messages shall dim as the sky gets darker.
11/14/12	Travel Centers of America	7777 KY 18	Change in Non-Conforming Use	Approved	Allow TA to display regular fuel prices in LED on their KY 18 freestanding sign. A 4' x 10'-1" manually changeable fuel price cabinet is being replaced with the same size cabinet. The new cabinet will display regular fuel prices with 18" tall red LED digits that are located in a 24-3/4" x 51-1/8" window.	(1) The cabinet shall be constructed as presented; (2) The cabinet shall only display one fuel price; (3) The fuel price shall only be displayed in one color only and shall not flash, scroll, or run; (4) The sign shall be equipped with a photocell and the sign shall dim as the sky gets darker.
6/12/13	Florence Center & Antique Mall	Mall Road Connector Dr Intersection	Change in Non-Conforming Use	Approved	Allow the square footage of an electronic message board to be enlarged from 50 square feet to 84 square feet.	(1) The electronic message center shall only display still photos and alphanumeric messages. The messages shall not contain any apparent motion (video, flashing messages, scrolling messages, running messages, moving patterns or boards of light, illusion of moving objects, rotating shapes or similar animation effects, etc.). (2) Any primary message shall be displayed on the electronic message center for a minimum of five (5) seconds. One sub message can have a 19 millimeter pixel pitch or better resolution. (3) The electronic message center shall be equipped with a photocell or dimmer and the messages shall dim as the sky gets darker. (4) The electronic message center shall have a 19 millimeter pixel pitch or better resolution. (5) Businesses located in Florence Center or the Antique Mall and their associated outlots shall be able to advertise on the sign. (6) The open area between the Florence Center/Florence Antique Mall cabinet and the electronic message center shall not be filled in with additional signage. (7) The maximum area of the electronic message center shall be 67.5 square feet (5' x 13'-6").

ACTION DATE	BUSINESS	ADDRESS	REQUEST	ACTION	DESCRIPTION OF REQUEST	CONDITIONS OF APPROVAL OR FINDINGS FOR DENIAL
4/10/14	Car-X	8225 US 42	CUP & Variance	Denied	CUP - Allow Car-X to construct a new 20' tall, 70 square foot freestanding sign, which contains an electronic message center. The electronic message center is proposed in a 31" x 10' cabinet and the display area is 31" x 94" (20.24 square feet). Variance - Reduce 660' spacing requirement. Sign proposed 498' from Walgreen sign and 640' from QuikSop sign.	The Variance will cause a hazard and nuisance to the public, will alter the essential character of the general vicinity, and no special circumstances which apply to the land have been identified. The Conditional Use Permit is not harmonious with the general objectives of the Boone County Comprehensive Plan. Specifically, the Future Land Use Development Guidelines found in the Land Use Element state that "developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorist attention. The objective is to avoid the confusion and/or distraction of motorists, and to avoid the potential negative impacts of signs on the visual appearance of a development or corridor" (Design, Signs, and Historic Preservation, pg. 164).
2/11/15	Travel Centers of America	7777 KY 18	Change in Non-Conforming Use	Approved	Modify 113'-9" tall sign. Four sign cabinets being removed, two sign cabinets being installed, and the overall square footage being reduced from 1,440 square feet (40' x 36') to 945 square feet (35' x 27').  One of the proposed sign cabinets is 7.5' x 27' and displays unleaded and diesel fuel prices in red and green LED. The diesel price will alternate between a "cash" price and "credit" price. The sign cabinet detail shows the LED digits will be a maximum of 61" tall and the unleaded and diesel copy placards will be 18" tall.	(1) The overall square footage of the Interstate sign shall be reduced to 945 square feet or less; (2) The proposed sign cabinets shall be constructed with side filler panels (see Exhibit 1 from the 2/11/15 FBOA meeting). Additional signage shall not be permitted on the filler panels; (3) The 7'-6" x 27' cabinet shall only display two fixed copy fuel placards and two LED fuel prices. The fuel prices shall not alternate between cash prices and credit prices; (4) The unleaded fuel price shall be displayed in red LED and the diesel fuel price shall be displayed in green LED. The fuel prices shall not flash, scroll, run, or have any apparent visual motion; (5) The LED fuel prices shall be displayed with a 22 mm pixel pitch or better resolution; (6) The electronic sign shall be equipped with a photocell or dimmer and the fuel prices shall dim as the sky gets darker; (7) The 8' x 24' sign cabinet shall only be permitted to advertise two tenants which are located in the subject building; (8) The electronic sign cabinet shall be manufactured with set brightness, dimming, and pixel pitch. No manual adjustment controls shall be provided inside the building; (9) The sign structure and sign cabinets shall be maintained and be kept in an as new appearance.

APPLICATION FORM

**BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION**

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V  
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JUN 12 2015

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)

- (Check One)
1.  Boone  Florence  Walton  Union
  2. (Check One)  
 Conditional Use Permit   Variance  Appeal  
 Change in Non-Conforming Use
  3. Applicant's Name ABC SIGNS  
 Applicant's Address 38 W. McMicken Ave  
Cincinnati Oh 45202  
 City State Zip
  4. Phone Number 513-241-8884 Fax No. 513-241-8978 E-Mail wikki@abcsign.com  
 Description of Request: Increase square footage for signage on building mounted signs on front fascia
  5. Name of Development McDonalds ① CUP - to allow electronic
  6. Location of Development 7909 Dream Street changeable readable board in new mass
  7. Acreage Under Review 1.117 sign
  8. Lot Number and Name of Subdivision (if part of a subdivision) ② Variance - to reduce spacing requirement between electronic changeable signs.
  9. Owner of Property McDonalds
  10. Address of Property Owner 2 Easton Oval  
Columbus Oh 43219  
 City State Zip
  11. Phone Number \_\_\_\_\_ Fax No. \_\_\_\_\_ E-Mail jwcope101@aol.com  
 Proposed Use(s) on Site Restaurant
  12. Total Square Footage of Existing and/or Proposed Buildings \_\_\_\_\_
  13. Current Zoning on Property C-3 / PD / PO
  14. Deed Book 1050 Page No. 977 Group No. 2041A
  15. Is the site subject to a zone change? \_\_\_\_\_  
 If yes, give date of approval \_\_\_\_\_
  16. Have you submitted a Site Plan with this request? 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: Kyra Meade  
 (Faxed, Photocopied or Scanned Signatures will NOT be Accepted)

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

COPY

CLUR #15-FBOA-003-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

McDonald's  
2 Easton Oval  
Columbus, OH 43219

2. ADDRESS OF PROPERTY

7909 Dream Street  
Florence, KY

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

McDonald's

4. DEED BOOK 1050      PAGE NO. 977      GROUP NO. 2041A

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 2

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

Todd K. Morgan  
SIGNATURE OF COMPLETING OFFICIAL

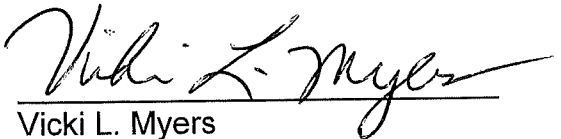
Todd K. Morgan, Senior Planner  
Name and Title of Completing Official

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 14 day of July, 2015.



Vicki L. Myers

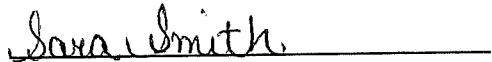
Notary ID 438411

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 conditional use permit and variances approved by the Florence Board of Adjustment and in accordance with the current zoning in effect as of July 8, 2015 Certificate of Land Use Restriction (#15-FBOA-003-A), for McDonald's, Property Owner(s).

The following conditions will apply:

1. **The building mounted signage on the front facade shall be installed per the submitted sign and elevation drawings. Additional building mounted signage shall not be permitted in the three sign areas without Florence Board of Adjustment approval.**
2. **All building mounted signage on the front and side facades of the new building shall comply with the Boone County Zoning Regulations.**
3. **The proposed monument sign shall be constructed per the submitted exhibit unless modified by the condition below.**
4. **The electronic message board shall comply with the following standards:**
  - **The visual opening of the sign shall be limited to 3' x 6'.**
  - **All electronic messages shall be displayed for a minimum of 60 seconds.**
  - **No more than 4 lines of text shall be displayed at any given time.**
  - **Messages shall not flash, scroll, run, or have any apparent visual motion.**
  - **Messages shall be displayed with a 19 mm pixel pitch or better resolution.**
  - **The sign shall be equipped with a photocell and the electronic copy shall dim as the sky gets darker.**
  - **The electronic message center shall not be used to advertise off-premise businesses.**
  - **The sign shall be maintained and be kept in an as new working condition.**
5. **All new menu board signs shall comply with the Boone County Zoning Regulations.**

6. **The Interstate pole sign located on site shall be limited to 50' in height and 315.66 square feet in area.**

The approved conditional use permit and variances as well as the preceding conditions apply to the property described in:

DEED BOOK 1050

PAGE NO. 977

GROUP NO. 2041A