

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

RECEIVED MAY 07 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 [X] Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_ (Check One) 2. \_\_\_\_\_ Conditional Use Permit [X] Variance \_\_\_\_\_ Appeal \_\_\_\_\_ Change in Non-Conforming Use 3. Applicant's Name PIROS SIGAS, INC Applicant's Address 1818 OLD STATE ROAD M BARNHART MO 63012 City State Zip Phone Number 636-464-0200 Fax No. 636-464-9990 E-Mail JPPIROS@PIROSSIGAS.COM 4. Description of Request: TO INSTALL WALL SIGN ON REAR ELEVATION IN EXCESS OF 14 PER FOOT OF BUILDING 5. Name of Development PLANET FITNESS 6. Location of Development 8000 MAIN ROAD FLORENCE, KY 41042 7. Acreage Under Review 1.61 +/- 8. Lot Number and Name of Subdivision (if part of a subdivision) 9. Owner of Property FLORENCE CORNERSTONE LLC Address of Property Owner 129 VIERA DRIVE Palm Beach Gardens FL 33418 City State Zip Phone Number 603-750-0001 Fax No. E-Mail 11. Proposed Use(s) on Site PLANET FITNESS 12. Total Square Footage of Existing and/or Proposed Buildings 29,854 13. Current Zoning on Property C-2/PD/MR 14. Deed Book 1044 Page No. 416 Group No. 20408 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? 17. Have you submitted a list of adjoining property owners with this request? 18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

ORIGINAL Property Owner's Signature: (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 5-7-15 Fee Received 932.00 Receipt # 070778
2. Is application complete? \_\_\_\_\_ Yes \_\_\_\_\_ No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date 6/10/15
5. Board Action:  
\_\_\_\_\_ **Approved**  
\_\_\_\_\_ **Approved with Conditions** (See #6)  
6/10/15 **Denial** (See #7)
6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Reasons for Denial: SEE 6/10/15 Meeting Minutes  
\_\_\_\_\_  
\_\_\_\_\_

**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: Piros Signs, Inc. for Planet Fitness

LOCATION: 8000 Mall Road, Florence, Kentucky

ZONING: Commercial Two/Planned Development/Mall Road Overlay District (C-2/PD/MR)

DATE: June 10, 2015

### PROPOSAL

The applicant has submitted a Variance to allow additional building mounted signage on the southern building facade of a Planet Fitness. The proposal would increase the permitted building mounted signage from 125 square feet to 233 square feet.

The table below shows the amount of signage that is permitted and proposed on each facade.

FACADE	SIGNAGE PERMITTED	SIGNAGE PROPOSED
NORTH (PRIMARY)	250 SQUARE FEET	233 SQUARE FEET
SOUTH (SECONDARY)	125 SQUARE FEET	233 SQUARE FEET* VARIANCE NEEDED
WEST (SECONDARY)	175 SQUARE FEET	66.14 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 applicant's requests as it relates to the criteria necessary for granting a variance as stated 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 Mall Road Overlay Sign District is found in Section 3440 of the Boone County Zoning Regulations. It states that Sections 3402 and 3413 of the code shall be used in determining permitted locations and the amount of building mounted signage that is permitted on a business.

- (1) The following standards shall apply to building mounted signage in the Mall Road (MR) Overlay Sign District:
  - a. Channel letters, sandblasted redwood, individual pin mounted letters, neon copy, neon or L.E.D. accent bands, fabric awnings, and similar signs as determined by the Zoning Administrator shall be permitted.
  - b. Manually changeable copy, electronically changeable copy, board signs, plexi-faced panels, internally illuminated awnings, firmly structured awnings with an "inflated" or plastic appearance, and similar signs shall not be permitted unless they are replacing an existing sign of like kind that is the same size or smaller.
  - c. Building mounted signage shall not be permitted in residential developments. Exceptions are professional name plates, addresses, and building numbers.
- (2) Permitted Exceptions to the building mounted signage regulations found in Section 3413 of the Boone County Zoning Regulations are as follows:
  - a. Projecting, shingle, or blade signs shall be permitted when a main building entrance is in close proximity to a street, private access drive, or shared private development street. Projecting signs will not be treated as one of the three permitted sign areas on a primary or secondary facade but the sign area shall be factored into the total square footage that is permitted on that given facade. The maximum size of a projecting sign shall not be more than 32 square feet in size. Projecting signs shall have a minimum clearance of 10 feet over sidewalks and shall not be permitted to project over vehicular ways.
  - b. Restaurants and entertainment uses (limited to night clubs and live performance venues) shall be allowed to have neon or L.E.D. accent banding along cornice lines and main entrances. The accent banding shall not be treated as one of the three permitted sign areas on a primary or secondary facade but the sign area shall be factored into the total square footage that is permitted on a given facade. The neon or L.E.D. banding shall be limited to 2 inches in height.

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.

### SITE CHARACTERISTICS

The 1.61 acre parcel is located at the southeast corner of the Mall Road/Heights Boulevard/Connector Drive intersection. The parcel has 400' of frontage on Mall Road and 175' of frontage on Heights Boulevard. A two-story Planet Fitness, with 106 parking stalls is currently under construction on the lot. The approved 1/21/15 Site Plan shows that the finished floor elevation of the building will sit approximately 10' higher than the centerline of Mall Road.

### SITE HISTORY

On July 1, 2014, the City of Florence approved a Zoning Map Amendment for a Special Sign District for Florence Heights Subdivision. The approval allows the Planet Fitness to advertise on the following signs:

- A. A 24' tall, 231 square foot sign at the southeast corner of the Mall Road/Height Boulevard intersection.
- B. A 65' tall, 1,080 square foot Interstate sign on lot 5 of Florence Heights Subdivision.
- C. An on-site outlot monument sign which complies with the Mall Road Overlay Sign District Regulations. Such signs can be up to 8' tall and 60 square feet in area.

On October 28, 2014, the City of Florence approved a Concept Development Plan allowing:

- A. An approximate 30,000 square foot fitness center to exceed the maximum 25 foot corner side yard setback requirement.
- B. Additional parking in the corner side yard. The Mall Road District Study development standards state that "when parking is provided between an outlot or frontage building and the street, the building may be setback far enough from the street to provide the required minimum street frontage and building landscaping, one two-way driveway that is double with parking spaces, and a walkway and/or covered arcade across the front of the building, but no further.

On January 21, 2015, Boone County Planning Commission approved a Major Site Plan application allowing a two-story (29,854 square foot) Planet Fitness with 106 parking spaces to be constructed on the 1.61 acre lot.

### SURROUNDING LAND USES AND ZONING

North: Heights Boulevard and Pep Boys (C-2/PD/MR)

South: Lot 2, Florence Height Subdivision (C-2/PD/MR)

East: TANK Park and Ride (C-2/PD/MR)

West: Florence Center, Snuggly's, Valvoline (C-2/PD/MR)

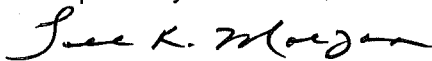
STAFF COMMENTS

1. One hundred and twenty-five (125) square feet of building mounted signage is permitted on the southern facade.  
  
Per the sign regulations, the applicant boxed the words "Planet" (9' x 7') and "Fitness" (8.5' x 20') separately and 233 square feet of signage is being proposed.
2. A total of 550 square feet of building mounted signage is permitted on the north, west, and south facades and 532.14 square feet of building mounted signage is being proposed. The applicant is asking that some of the permitted signage from the northern and western facades to be reallocated to the southern facade.
3. The applicant submitted a drawing of a sign that would meet code on the southern facade. The sign is 6'-3" tall and 19'-9" wide (123.44 square feet if drawn as one sign area). Planet Fitness does not like this sign because they feel that it is too small.
4. The Board needs to analyze the Variance criteria before acting on the requests.
5. Staff recommends the following condition if the request is approved:
  - A. The approval shall be based on the submitted sign drawings. Additional signage shall not be permitted on the north, south, or west building facades.
  - B. Planet Fitness or any other future owner or tenant shall not be permitted to construct the permitted on-site monument sign as long as they are utilizing this building mounted sign variance.

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 request.

Respectfully submitted,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

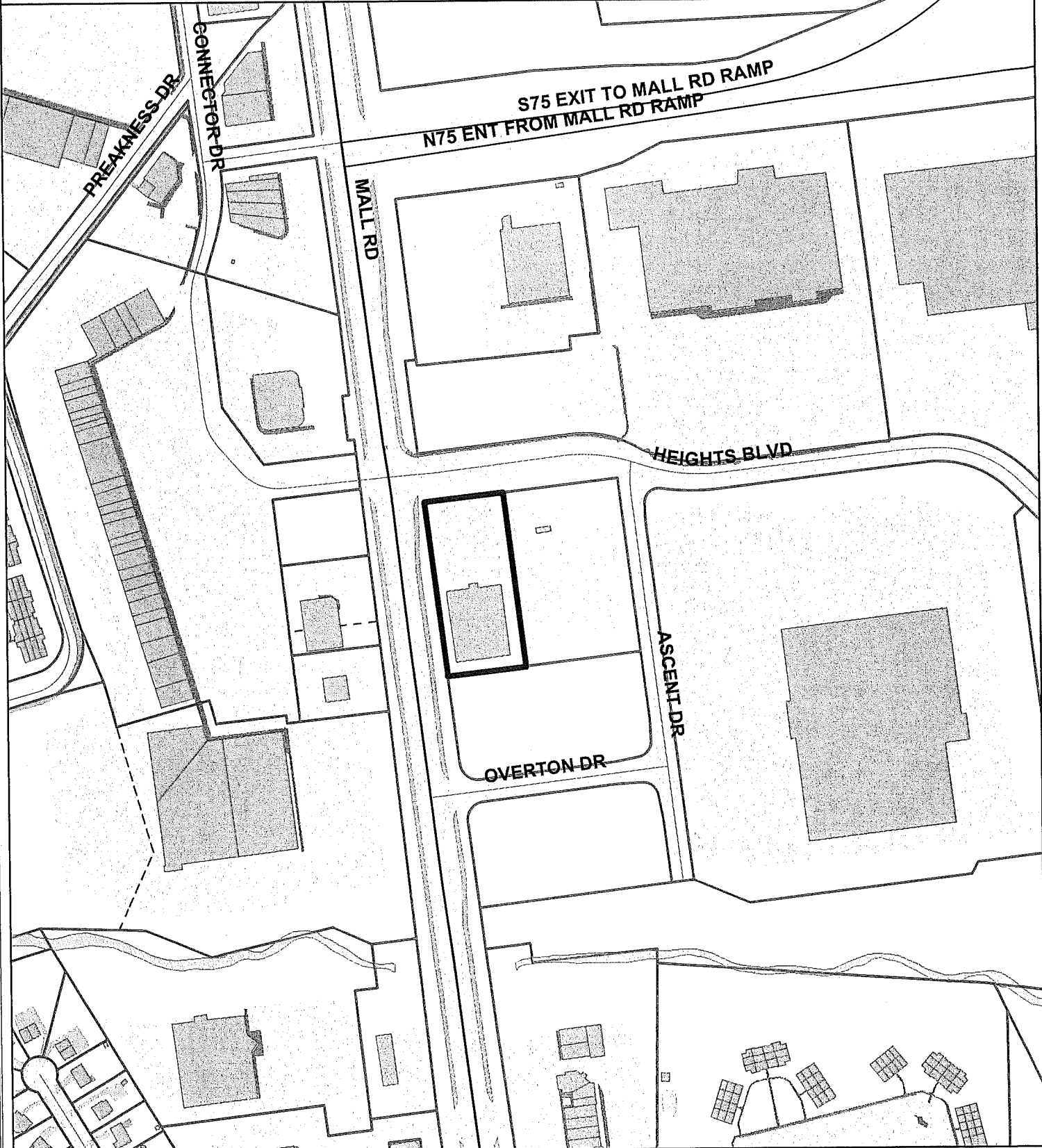
TKM/tlb

Attachments

- \*Site Vicinity Map
- \*1/21/15 Major Site Plan
- \*Proposed Sign Drawings
- \*Sign that Meets Code on the Southern Facade
- \*Zoning Map
- \*Topographical Map
- \*2013 Aerial Map
- \*Florence Heights Special Sign District Approval
- \*Application

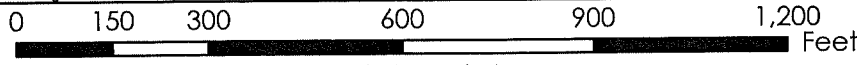
# SITE VICINITY MAP

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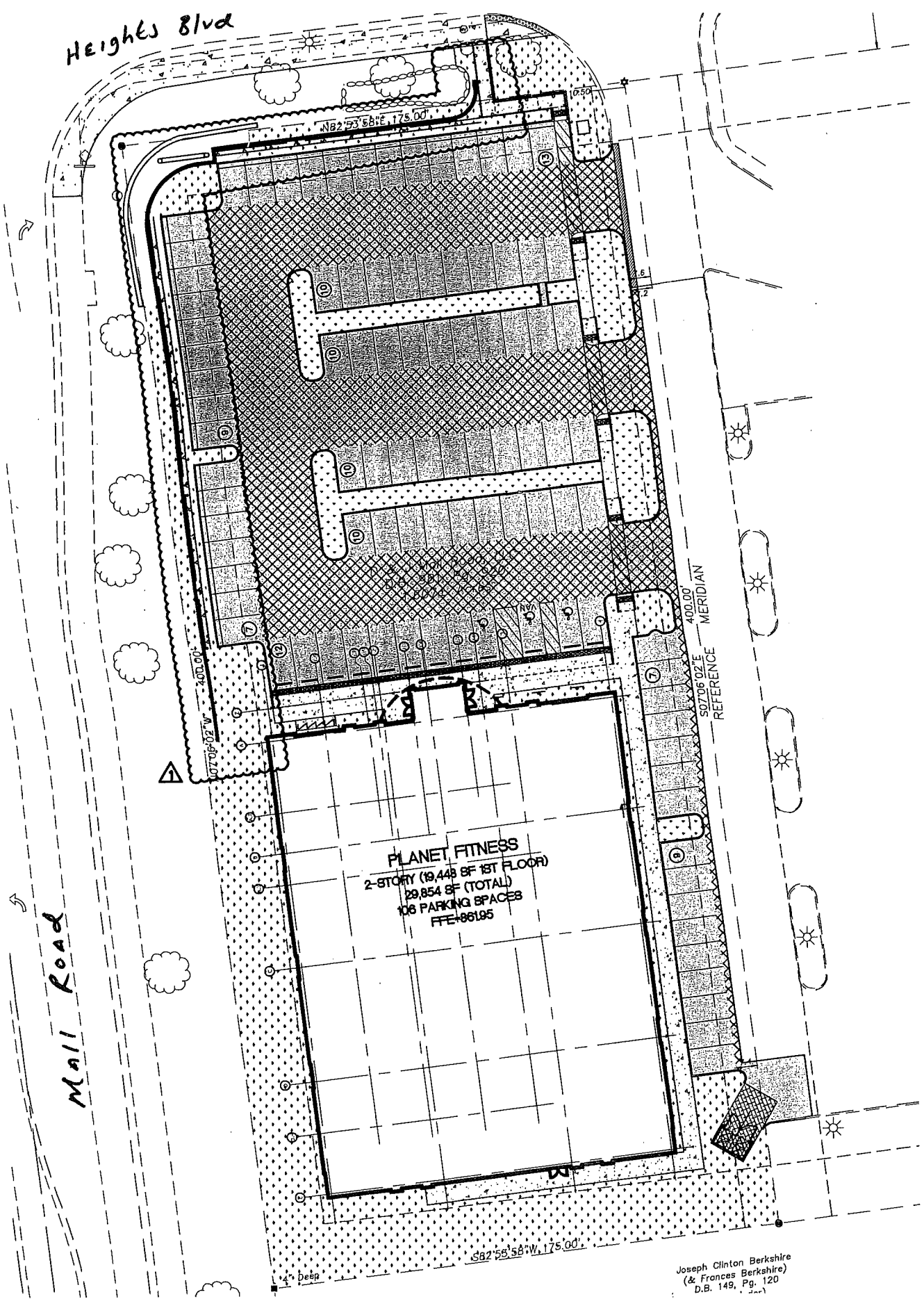
Map Created: 07/01/2013

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



State Plane 7 Index by USGS 3403-1103  
ArcMap Document: BooneMap (Rte).mxd

Heights Blvd



PLANET FITNESS  
 2-STORY (19,448 SF 1ST FLOOR)  
 29,854 SF (TOTAL)  
 106 PARKING SPACES  
 FFE-86195

Mall Road

Joseph Clinton Berkshire  
 (& Frances Berkshire)  
 D.B. 149, Pg. 120

**CIVIL SITE PLAN / APPROXIMATE LIMITS OF CONSTRUCTION**

1/21/15 Major Site Plan







1818 HWY. 11  
 BARNHART, MO 63012  
 PH: 636-464-0200  
 FAX: 636-464-9900  
 WWW.PIROSSIGNS.COM  
 GRAPHICS@PIROSSIGNS.COM

**CUSTOMER**  
 Planet Fitness

**JOB LOCATION**  
 Mall Rd. & Heights Blvd.  
 Florence, KY 41042

**CONTACT**

**PROJECT**  
 Channel Letters

**SALES PERSON**  
 Mike McGuire

**DATE**  
 02-09-15

**REVISION #**  
 15-1018-2

**SCALE**  
 3/8" = 1'

**DRAWN BY**  
 E. Irwin

**SWEET AS**  
 PFF - Florence

**REVISION DATE**

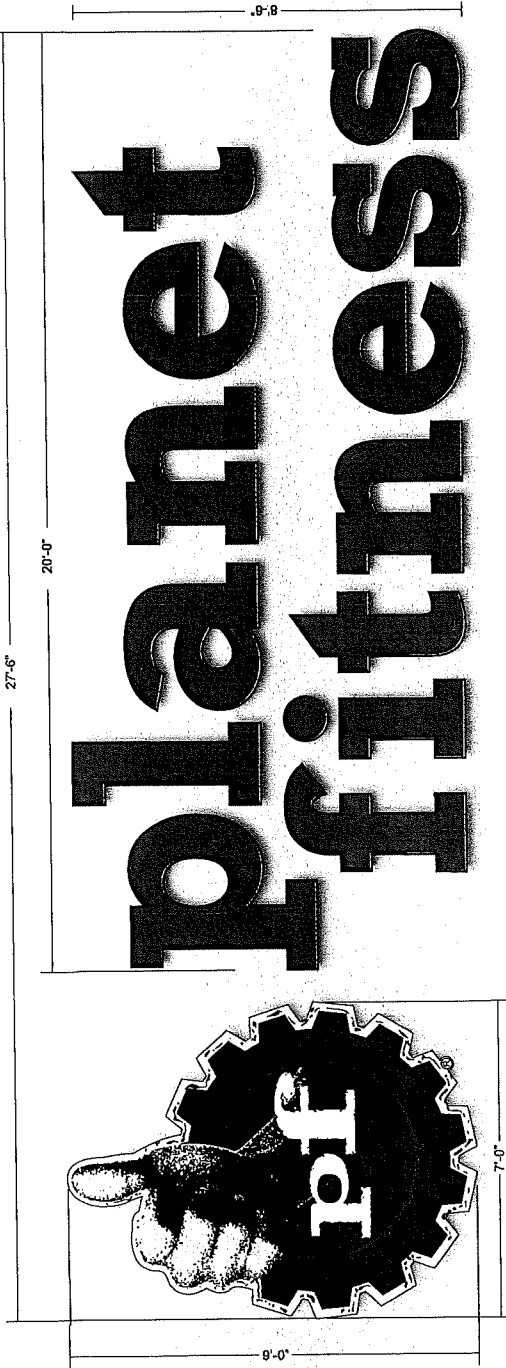
**REVISION #**

APPROVED AS IS  
 APPROVED AS NOTED  
 REVISE & RESUBMIT

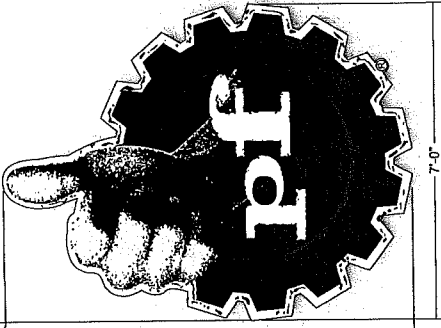
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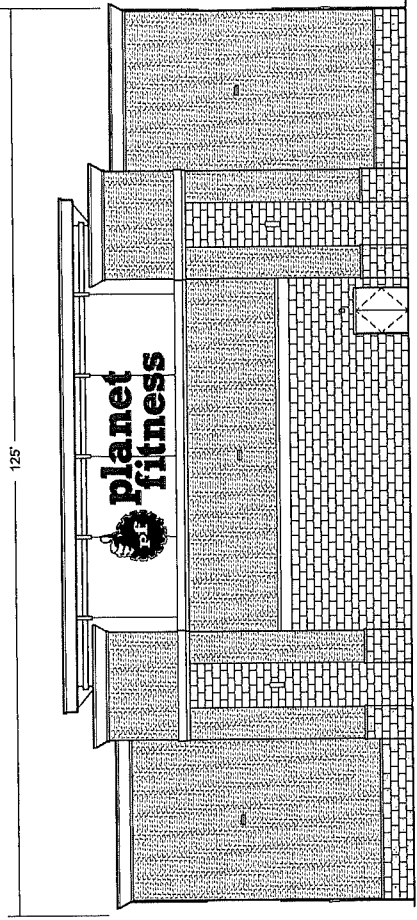
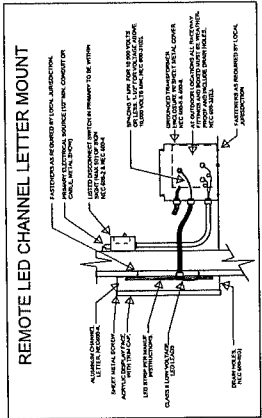
# planet fitness



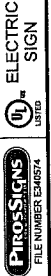
### Channel Letters - SOUTH Elevation 3/8" - 1'

- Furnish and install 1 set of channel letters.
- Aluminum construction
- LED illuminated
- Remote mounted
- Returns & trim cap painted black
- White plastic faces decorated w/ translucent vinyl (full color print as needed)
- Specs subject to pending site survey

3M TRANS 3630-118 INTENSE MAGENTA  
 3M TRANS 3630-015 YELLOW



SIMULATED VIEW. ACTUAL APPEARANCE MAY VARY.



PIROSSIGNS  
 FILE NUMBER EM4574





1818 HWY. M  
BARNHART, MO 63012  
PH: 636-464-0200  
FAX: 636-464-9990  
WWW.PIROSSIGNS.COM  
GRAPHICS@PIROSSIGNS.COM

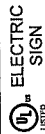
CUSTOMER  
Planet Fitness  
JOB LOCATION  
Mall Rd. & Heights Blvd.  
Florence, KY 41042  
CONTACT

PROJECT  
Channel Letters  
SALES PERSON  
Mike McGuire  
DATE  
02-09-15  
RESPONSE #  
15-1018-4  
SCALE  
3/8" = 1"  
DRAWN BY  
E. Irvin  
SIGNED AS  
PF - Florence

REVISION DATE  
REVISION(S)

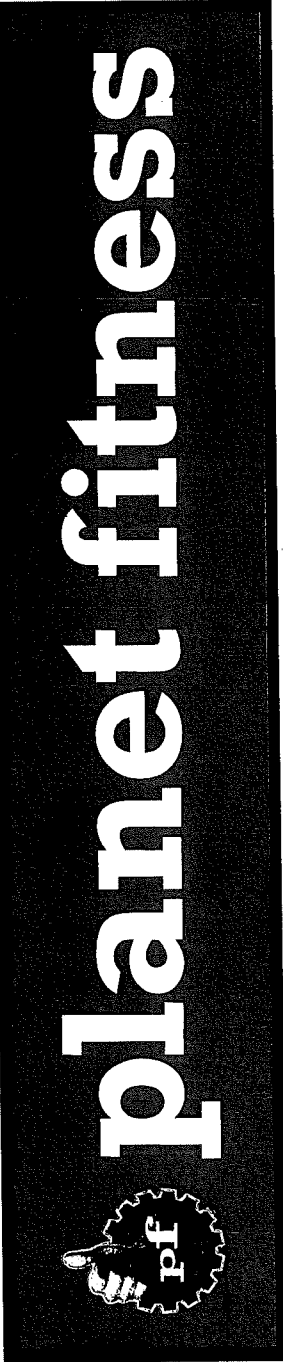
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ELECTRIC SIGN  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

30'-0"

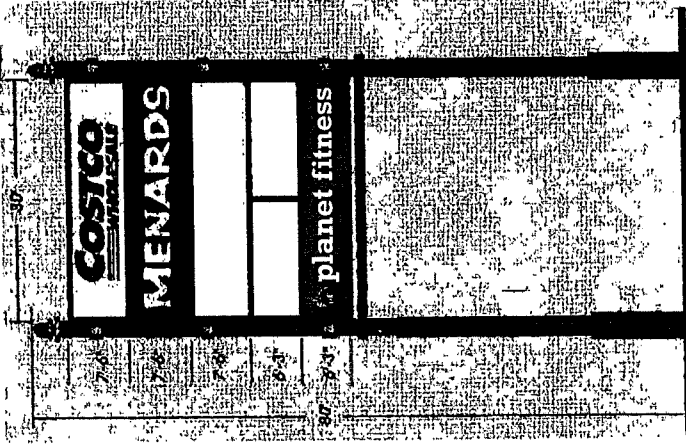


Pylon Sign 1  
3/8" - 1"

Furnish and install 2 faces.  
• Sizes subject to pending site survey

3M TRANS 3630-118 INTENSE MAGENTA

3M TRANS 3630-015 YELLOW





1818 HWY. 10  
 BARNHART, MO 63012  
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CUSTOMER  
 Planet Fitness  
 101 LOCATION  
 Mall Rd. & Heights Blvd.  
 Florence, KY 41042

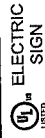
CONTACT

PROJECT  
 Channel Letters  
 SALES PERSON  
 Mike McGuire  
 DATE  
 02-09-15  
 RENDERING #  
 15-1018-5  
 SCALE  
 1/2"=1'  
 DRAWN BY  
 E. Irvin  
 SIGNED AS  
 PF-Florence

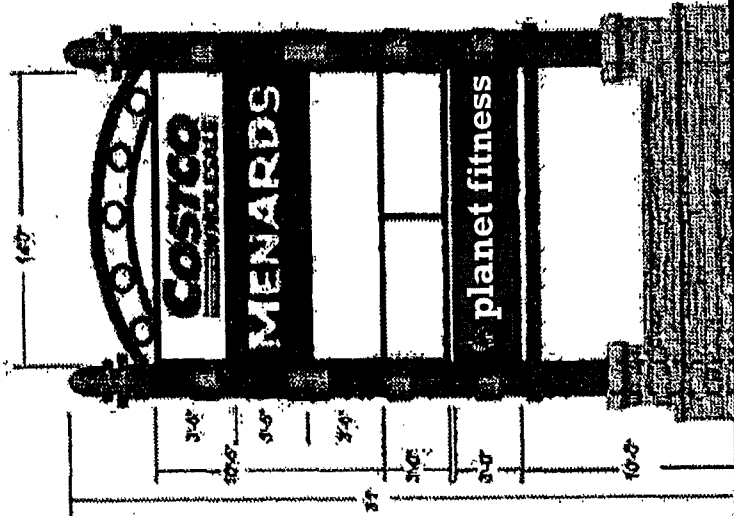
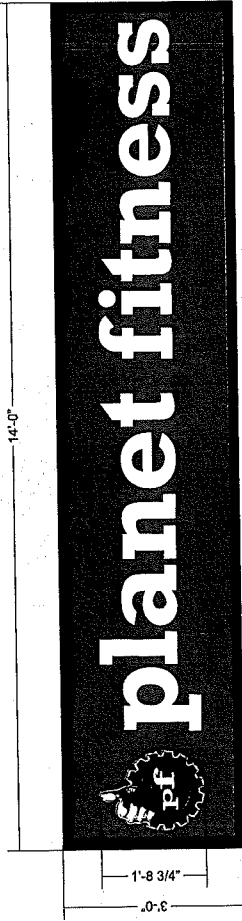
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Furnish and install 2 faces.  
 • Sizes subject to pending site survey

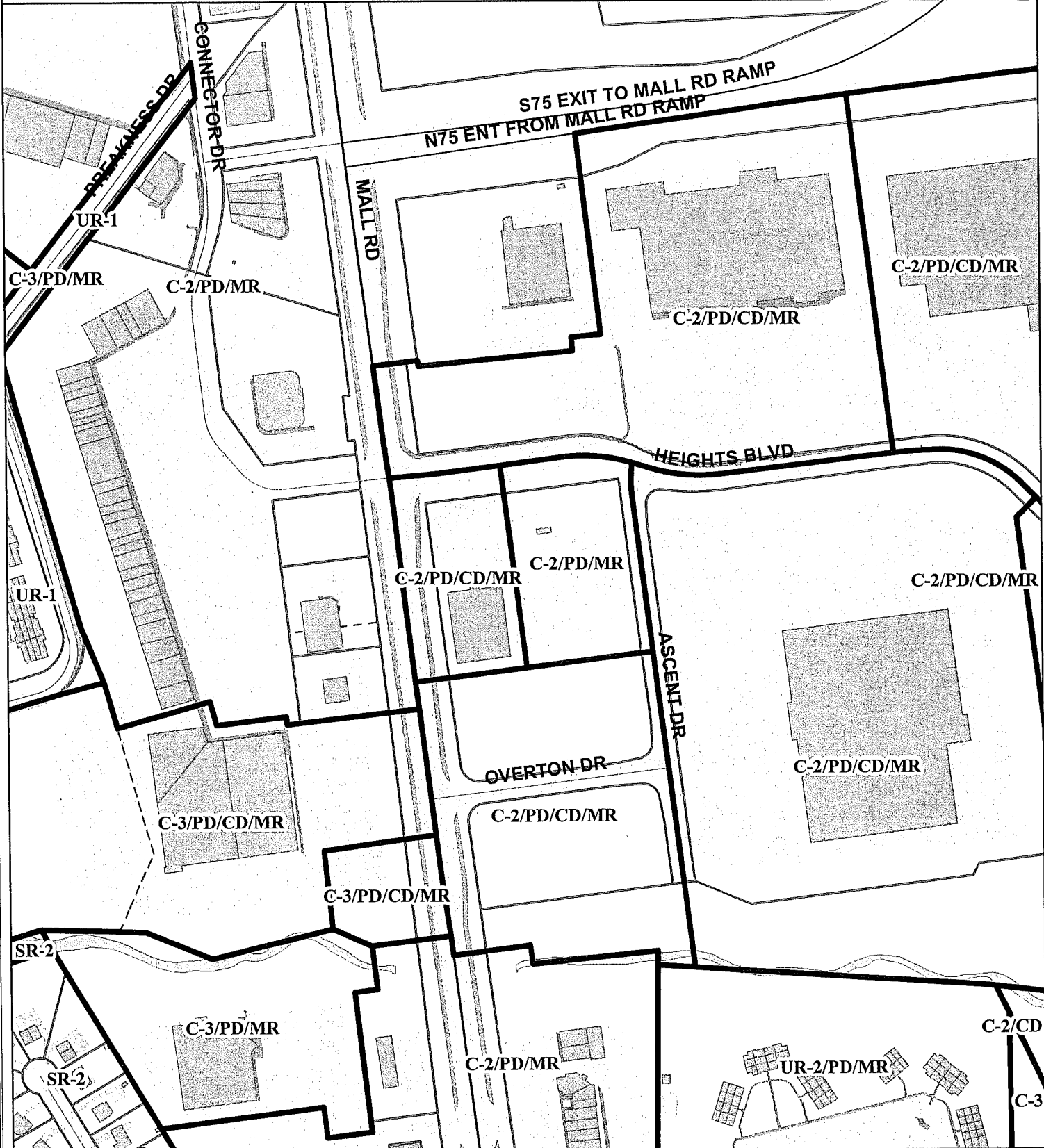
3M TRANS 3630-118 INTENSE MAGENTA  
 3M TRANS 3630-015 YELLOW





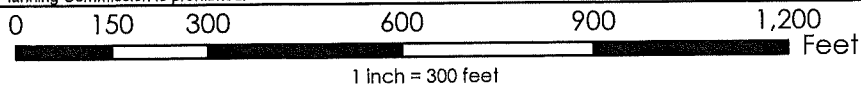
# ZONING MAP

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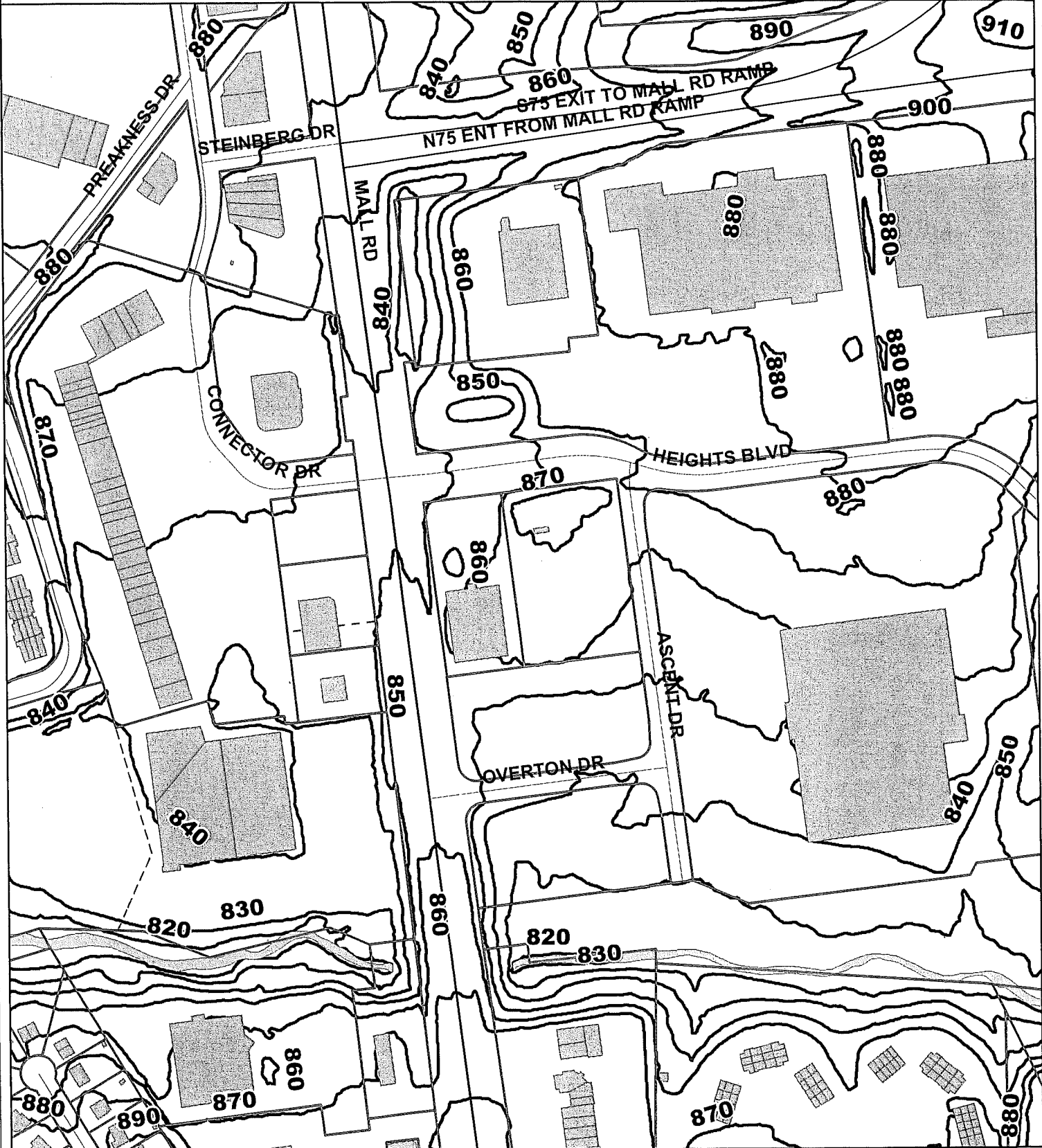
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Map Created: 07/01/2013

Map File: C:\GIS\Map\BooneMap (Rte).mxd

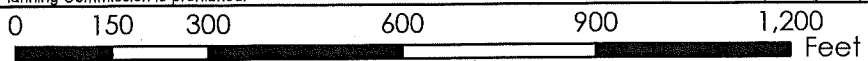
# TOPOGRAPHICAL MAP

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1 inch = 300 feet



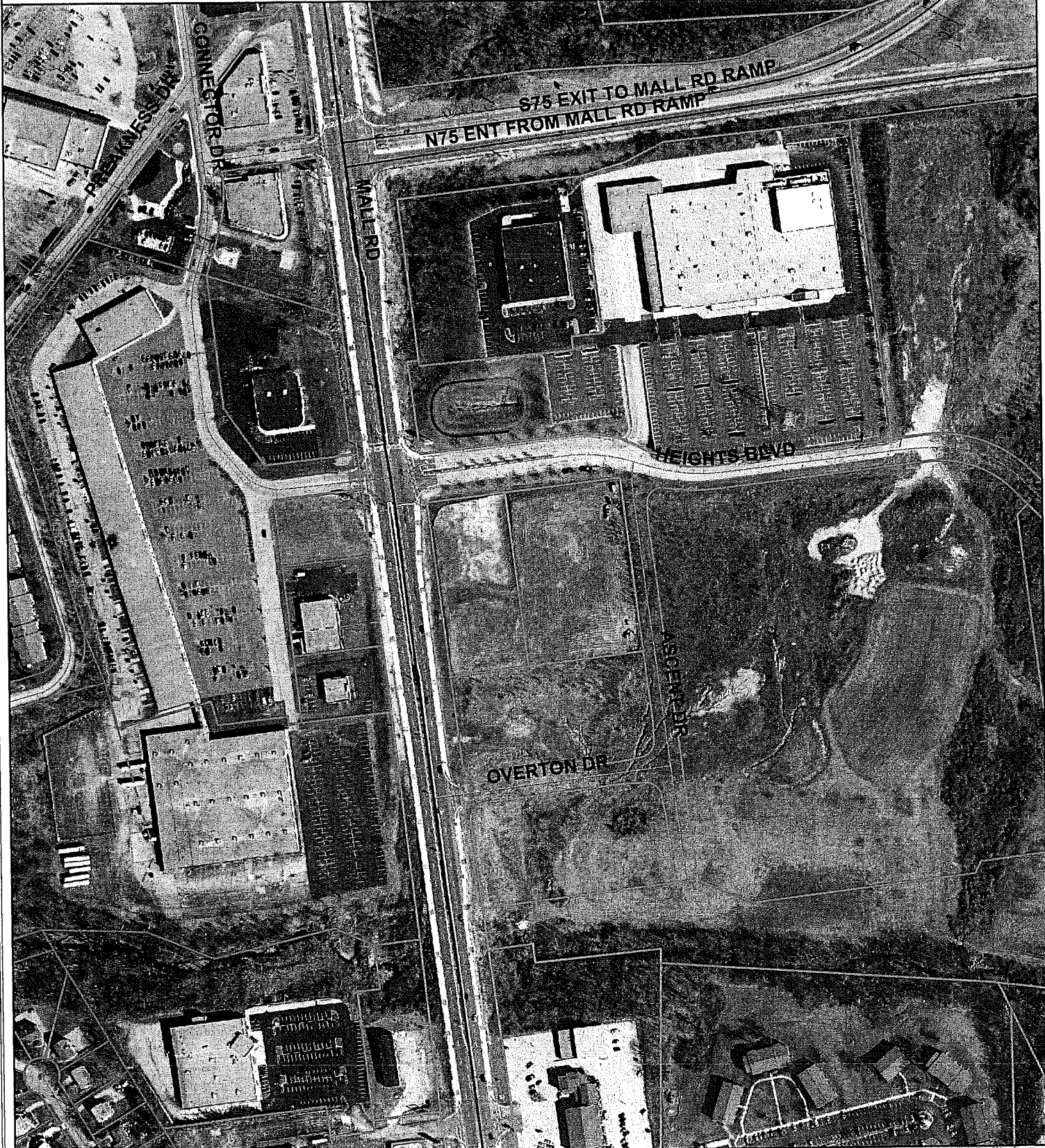
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ArchMap Document: BooneMap (ite).mxd

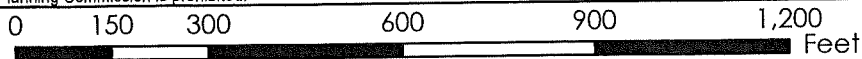
# 2013 AERIAL MAP

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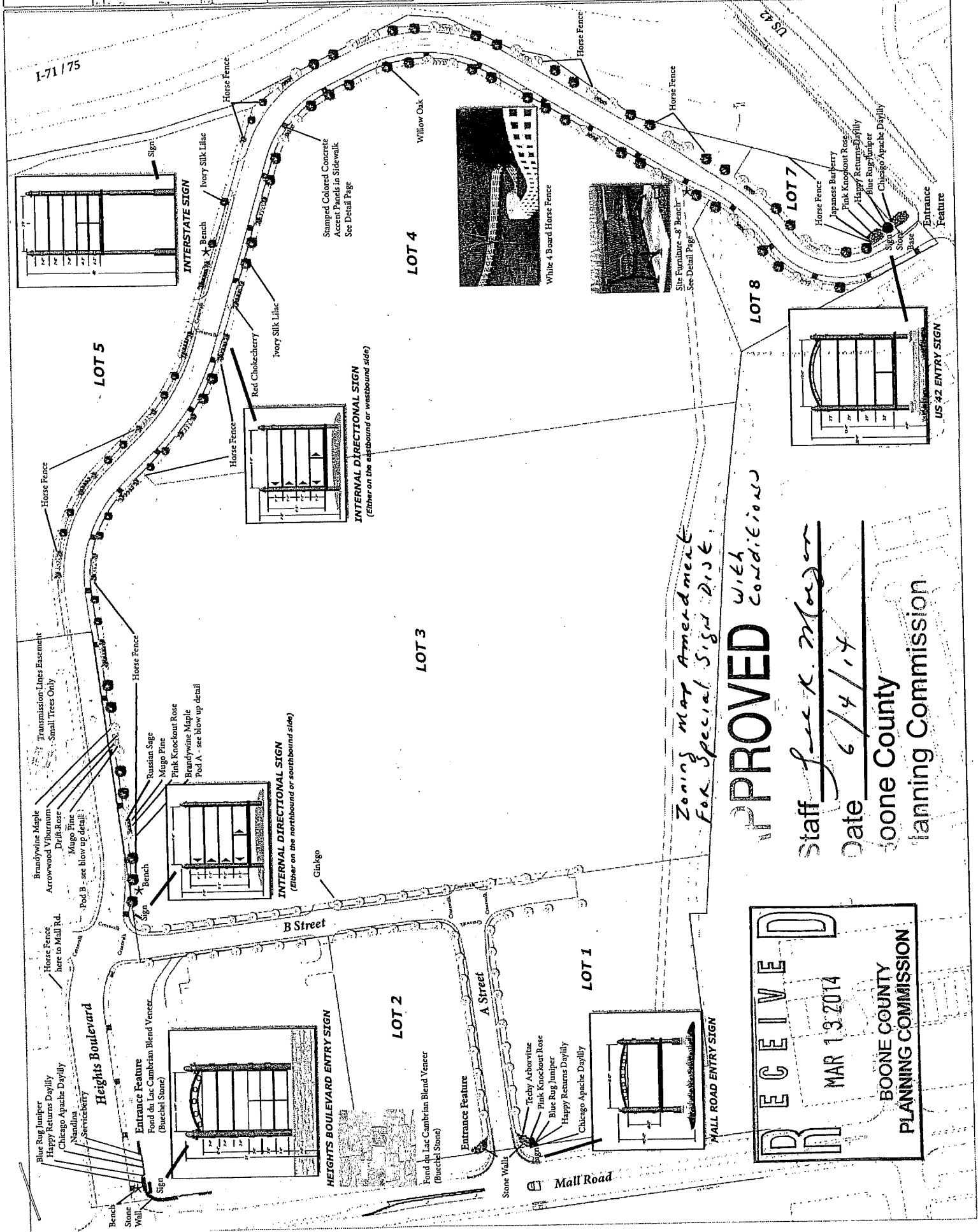
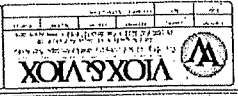


1 inch = 300 feet



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





Zoning Map Amendment  
 For Special Sign Dist.

**APPROVED** WITH CONDITIONS

Staff Lee K. Mader

Date 6/4/14

Boone County  
 Planning Commission

**RECEIVED**  
 MAR 13 2014  
 BOONE COUNTY  
 PLANNING COMMISSION

## STAFF REPORT

Request of **Anchor Properties (applicant)** for **Joseph Berkshire and Kate Berkshire and D & J Mall Road LLC (owners)** for a Zoning Map Amendment for a Special Sign District for a 66.75 acre site located at 8100 US 42 and the southeast corner of the Mall Road/Heights Boulevard intersection, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow alternative signage.

April 2, 2014

### REQUEST

The request is for a Zoning Map Amendment for a Special Sign District to allow alternative freestanding signage on a 66.75 acre site. The proposed freestanding signage will advertise businesses located in Florence Heights Subdivision, businesses located at the southeast corner of the Mall Road and Heights Boulevard intersection (D & J Mall Road LLC property), and Transit Authority of Northern Kentucky (TANK). The following freestanding signs are being proposed:

- A. A 31' tall, 336 square foot architectural freestanding sign shown at southeast corner of Mall Road and Heights Boulevard. The base of the sign is located behind a stone entrance feature that is approximately 6' tall. The tenant panels will display businesses located on lots 1, 2, 3, 4, 5, 7, and 8 of Florence Heights Subdivision, businesses located on the D & J Mall Road property, and TANK.
- B. A 10' tall, 32 square foot architectural freestanding sign is shown at the southeast corner of Mall Road and a future public street (shown as A Street on the Master Streetscape Plan). The base of the sign is located behind a stone entrance feature. The tenant panel will display the business located on lot 3 of Florence Heights Subdivision.
- C. Two 7' tall, 26.25 square foot internal directional signs are shown on the plan. The first sign is located at the corner of Heights Boulevard and a future public street (shown as B Street on the Master Streetscape Plan), which is directly across from the Pep Boys/Crossroads Church driveway. The second sign is shown at development access point on a newly proposed section of Heights Boulevard. The signs will provide directional information to businesses which are located on lots 1 through 5 of Florence Heights Subdivision.
- D. A 80' tall, 1,050 square foot Interstate sign is shown on lot 5 of Florence Heights Subdivision. The tenant panels will display businesses located on lots 1, 2, 3, 4, 5, 7, and 8 of Florence Heights Subdivision and businesses located on the D & J Mall Road property.
- E. A 20' tall, 156 square foot architectural freestanding sign is shown at the US 42/Heights Boulevard intersection. The base of the sign is shown with stone that is approximately 3' tall. The tenant panels will display businesses which are located on lots 1 through 5 of Florence Heights Subdivision.

- F. The cover letter that was submitted with the request indicates that the D & J Mall Road property and lots 1, 5, and 7 of Florence Heights will be eligible for outlot monument signs even though architectural freestanding signs are located on these lots. The proposed outlot monument signs would comply with the Mall Road Overlay Sign District regulations.

After the application was submitted the developer revealed that they have agreements with Menards (lot 3) and Costco (lot 5) to be anchor tenants.

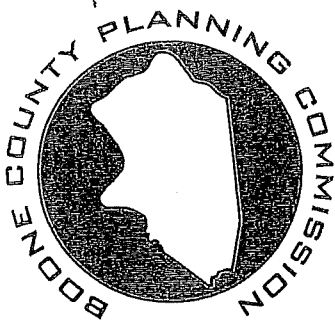
### APPLICABLE SIGN REGULATIONS

Section 3400 of the Boone County Zoning Regulations states that the purpose of the sign article is to coordinate the type, placement and physical dimensions of signs within the different zones; to recognize the commercial communication requirements of all sectors of the business community; to recognize free speech; to encourage the innovative use of design through Special Sign Districts. Furthermore, this article is intended to protect property values, create a more attractive economic and business climate, and enhance and protect the physical appearance of the community. Lastly, this article is further intended to reduce sign or advertising distractions and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, and generally enhance community development.

Section 3440 (1) of the Boone County Zoning Regulations lists the Special Sign Districts that were proposed by the Boone County Planning Commission and Legislative Bodies. The Mall Road Overlay Sign District applies to those properties which are within the Mall Road (MR) Overlay as part of the Mall Road District Study. The purpose of the sign district is to promote the mixed-use district that is visualized by the study with high quality construction materials and to follow the recommendations of the 2005 Boone County Comprehensive Plan. The Land Use Element found in the 2005 Comprehensive Plan states that "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" (Future Land Use Development Guidelines - Design, Signs, and Historic Preservation, pg. 142).

For the purpose of the Mall Road Overlay Sign District, the following standards shall apply:

1. All sections of Article 34 not otherwise replaced below;
2. A density of one (1) architectural freestanding sign which identifies a shopping center, mixed use commercial, commercial subdivision, planned development, or single-use commercial development and its major access point shall be permitted in accordance with the following standards:
  - A. The sign shall not exceed 20 feet in height.
  - B. The maximum size of the sign shall be no more than one (1) square foot of sign area per lineal foot of road frontage along the street frontage where the sign is to be located. No architectural freestanding sign shall exceed two hundred (200) square feet in area.



# BOONE COUNTY PLANNING COMMISSION

[www.boonecountky.org/pc](http://www.boonecountky.org/pc)  
[www.boonecountkygis.com](http://www.boonecountkygis.com)

Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, KY 41005

Phone (859) 334-2196; Fax (859) 334-2264  
[plancom@boonecountky.org](mailto:plancom@boonecountky.org)

April 23, 2014

Mr. Mike Ricke  
Anchor Properties  
128 E. Second Street  
Covington, KY 41011

RE: Request of **Anchor Properties (applicant)** for **Joseph Berkshire and Kate Berkshire and D & J Mall Road LLC (owners)** for a Zoning Map Amendment for a Special Sign District for a 66.75 acre site located at 8100 US 42 and the southeast corner of the Mall Road/Heights Boulevard intersection, Florence, Kentucky. The request is for a Special Sign District in a Commercial Two/Planned Development/Mall Road Overlay (C-2/PD/MR) zone to allow alternative signage.

Dear Mr. Ricke:

The following represents the conditions of approval for the above referenced Zoning Map Amendment for a Special Sign District as agreed to by you and the Boone County Planning Commission's Zone Change/Concept Development Plan Committee. The signature lines on the last page of this letter must be signed by you and the current property owners to show agreement with the listed conditions. Please return this letter with the original signatures to the Boone County Planning Commission office by May 6, 2014.

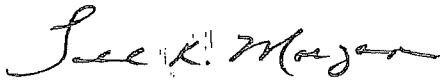
## CONDITIONS

1. The approval is based on all submitted information including the "Master Streetscape Plan" and sign drawings that were shown at the April 2, 2014 public hearing with the following modifications:
  - A. The "Heights Boulevard Entry Sign" shown on the D & J Mall Road LLC property shall be constructed per the attached exhibit. The exhibit shows the sign is 24' tall and 231 square feet in area.
  - B. The Interstate sign shown on lot 5 of Florence Heights Subdivision shall be limited to an overall height of 65 feet.

Mr. Mike Ricke  
April 23, 2014  
Page 2

2. The "Mall Road Entry Sign, "US 42 Entry Sign", and "Heights Boulevard Entry Sign" shown on lots 1 and 7 of Florence Heights Subdivision and the D & J Mall Road property are shown with associated decorative masonry walls or bases. These walls and bases shall be required elements and be constructed generally per the attached exhibits. The Zoning Administrator shall determine if the final wall and base designs are generally consistent with the exhibits.
3. Electronic signage shall not be permitted on any architectural freestanding, interstate, directional, or outlot sign.

Sincerely,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

TKM/tlb

cc: Brock MacKay, Viox & Viox

APPLICATION FORM

BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION

RECEIVED  
MAY 07 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)

- 1. (Check One)  
Boone  Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
- 2. (Check One)  
Conditional Use Permit  Variance \_\_\_\_\_ Appeal \_\_\_\_\_  
Change in Non-Conforming Use \_\_\_\_\_
- 3. Applicant's Name PIROS SIGNS, INC  
Applicant's Address 1818 OLD STATE ROAD M  
BARNHART MO 63012  
City State Zip
- 4. Phone Number 636-464-0200 Fax No. 636-464-9990 E-Mail JPHILLIPS@PIROSSIGNS.COM  
Description of Request: TO INSTALL WALL SIGN ON REAR ELEVATION  
IN EXCESS OF 14 PER FOOT OF BUILDING
- 5. Name of Development PLANET FITNESS
- 6. Location of Development 8000 MALL ROAD  
FLORENCE, KY 41042
- 7. Acreage Under Review 1.61 +/-
- 8. Lot Number and Name of Subdivision (if part of a subdivision) \_\_\_\_\_
- 9. Owner of Property FLORENCE CORNERSTONE LLC  
Address of Property Owner 129 VIERA DRIVE
- 10. Palm Beach Gardens FL 33418  
City State Zip
- 11. Phone Number 603-750-0001 Fax No. \_\_\_\_\_ E-Mail \_\_\_\_\_  
Proposed Use(s) on Site PLANET FITNESS
- 12. Total Square Footage of Existing and/or Proposed Buildings 29,854
- 13. Current Zoning on Property C-2/PP/MR
- 14. Deed Book 1044 Page No. 416 Group No. 20408
- 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? \_\_\_\_\_
- 17. Have you submitted a list of adjoining property owners with this request? \_\_\_\_\_
- 18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

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

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