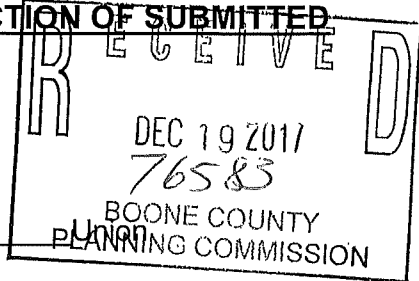


APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

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

See Boone County Zoning Regulations



SECTION A (To be completed by applicant)

- (Check One) 1. Boone [X] Florence [ ] Walton [ ] 2. Conditional Use Permit [ ] Variance [ ] Appeal [ ] X Change in Non-Conforming Use 3. Applicant's Name Jim McFarland Applicant's Address 170 S. Third Street, Suite 170 Columbus, OH 43215 4. Description of Request: To allow additional drive thru signage in the front yard. To allow for a Welcome sign on top of the attached awning. To allow for a flat roof line. 5. Name of Development McDonalds USA, LLC 6. Location of Development 6726 Dixie Hwy, Florence, KY 41042 7. Acreage Under Review .734 8. Lot Number and Name of Subdivision (if part of a subdivision) 9. Owner of Property McDonalds Corp Copeland Investment Inc. Address of Property Owner 71 Cavalier Blvd, Ste 316 Florence, KY 41042 10. City State Zip Phone Number Fax No. E-Mail 11. Proposed Use(s) on Site fast food restaurant with dining room and drive thru 12. Total Square Footage of Existing and/or Proposed Buildings 5007 sq. ft. 13. Current Zoning on Property C-2 14. Deed Book 398 Page No. 234 Group No. 20348 15. Is the site subject to a zone change? no If yes, give date of approval 16. Have you submitted a Site Plan with this request? yes 17. Have you submitted a list of adjoining property owners with this request? yes 18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

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

ORIGINAL Applicant's Signature: Jim McFarland (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 12-19-17 Fee Received \$932.00 Receipt # 76583
2. Is application complete?  Yes  No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
1/10/18 **Approved**  
**Approved with Conditions** (See #6)  
**Denial** (See #7)
6. Conditions of Approval: SEE 1/10/18 FBOA Meeting  
MINUTES & CLK
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: Jim McFarland for McDonald's

LOCATION: 6726 Dixie Highway, Florence, Kentucky

ZONING: Commercial Two (C-2)

DATE: January 10, 2018

### Proposal

The applicant has submitted a Change in Non-Conforming Use application to allow the following:

1. Allow additional drive through signage. The existing Gateway sign (light pole with attached clearance bar) and menu board (approximately 6'-9" tall and 38.82 square feet) are located in the front yard of the development and are non-conforming (see Sections 3155 and 3413 of the Boone County Zoning Regulations below). The submitted plans show that a tandem drive through layout is being proposed (two ordering points in a single drive through lane). The existing menu board and Gateway sign are proposed to be replaced with the following signs:
  - A. A new Gateway Sign. The submitted specifications show the sign is 11' tall and 8'-8" across. The sign will contain a clearance bar and a "drive thru" sign.
  - B. A pre-browse board (single G10 unit) is shown near the southwest corner of the building. The sign specifications show that the sign is approximately 88.68" (7'-4.68" tall) and 16.39 square feet in area.
  - C. Two digital menu boards (double G10 units) are shown. The specifications show they will be approximately 88.68" tall (7'-4.68" tall) and 29.47 square feet in area.
  - D. Two ordering canopies are shown over the menu boards. The specifications show they will be 137.64" (11'-5.64') tall and 111.42" (9'-3.42") wide.
2. Allow changes to the non-conforming building mounted signage. The existing building mounted signage is non-conforming because some of it is located on the roof (see Section 3402 of the Boone County Zoning Regulations below). The submitted plans show the existing roof signage will be eliminated with the flat roof that is proposed. However, the redesigned building shows a "Welcome" sign that is mounted on top of a canopy on the west (non-drive through side) elevation. The sign specifications show the proposed sign is 8.375" x 44.75" (2.6 square feet) in area.
3. Allow changes to the non-conforming building design. The existing building doesn't comply with Section 3199 of the Boone County Zoning Regulations (see applicable regulations below) because of the mansard style roof, white and cold grey building colors, and bright red roofing. The proposed elevations show the building exterior will be redesigned. Major changes include:
  - A. Convert the roof to a flat roof design.

- B. Add red metal paneling to the front of the building.
- C. Add wood tile to the side elevations.
- D. Add aluminum awnings and lighting.
- E. Convert a large portion of the building (top portion) from brick to EIFS.
- F. Repaint the building.

Eliminated Non-Conformities

- A. The mansard roof is being eliminated.

Maintained or New Non-Conformities

- A. The building is being painted but is still a cold grey color.
- B. Aluminum awnings are being proposed.

Applicable Regulations

Section 220 of the Boone County Zoning Regulations states the Board of Adjustment and Zoning Appeals shall have the power to hear and decide on change in non-conforming use applications.

Section 270 of the Boone County Zoning Regulations states that "within the districts established by this order or amendments to districts that may later be adopted, lots, uses of land, and structures, which were lawful before this order was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this order or further amendments may exist. It is the intent of this order to permit these nonconforming lots, uses and structures to continue until they are no longer nonconforming. It is further the intent of this order that a nonconforming use or structure shall not be enlarged or extended beyond the scope and area of its operation at the time it became a legal nonconforming use, nor shall other uses or structures which are prohibited elsewhere in the same district be permitted on lots of nonconforming uses or structures.

Section 274 of the Boone County Zoning Regulations states that where a lawful structure exists at the effective date of adoption or amendment of this order that could not be built under the terms of this order by reason of restrictions on intensity or size or lot coverage or height or bulk or setback, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity;
2. Should such structure be moved for any reason for any distance, it shall thereafter conform to the regulations for the district in which it is located after it is moved as otherwise provided in Kentucky Revised Statutes, Section 100.253(2).

Section 3155 of the Boone County Zoning Regulations states drive-through facilities are permitted only when listed as a permitted use in the applicable zoning district and in accordance with the following standards:

1. Drive-through facilities must be incidental and subordinate to the principal use of the property.
2. The vehicular lane(s) serving a drive-through facility must be a minimum of 10 feet wide. This minimum 10 foot wide driving lane is for the exclusive use of the drive-through facility, and parking spaces can not be situated so that vehicles must back into it.
3. Canopies, awnings, or other structural components which are part of drive-through operations shall be attached to the principal building and have a design which is integral with the principal building by using the same materials, colors, and design details or stylistic features.
4. Drive-through lanes, windows, canopies, or other structures, shall be located at the side or rear of the principal structure only and shall not directly adjoin street frontages which abut the front yard or corner side yard.
5. Intercoms or other audio devices used in conjunction with a drive-through facility shall not be audible beyond the property line of the lot containing the drive-through facility.
6. Signage for drive-through facilities shall conform to the requirements of Article 34.

Section 3199 of the Boone County Zoning Regulations provides design standards for business districts when the property is zoned commercial, office, or industrial and the use is located along the following roads:

- A. Turfway Road (I-75 to U.S. 42/U.S. 25 intersection)
- B. U.S. 25/U.S. 42 (County line to east boundary of Parkway Overlay District at Russell Street intersection)
- C. U.S. 25 (Main Street to Industrial Road)
- D. KY 18 (Turfway Road to I-75)

The following design standards apply to all building improvements:

- 1) **Building Massing** - All new building construction shall be of similar scale and massing to the mode of the buildings on the street. Multi-tenant structures which have individual, separate exterior entrances for different tenant spaces are to be designed to reflect individual buildings. If necessary, the use of projecting or recessed sections to reduce bulk sizes shall be used to avoid a continuous building line over 100 feet. All buildings shall be designed to have a pedestrian focus through the use of awnings, canopies, storefront windows, oversized doorways, etc. This includes adequate spacing for pedestrian entrances and safety.
- 2) **Architectural Style and Detail** - New construction of buildings or building additions may be either traditional in their architectural character or a contemporary expression of historically traditional styles and forms, thus respecting building scale, proportion, character and materials. The use of special architectural elements such as but not limited to towers, turrets and corner cut-offs are to be used at major street corners to accent structures.
- 3) **Primary Entrances** - The primary entrance of a building shall be easily identifiable and face the primary street. Doors and entry ways shall follow traditional storefront design (a frame with differentiating infill material, usually recessed with an awning or overhang) and shall be compatible with the architectural style of the building.

- 4) Windows - The front elevation of commercial and office buildings shall provide a minimum of 60% and a maximum of 85% window transparency. The front building elevation and those facing a public road shall include windows.
- 5) Roofs - Roofs on primary and accessory buildings shall be pitched with overhanging eaves or be flat with articulated parapets and cornices. Roof materials shall be dimensional shingles or metal formed to resemble standing seams. If the roof is pitched, then the use of fascias, dormers and gables is encouraged to provide visual interest. Dormers should only be utilized for when they will provide windows for interior occupied space and not as non-functional adornment. Mansard and gambrel roofs are prohibited.
- 6) Awnings - Awnings may be constructed from heavy canvas, matte finish vinyl or fabric. A minimum 8' vertical clearance between the sidewalk and the lowest part of the awning shall be maintained. The color of the awning shall be an accent or complementary to the basic color of the building and shall not be illuminated. Sign copy on awnings is addressed in Article 34.
- 7) Building Materials - Exterior wall materials shall include stucco/EIFS, architectural grade CMU, stone, brick or precast concrete. Metal buildings are prohibited. It is recommended that no more than 50% of the front and side of a building facing a street shall be made of stucco/EIFS. Concrete block materials may only be used on the rear portion of a building. Vinyl or fiber cement siding, which resemble traditional wood siding materials can be used but not to exceed 30% of the total amount of building materials used. Metal and vinyl materials may be used for incidental elements such as fascias and soffits.
- 8) Building Lighting - Building lighting shall be provided for security and pedestrian safety. Building lighting shall be limited to architectural grade fixtures.
- 9) Building Color - Building colors shall be low reflective, subtle, natural, neutral or earth tones. The earth tones include shades of red, brown, gray and subtle shades of green and blue. The use of high intensity, bright (sharp contrast) or metallic color shall be prohibited, unless it is used for trim purposes. Color schemes shall be comprehensive and directly relate to the architectural design. Exterior colors shall be paired with features such as differing building materials, openings, and/or three dimensional changes in the facades.
- 10) Loading Areas/Docks - Loading areas/docks shall be incorporated into the overall design of the building so that the visual and acoustical impacts are contained. Screening should be accomplished by wing walls, which match the design and materials of the principal building or dense vegetation.
- 11) Mechanical Equipment - All mechanical equipment shall be screened, either with landscaping or a parapet wall designed to be compatible with the existing or proposed building material. This includes roof top and ground-mounted mechanical equipment.
- 12) Building Signage - Building signage shall be incorporated into the architectural design and the selection of building materials. Internally lit box cabinet sign, board signs, and signs or graphics painted directly on the exterior building walls are prohibited and individual channel letters are acceptable signs.

Section 3402 of the Boone County Zoning Regulations states that no part of any sign (permanent or temporary) may be placed on or above the roof or parapet.

Section 3413 of the Boone County Zoning Regulations states that drive-through establishments which have a pick-up windows will be permitted one (1) drive-through sign or menu-board adjoining each drive-through lane. Menu-boards shall not exceed six (6) feet in height and forty-eight (48) square feet in size if the sign is free standing and forty-eight (48) square feet in size if the sign is mounted to the building.

### Pertinent History

On December 7, 1988, Boone County Planning Commission approved a Site Plan application allowing the construction of a 4,593 square foot McDonald's restaurant and 27 parking stalls on the subject site. The plans show a preview board and speaker would be located in the front yard (see attachments).

### Site Characteristics

The 0.734 acre site is located on the northeast corner of the Dixie Highway/Turfway Road/Main Street/Rose Avenue intersection. The property has 171.69' of frontage on Dixie Highway and 197.43 feet of frontage on Turfway Road. The property contains a McDonald's restaurant and 27 parking stalls. The 5,007 square foot building is one-story tall and is predominately constructed with painted brick and shingle roofing. The menu board and clearance bar are located in the front yard (between the building and parking lot). Access to the site is currently provided from the adjoining commercial strip center to the north. Another driveway connection to the east has been blocked off a by a chain because it's proximity to Dixie Highway.

### Surrounding Buildings and Zoning

North: Commercial Strip Center With Fed Ex Office, Buddy's Carpet, American Freight, Etc.

South: Dixie Highway, Bob's Service Center and Sales, and Papa John's Pizza

East: Driveway to Commercial Strip Center and Taco Bell

West: Turfway Road and U.S. Post Office

### Staff Comments

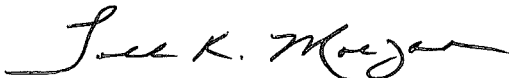
1. The Board needs to analyze the request in terms of Sections 270 and 274 of the Boone County Zoning Regulations. Other cases dealing with Changes in Non-Conforming Use have analyzed if the proposed change is more objectionable than the existing condition.
2. Staff has asked the applicant to bring colored elevations, paint samples, and building material samples to the meeting so the Board can review them.
3. Staff would like the applicant to address the following questions:
  - A. Where else has McDonald's installed a tandem drive through in a single lane? Have any studies been done to show that it would help customers get through the drive through lane quicker? Is any lighting or signage being proposed which would inform customers to pull up to the 2<sup>nd</sup> menu board if it's unoccupied.
  - B. Are the gateway sign and pre-browse board necessary?

- C. Can the "Welcome" sign be flush mounted on the building or eliminated. This would eliminate a non-conformity.
  - D. Is the building design McDonald's new prototype?
  - E. Will all roof mounted mechanical units be screened by the parapet wall on the flat roof?
4. Staff recommends the following conditions if the request is approved:
- A. The "Welcome" sign shall be flush mounted to the building or eliminated.
  - B. The Gateway sign and pre-browse board are not being approved with the application.
  - C. All roof mounted mechanicals shall be completely screened from view by the proposed parapet walls.

Conclusion

KRS 100.253 and Section 220 of the Boone County Zoning Regulations gives the Florence Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

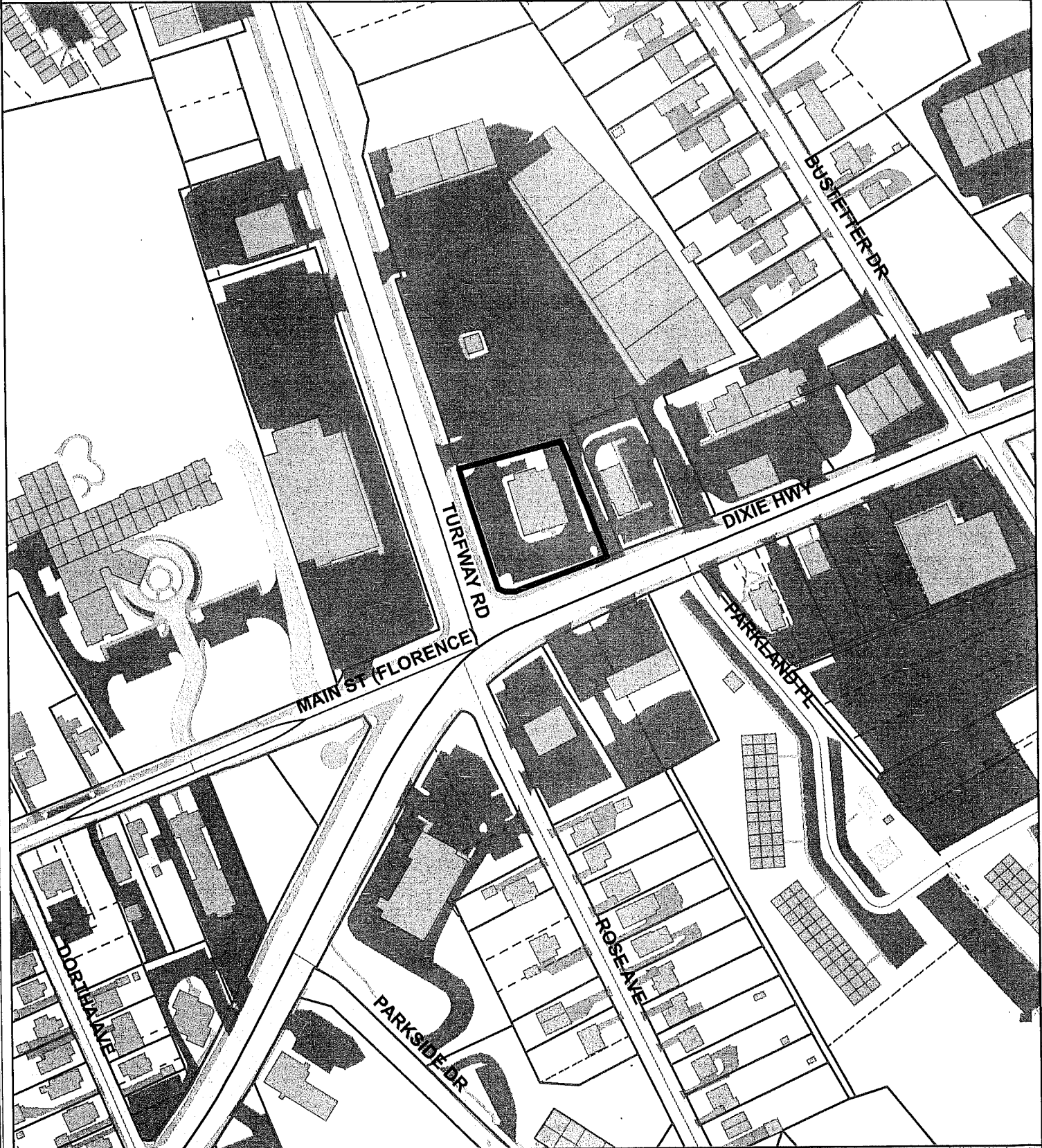
TKM/ss

Attachments

- \*Site Vicinity Map
- \*Proposed Exterior Plan With Tandem Drive Through Signage
- \*Proposed Exterior Elevations
- \*Exterior Renderings of Another Location (Shown For Color Scheme)
- \*Existing and Proposed Building Material Percentages
- \*Existing Menu Board
- \*Proposed Sign Drawings
- \*Zoning Map
- \*Topographical Map
- \*2016 Aerial Map
- \*12/7/88 Approved Site Plan
- \*Application

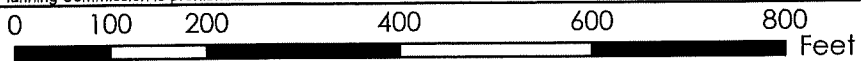
# SITE VICINITY MAP

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1 inch = 200 feet



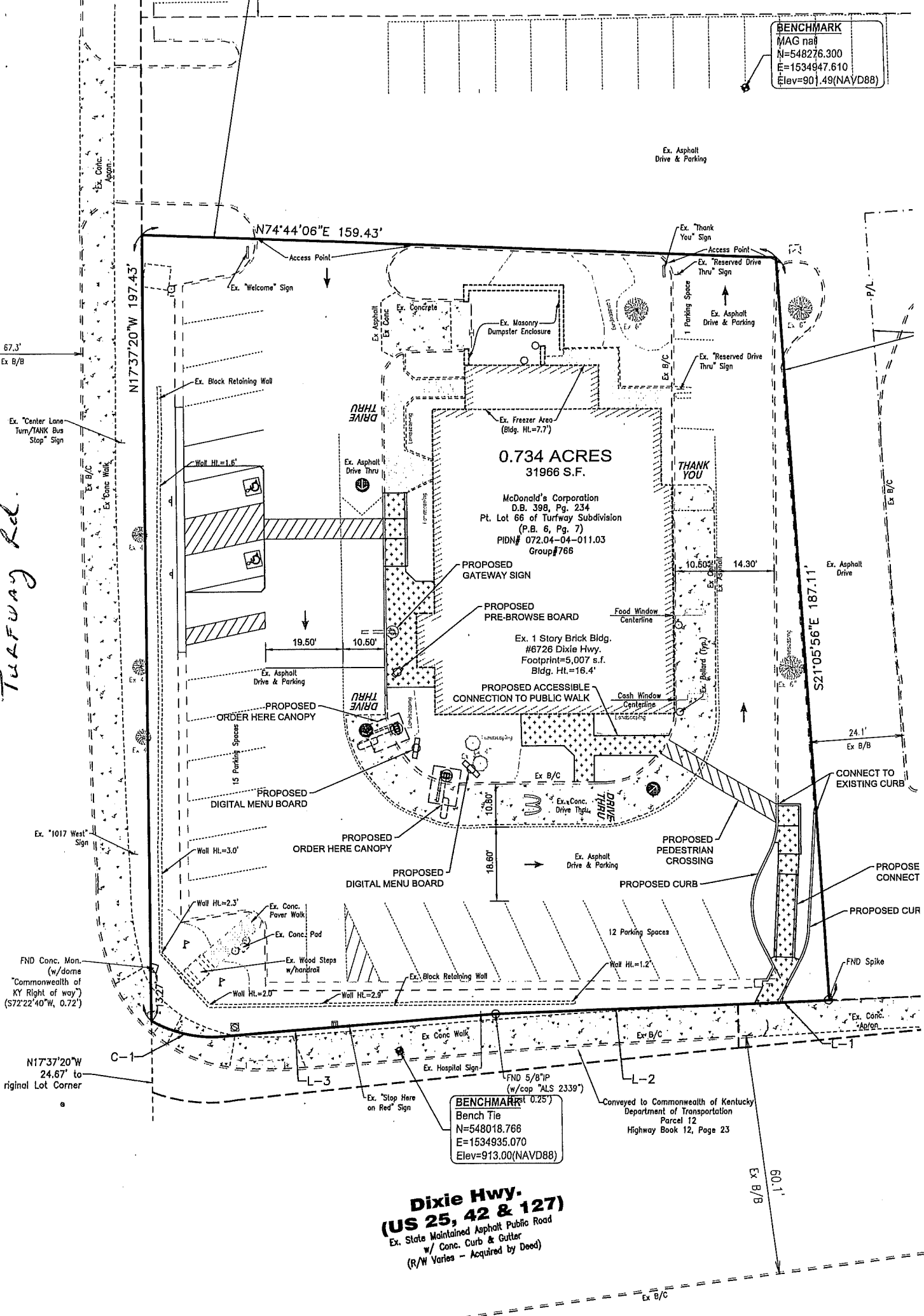
**Boone County GIS - Putting Northern Kentucky on the Map**



Map Created: 07/01/2013  
Aerial Photo © 2013 by GeoEye  
ArcMap Document: BooneMap (lite).mxd

**BENCHMARK**  
 MAG nail  
 N=548276.300  
 E=1534947.610  
 Elev=90.49(NAVD88)

*TURFWAY Rd.*



**0.734 ACRES**  
 31966 S.F.

McDonald's Corporation  
 D.B. 398, Pg. 234  
 Pt. Lot 66 of Turfway Subdivision  
 (P.B. 6, Pg. 7)  
 PIDN# 072.04-04-011.03  
 Group# 766

**PROPOSED GATEWAY SIGN**  
**PROPOSED PRE-BROWSE BOARD**  
 Ex. 1 Story Brick Bldg.  
 #6726 Dixie Hwy.  
 Footprint=5,007 s.f.  
 Bldg. Ht.=16.4'  
**PROPOSED ACCESSIBLE CONNECTION TO PUBLIC WALK**

**PROPOSED ORDER HERE CANOPY**  
**PROPOSED DIGITAL MENU BOARD**  
**PROPOSED PEDESTRIAN CROSSING**  
**PROPOSED CURB**

**BENCHMARK**  
 Bench Tie  
 N=548018.766  
 E=1534935.070  
 Elev=913.00(NAVD88)

**Dixie Hwy.**  
**(US 25, 42 & 127)**  
 Ex. State Maintained Asphalt Public Road  
 w/ Conc. Curb & Gutter  
 (R/W Varies - Acquired by Deed)

Conveyed to Commonwealth of Kentucky  
 Department of Transportation  
 Parcel 12  
 Highway Book 12, Page 23

67.3'  
 Ex B/B

N1737'20"W 197.43'

N74°44'06"E 159.43'

S21°05'56"E 187.11'

N1737'20"W 24.67' to original Lot Corner

60.1'  
 Ex B/B





ite Panel

Ben Moore Iron Mountail

Tile: Eurowest E-Wood F  
Size: 6" x 36" horizontal  
Tile Pattern: 1/4 Running  
Schluter Corner Strips: F  
Grout: MAPEI ultra color  
Grout Width: 1/8" to 3/16

White Aluminum Canopy  
tiebacks, no LED downlit

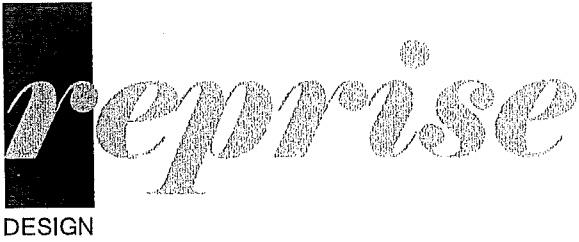
9'-0" to 9'-4"

Ben Moore Iron Mountail

HIO MRP







Architecture & Planning  
12400 Portland Avenue South, Suite 100  
Burnsville, MN 55337  
Office (952) 252-4042  
Fax: (952) 252-4043

December 13, 2017

Project: McDonald's Restaurant – Florence, KY  
Major Remodel Project

Reprise #: 17356

RE: Exterior Material Calculations – Existing & Proposed

**EXISTING**

Drive-Thru Side Elevation

Brick:	841 SF	(56%)
Glazing:	53 SF	(4%)
Roofing:	496 SF	(33%)
Misc. (HM doors, flashing, trim, etc):	104 SF	(7%)
TOTAL:	1,494 SF	

Front Elevation

Brick:	223 SF	(21%)
Glazing:	369 SF	(35%)
Roofing:	393 SF	(39%)
Misc. (HM doors, flashing, trim, etc):	57 SF	(5%)
TOTAL:	1,042 SF	

Non Drive-Thru Side Elevation

Brick:	659 SF	(44%)
Glazing:	122 SF	(8%)
Roofing:	496 SF	(33%)
Misc. (HM doors, flashing, trim, etc):	217 SF	(15%)
TOTAL:	1,494 SF	

Rear Elevation

Brick:	521 SF	(50%)
Glazing:	28 SF	(1%)
Roofing:	393 SF	(39%)
Misc. (HM doors, flashing, trim, etc):	100 SF	(10%)
TOTAL:	1,042 SF	



Architecture & Planning  
 12400 Portland Avenue South, Suite 100  
 Burnsville, MN 55337  
 Office: (952) 252-4042  
 Fax: (952) 252-4043

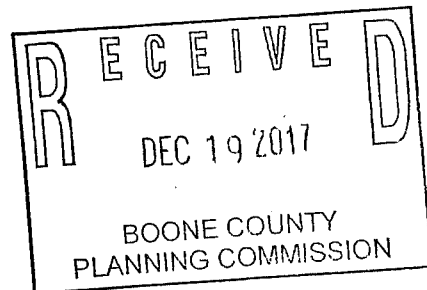
**PROPOSED**

Drive-Thru Side Elevation		
Brick:	670 SF	(41%)
Glazing:	73 SF	(4%)
Tile:	360 SF	(22%)
EIFS:	455 SF	(28%)
Misc. (HM doors, flashing, trim, etc):	68 SF	(5%)
TOTAL:	1,626 SF	

Front Elevation		
Brick:	171 SF	(14%)
Glazing:	323 SF	(27%)
Alpolic Metal:	150 SF	(13%)
EIFS:	459 SF	(39%)
Misc. (HM doors, flashing, trim, etc):	84 SF	(7%)
TOTAL:	1,187 SF	

Non Drive-Thru Side Elevation		
Brick:	594 SF	(36%)
Glazing:	122 SF	(8%)
Tile:	143 SF	(9%)
EIFS:	568 SF	(35%)
Misc. (HM doors, flashing, trim, etc):	209 SF	(12%)
TOTAL:	1,636 SF	

Rear Elevation		
Brick:	492 SF	(42%)
Glazing:	28 SF	(3%)
EIFS:	577 SF	(49%)
Misc. (HM doors, flashing, trim, etc):	74 SF	(6%)
TOTAL:	1,171 SF	



**OPO Outdoor Menu Board**

*Existing Menu Board*

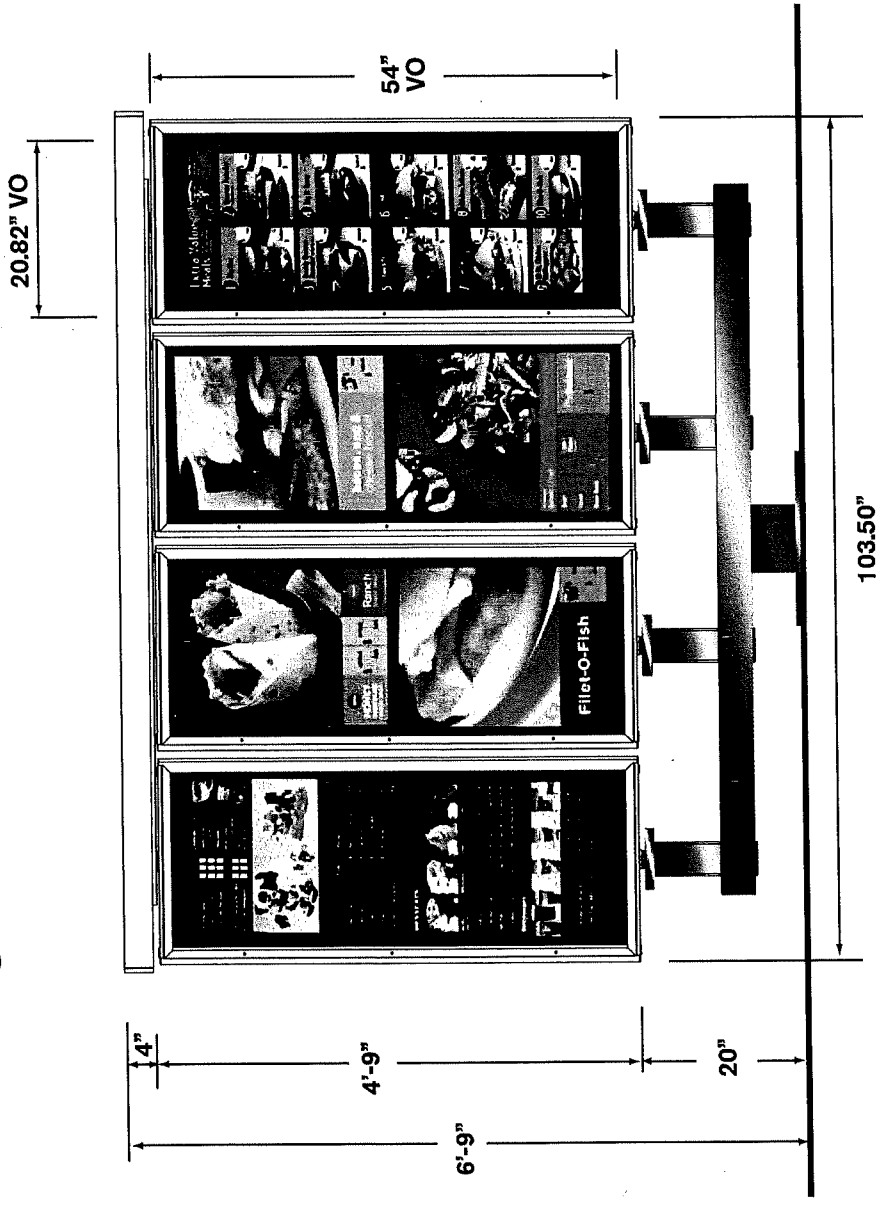
**Illumination:** LED

**Electrical:** First Circuit: 120/1/60, 15 amp  
Second Circuit: 120/1/60, 15 amp

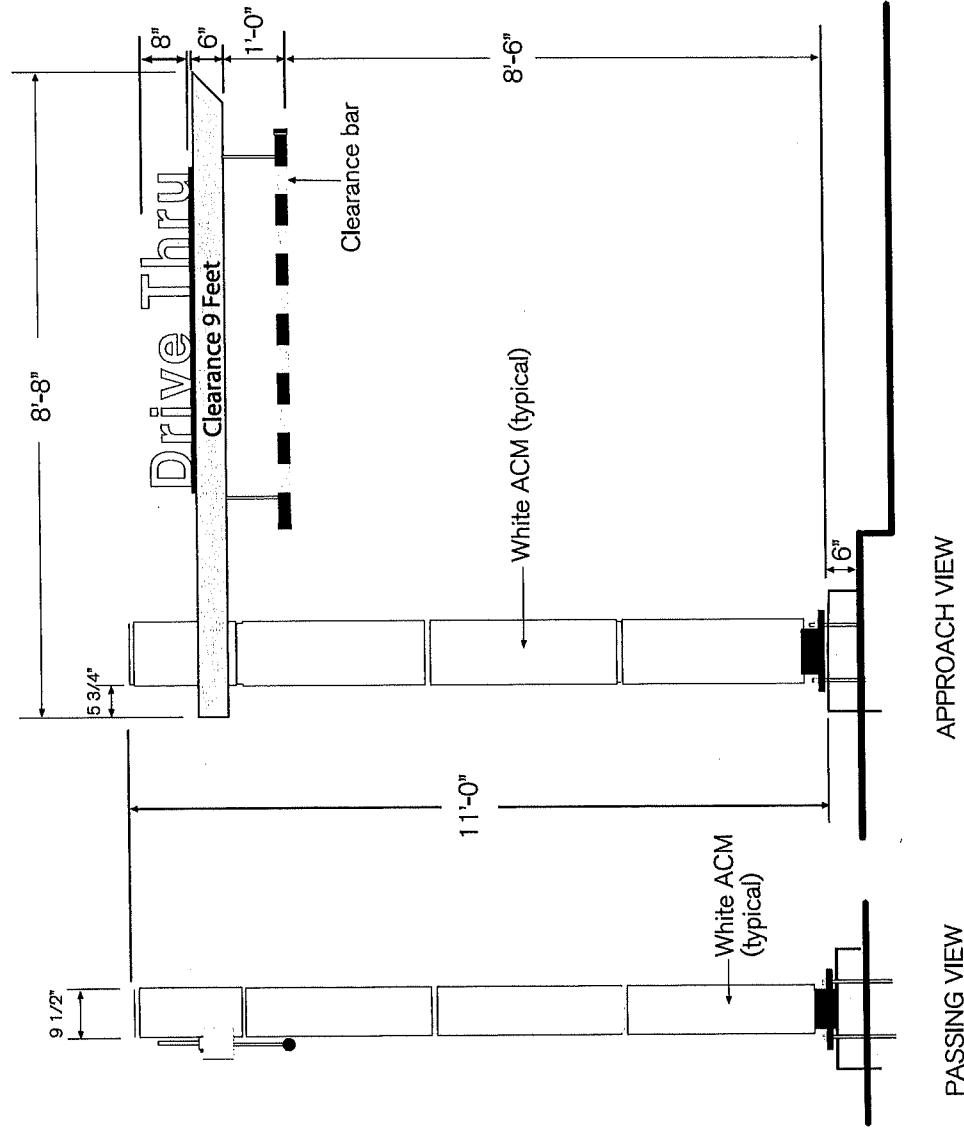
**Ship Weight:** 1,313 lbs.

**Other:**

- Please call IMS for graphics, 800-937-7671
- Triangular design for increased graphic options
- Available in an manual or automated version. Automated version must be ordered directly from Florida Plastics.



# Welcome Point Gateway

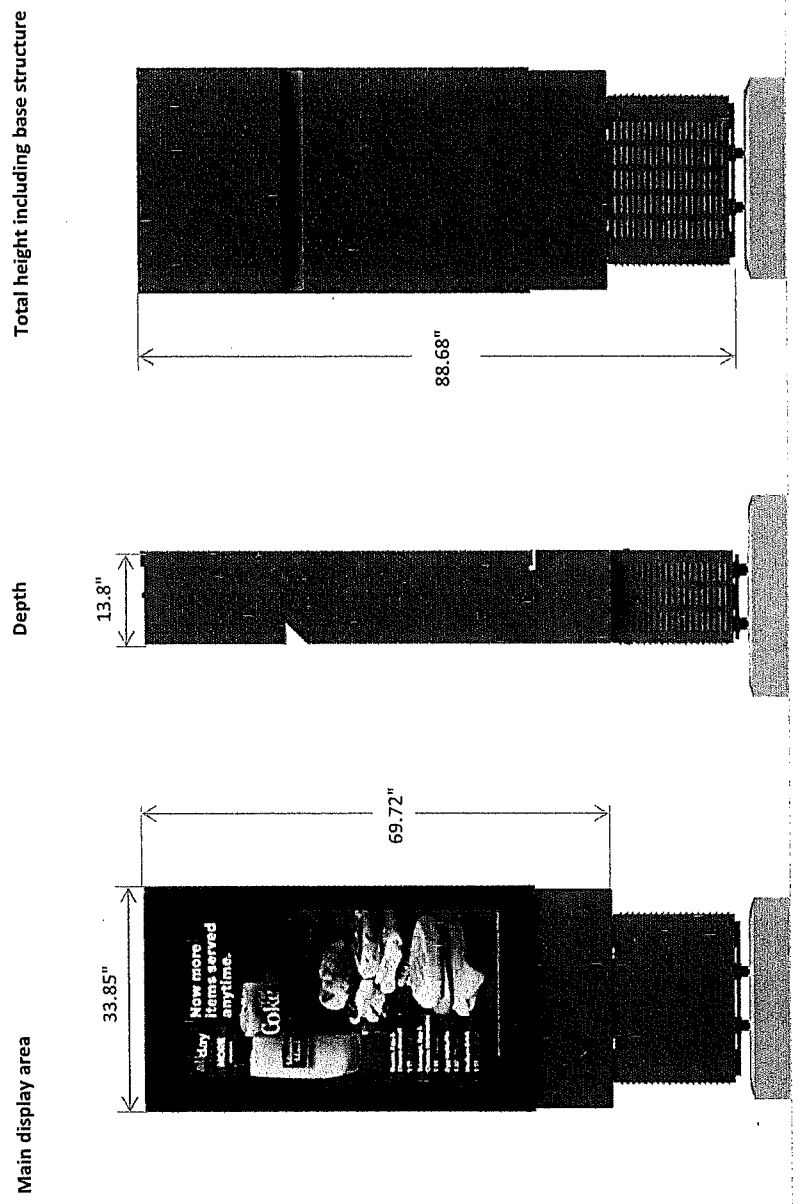


**Illumination:** N/A

**Ship Weight:** 790 lbs.

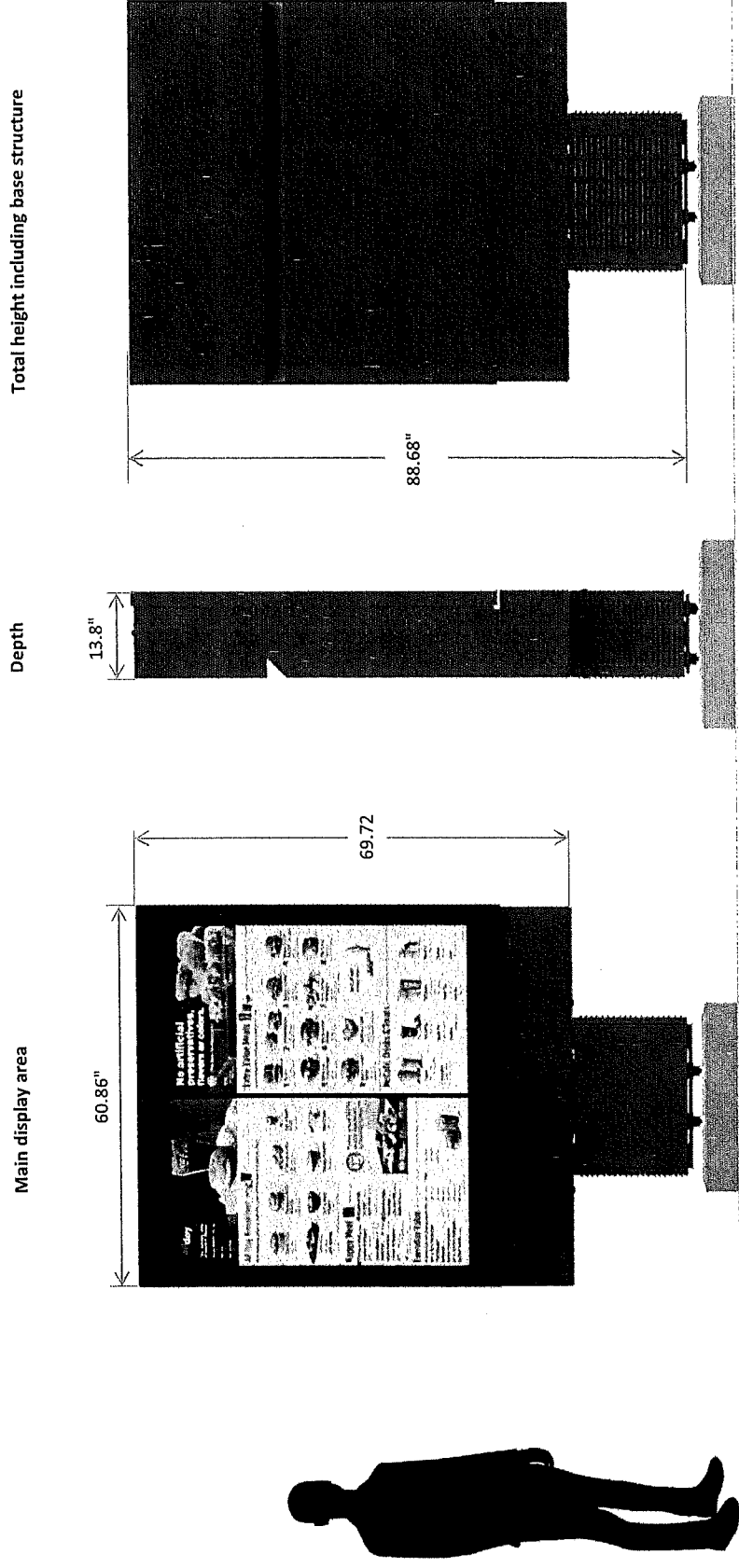
- Other:**
- Non-illuminated clearance sign with spring loaded break away clearance arm.
  - Adjustable bang bar.

# G10 – Single Unit



CHARCOAL

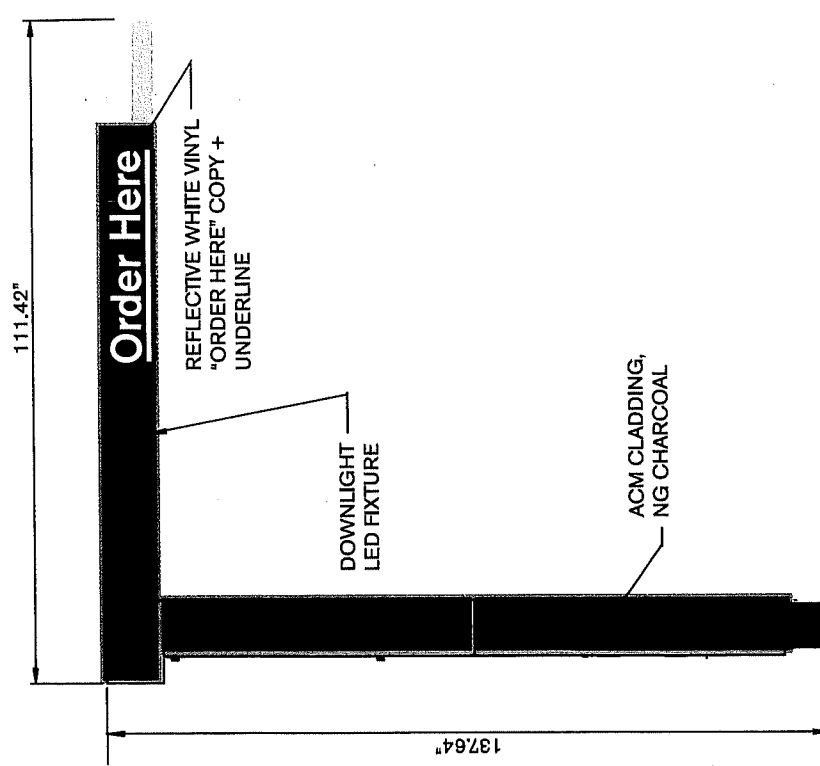
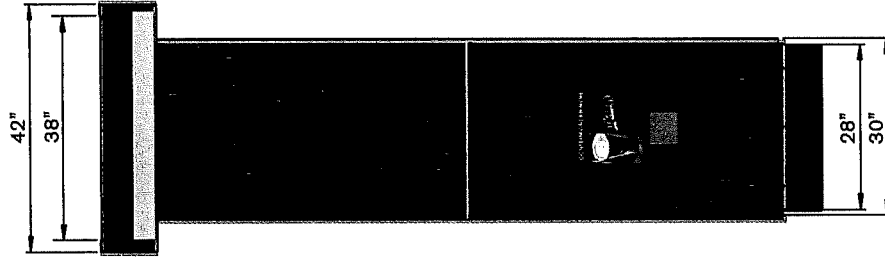
# G10 – Double Unit



CHARCOAL

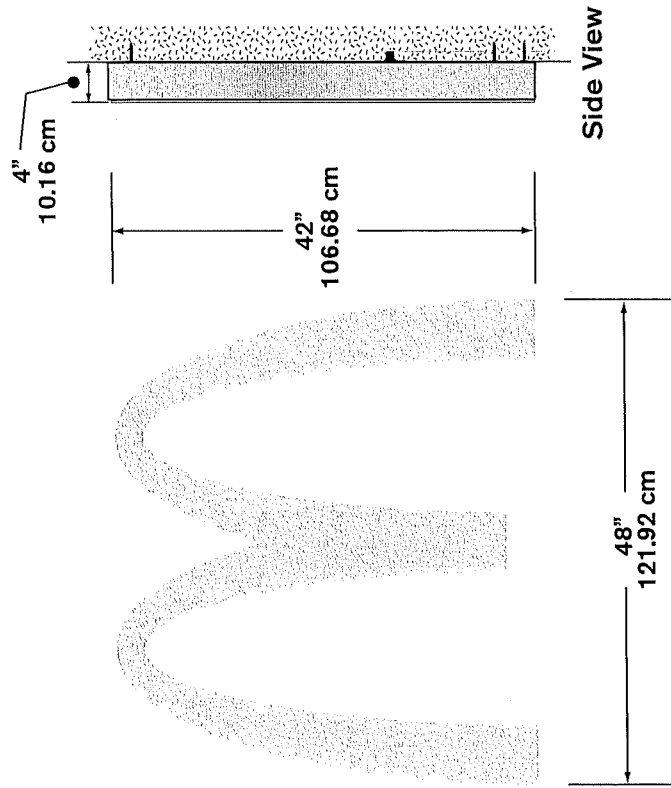
**Springboard Canopy /COD**

**Illumination:**  
**Electrical:**  
**Ballast:**  
**Ship Weight:**  
**Other:**





# 42" NextGen Illuminated Building Arch - LED



**Illumination:** LED

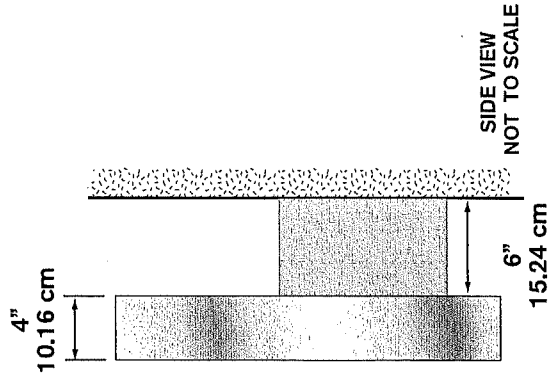
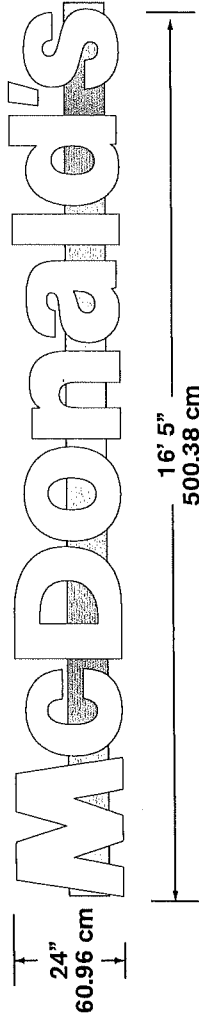
**Electrical:** .35 AMPS

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

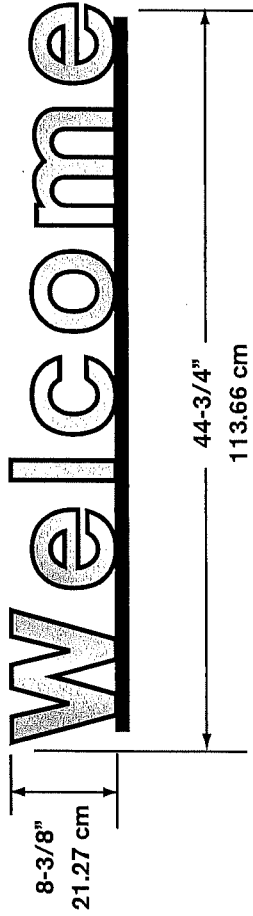
**Ship Weight:**



**Illumination:** LED  
**Electrical:** 1.6 AMPS  
**Power Supply:** (1) Amperor ANP90-30P1  
**Ship Weight:**



# Welcome Sign



**Illumination:** N/A

**Ship Weight:** 16 lbs.

**Other:** 3/4" thickness cutout aluminum letters.

# ZONING MAP

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0 100 200 400 600 800 Feet

1 inch = 200 feet



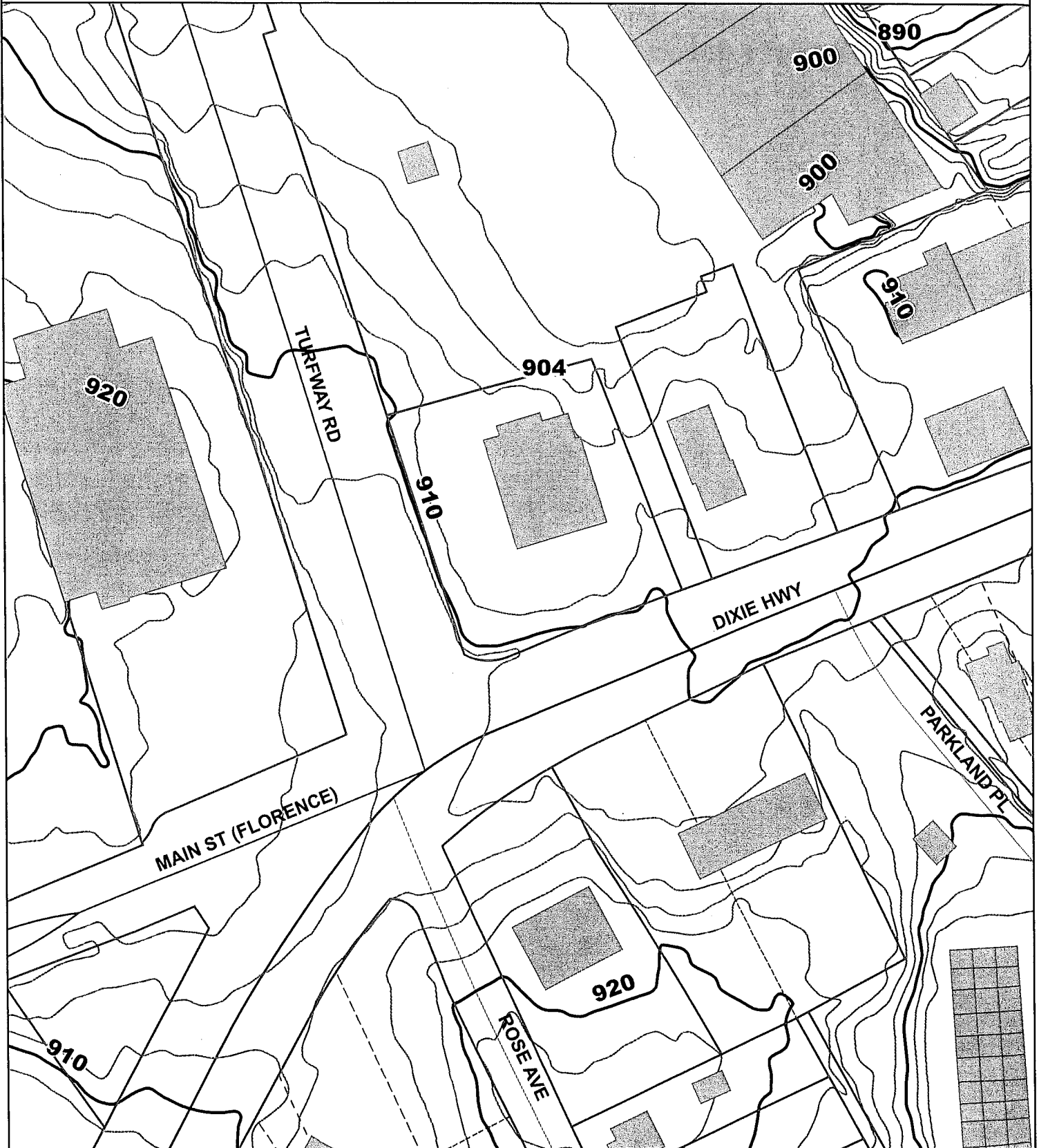
**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created: 07/01/2013

State Plane - County by State 833 1283  
ArcMap Document: BooneMap (11a).mxd

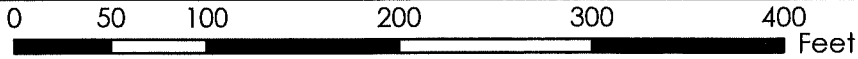
# TOPOGRAPHICAL MAP

www.boonecountygis.com



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



1 inch = 100 feet



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

Map Created: 07/01/2013

Map File: 7 - Boone County GIS - Map 1103  
ArcMap Document: BooneMap (1103).mxd

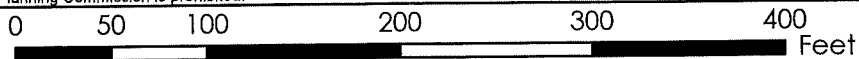
# 2016 AERIAL MAP

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1 inch = 100 feet



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



Map Created: 07/01/2013

Boone County GIS  
ArcMap Document: BooneMap (file).mxd

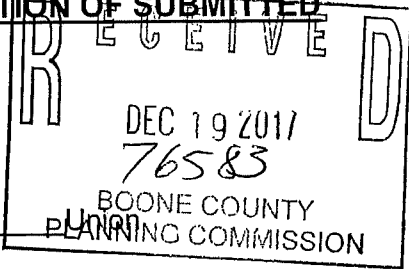


APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

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

See Boone County Zoning Regulations



SECTION A (To be completed by applicant)

- 1. (Check One) Boone [X] Florence Walton
2. (Check One) Conditional Use Permit Variance Appeal
X Change in Non-Conforming Use
3. Applicant's Name Jim McFarland
Applicant's Address 170 S. Third Street, Suite 170
Columbus, OH 43215
4. Description of Request: To allow additional drive thru signage in the front yard. To allow for a Welcome sign on top of the attached awning. To allow for a flat roof line.
5. Name of Development McDonalds USA, LLC
6. Location of Development 6726 Dixie Hwy, Florence, KY 41042
7. Acreage Under Review .734
8. Lot Number and Name of Subdivision (if part of a subdivision)
9. Owner of Property McDonalds Corp Copeland Investment Inc.
Address of Property Owner 71 Cavalier Blvd, Ste 316 Florence, KY 41042
10. City State Zip
Phone Number Fax No. E-Mail
11. Proposed Use(s) on Site fast food restaurant with dining room and drive thru
12. Total Square Footage of Existing and/or Proposed Buildings 5007 sq. ft.
13. Current Zoning on Property C-2
14. Deed Book 398 Page No. 234 Group No.
15. Is the site subject to a zone change? no
If yes, give date of approval
16. Have you submitted a Site Plan with this request? yes
17. Have you submitted a list of adjoining property owners with this request? yes
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

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

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

(COPY)

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
McDonalds Corp Copeland Investment Inc.  
71 Cavalier Blvd. Ste 316  
Florence, KY 41042

2. ADDRESS OF PROPERTY  
6726 Dixie Hwy  
Florence, KY 41042

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
McDonalds USA, LLC

4. DEED BOOK 398                      PAGE NO. 234                      GROUP NO. 2034B

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

Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_

Conditional Use Permit

Development Plan

Conditional Zoning

Subdivision Plat  
(Not Recorded)

Other: Change in Non-Conforming Use

Variance

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, AICP – Senior Planner  
Name and Title of Completing Official

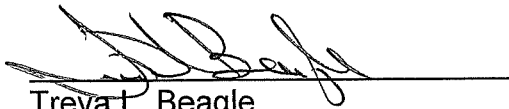
COPY

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

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

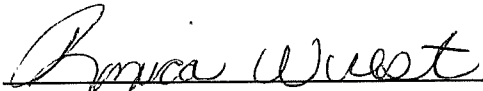
on behalf of the Boone County Planning Commission this 22 day of January, 2018.



Treva L. Beagle  
Notary ID 588897  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2021

This instrument was prepared for recording purposes only by:



Ronica Wuest  
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.)

(COPY)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the change in Non-Conforming Use was approved by the Boone Board of Adjustment and in accordance with the current zoning in effect as of January 10, 2018 Certificate of Land Use Restriction (#18-FBOA-001-A), for McDonalds Corp Copeland Investment Inc., Property Owner(s).

The following conditions will apply:

1. The request shall be approved as presented with the exception of the pre-browse board. The pre-browse board shall not be permitted.
2. All roof mounted mechanicals shall not be visible to the public. They shall be fully screened by parapet walls.

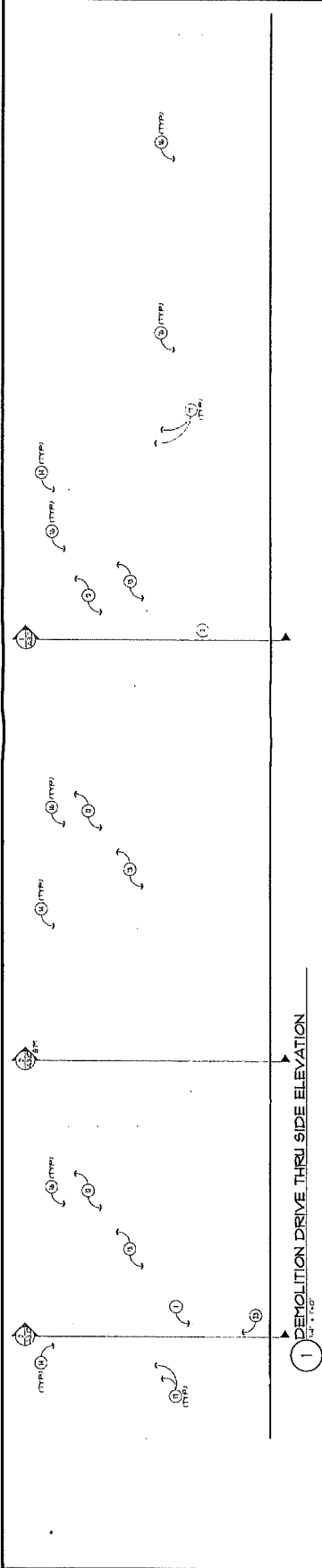
The approved Change In Non-Conforming Use as well as the preceding conditions apply to the property described in:

DEED BOOK 398

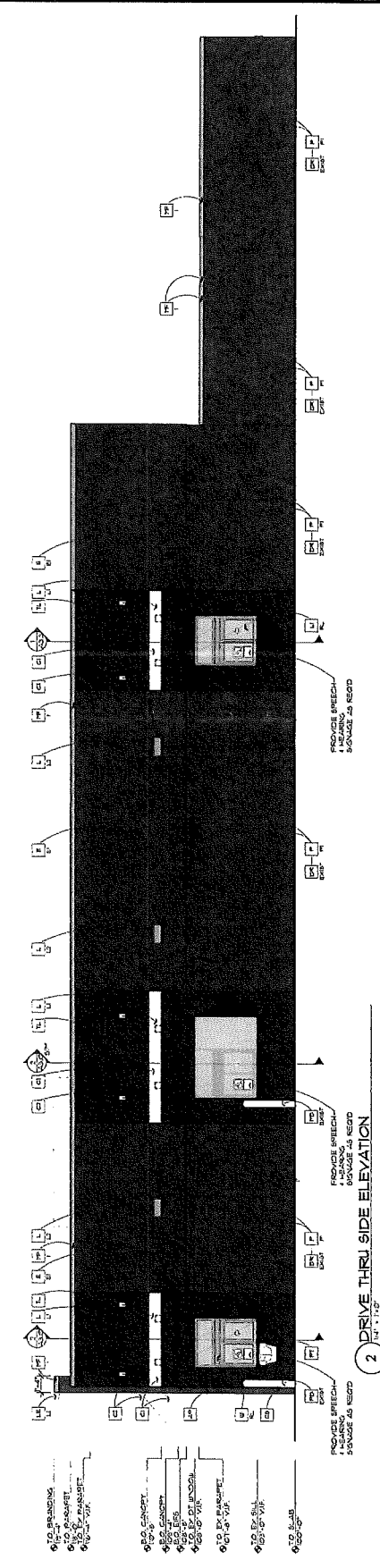
PAGE NO. 234

GROUP NO. 2034B





- DEMOLITION SIDE ELEVATION**
- DEMOLITION KEY NOTES:**
- 1 REMOVE EXISTING WINDOW AND FRAME AS SHOWN
  - 2 NOT USED
  - 3 REMOVE EXISTING WINDOW FRAME AND SHOWN
  - 4 REMOVE EXISTING WINDOW FRAME AND SHOWN
  - 5 REMOVE EXISTING WINDOW FRAME AND SHOWN
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  - 11 REMOVE EXISTING WINDOW FRAME AND SHOWN
  - 12 REMOVE EXISTING WINDOW FRAME AND SHOWN
  - 13 REMOVE EXISTING WINDOW FRAME AND SHOWN
  - 14 REMOVE EXISTING WINDOW FRAME AND SHOWN
  - 15 REMOVE EXISTING WINDOW FRAME AND SHOWN



- DRIVE THRU SIDE ELEVATION**
- KEY NOTES:**
- 1 REMOVE EXISTING WINDOW AND FRAME AS SHOWN
  - 2 REMOVE EXISTING WINDOW AND FRAME AS SHOWN
  - 3 REMOVE EXISTING WINDOW AND FRAME AS SHOWN
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  - 20 REMOVE EXISTING WINDOW AND FRAME AS SHOWN

**RESPONSIBILITY NOTICE:**  
 THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INFORMATION PROVIDED BY OTHERS ONLY IF THE ARCHITECT HAS BEEN ADVISED OF THE INFORMATION AND HAS NOT TAKEN REASONABLE STEPS TO VERIFY THE INFORMATION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE INFORMATION PROVIDED BY OTHERS ONLY IF THE ARCHITECT HAS BEEN ADVISED OF THE INFORMATION AND HAS NOT TAKEN REASONABLE STEPS TO VERIFY THE INFORMATION.

**GENERAL NOTES:**  
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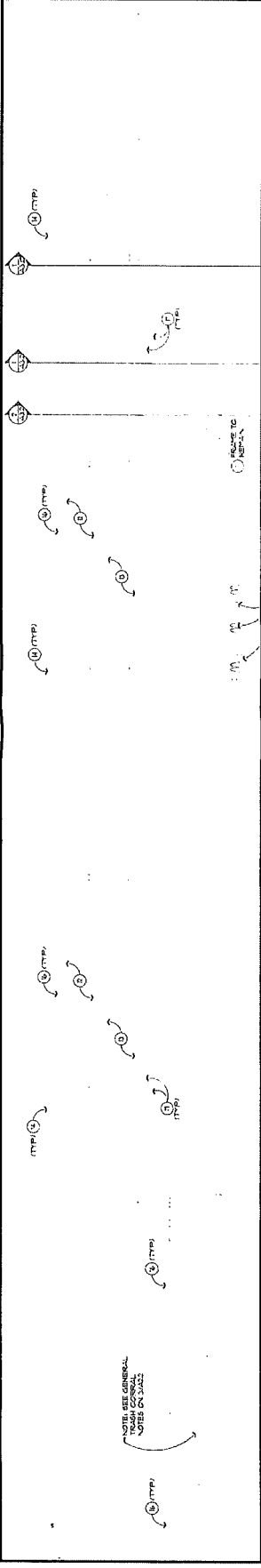
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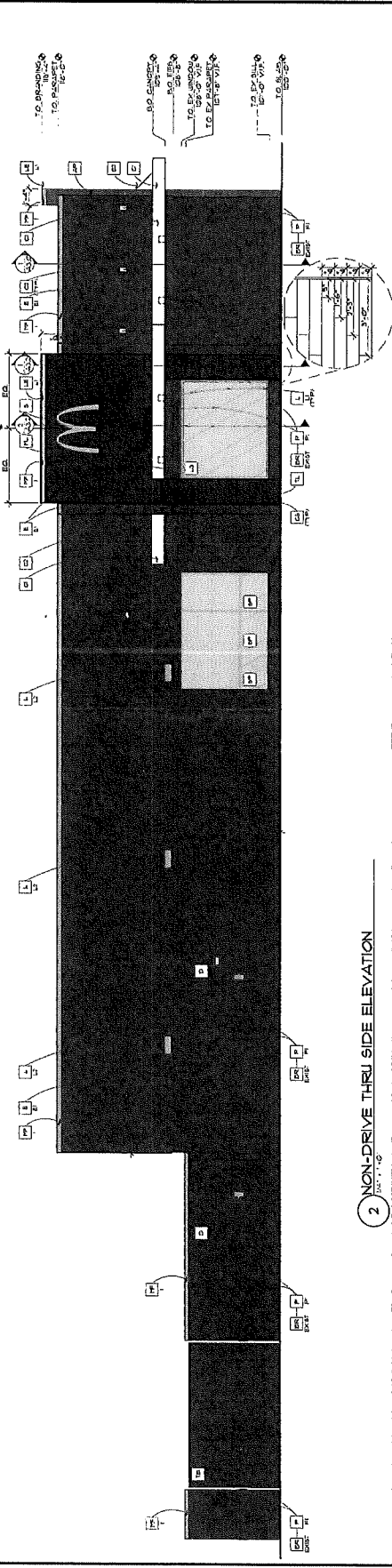
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**1 NON-DRIVE THRU SIDE ELEVATION**

- REVISIONS:**
- 1. INCORPORATE CHANGES FROM REVISED PERMITS AND NOTES.
  - 2. INCORPORATE CHANGES FROM REVISED PERMITS AND NOTES.
  - 3. INCORPORATE CHANGES FROM REVISED PERMITS AND NOTES.
  - 4. INCORPORATE CHANGES FROM REVISED PERMITS AND NOTES.
  - 5. INCORPORATE CHANGES FROM REVISED PERMITS AND NOTES.
  - 6. INCORPORATE CHANGES FROM REVISED PERMITS AND NOTES.
  - 7. INCORPORATE CHANGES FROM REVISED PERMITS AND NOTES.
  - 8. INCORPORATE CHANGES FROM REVISED PERMITS AND NOTES.
  - 9. INCORPORATE CHANGES FROM REVISED PERMITS AND NOTES.
  - 10. INCORPORATE CHANGES FROM REVISED PERMITS AND NOTES.
- NOTES:**
- 1. SEE GENERAL NOTES ON DRAWING.
  - 2. SEE GENERAL NOTES ON DRAWING.
  - 3. SEE GENERAL NOTES ON DRAWING.
  - 4. SEE GENERAL NOTES ON DRAWING.
  - 5. SEE GENERAL NOTES ON DRAWING.
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  - 9. SEE GENERAL NOTES ON DRAWING.
  - 10. SEE GENERAL NOTES ON DRAWING.



**2 NON-DRIVE THRU SIDE ELEVATION**

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  - 2. INCORPORATE CHANGES FROM REVISED PERMITS AND NOTES.
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**GENERAL NOTES:**

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