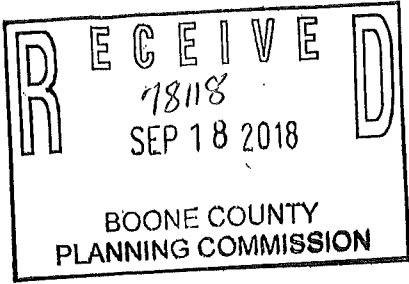


APPLICATION FORM



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 [] Union []
(Check One) 2. Conditional Use Permit [] Variance [] Appeal []
[X] Change in Non-Conforming Use
3. Applicant's Name GENE WEBER AGENT FOR CINCINNATI AUTOMATION
Applicant's Address 200 WEST PIKE STREET
LOUISGTON KY 41011
City State Zip
Phone Number 859.491.3844 Fax No. 859.655.3743 E-Mail gweber@hobweber.com
4. Description of Request: CHANGE IN NON-CONFORMING USE. WHOLESALE SALES OF HVAC EQUIPMENT TO ENGINEERING/ASSEMBLY/TRAINING USE
5. Name of Development CINCINNATI AUTOMATION
6. Location of Development 7533 INDUSTRIAL RD.
7. Acreage Under Review 0.6
8. Lot Number and Name of Subdivision (if part of a subdivision)
LOT 35 & 648 AC SNOW HILL SUB. (73-10D)
9. Owner of Property SKYWATER FLORENCE, LLC
Address of Property Owner ONE R.E. MILLER DR.
10. GLEN BORNIE MO -> Michel 21060
City State Zip
Phone Number 410-553-3783 Fax No. 410-553-3783 E-Mail John.Mills@remichel.com
11. Proposed Use(s) on Site DESIGN, ASSEMBLY & TRAINING OF AUTOMATED INSPECTION & CALIBRATION SYSTEMS
12. Total Square Footage of Existing and/or Proposed Buildings 7,033 S.F.
13. Current Zoning on Property C3/PO
14. Deed Book 955 Page No. 703 Group No. 2042
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] SKYWATER - Florence, LLC
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted) Ronald D. Miller, EXEC. VP

ORIGINAL Applicant's Signature: [Signature], AGENT
(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 9/18/18 Fee Received 932.00 Receipt # 78118
2. Is application complete? Yes No
3. Staff Reviewer M. Schwartz
4. Scheduled Board Action Date 10/10/18
5. Board Action:
 Approved
 Approved with Conditions (See #6)
 Denial (See #7)
6. Conditions of Approval: See Attached
7. Reasons for Denial:

**Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Web Page**

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

Florence Board of Adjustment
October 10, 2018
Gene Weber for Cincinnati Automation

Conditions of Approval:

1. That the proposed bollards be removed and that cross vehicular access be maintained in the front of the building.
2. That any proposed fence meet the minimum requirements of the Boone County Zoning Regulations.
3. That nothing block east/west access of the existing gravel driveway.
4. That development of the site be consistent with the applicants submittal.

STAFF REPORT

#1

APPLICANT: Gene Weber for Cincinnati Automation

LOCATION: 7533 Industrial Road, Florence, Kentucky

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

DATE: October 10, 2018

PROPOSAL

The applicant is requesting a Change in Nonconforming Use to allow the use of a building located at 7533 Industrial Road to be changed from wholesale sales of HVAC equipment to an engineering, assembly, and training use. In addition to the change of use, the applicant proposes the following: (1) remodel the existing building to include a mix of private and shared work area offices, add 1 or 2 bathrooms, add a conference room and showroom area, improve inside lighting, provide for additional electrical outlets and power distribution; (2) Improve the front of the building with new windows, paint, and an entry awning; (3) Restripe the existing parking lot to provide for nine (9) foot wide parking stalls; (4) Install eight (8) foot high chain link fences; and (5) Install steel bollards along the east side of the existing building.

SITE HISTORY

1985-

1992 Cross vehicular access was created in the front yards of the site in question and the property to the south of the site in question.

1992-

1994 Cross vehicular access was created in the year yards of the site in question and the property to the south of the site in question.

2007-

2009 Industrial Road was widened to it present configuration.

2008 On October 1, 2008, the Boone County Planning Commission approved a Minor Site Plan for the site in question. The approved site plan was for the addition of a loading dock and new asphalt.

2009 On March 11, 2009, the Boone County Planning Commission approved a sign permit for the site in question (Permit Number 31/2009). The approved permit was for: (1) a 64.7 sq. ft. building mounted sign on the south building elevation; (2) a 64.7 sq. ft. building mounted sign on the east building elevation; and (3) an 8 sq. ft. building mounted sign over the building entrance on an awning.

APPLICABLE REGULATIONS

- A. Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant changes in nonconforming uses as specified in this order.
- B. Section 273 of the Boone County Zoning Regulations states that the Board of Adjustment shall have the power to hear and decide on applications to permit a change from one nonconforming use to another. In reviewing such applications, the Board:
 - 1. Shall not permit such a change unless the new nonconforming use is as equally or

more compatible with permitted uses in the district in which it is located as the existing nonconforming use.

2. Shall not allow any changed nonconforming use to be increased or enlarged, nor extended to occupy a greater area of land than was occupied by the original nonconforming use.
- C. In permitting such change in nonconforming use, the Board may require appropriate conditions and safeguards in accord with other provisions of this order, such as the provision of landscaping and buffering, the improvement of parking areas, and restrictions on the hours of operation.
- D. Section 1030 of the Boone County Zoning Regulations states that "The purpose of the Commercial Services district is to provide, control and centralize those types of commercial activities which: a) depend on and generate high vehicular accessibility, visibility and traffic; and/or b) large outdoor single-purpose storage, display and parking areas and c) which do not fit the scale, character, trade area and general objectives of the other commercial districts in this article or the employment districts defined in Article 11. Such districts will generally be organized about regional or major community trade areas. Sites will be of suitable lands which can be appropriately buffered from surrounding urban uses. Districts will be located to have direct visibility from major arterials. District facilities and plans should be organized to accomplish as much clustering of compatible uses, sharing of parking and access, signage, lighting and other spaces and improvements as possible."
- E. Section 10.31 of the Boone County Zoning Regulations identifies twenty-five (25) principally permitted uses within the C-3 District, including all principally permitted uses in the C-1 and O-1 Districts, except sexually oriented businesses.
- F. Engineering and scientific research services are listed as a principally permitted use within the O-1 District.
- G. Section 1800 of the Boone County Zoning Regulations states that "The purpose or intent of this district is to assist in the implementation of the Boone County Comprehensive Plan and the Central Florence Strategic Plan, An Update of the Parkway Corridor Study. The original Parkway Corridor Study and its boundaries, adopted in 1986, were evaluated in light of changes in the area, new objectives, the Boone County Comprehensive Plan, and other recent studies. The result of this evaluation is the Central Florence Strategic Plan, An Update of the Parkway Corridor Study."

The intent of the Central Florence Strategic Plan, An Update of the Parkway Corridor Study is to further develop the city's central neighborhoods and to link existing and/or planned business, civic, recreational, entertainment, and residential attributes of the study area together to create a vibrant, inter-related city center. The Plan is also intended to fulfill the following objectives;

- A. Develop each neighborhood's unique assets and amenities, and establish each area as an identifiable neighborhood within the city center.
- B. Provide a detailed strategy for creating the "urban center" envisioned by the Parkway Corridor Study and identified in the 2005 Boone County Comprehensive Plan.

- C. Create architectural identity unique to the city center.
 - D. Enhance quality of life through improvement of the physical environment.
 - E. Create employment, recreation, and entertainment opportunities within the study area.
 - F. Create a mixed-use service and retail environment which will primarily serve current and future market needs east of I-75 and will not compete with the regional market west of I-75.
 - G. Recommend public improvements and actions for strengthening identities of individual neighborhoods – such as was done in the Dream Street Study.
 - H. Subdivide the study area into sections – existing characteristics and recommendations for land use, vehicle and pedestrian access, site design, etc.
 - I. Determine how future development proposals will be reviewed, such as Planned Development Overlay(s) (PD) and/or short review/long review/technical design review/or other processes.”
- H. Chapter 6 of the Central Florence Strategic Plan, An Update of the Parkway Corridor Study provides for the following plan concepts, as they relate to the site in question:

Overall

- a) Create integrated signage system where individual neighborhoods/districts are given identity with place names; various signs should use the same basic design elements but not the same design at each location – these can include follies and sculpture.
- b) Provide stylized design improvements at major intersections (traffic signal hardware, crosswalk surfacing, light standards, etc.) – Dream/U.S. 42, Industrial/U.S. 42, Ewing/U.S. 42, Ewing/KY 18, and perhaps Ewing/Dream Street; use such improvements at Dream/U.S. 42 intersection to bridge the barrier created by U.S. 42 between Dream Street and the stadium district to the south and to create a gateway into the city from the interchange (some of these improvements have already been initiated).
- c) Provide a streetscape plan along the I-75 right-of-way to enhance/frame business frontages (not screen), but provide screening by the Miriam Drive/Coreta Drive neighborhoods.
- d) From a zoning perspective, allow projects which implement the plan recommendations and standards by right, but require Concept Development Plan approval otherwise.

Sussex Drive (Area 8)

- a) Advocate the assembly of parcels and redevelopment of the area as a “back office”/service area (call centers, billing and claims offices, etc. – employment type centers that don’t need visibility or routine access for the public and customers); the Florence Bowl property is not critical to redevelopment – if it remains, reasonable access needs to be maintained.
- b) Redevelopment would create a campus of multi-story buildings; architectural controls appear only to be important for the first building or tier of buildings immediately visible from the Industrial Road for the Sussex Drive portion of this area.
- c) Provide a master sign for this area along Industrial Road, irrespective of whether a redevelopment occurs.
- d) Because of the close proximity to Northern Kentucky Industrial Park, some

- of this area could also be rezoned to industrial without large scale redevelopment. Widened roads will serve the industrial uses.
- e) Realign Columbia Drive so that there is direct access between Industrial Road and Sussex Drive.
 - f) Promote Master Sign District to help advertise and locate "hidden" businesses.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The 2010 Boone County Comprehensive Plan's 2035 Future Land Use Plan designates the site in question for "Commercial" uses. This designation is defined as retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc.
- B. Industrial Road is identified as an arterial street, providing for two-way traffic within five lanes (two lanes in each direction with a center left-turn lane).
- C. The following 2017 Boone County Comprehensive Plan's Goals and Objectives apply to this application:

Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).

Employment opportunities for a highly skilled and educated workforce shall be encouraged and promoted for the residents and businesses of Boone County (Economy Goal A, Objective 1).

Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).

Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).

SITE CHARACTERISTICS

- A. The approximate 0.648 acre property is located along the west side of Industrial Road, approximately 600 feet south of Safeway Drive, within the Snow Hill Subdivision.
- B. The property is currently occupied by a single, one story, metal structure containing approximately 6,450 square feet of floor area.
- C. The site currently provides for eleven (11) off-street parking spaces.
- D. The rear of the property is heavily wooded.
- E. Access to the site is provided by a single curb cut onto Industrial Road.
- F. There exists two vehicular connections to the adjacent property to the south.
- G. The property is located within the 55 DNL noise contour of the airport.

SURROUNDING LAND USES AND ZONING

North: Public Storage (C-3/PO)

South: Mr. Transmission/Milex Complete Auto Care (C-3/PO)

East: Cross Creek Apartments (UR-2/PO)
Vacant Land (O-2/I-1/PD/PO)

West: The Reserve of Florence Condominiums (UR-2/PO)

PROPOSED DEVELOPMENT

The applicant is proposing the following:

- A. Renovation of the interior of the existing structure to include: offices, conference room, break room, bathrooms, and an open area for staging, programming, testing, demonstration, training, and inspection.
- B. Improvements to interior lighting, electrical systems, and possibly air conditioning system.
- C. Renovation to the exterior of the existing building to include: new windows, new paint and a new awning at the entrance.
- D. Site modifications include:
 - 1. Restriping of the existing off-street parking area to provide for fifteen (15), nine (9) foot wide parking stalls.
 - 2. Installation of an eight (8) foot high chain link fence, with a gate, between the existing building and the north property line of the site. This will limit access to the rear of the property.
 - 3. Installation of an eight (8) foot high chain link fence along the south property line of the site, extending from the rear corner of the existing building into the wooded area. This will eliminate cross vehicular access between the site in question and the adjoining property its south.
 - 3. Installation of steel bollards along the south property line of the site. This will eliminate cross vehicular access between the site in question and the adjoining property to its south.

STAFF COMMENTS

- A. In reviewing the submitted application, the applicant should address, and the Board must find, that the new nonconforming use is as equally or more compatible with permitted uses in the district in which it is located as the previous nonconforming use.
- B. The Board must find that the new nonconforming use is not an increase or enlargement over the previous nonconforming use and that the new nonconforming use is not occupying a greater land area than was occupied by the previous nonconforming use.

1. The applicant has provided the following additional information:
 - a. The previous business had six (6) employees and the new business will have eight (8) employees with a potential to grow to ten (10) employees.
 - b. The previous business had a minimum of four (4) semi-truck deliveries per week and the new business will have one (1) semi-truck delivery per week.
 - c. The previous business had twelve (12) UPS/FedEx truck deliveries per week and the new business will have ten (10) UPS/FedEx truck deliveries per week.
 - d. The previous business operated between the hours of 7:30 am - 4:30 pm Monday through Friday and 7:30 am - 11:00 am on Saturday. During the summer, their hours were 7:00 am - 4:30 pm Monday through Friday and 7:00 am - 11:00 am on Saturday. The new business will operate between the hours of 8:00 am - 5:00 pm Monday through Friday, with some Saturday work.

- C. There are two cross vehicular access points between the site in question and the adjoining property to the south. These cross vehicular access points are in front of the existing building and behind the existing building. The applicant is proposing to cut off both of these cross vehicular access points.

Section 3236 of the Boone County Zoning Regulations states that the Planning Commission may require the use of frontage roads, backage roads, or driveway connections to provide access to property adjacent to arterial and collector roadways.

The Board must determine if this is appropriate and reasonable and meets the intent of Section 273 and Section 3236 of the Boone County Zoning Regulations.

- D. Staff has forwarded the applicant's information to the Florence Fire Department and the Florence Police Department. The Florence Fire Department has responded that they have no issues with the proposed changes.

CONCLUSION

KRS 100.253 and Section 273 of the Boone County Zoning Regulations gives the Florence Board of Adjustment and Zoning Appeals the authority to act on the request.

Respectfully submitted,



Michael D. Schwartz
Planner

MDS/ss

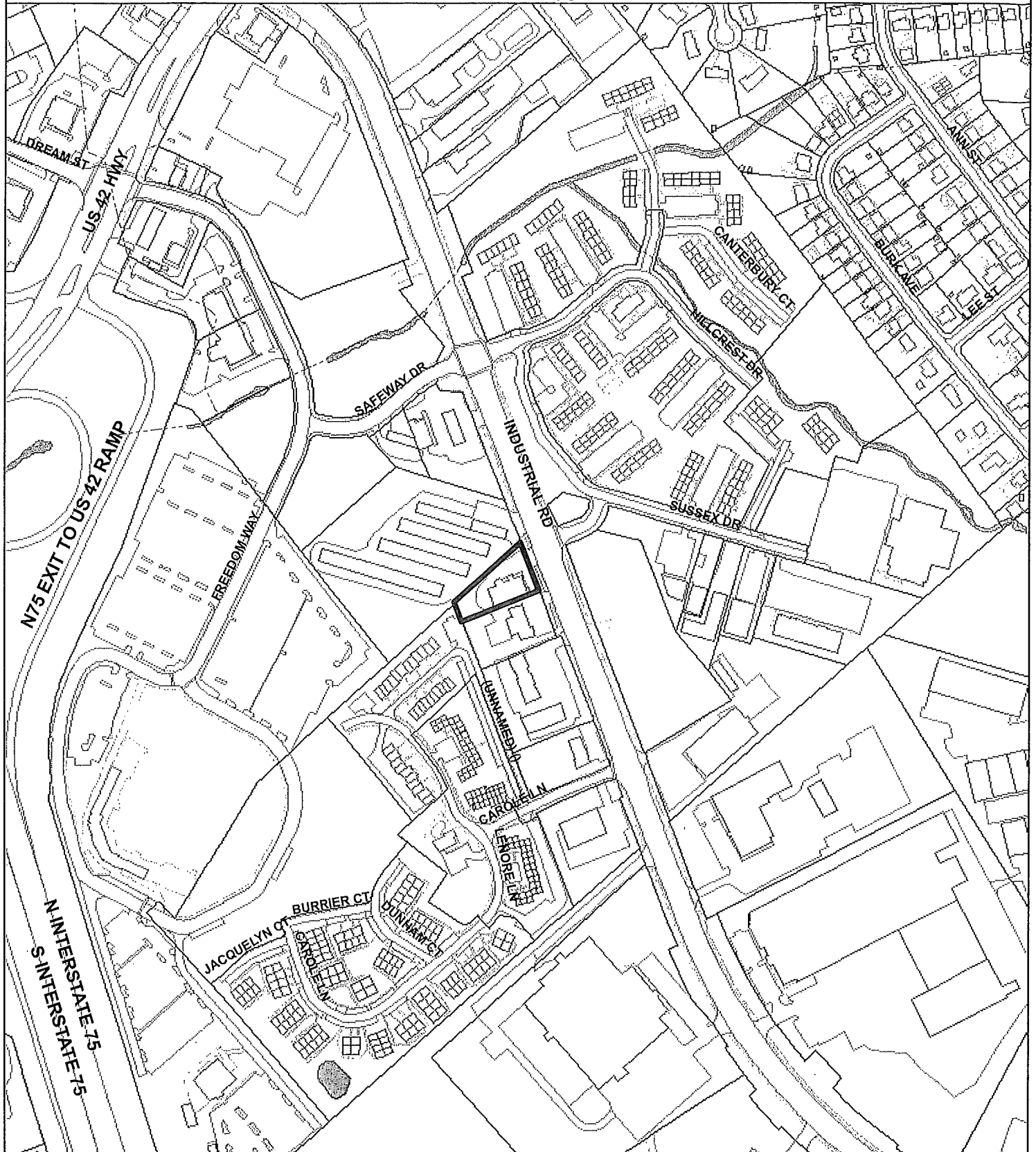
Attachments

- *Vicinity Map
- *Aerial Map
- *Zoning Map

- *Topographic Map
- *2035 Future Land Use Map
- *Airport Noise Contour Map
- *Application
- *Applicant's Project Description
- *Concept Development Plan

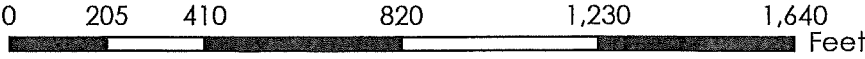
Vicinity Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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 = 400 feet



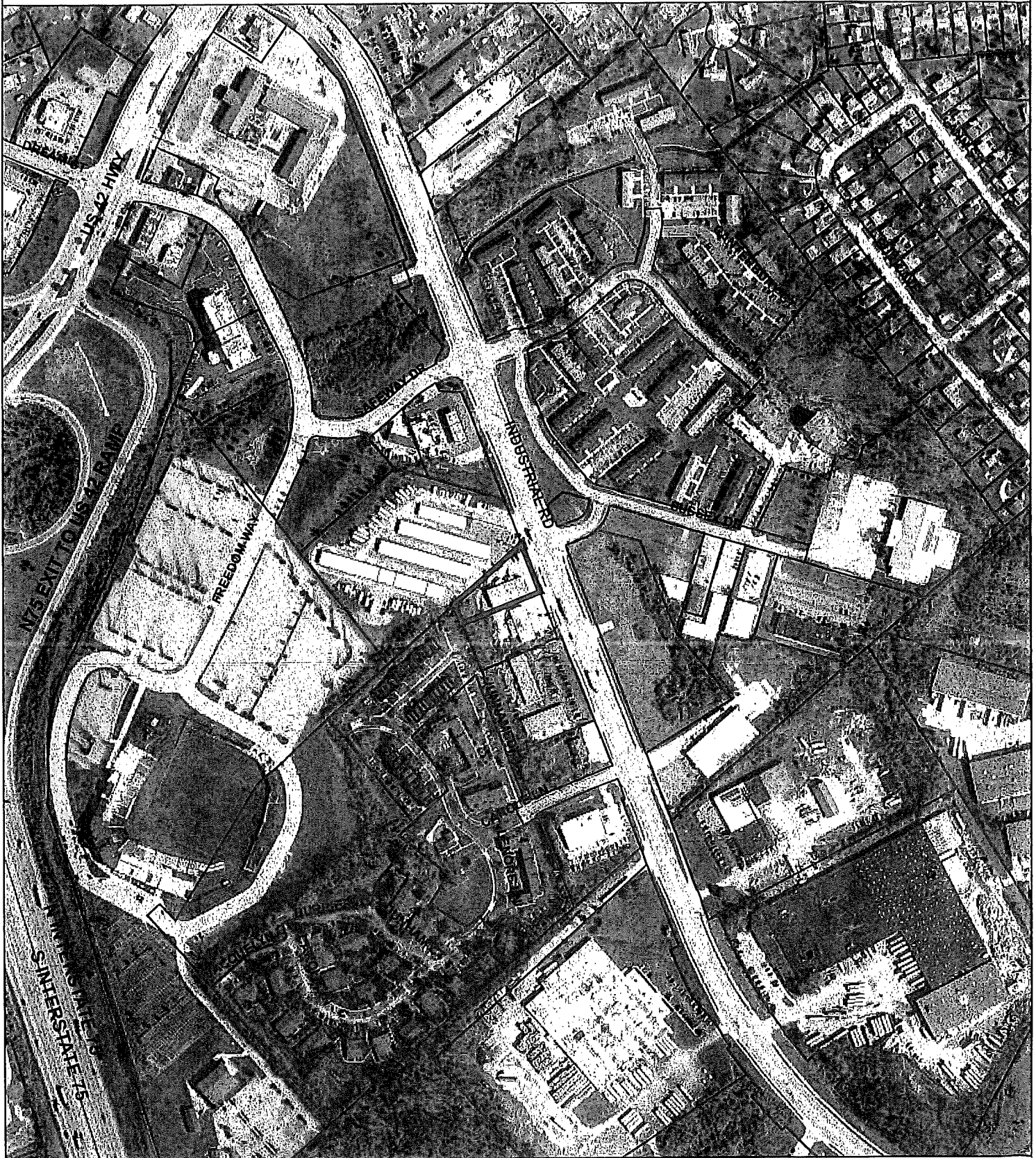
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 01/01/2018

Map File: \Public\GIS\Map\Map1.mxd

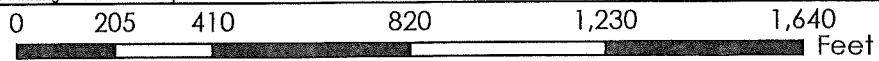
Aerial Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

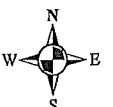
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 400 feet



Boone County GIS - Putting Northern Kentucky on the Map

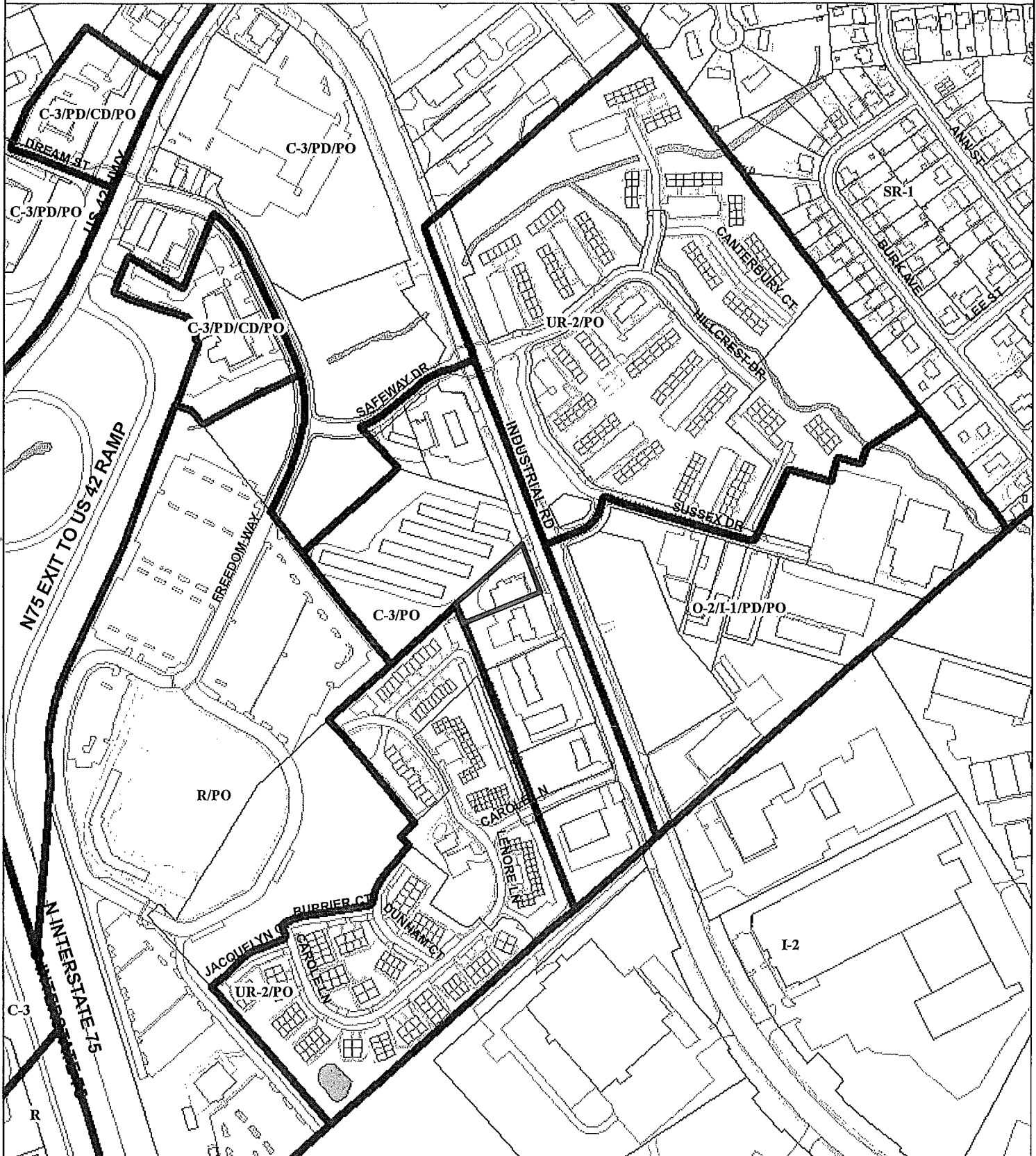


Map Created: 01/01/2019

Map File: 01/01/2019 10:11:17
ArcMap Document *.mxd

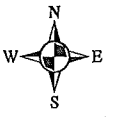
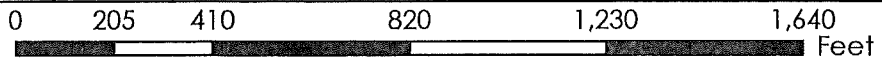
Zoning Map

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

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.



Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 01/01/2018

Map File: Kentucky GIS 2018 01/01/2018
ArcMap Document: *.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 _____ Union _____
2. (Check One) Conditional Use Permit _____ Variance _____ Appeal _____
[X] Change in Non-Conforming Use
3. Applicant's Name GENE WEBER AGENT FOR CINCINNATI AUTOMATION
Applicant's Address 200 WEST FIVE STREET
LOUISGTON KY 41011
City State Zip
4. Phone Number 859.491.3844 Fax No. 859.655.3243 E-Mail gweber@hubweber.com
Description of Request: CHANGE IN NON-CONFORMING USE - WHOLESALE SALES OF
HUAL EQUIPMENT TO ENGINEERING/ASSEMBLY/TRAINING USE
5. Name of Development CINCINNATI AUTOMATION
6. Location of Development 7533 INDUSTRIAL RD.
7. Acreage Under Review 0.6
8. Lot Number and Name of Subdivision (if part of a subdivision)
LOT 35 & 643 AC SNOW HILL SUB. (73-10 D)
9. Owner of Property SKYWATER FLORENCE, LLC
Address of Property Owner ONE R.E. MILLER DR.
10. GLEN BORDIE MD MICHEL 21060
City State Zip
Phone Number 410-553-3783 Fax No. 410-553-3783 E-Mail John.Mills@remichel.co
11. Proposed Use(s) on Site DESIGN, ASSEMBLY & TRAINING OF AUTOMATED
INSPECTION & GAUGING SYSTEMS
12. Total Square Footage of Existing and/or Proposed Buildings 7,033 S.F.
13. Current Zoning on Property C-3/PO
14. Deed Book 955 Page No. 703 Group No.
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] SKYWATER FLORENCE, LLC
(Faxed, Photocopied or Scanned Signatures will NOT be Accepted) Ronald D. Miller, EXEC. VP

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



September 18, 2018

Mr. Todd Morgan, Senior Planner
Boone County Planning Commission
3rd Floor, Administration Building
2950 Washington St, Rm 317
P.O. Box 958
Burlington, KY 41005

**RE: 7533 Industrial Road
Cincinnati Automation**

Dear Mr. Morgan:

As we have discussed, we are working with Cincinnati Automation who is in the process of purchasing the existing building at 7533 Industrial Road. They have outgrown their current location in Erlanger and are looking to relocate their business. They are looking for zoning approval for their proposed use and minor site alterations prior to closing on the property. It has been determined by Boone County Planning that we need a change in an existing non-conforming use to a new non-conforming use.

About Cincinnati Automation

Cincinnati Automation is a design, integration and final assembly engineering company. They specialize in automated inspection and gaging systems that are used by their customers. All the employees are engineers and technicians. The engineers design systems, order parts from suppliers and fabricators and then the technicians assemble the parts into inspection cabinets. Next, the engineers program the controllers in the systems to meet the customer's requirements for inspection or gaging. Once an inspection system is completed, the customers visit CA for system testing and operator training. After customer approval, the systems are shipped to their facility and then CA's engineers provide onsite startup support and additional training. There are 8 people now with expected growth to a total of 10. The customer visits total 1-2 customers weekly to bi-weekly.

Proposed Building Modifications

The plan is to remodel the building to include a mix of private and shared work area offices, add 1 or 2 restrooms, a conference room and a show room area to display parts from previous projects. The warehouse space will stay mostly the same except for minor improvements such as LED lighting, additional electrical outlets and power distributions for the systems, shop air compressor and maybe

200 West Pike Street
Covington, KY 41011
Ph: 859-491-3844
Fx: 859-655-3243
hw@hubweber.com



an air conditioning system. The final assembly, programming and testing described above all takes place in the shop area, so it essentially becomes an extension of the offices. The shop is also where most of the time will be spent with the customers.

The front of the building will get a facelift with new windows, new paint and new awning at the entry.

See attached floor plan sketches of the proposed layout.

Site Modifications

The existing parking spaces are 11 and 12 feet wide. We propose to restripe the lot to provide 9' wide stalls. See attached site plan sketch.

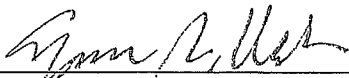
New 8' high chain link fences are proposed running from the southwest corner of the building extending into the existing woods. Another 8' high fence would run from the northwest corner of the building north to the existing fence at the north property line. See attached site plan.

Steel bollards are proposed for the east side of the building at the south property line to prevent cut throughs from the adjacent property. See attached site plan.

Thank you for your assistance.

Sincerely,

HUB + WEBER ARCHITECTS, PLC



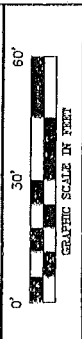
Eugene R. Weber, AIA
Principal

ANDREW R. AMENT,
 LAND SURVEYOR, P.S.C.
 245 Fair Oaks Lane
 Florence, Kentucky 4107
 Phone: (606) 344-7878 F. (606) 344-7827

RETRACEMENT SURVEY
 PHILIP SMITH
 7669 INDUSTRIAL ROAD
 BOONE COUNTY
 FLORENCE, KY
 DEED BOOK 955
 PAGE 765

SURVEYOR'S CERTIFICATE
 I hereby certify that the survey shown by this plat was done by me, Andrew R. Ament, or by persons under my direct supervision. This unadjusted precision into meters or exceeds in any other circumstances and the accuracy and precision of said survey meets all the specifications of this type.
 Field work was completed on 8-30-2018.
 Date of Plat of Map is 8-30-2018.

Andrew R. Ament
 Andrew R. Ament, Land Surveyor, P.S.C.
 Registered Land Surveyor
 Registration No. GE 9864, KY 1729

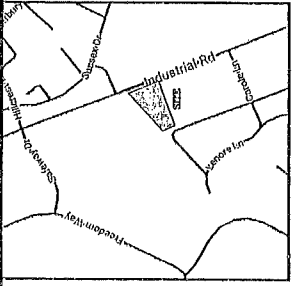
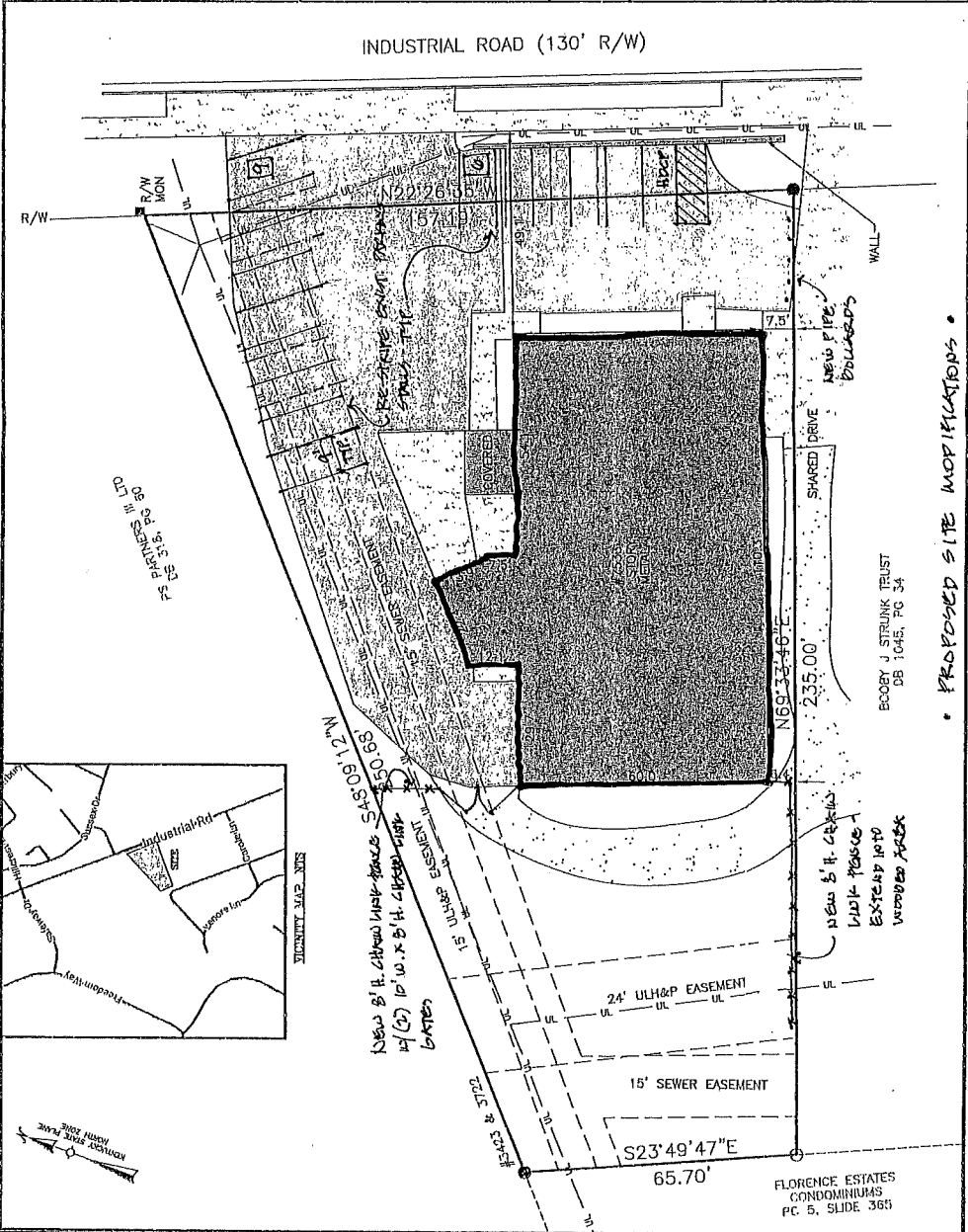


LEGEND

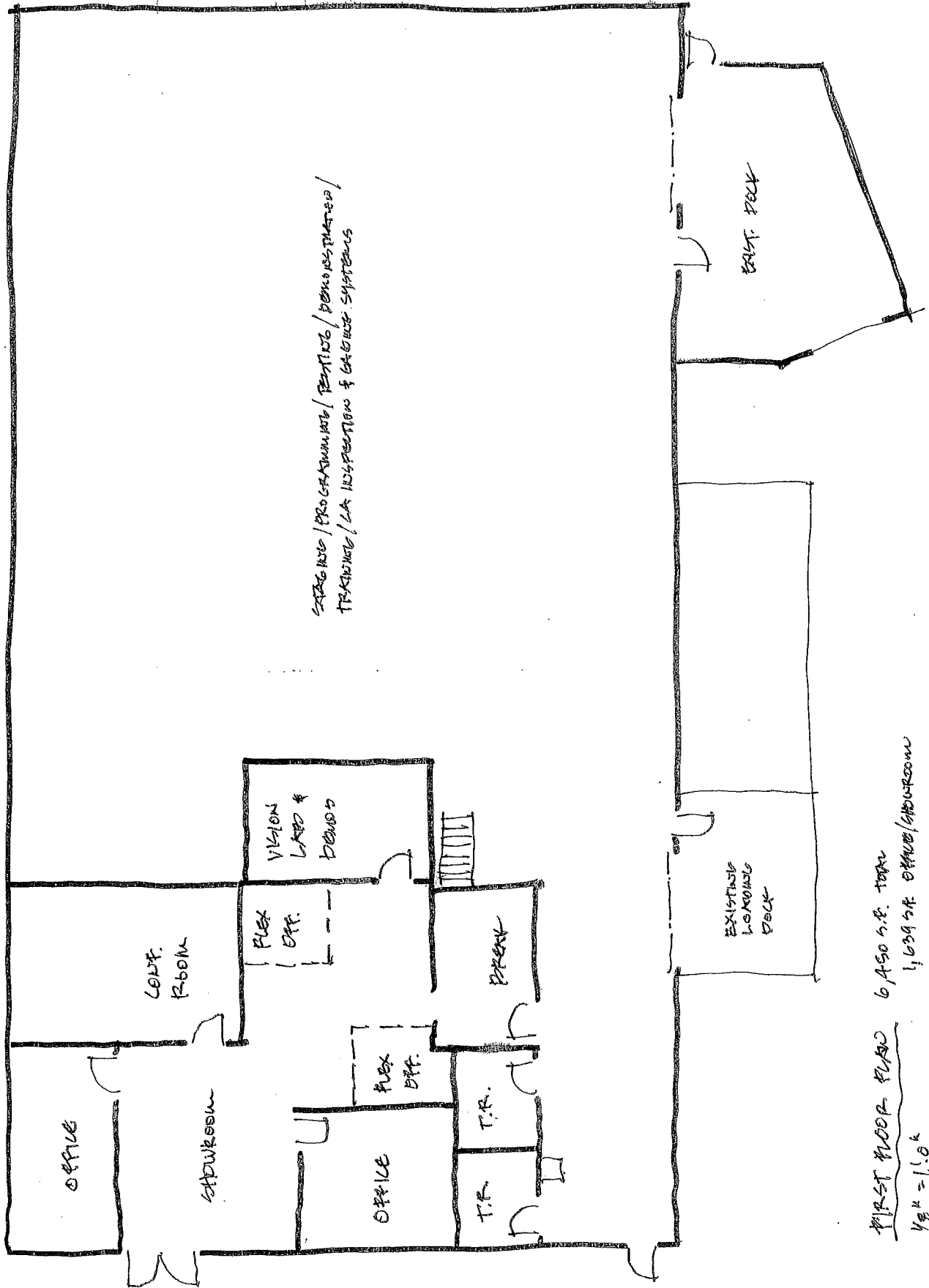
●	Iron Pin (64)
○	Iron Pin (64), being 1/16"
○	Iron Pin (64) 0.01 size per plan
○	Iron Pipe (64)
○	Stone (64)
○	Stake or Nag Nail (64)
○	P.C., P.T., or Nag Nail (64)
○	Hub or Stake (64)
○	Nails found in concrete
○	Downed Utilities
○	Overhead Utilities
○	Parent, Heed Lines

▨	Concrete
▨	Structure
▨	Asphalt
▨	Deadening

NOTES:
 1. All streets are public unless otherwise noted.
 2. Survey was performed by Andrew R. Ament, Land Surveyor, P.S.C., on 8-30-2018.
 3. This is a boundary survey and it complies with 201 KAR 18-150.

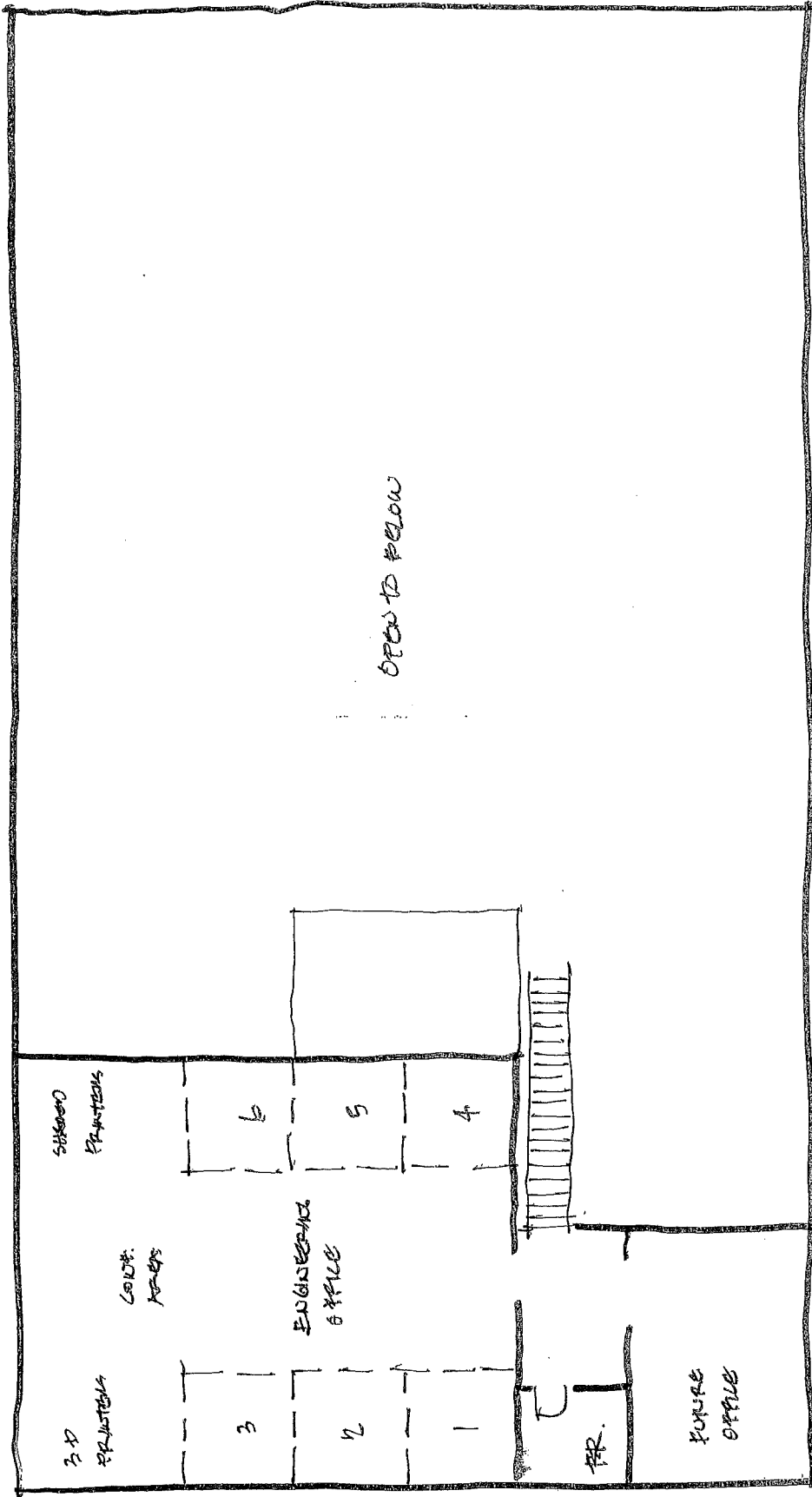


• PROPOSED SITE MODIFICATIONS •



FIRST FLOOR PLAN 6,450 S.F. TOTAL
 1,629 S.F. OFFICE / CONF ROOM

Y84 = 1.04



MEZZ. PLD
 1,637 S.F. OFFICE
 1/8" = 1'-0"

(Copy)

CERTIFICATE OF LAND USE RESTRICTION


- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Skywater Florence, LLC
One R. E. Medical Drive
Glen Burnie, MD 21060
- 2. ADDRESS OF PROPERTY
7533 Industrial Road
Florence, KY 41042
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Gene Weber for Cincinnati Automation

4. DEED BOOK 955 PAGE NO. 763 GROUP NO. 2042

- 5. TYPE OF RESTRICTION(S) (Check all that apply)
 - Zoning Map Amendment: Conditional Use Permit
 - From _____ To _____
 - Development Plan Conditional Zoning
 - Subdivision Plat Other: Change in Non-Conforming Use
 - (Not Recorded)
 - 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



SIGNATURE OF COMPLETING OFFICIAL

Michael Schwartz- Planner
Name and Title of Completing Official


(COPY)

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Michael Schwartz

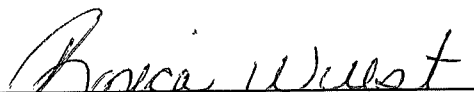
on behalf of the Boone County Planning Commission this 11 day of October, 2018.



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.)



CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Change in non-conforming use approved by the Florence Board of Adjustment and in accordance with the current zoning in effect as of October 10, 2018 Certificate of Land Use Restriction (#18-FBOA-003-A), for Skywater Florence, LLC, Property Owner(s).

The following conditions will apply:

1. That the proposed bollards be removed and that cross vehicular access be maintained in the front of the building.
2. That any proposed fence meet the minimum requirements of the Boone County Zoning Regulations.
3. That nothing block east/west of the existing gravel driveway.
4. That development of the site be consistent with the applicants submittal.

The approved change in non-conforming use as well as the preceding conditions apply to the property described in:

DEED BOOK 955

PAGE NO. 763

GROUP NO. 2042