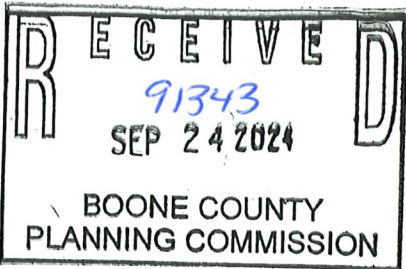


**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

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

**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: \_\_\_\_\_ One Stop Signs  
Address: \_\_\_\_\_ PO BOX 275  
\_\_\_\_\_  
NEWTONSVILLE \_\_\_\_\_ OH \_\_\_\_\_ 45158  
City State Zip Code  
Phone Number: \_\_\_\_\_ 513-722-7867 Fax Number: \_\_\_\_\_ N/A  
Email: \_\_\_\_\_ tsuddarthonestopsigns@gmail.com
4. Description of Request:  
automatic changeable sign  
\_\_\_\_\_  
\_\_\_\_\_
5. Name of Development: \_\_\_\_\_ Derm of Aesthetics
6. Location of Development: \_\_\_\_\_ 8275 EWING BLVD  
\_\_\_\_\_  
FLORENCE \_\_\_\_\_ KY \_\_\_\_\_ 41042  
City State Zip Code
7. Acreage Under Review: \_\_\_\_\_
8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
9. Current Owner: \_\_\_\_\_ VINTAGE COURT REPLACEMENT LLC  
Address: \_\_\_\_\_  
\_\_\_\_\_  
FLORENCE \_\_\_\_\_ KY \_\_\_\_\_ 41042  
City State Zip Code  
Phone Number: \_\_\_\_\_ 513-722-7867 Fax Number: \_\_\_\_\_ N/A  
Email: \_\_\_\_\_ tsuddarthonestopsigns@gmail.com



10. Proposed Use(s) on Site: (B) install changeable sign

11. Total Square Footage of Existing and/or Proposed Buildings: \_\_\_\_\_

12. Current Zoning: C2

13. ~~061~~ 1180      ~~02 22~~ 936      ~~007.01~~ 2041A  
Deed Book                      Page                      Group Number

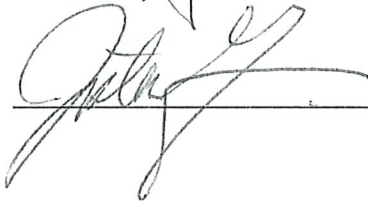
14. Is the site subject to a zone change:  Yes       No  
If yes, date of approval: \_\_\_\_\_

15. Have you submitted a Site Plan with this request:  Yes       No

16. Have you submitted a list of adjoining property owners with this request:  Yes       No

17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature: 

Applicant's Signature: 

**SECTION B:** (To be completed by Planning Commission staff)

1. Date Received: 9/24/24 Fee Received: \$1116<sup>00</sup> Receipt #: 91343

2. Is application complete: \_\_\_\_\_

3. Staff Reviewer: *[Signature]*

4. Scheduled Board Action Date: 11-13-24

5. Board Action: \_\_\_\_\_

- Approved
- Approved with Conditions (see #6)
- Denial (See #7)

6. Conditions of Approval: See attached conditions.

7. Reasons for Denial: \_\_\_\_\_

Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
Phone: 859-334-2196  
[plancom@boonecountyky.org](mailto:plancom@boonecountyky.org)  
[www.boonecountyky.org](http://www.boonecountyky.org)

## CONDITIONS OF APPROVAL

APPLICANT: One Stop Signs, on behalf of Vantage Court Replacement, LLC

LOCATION: 8275 Ewing Boulevard, Florence, Kentucky

ZONING: Commercial Two/Planned Development/Parkway Corridor (C-2/PD/PO)

DATE: November 13, 2024

1. The electronic message board shall comply with the requirements found in Section 3408.5 B. of the Boone County Zoning Regulations unless modified by other conditions listed below.
2. Each electronic message that is displayed must be held on screen for a minimum of ten (10) seconds.
3. No message on the electronic message board shall contain more than one (1) still photo and/or three (3) lines of text.
4. The sign shall not be used to advertise off premise businesses, products, or services.
5. The property owner agrees to work with the City of Florence to resolve any lighting or glare impacts that are caused by the sign on KY 18 or Ewing Boulevard.

## STAFF REPORT

#1

APPLICANT: One Stop Signs, on behalf of Vantage Court Replacement, LLC  
LOCATION: 8275 Ewing Boulevard, Florence, Kentucky  
ZONING: Commercial Two/Planned Development/Parkway Corridor (C-2/PD/PO)  
DATE: November 13, 2024

### PROPOSAL

- A. The applicant is requesting a Conditional Use Permit for a new 12 foot tall, 48 square feet, free standing sign with an electronic message board/screen.

### SITE HISTORY

- 1998 On December 23, 1998, the Boone County Planning Commission approved a Major Site Plan for the construction of an office building.
- 2021 On June 22, 2021, the City of Florence adopted Ordinance Number O-10-21, approving a Zoning Map Amendment for the site in question from PF/PD/PO to C-2/PD/PO (R-21-010) to allow professional office uses that provide medical, dental, optical and veterinary administrative services in an existing building.
- 2022 On March 24, 2022, the Boone County Planning Commission approved a Minor Site Plan for exterior painting, a metal roof, and a new canopy.
- On July 1, 2022, the Boone County Planning Commission approved a Minor Site Plan for additional landscaping.
- 2023 On June 15, 2023, the Boone County Planning Commission approved a Sign Permit for a 28.9 square foot building mounted sign.

### SITE CHARACTERISTICS

- A. The approximate 1.1 acre site is located at the intersection of Burlington Pike and Ewing Boulevard.
- B. The site has approximately one hundred and fifty (150) feet of frontage along Burlington Pike and three hundred and twenty-five (325) feet of frontage along Ewing Boulevard.
- C. Access to the site is provided by single curb cut onto Ewing Boulevard.
- D. The site is relatively flat and has been graded for the existing development.

### SURROUNDING LAND USES AND ZONING

North: Vacant parcel (C-3/PD/PO)  
South: TA Truck Stop (O-2/PD/PO) & wooded parcel (PF/PD/PO)  
East: Florence Skate Park (PF/PD/PO)  
West: Waffle House (O-2/PD/PO)

### APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.
1. Findings listed in Section 205.H (Findings for all Conditional Uses):
    - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
    - b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
    - c. Will be hazardous to existing or future neighboring uses.
    - d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
    - e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
    - f. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
    - g. Will have vehicular approaches to the property which shall be so

designed as not to create an interference with traffic on surrounding public thoroughfares.

- C. Section 3408.5.A.1 of the Boone County Zoning Regulations states that automatic changeable copy signs shall be designated as a Conditional Use within the C-1, C-2, C-3, C-4, PF, and R districts.
- D. Section 3408.5.B of the Boone County Zoning Regulations states that the following provisions apply to the City of Florence.
- a. Shall not exceed fifty percent (50%) of the sign area on which it is located.
  - b. Such technology shall be programmed so that the message or image on the sign changes no more than every five (5) seconds.
  - c. Apparent motion of the visual image, caused by, but not limited to, the illusion of moving objects, moving patterns or boards of light, expanding contracting, or rotating shapes or other similar animation effects, shall be prohibited. Such restriction applies to scrolling or running messages.
  - d. Changes of image shall be substantially instantaneous as seen by the human eye and shall not use fading, rolling, window shading, dissolving or similar effects as part of the change.
  - e. Video technology in signs shall use automatic level controls to reduce light levels at night and under cloudy or other darkened conditions, in accordance with the following standards:
    - I. All electronic or digital display unit message boards shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the electronic board based on ambient light conditions.
    - II. All electronic or digital display unit message boards shall meet the following pixel pitch requirements (Note: the pixel pitch requirements shall not apply to price boards, such as gas prices, hotel room rates, and other similar fixed price displays):
      - i. A nineteen (19) mm pixel pitch or better resolution shall be required when the top of the message board is located thirty (30) feet or less above grade.
      - ii. A twenty-five (25) mm pixel pitch or better resolution shall be required when the top of the message board is located more than thirty (30) feet above grade.
  - f. Any sign using electronic or electro-mechanical technology for changeable copy message boards, which malfunctions, fails, or ceases to operate in its usual or normal programmed manner causing therein motion, movement, flashing or any other similar effects, shall be repaired or

disconnected within forty-eight (48) hours by the owner or operator of such sign.

E. Section 3408.5.A.1 of the Boone County Zoning Regulations states that In the C-2, C-3, and C-4 districts, free standing signs shall be permitted subject to the following limitations:

a. Individual parcels of land which are not located within a shopping center, mixed use commercial development, commercial subdivision, or planned development, shall be subject to the following regulations:

I. Shall only be a monument or architectural free standing sign.

II. Shall be limited to one (1) sign for each parcel, regardless of the number of business establishments conducted in the building(s) and regardless of the number of road frontages.

III. The maximum sign area shall not exceed one (1) square foot per lineal foot of road frontage along the street where the sign is to be located, up to a maximum of two hundred (200) square feet (Unincorporated Boone County, City of Union, City of Walton) or up to a maximum of one hundred fifty (150) square feet (City of Florence).

V. The maximum height shall be determined as follows (City of Florence):

<u>Road Frontage</u>	<u>Maximum Sign Height</u>
100 feet or less	15 feet
More than 100 feet	20 feet

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

A. Our Boone County Plan 2040 contains the following Future Land Use Development Guideline as it pertains to Design, Signs, and Cultural resource preservation (page 97):

“Developments in Boone County should give consideration to the overall design of the area. Site, landscape, and building design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use. The minimal use of signs is encouraged; signage should be adequate to identify a specific development, but should not be used as a means to compete for motorists 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 corridor. Utility lines should be placed underground wherever possible, and junction boxes screened from public view."

- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
1. 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).
  2. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
  3. Public facilities and services shall be in locations that are accessible to the population being served (Public Facilities Goal A, Objective 7).
  4. The education system shall provide a broad range of lifetime learning opportunities, as well as both private and public educational facilities and services (Public Facilities Goal A, Objective 12).
  5. Priority shall be given towards maintaining, protecting, and improving the capacity and safety of the existing road system across jurisdictions (Transportation Goal A, Objective 1).

#### RELATIONSHIP TO THE PARKWAY CORRIDOR STUDY OVERLAY

- A. Section 1804 of the Boone County Zoning Regulations contains the initial planning concepts and recommendations for the Study Area as a whole as well as for various sub-areas.
- B. The subject site is located within the Tanners Lane Area (sub-area 3) of the study. Section 1804.E of the Boone County Zoning Regulations states the following:

#### Tanners Lane Area (Area 3)

1. Open up the Tanners Gate site into a higher profile site; currently has poor visibility and clandestine access – needs a pronounced access point on Ewing w/ lighting, monuments, landscaping, fountains, et al, and some sort of identity element on I-75.
2. Goodwill/TJs sites could benefit from a façade improvement program (for facades that face both Tanners and I-75; KY 18 sites could benefit from such a program as well) or it could be a good site for redevelopment for office use.
3. Provide street frontage landscape and sidewalks on Tanners if current development remains.
4. Advocate the redevelopment of the TA site into an office headquarters due to truck traffic congestion with access onto Ewing Blvd. – this would be a

unique, signature building designed by a renowned architect/firm; this site could be expanded to include the mini-warehouse, Goodwill and TJ's sites and could involve the vacation of Tanner's Lane; this redevelopment could also include the Waffle House and former Social Security sites (currently occupied by Family Nurturing Center), although these lots do not appear critical for such a project.

5. Encourage the removal of the industrial looking buildings and promote new office development to go with the existing office uses. Perhaps open the area up for office (destination) uses.

### STAFF COMMENTS

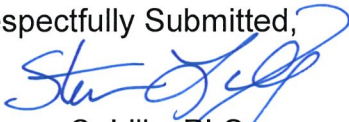
- A. The proposed Sign A complies with both the height and area regulations for a free standing sign within the current zoning district.
- B. Proposed Sign A would be approximately 350 feet from the nearest residential zoning district.
- C. Sign B is allowable outright as a directional sign within the current zoning district.
- D. Staff would like the applicant to address Section 3408.5.B of the Zoning Regulations.
  1. Will this request involve the clearing of trees to make the sign more visible? The property is subject to street frontage landscaping buffer requirements.
  2. The sign appears to be in an area with overhead utility easements. Has the applicant had a discussion with Florence Public Services? The Zoning Regulations do not permit signs to be located within right of way or easements unless they get written permission from the easement owner.
  3. How often will the message or image on the sign change? At what time frequency?
  4. Will the proposed sign have any apparent motion including moving objects, patterns, animated effects or scrolling messages?
  5. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations and provided on Pages 2 and 3 of the staff report.
- E. The City of Florence recommends the following conditions if the application is approved:

1. The electronic message board shall comply with the requirements found in Section 3408.5 B. of the Boone County Zoning Regulations unless modified by other conditions listed below.
2. Each electronic message that is displayed must be held on screen for a minimum of ten (10) seconds.
3. No message on the electronic message board shall contain more than one (1) still photo and/or three (3) lines of text.
4. The sign shall not be used to advertise off premise businesses, products, or services.
5. The property owner agrees to work with the City of Florence to resolve any lighting or glare impacts that are caused by the sign on KY 18 or Ewing Boulevard.

CONCLUSION

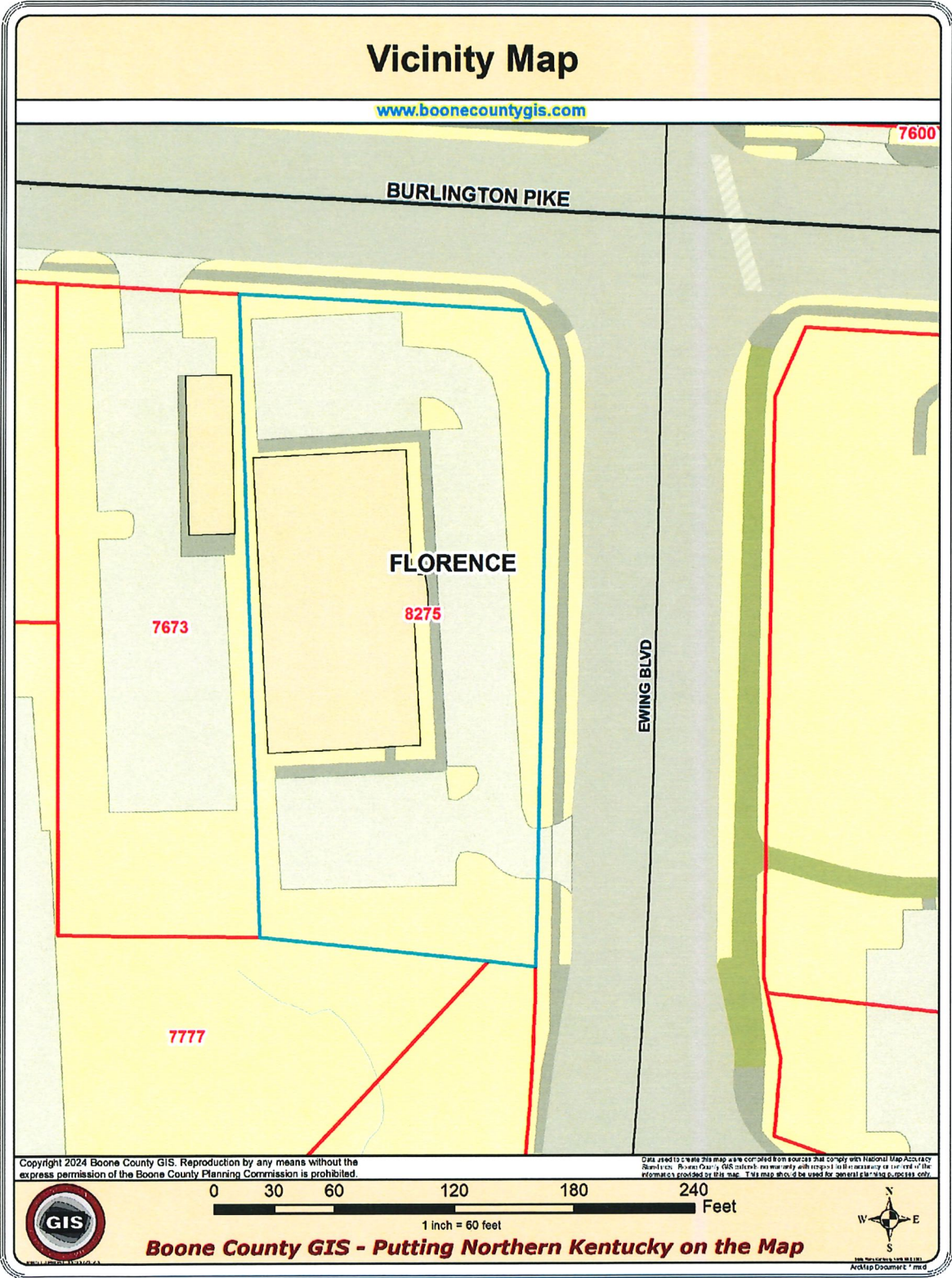
- A. KRS 100.237 and Section 202.C of the Boone County Zoning Regulations give the Florence Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit request.

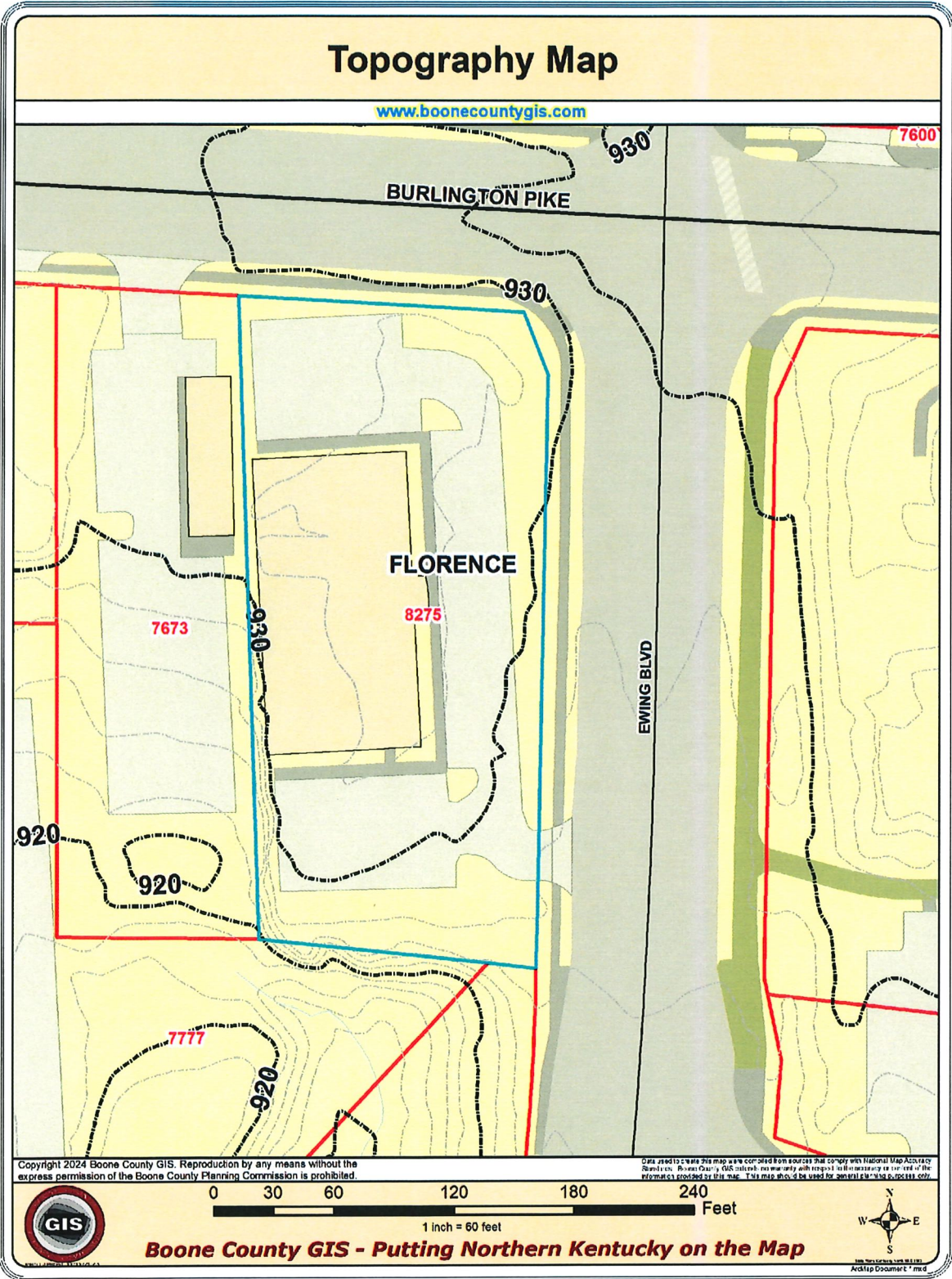
Respectfully Submitted,

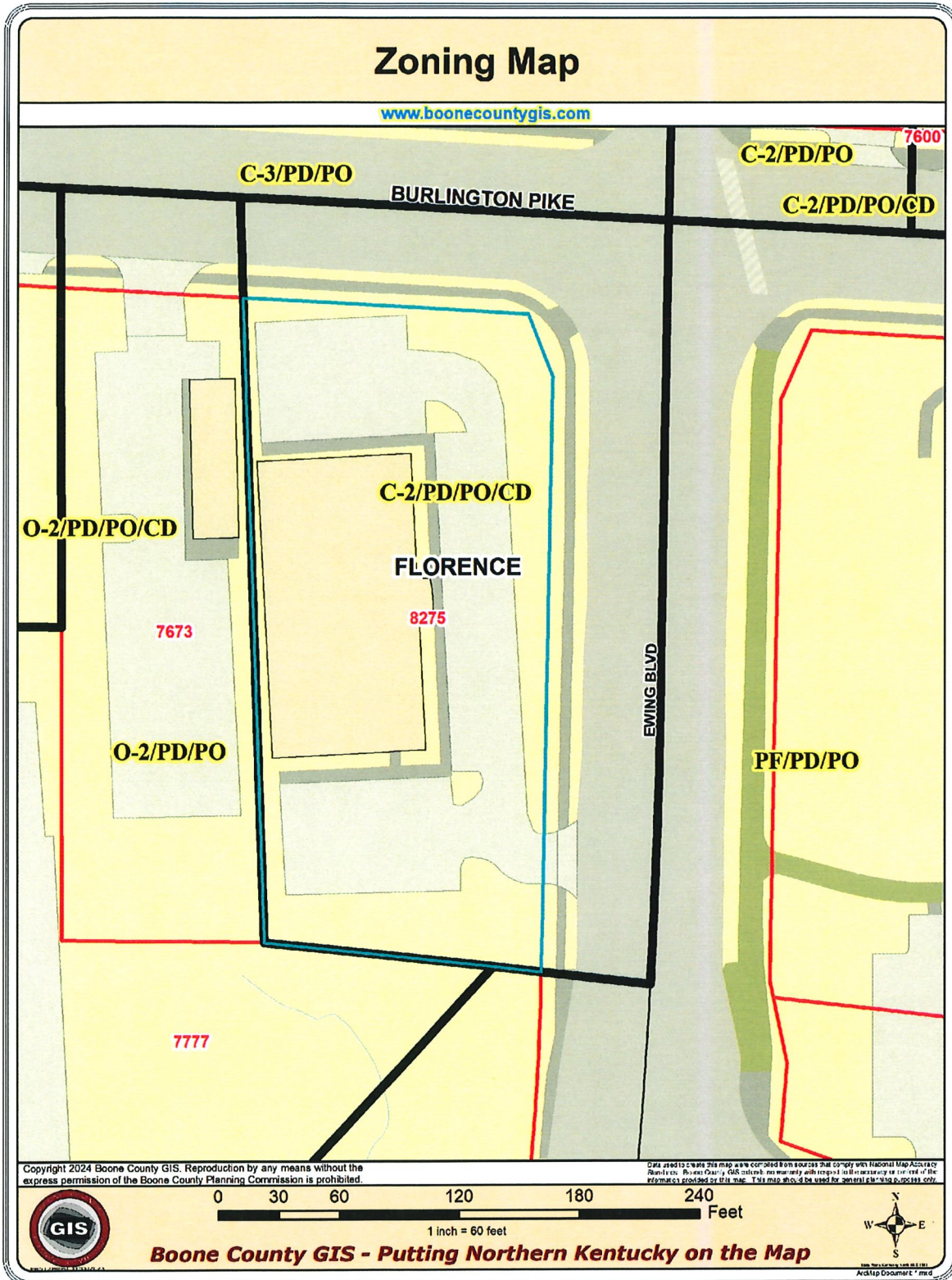


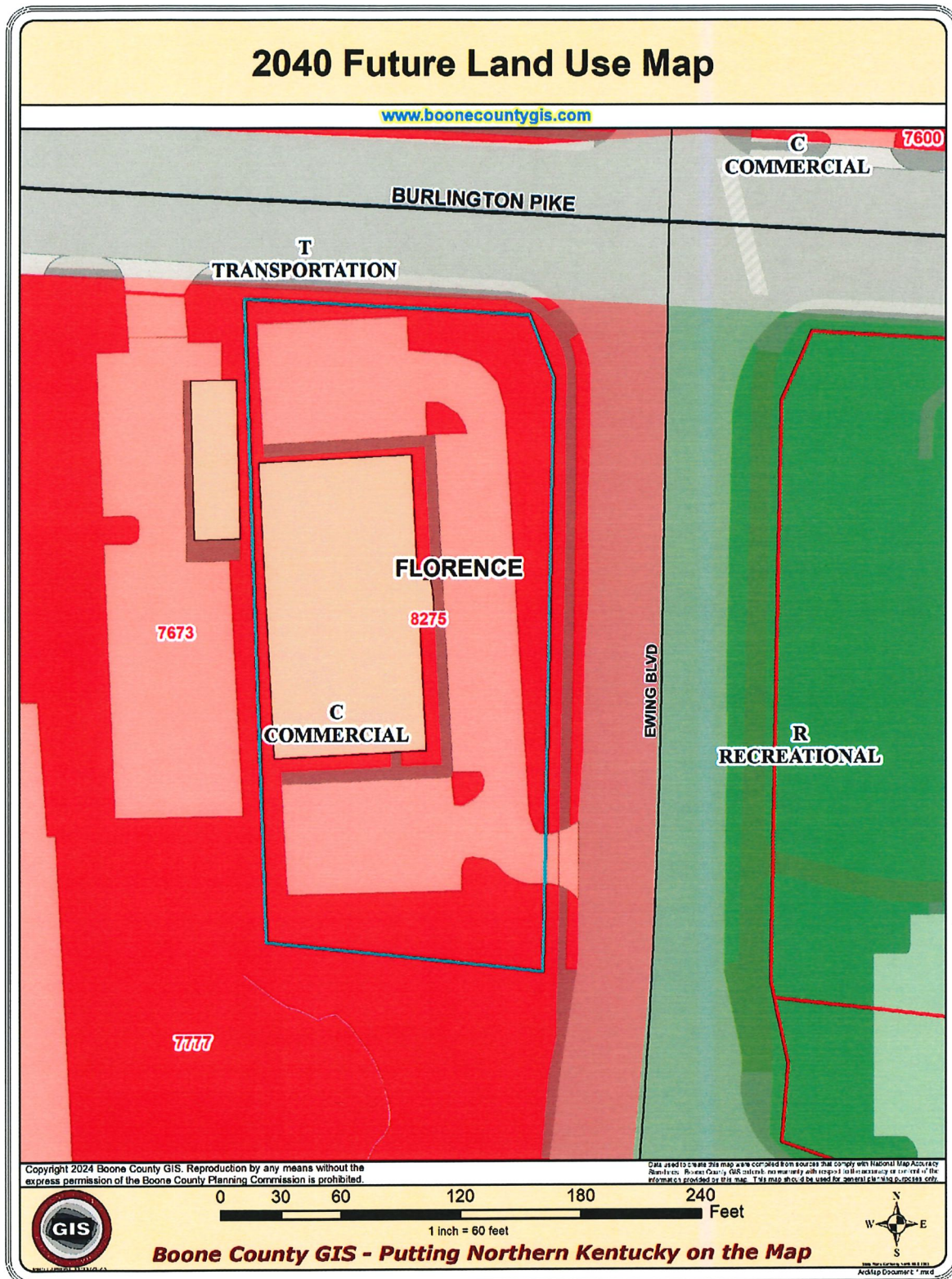
Steven C. Lilly, PLS  
Planner, Zoning Services

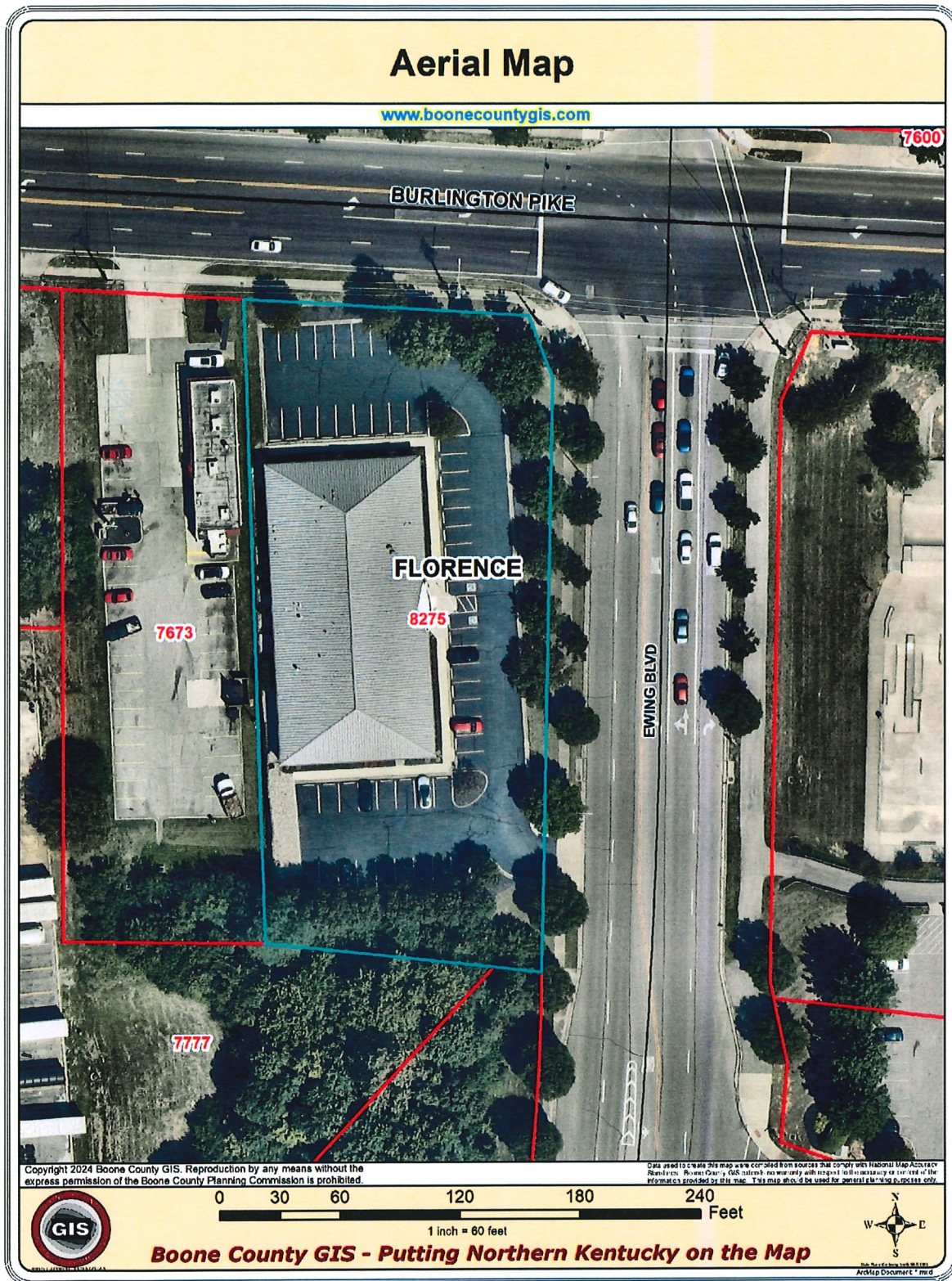
SCL/ss



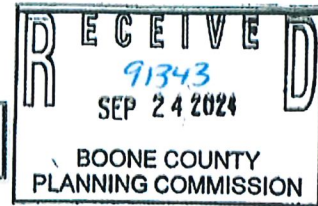








**BOARD OF ADJUSTMENT  
BOONE COUNTY PLANNING COMMISSION**



One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

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

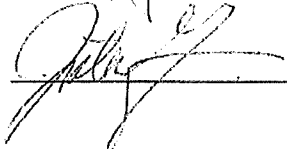
**SECTION A:** (To be completed by applicant)

1. Check One  Boone  Florence  Walton  Union
2. Check One  Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use
3. Applicant: \_\_\_\_\_ One Stop Signs  
Address: \_\_\_\_\_ PO BOX 275  
NEWTONSVILLE OH 45158  
City State Zip Code  
Phone Number: 513-722-7867 Fax Number: N/A  
Email: tsuddarthonestopsigns@gmail.com
4. Description of Request:  
automatic changeable sign
5. Name of Development: \_\_\_\_\_ Derm of Aesthetics
6. Location of Development: \_\_\_\_\_ 8275 EWING BLVD  
FLORENCE KY 41042  
City State Zip Code
7. Acreage Under Review: \_\_\_\_\_
8. Lot Number and Name of Subdivision (if part of a subdivision):  
\_\_\_\_\_
9. Current Owner: \_\_\_\_\_ VINTAGE COURT REPLACEMENT LLC  
Address: \_\_\_\_\_  
FLORENCE KY 41042  
City State Zip Code  
Phone Number: 513-722-7867 Fax Number: N/A  
Email: tsuddarthonestopsigns@gmail.com

Board of Adjustment  
Page 2

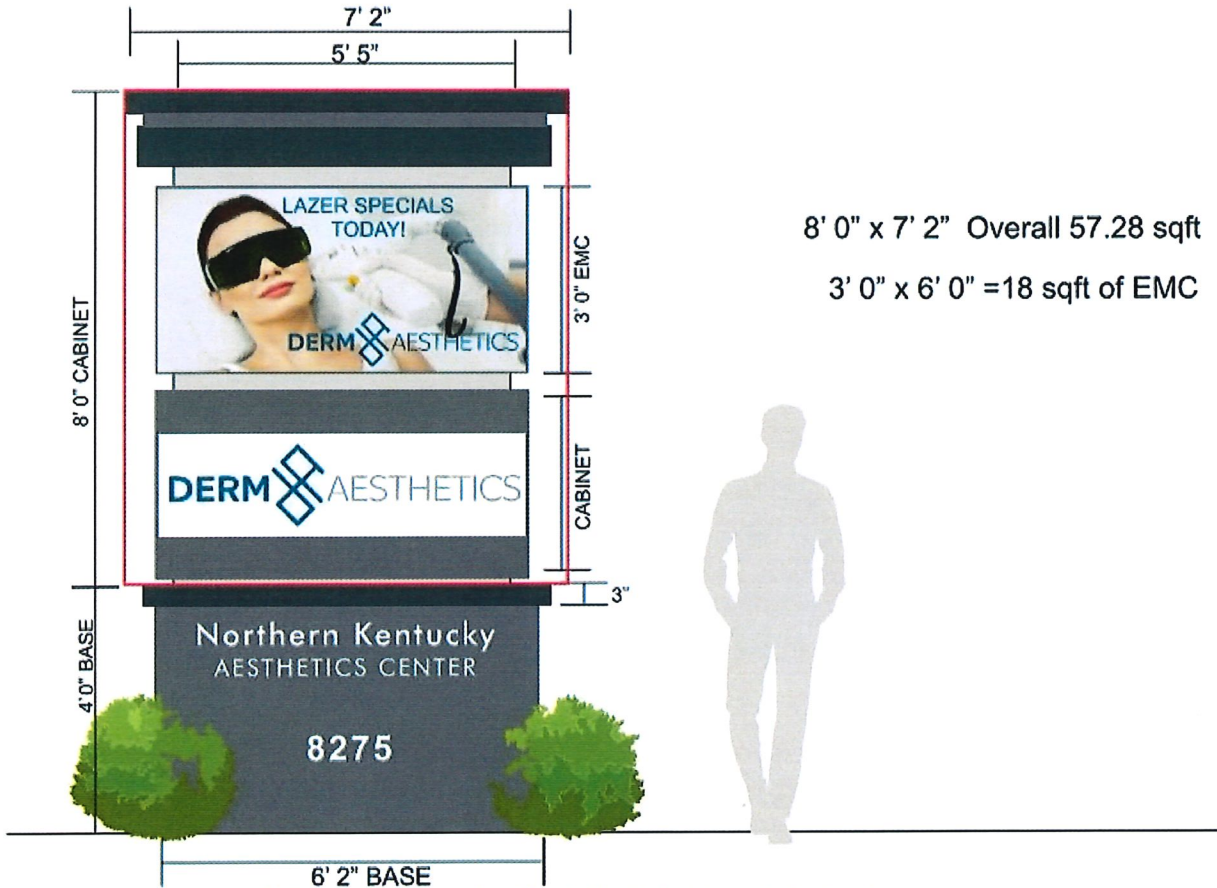
- 10. Proposed Use(s) on Site: (B) install changeable sign
- 11. Total Square Footage of Existing and/or Proposed Buildings: \_\_\_\_\_
- 12. Current Zoning: C2
- 13. 061 02-22 007 01  
Deed Book Page Group Number
- 14. Is the site subject to a zone change:  Yes  No  
If yes, date of approval: \_\_\_\_\_
- 15. Have you submitted a Site Plan with this request:  Yes  No
- 16. Have you submitted a list of adjoining property owners with this request:  Yes  No
- 17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature:  \_\_\_\_\_

Applicant's Signature:  \_\_\_\_\_



**Derm Aesthetics of Northern Kentucky  
8275 Ewing Blvd.  
Florence KY 41042**



Fabrication and Production of 12' 0" x 7' 2" Monument Sign. Sign double sided and internally illuminated. Sign reading, "DERM AESTHETICS OF NORTHERN KENTUCKY". Sign fabricated at 1' 6" depth using 080 aluminum and reinforced using 1" x 1" aluminum square tube and 2" x 2" stainless angle iron. Opening 6' 8" to accommodate a 3' 0" x 6' 0" EMC's. Sign illuminated using 3600 Brilliant White ECO 3 LED Modules and 120 power supplies. Sign caps fabricated using 2" x 2" aluminum square tube and mounted to sign cabinet. Sign to include a 4' 0" x 6' 2" x 1' 6" aluminum pole skirt base, reinforced with 2" x 2" angles. Cabinet to be mounted with sleeve method, 6" x 6" pocket.

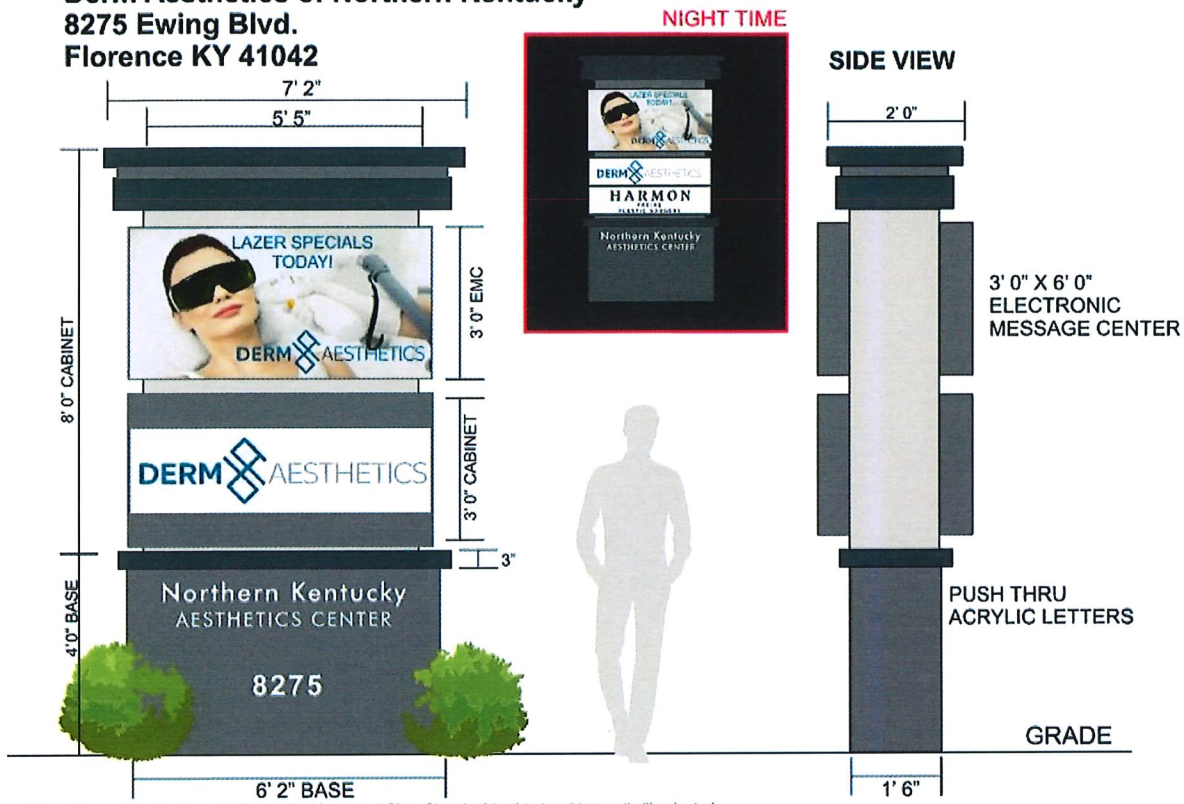
Sign to include a double sided 3' 0" x 6' 0" Full color Staxx NextLED Electronic Digital Message Center or (EMC). Sign full color, high resolution 9.5mm unit with adjustable settings. NIT rating 8,500 and 18 sqft of display area. 120 AC power with 6 AMPS per face. Dual wall extrusion, threaded nut frame, auto dimming, cellular router, 1BX controller and 60 frames per second.

Installation of 12' 0" x 7' 2" x 1' 6" depth cabinet onto steel. Steel mounted in 8' 0" x 3' 0" DIA concrete footer. Footer 3000 PSI concrete poured with 6" x 6" steel square tube with a 6" embedment. Cabinet and pole skirt to be sleeve mounted a welded to steel. Cabinet reinforced using 2" x 2" angles. double sided EMC's mounted using 2" x 2" angles, nut, bolt and washers. Sign to utilize existing electrical and conduit. To connect to provided electrical. Onestop Signs is not responsible for 'new' electrical. 220 service required, to connect within 10' of signage. 1" conduit, No 12 gauge wire, dedicated circuit.



**SUBMITTAL**

**Derm Aesthetics of Northern Kentucky  
8275 Ewing Blvd.  
Florence KY 41042**



Fabrication and Production of 12' 0" x 7' 2" Monument Sign. Sign double sided and internally illuminated. Sign reading, "DERM AESTHETICS OF NORTHERN KENTUCKY". Sign fabricated at 1' 6" depth using 080 aluminum and reinforced using 1" x 1" aluminum square tube and 2" x 2" stainless angle iron. Opening 6' 8" to accommodate a 3' 0" x 6' 0" EMC's. Sign illuminated using 3600 Brilliant White ECO 3 LED Modules and 120 power supplies. Sign caps fabricated using 2" x 2" aluminum square tube and mounted to sign cabinet. Sign to include a 4' 0" x 6' 2" x 1' 6" aluminum pole skirt base, reinforced with 2" x 2" angles. Cabinet to be mounted with sleeve method, 6" x 6" pocket.

Sign to include a double sided 3' 0" x 6' 0" Full color Staxx NextLED Electronic Digital Message Center or (EMC). Sign full color, high resolution 9.5mm unit with adjustable settings. NIT rating 8,500 and 18 sqft of display area. 120 AC power with 6 AMPS per face. Dual wall extrusion, threaded nut frame, auto dimming, cellular router, 1BX controller and 60 frames per second.

Installation of 12' 0" x 7' 2" x 1' 6" depth cabinet onto steel. Steel mounted in 8'0" x 3' 0" DIA concrete footer. Footer 3000 PSI concrete poured with 6" x 6" steel square tube with a 6" embedment. Cabinet and pole skirt to be sleeve mounted a welded to steel. Cabinet reinforced using 2" x 2" angles, double sided EMC's mounted using 2" x 2" angles, nut, bolt and washers. Sign to utilize existing electrical and conduit. To connect to provided electrical. Onestop Signs is not responsible for 'new' electrical. 220 service required, to connect within 10' of signage. 1" conduit, No 12 gauge wire, dedicated circuit.

**SIGN A**

**9-3-28**

**One STOP Signs**      Onestop Signs  
CINCINNATI, OHIO      PO Box 275  
   Newtonsville OH 45158

THIS DESIGN IS EXCLUSIVE PROPERTY OF ONE STOP SIGNS 1517 ST. RT. 25 LOVELAND, OH.  
COPYRIGHT 2012 ONE STOP SIGNS. All Rights Reserved. Reproduction of this property work without the permission of One Stop Signs will subject the user to liability under the copyright law of the United States.

**Derm Aesthetics of Northern Kentucky**  
**8275 Ewing Blvd.**  
**Florence KY 41042**

**SITE MAP**



CERTIFICATE OF LAND USE RESTRICTION

- 1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Vantage Court Replacement LLC  
8275 Ewing Blvd  
Florence, KY 41042
  
- 2. ADDRESS OF PROPERTY  
8275 Ewing Blvd  
Florence, KY 41042
- 3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Dermatology Aesthetics of NKY
  
- 4. DEED BOOK 1180                      PAGE NO. 936                      GROUP NO. 2041A
  
- 5. TYPE OF RESTRICTION(S) (Check all that apply)  
 Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_                       Conditional Use Permit  
 Development Plan                       Conditional Zoning  
 Subdivision Plat                       Other:  
(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

Steven C. Lilly, Planner  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Steven C. Lilly on behalf of the Boone  
County Planning Commission this 14<sup>th</sup> day of November, 2024.



Treva L. Beagle  
Notary ID KYNP37603  
NOTARY PUBLIC, State at Large

My commission Expires:  
November 12, 2025

This instrument was prepared for recording purposes only by:

---

Nicole Dierna  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Florence Board of Adjustment and in accordance with the current zoning in effect as of November 13, 2024, Certificate of Land Use Restriction (#24-FBOA-006-A), for Vantage Court Replacement LLC, Property Owner(s).

The following condition will apply:

1. The electronic message board shall comply with the requirements found in Section 3408.5 B of the Boone County Zoning Regulations unless modified by other conditions listed below.
2. Each electronic message that is displayed must be held on screen for a minimum of ten (10) seconds.
3. No message on the electronic message board shall contain more than one (1) still photo and/or three (3) lines of text.
4. The sign shall not be used to advertise off-premise businesses, products, or services.
5. The property owner agrees to work with the City of Florence to resolve any lighting or glare impacts that are caused by the sign on KY 18 or Ewing Boulevard.

The approved Conditional Use Permit, as well as the preceding conditions, apply to the property described in:

DEED BOOK 1180

PAGE NO. 936

GROUP NO. 2041A