

APPLICATION FOR ZONING ACTION

7/15/85

TO:

- Boone County Planning Commission
- City of Florence Board of Adjustment
- Boone County Board of Adjustment
- City of Union Board of Adjustment
- City of Walton Board of Adjustment
- Zoning Enforcement Officer

FOR:

- Zoning Text Amendment
- Comprehensive Plan Change
- Preliminary Plat Review
- Conditional Use Permit
- Concept Development Plan Change
- Preliminary Development Plan
- Change of Non-Conforming Use
- Design Review Board and Certificate of Appropriateness
- Zoning Map Amendment
- Planned Development Overlay Change
- Improvement Plat Review
- Final or Deed Plat Review
- Site Plan Review
- Historic District Overlay
- Appeal or Variance
- Sign or Zoning Permit

Applicant: United Signs Inc Owner

Address: 1030 STRAIGHT ST Agent

CINCINNATI, OHIO 45214 Telephone: 681-6600

Location: 7400 Woods Point Florence

Name of Property Owner: World Of Sports Inc Pat Green

Address of Property Owner: 7400 Woods Point, Florence, KY 371-8255

Zoning District: C-3 Area in Acres: _____

Deed Book: _____ Page Number: _____ Group Number: _____

Description of Request: SIGN - PAINTED SIGN ON BUILDING. THIS IS IN ADDITION TO SIGNAGE PREVIOUSLY APPROVED.

Applicant's Signature: [Signature] for United Signs Inc

Property Owner's Signature: [Signature]

FOR PLANNING COMMISSION USE ONLY

Application Fee: \$165 Date Received: 5/23/84 By: Gay

Referred To: TWB Meeting Date: 6/11/84

Action Taken: _____ Date of Action: _____

Staff Report

APPLICANT: United Signs, Inc. for World of Sports, Inc.
LOCATION: 7400 Woodspoint Drive., Florence, KY.
ZONE: Recreation, R
DATE: July 9, 1986

REMARKS:

The applicant is requesting a Variance in the permitted building mounted sign area in order to paint additional graphics with 200 square feet to an existing sign with 185 square feet. In the Boone county Zoning Regulations, Article 19, Section 1912 allows each business one flat or wall on-premises sign with an area equivalent to one and one-half (1½) square feet for each lineal foot of building width. On May 5, 1986, United Signs, Inc. was granted sign permit SP-F-34/86 for the graphics in Exhibit "A". This sign, which has been painted, has a total area of 185 square feet very close to the allowable 187.5 square feet. The applicant is asking for a Variance to allow an additional 200 square feet of graphics, shown in Exhibit "B".

The following reviews the standards for Variances in Article 2, Section 44 of the Boone County Zoning Regulations:

1. United Signs argues that the specific condition which is unique to their client's land is the fact that their client's business is conducted in two separate buildings. This condition does not exist on other land in the same zone since World of Sports is the only business in this Recreation zone.
2. Strict application of the zoning regulations would not deprive the applicant of a reasonable use of their land. For visibility, an existing pole sign may be enlarged and raised. The applicant and their client, however, have "restrained" themselves concerning the pole sign and have sought to advertise the business in what they consider a unique and creative manner with painted wall graphics.
3. The unique condition of separate buildings for one business is the result of the applicant's actions.
4. If granted, the Variance will not harm the public safety and welfare, and will not alter the essential character of the neighborhood.

Respectfully submitted,



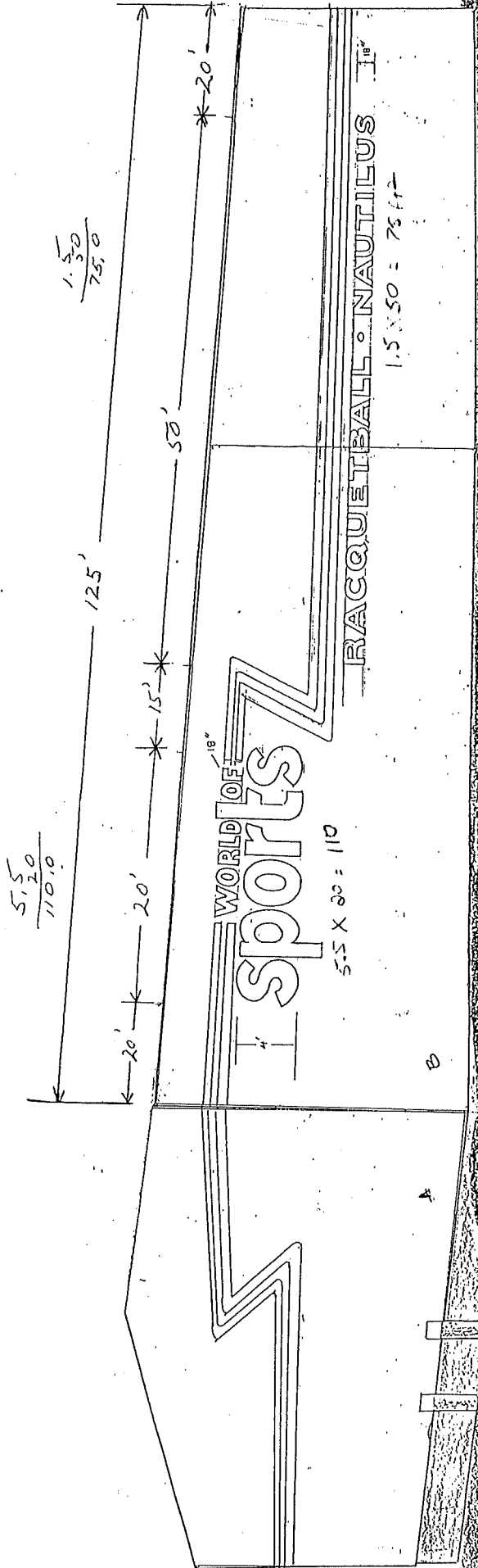
Tom Breidenstein
Zoning Enforcement Officer

370-3196

EXHIBIT "A"

$$\begin{array}{r} 125' \\ 1.5 \\ \hline 6.25 \\ 12.5 \\ \hline 187.5 \text{ ALUMINUM} \end{array}$$

$$\begin{array}{r} 110 \\ 75 \\ \hline 185 \text{ ACTUAL} \end{array}$$



NOTE:
 PAINTED GRAPHICS ON CALCULATED METAL
 BOLLING-~~BY~~

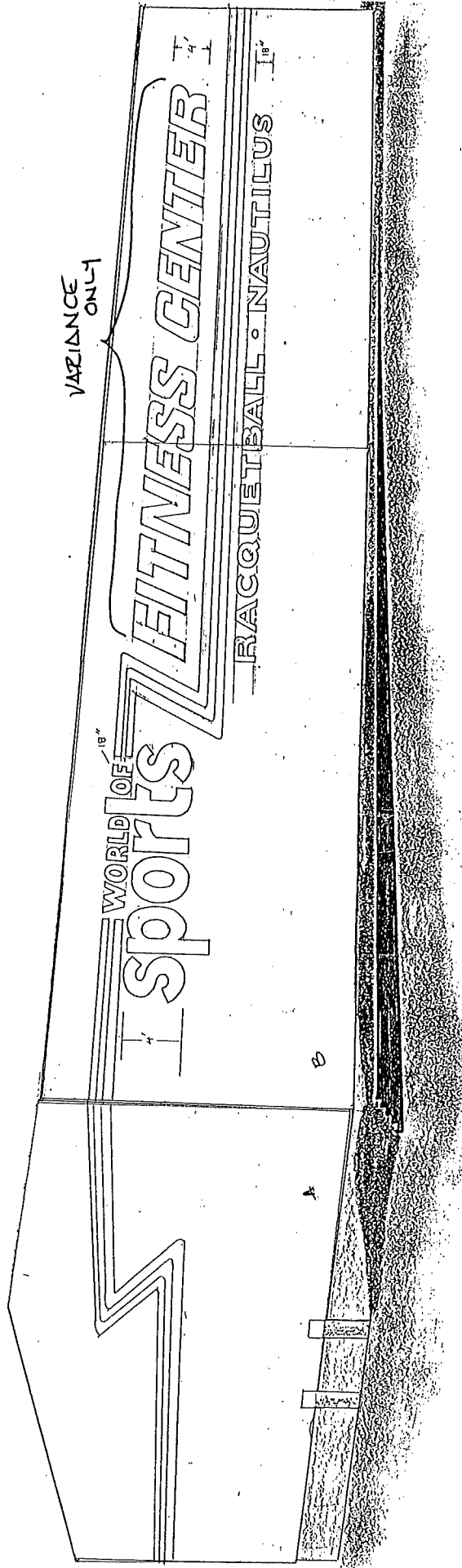
CUSTOMER	WORLD OF SPORTS
LOCATION	WORLD OF SPORTS
DATE	4/24/78
SALESMAN	REED
DRAWN BY	W. J. JACO
SCALE	1/4" = 1'-0"
SKETCH #	4011

THIS DESIGN PROPOSAL IS THE EXCLUSIVE
 PROPERTY OF THIS COMPANY, WITH
 REPRODUCTION RIGHTS RESERVED.
 REGISTRATION #1300.

1030 Straight Street Cincinnati, Ohio 45214 513-681-6600

United Signs, Inc.

EXHIBIT "B"



VARIANCE ONLY

NOTES:

PAINTED GRAPHIC) 210 GALVANIZED METAL
 BUILDING - (3) SIDE REQUIRED. FLOOR
 AND (2) END)



United Signs, Inc.

1030 Straight Street Cincinnati, Ohio 45214 513-681-6600

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CUSTOMER	WORLD OF SPORTS
LOCATION	WOODBRANT DR. P.O. BOX 124, FLORISSA, TX
DATE	4/24/88
SALESMAN	AD/2000
DRAWN BY	AD/2000
SCALE	AS SHOWN
SKETCH #	18015

BOONE COUNTY PLANNING COMMISSION USE PERMIT

A SIGN permit is hereby granted to
United Signs, Inc. 1030 Straight St., Cincinnati, Oh 45214

for World of Sports, Inc.

for property located at 7400 Woods Point, Florence KY

and zoned C-3, for the purpose of painting a building
mounted sign with 185 ft²

in accordance with article 19, section 1912 of the City of Florence
(Boone County) Zoning Order (Ordinance), subject to the following
special conditions:

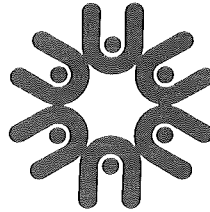
any additional signage will require a variance

** NOTE: Prior to the placement of any approved sign, a building permit is required from the appropriate Building Inspector.

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

May 5, 1986
DATE

Thomas W. Berdast
ZONING ENFORCEMENT OFFICER



United Signs, Inc.

May 23, 1986

Mr. Thomas Breidenstein
Zoning Enforcement Officer
Boone County Administration Building
P.O. Box 697
Burlington, Kentucky 41005

Re: World of Sports, Woodspoint Drive, Florence, Kentucky

Dear Mr. Breidenstein,

United Signs, Inc., as representative of World of Sports, is requesting a variance be granted for additional square footage sign allowance.

Due to the uniqueness of World of Sports complex, we feel a variance can be justified. As World of Sports complex is split into two separate buildings, it restricts us from square footage allowance per building instead of the overall two building complex. Our intent is to utilize the racquetball building wall as the only source for graphics application. The racquetball building measures 125 lineal feet which equates to 187.5 square feet and the club house measures 180 lineal feet which equates to 270 square feet. The combined total square footage is 457.5 which is 72.5 more square feet than is needed to complete our graphic work.

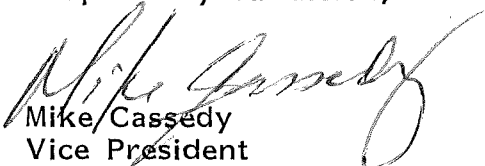
The fact that this complex is broken into two separate buildings having the same business in itself is unique throughout Boone County.

We have restrained ourselves from increasing the size of our pole sign and feel a definite need for promotion of the other activities in the complex through the wall graphics.

Admittedly, business is very good in some areas but improvement is needed in others and this is the reasoning for our assessment of our need for additional on-premise advertising.

As a concerned business in Boone County, it is our intent to promote and to do what is needed to assure good business practices.

Respectfully submitted,


Mike Cassidy
Vice President

MC/nf

United Signs, Inc.
P.O. Box 14383
Cincinnati, Ohio 45214
513-681-6600

FLORENCE BOARD OF ADJUSTMENT

JULY 9, 1986

7:30 P.M.

Chairman Charles Holland called the meeting to order. Roll call was taken by Chairman Holland. 3 members present. Absent: Mrs. Lanigan and Mr. Wilder. Staff member Tom Breidenstein was present. Atty. Dale Wilson was also present.

Minutes of the June 11, 1986 Florence Board of Adjustment meeting were considered. Chairman Holland moved to approve the June 11, 1986 Florence Board of Adjustment meeting Minutes as reviewed. The motion was seconded by Mr. Bolton. After further discussion, the motion carried unanimously. The Minutes of the June 25, 1986 Special Meeting of the Florence Board of Adjustment were considered. Mr. Bolton moved the Minutes of the June 25, 1986 Special Meeting of the Florence Board of Adjustment be approved as reviewed. The motion was seconded by Mr. White. After further discussion, the motion carried unanimously.

Chairman Holland proceeded to the item on the agenda.

Sign Variance

A request of United Signs, Inc., (applicant) for World of Sports for a Variance to allow a building mounted sign with 385 square feet. The permitted sign area for their building is 185 square feet.

Staff member Tom Breidenstein presented the Staff Report. (See Staff Report)

Chairman Holland inquired that because the World of Sports had two buildings with one business they were not allowed to have additional signage. Mr. Breidenstein responded that each building was permitted $1\frac{1}{2}$ square feet of sign area for each lineal foot of building width. Mr. Breidenstein noted the proposed building was 125 square feet long and was allowed $187\frac{1}{2}$ of sign area and stated the second building did not have the any of the problems as the first building.

Chairman Holland stated he had no problem with the signage but he recommended to attach the condition that the applicant not add another sign on the building located on the right (Pro Shop) and also the applicant would forfeit their right for a bigger free-standing sign.

Mr. Mike Cassidy requested that all the total square footage of sign be placed on one building plus 200 additional square feet of sign space.

Chairman Holland moved to approve the request of United Signs, Inc., (applicant) for World of Sports for a Variance of 200 additional square feet of signage for the Fitness Center sign with the condition that no other sign be placed on the building (Pro Shop) located to the right. The motion was seconded by Mr. White.

Chairman Holland inquired of the audience's support, opposition or comments on the proposed request.

After further discussion, the motion carried unanimously.

Administration

Mr. Breidenstein noted that Corporex had ask the Florence Board of Adjustment for an appeal of the Zoning Enforcement Officer's decision and to request the Board to set a date for the appeal of the Variance.

Mr. Breidenstien stated a notice would have to placed in the newspapers before the meeting could be held. Mr. Breidenstein noted the dates available for a Special Meeting to be held.

Mr. Bolton moved to set the Special Meeting of the Florence Board of Adjustment for July 24, 1986 at 7:30 P.M.

Mr. Breidenstien distributed to the Board ,for their review, a letter from Mr. Bob Lessel of Corporex further explaining the appeal being requested.

Further discussion followed on the requested appeal by Corporex.

The motion was seconded by Mr. White. The motion carried unanimously.

Chairman Holland moved the meeting adjourn. The motion was seconded by Mr. Bolton. The motion carried unanimously.

Meeting adjourned.

APPROVED:.

CHARLES HOLLAND, CHAIRMAN

ATTEST:

DEE ANN BREWER, ADMINISTRATIVE ASST.